ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 21 OCTOBER 2025 AT 7:00 PM
LEVEL 3, COUNCIL CHAMBER

A G E N D A

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

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

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

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

The Oath or Affirmation taken is as below:

Oath:

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

Affirmation:

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

APOLOGIES

DECLARATIONS OF INTEREST

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

NOTE:

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

C.1 Land Acquisition

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

NOTE:

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

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council 10

File: EM00046/8
Meeting held 23 September 2025
Minutes numbered 156 to 184

MINUTES FROM THE MAYOR

PETITIONS

GENERAL BUSINESS

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

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

GB.1 **Ku-ring-gai Traffic Committee - Minutes of Meeting 27 August 2025** **33**

File: CY00022/17

To consider the Minutes from the Ku-ring-gai Traffic Committee (KTC) Meeting held on 27 August 2025.

Recommendation:

A. That Council receive and note the Ku-ring-gai Traffic Committee Minutes from 27 August 2025.

B. That Council approves the recommendations of the Ku-ring-gai Traffic Committee.

C. That Council adopt TfNSW's new Authorisation and Delegation to Council and implement the transition from the Local Traffic Committee (LTC) model to the new Local Transport Forum (LTF) framework.

GB.2 **Smart Transport Advisory Committee Meeting Minutes of 10 September 2025** **52**

File: S02696

To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 10 September 2025.

Recommendation:

That Council notes the recommendations of the Smart Transport Advisory Committee meeting held on 10 September 2025, being that the Committee notes the information provided in the agenda, and that expressions of interest/request for proposals from car share providers be progressed for fixed space car share operation in the LGA.

GB.3 **Chanukah Menorah Display** **60**

File: CY00817/3

To advise Council of a request from Chabad North Shore to install and display a Menorah outside the Council Chambers from Friday 12 December 2025 to Tuesday 23 December 2025, to acknowledge the Jewish holiday of Chanukah.

Recommendation:

That Council support the proposal from Chabad North Shore to install and display a Menorah outside Council Chambers from Friday 12 December until Tuesday 23 December 2025, to acknowledge the Jewish holiday of Chanukah.

GB.4 **Exhibition of revised Delivery Program and Operational Plan and Resourcing Strategy to incorporate a Special Rate Variation** **64**

File: S14747-1-1

To present Council with the outcomes of the community feedback on four exhibited rate increase options and seek to adopt for exhibition a revised Delivery Program and Operational Plan, Long Term Financial Plan and Asset Management Strategy.

Recommendation:

That Council adopt for exhibition a revised Delivery Program and Operational Plan, Long Term Financial Plan and Asset Management Strategy as attached to this report, which incorporates a rate increase of 30.4% (including a Special Rate Variation of 26% and rate peg of 4.4%) to apply in 2026/27, with rates to subsequently increase by the annual rates peg in future years.

GB.5 General and Special Purpose Financial Statements for the year ended 30 June 2025 509

File: FY00259/17

To present to Council the Annual Financial Statements for the year ended 30 June 2025 and audit reports from the Audit Office of NSW, and to provide a summary of Council's financial performance and financial position at 30 June 2025.

Recommendation:

That Council receive the audited Financial Statements for the year ended 30 June 2025 and the auditor's report from the Audit Office of NSW.

GB.6 New Code of Meeting Practice 525

File: CY00564/8

To brief Council on the new Model Code of Meeting Practice and approve public exhibition of an updated Code of Meeting Practice for Ku-ring-gai Council.

Recommendation:

That Council:

A. determine that a Councillor failing to remedy an act of disorder can only be expelled by resolution of council (or committee of council), and that this be reflected in the draft Code of Meeting Practice.

B. approve the draft Code of Meeting Practice (Attachment A1) to be placed on public exhibition for 28 days. If no submissions are received within 42 days, that Council adopt the policy.

GB.7 2025 LGNSW Annual Conference: Proposed motion 588

File: S14000/2

To seek Council's approval for a proposed motion for the Local Government NSW (LGNSW) Annual Conference.

Recommendation:

That Council approve the proposed motion (at Attachment A1) for submission to LGNSW.

GB.8 **Disclosures of Interest Returns Register 24/25** **594**

File: EM00046/9

To table Council's Clause 4.23 Disclosure of Interest Returns Register in accordance with Schedule 1 of the Ku-ring-gai Council Code of Conduct (the Code).

Recommendation:

That the tabling of the Disclosure of Interest Returns Register be noted.

GB.9 **Investment Report as at 30 September 2025** **598**

File: FY00623/8

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

Recommendation:

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

GB.10 **Project Status Report - October 2025** **606**

File: FY00621/8

To provide Council with the Project Status Report for July – September 2025.

Recommendation:

That Council receive and note the Project Status Report for July – September 2025.

GB.11 **Policy Updates - Commercial Leasing Policy, Acquisition and Divestment of Land Policy and Easement Management Policy** **612**

File: CY00473/12

For Council to consider and endorse the updates of the Commercial Leasing Policy 2019, Acquisition and Divestment of Land Policy 2019 and the Easement Management Policy 2019.

Recommendation:

That Council resolves to adopt the Commercial Leasing Policy 2025, Acquisition and Divestment of Land Policy 2025 and the Easement Management Policy 2025 as outlined in this report.

GB.12 **Affordable Housing Contributions Scheme & amended Affordable Housing Policy - Post-exhibition report** **656**

File: S12314

To report back to Council following the close of the exhibition period of the draft Affordable Housing Contributions Scheme together with consequential amendments to the adopted Affordable Housing Policy.

Recommendation:

That the draft Ku-ring-gai Affordable Housing Contributions Scheme 2025 be adopted and the date of commencement align with the date of gazettal of the Ku-ring-gai TOD alternative. That the amendments to the Affordable Housing Policy 2025 be adopted and given immediate effect.

GB.13 **Local Character - Ku-ring-gai Development Control Plan Amendment Post-exhibition consideration of submissions** **731**

File: S14276

For Council to consider submissions made to the exhibition of the *Ku-ring-gai Development Control Plan* to include Local Character considerations.

Recommendation:

That Council adopts the amended draft *Ku-ring-gai Development Control Plan,* incorporating *Part 14 Local Character Areas, Urban Precincts & Sites.*

GB.14 **Consideration of Submissions Planning Proposal 51-53 Rohini Street, Turramurra** **782**

File: S13985

For Council to consider submissions received in response to the exhibition of the Planning Proposal to increase height and floor space ratio standards, heritage list three sets of sandstone entry pillars, include additional uses on land at 51-53 Rohini Street, Turramurra.

Recommendation:

That Council endorses the post-exhibition height amendment and adopts the amended Planning Proposal to increase height and floor space ratio, heritage list three sets of sandstone entry pillars and permit two additional uses on 51-53 Rohini Street, Turramurra.

GB.15 **Planning Proposal for 15 Echo Street Roseville** **1032**

File: S14893

For Council to consider the private Planning Proposal for 15 Echo Street, Roseville.

Recommendation:

That the Planning Proposal proceed to Gateway Determination.

GB.16 **Amendment to Ku-ring-gai Development Control Plan Part 13: Tree and Vegetation Protection** **1274**

File: S15095

For Council to consider a minor amendment to Introduction to Part 13 of the Ku-ring-gai DCP to clarify the interpretation and intent of the part.

Recommendation:

That Council endorse the draft amendment to DCP Part 13 for public exhibition under the EP&A Regulation 2021.

GB.17 **Faster Assessments Incentive Program - Nomination of Amenities Building and Clubhouse at Canoon Road Netball Courts as Round 1 Grant Project** **1280**

File: S09042/1

To nominate a new amenity building and clubhouse at Canoon Road Netball Courts as Council's Round 1 project for the Faster Assessments Incentive Program.

Recommendation:

Council nominates a new amenity building and clubhouse at Canoon Road Netball Courts as the Round 1 project for the Faster Assessments Incentive Program.

EXTRA REPORTS CIRCULATED TO MEETING

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

QUESTIONS WITH NOTICE

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

CONFIDENTIAL BUSINESS TO BE DEALT WITH IN CLOSED MEETING

C.1 **Land Acquisition**

File: S14427/2

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

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

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

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

Report by Manager Urban & Heritage Planning

David Marshall
GENERAL MANAGER

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

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 23 SEPTEMBER 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)

The Meeting commenced at 7:00 PM

The Mayor offered the Acknowledgement of Country and Prayer

156 **APOLOGIES**

File: S02194

Nil.

DECLARATIONS OF INTEREST

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

Councillor Taylor declared a non-significant, non-pecuniary interest in GB.8 as he is a member of the management committee of KYDS which is a potential grant recipient. Councillor Taylor will leave Chambers for this debate.

DOCUMENTS CIRCULATED TO COUNCILLORS

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

Memorandums:

A Memorandum for QWN.5 from 19 August 2025 OMC Planning Proposal – Dual Occupancy Floor Space (FSR) Standard from the Director Strategy & Environment was circulated to the Mayor and Councillors on 9 September 2025.

A Memorandum for GB.19 – PEERS 3 Electricity Contract Delegation – explanation from the Manager Environment & Sustainability was circulated to the Mayor and Councillors on 16 September 2025.

A Memorandum for MM.1 – Appointments to External Committees – OSH CMP Consultative Panel terms of reference from the Director Strategy & Environment was circulated to the Mayor and Councillors on 23 September 2025. MM.1 has since been updated to reflect the recommendation in this memorandum.

A Memorandum for GB.12 – Draft General and Special Purpose Financial Statements for the year ended 30 June 2025 from the Director Corporate was circulated to the Mayor and Councillors on 23 September 2025.

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

File: S02499/9

Resolved:

(Moved: Councillors Taylor/Wheatley)

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

C.1 RFT2-2025 Contract for Bus Shelter Advertising, Maintenance & Cleaning within Ku-ring-gai LGA

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)(d)(i):

Attachment A1: Domestic and Family Violence Prevention Grant Applications

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

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

Attachment A1: Submissions – Councillor Expenses and Facilities Policy

GB.15 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

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

Attachment A3: RFT57-2024 Main Carpark Upgrade – St Ives Showground - Tender

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

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

Attachment A4: FRMC Presentation – BMT – 20 August

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

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

Attachment A1: RFT7-2025 Cricket Net Upgrade Hassall Park St Ives – List of tenders received

Attachment A2: RFT7-2025 Cricket Net Upgrade Hassall Park St Ives – Tender Evaluation Report

C.1 RFT2-2025 Contract for Bus Shelter Advertising, Maintenance & Cleaning within Ku-ring-gai LGA

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

Attachment A1: Tender Evaluation Committee Report RTF2-2025 Contract for Bus Shelter Advertising, Maintenance and Cleaning

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

158 **Minutes of Ordinary Meeting of Council**
File: EM00046/7
Meeting held 19 August 2025
Minutes numbered 131 to 153

Resolved:

(Moved: Councillors Balachandran/Ward)

That Minutes numbered 131 to 153 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

159 **Minutes of Extraordinary Meeting**
File: EM00047/5
Meeting held 11 September 2025
Minutes numbered 154 to 155

Resolved:

(Moved: Councillors Balachandran/Ward)

That Minutes numbered 154 to 155 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

160 **Appointments to external committees**

File: EM00046/8
Vide: MM.1

[Updated on 23 September 2025 to reflect further advice from Director Strategy & Environment]

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.

Council has also been asked to appoint a representative for the Consultative Panel on the Outer Sydney Harbour Coastal Management Plan (OSH CMP). The OSH CMP will provide a long-term program for the coordinated management of the coastal zone in outer Sydney Harbour (Port Jackson and Middle Harbour extending northwards to the tidal limit of Middle Harbour Creek). OSH CMP is being developed by the Sydney Coastal Councils Group (SCCG) alongside other participating councils including Ku-ring-gai Council and state agencies.

The Consultative Panel is comprised of one councillor (or their delegate) from each of the eight participating councils, and one member each from Sydney Institute of Marine Science and the Greater Sydney Regional Advisory Committee of the NSW National Parks and Wildlife Service (NPWS). The panel is an advisory group to the SCCG project team and project control group (comprising eight councils and three state agencies).

The purpose of the panel is to assist the SCCG project team and the PCG by helping guide how community engagement is undertaken, providing feedback on draft CMP deliverables and helping ensure the community's views are considered in the project.

The Consultative Panel will operate for the duration of CMP Stages 2-4 which is currently scheduled to be completed by December 2027. The term may be extended if the project continues past this time.

The draft Terms of Reference for the Consultative Panel are attached with this memorandum.

Resolved:

(Moved: Councillors Taylor/Wheatley)

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

C. Appoint a delegate and an alternate to the Consultative Panel on the Outer Sydney Harbour Coastal Management Plan.

North Shore Police Area Command Community Safety Precinct Committee (Lindfield–North Sydney)
Councillor Taylor nominated himself with Councillor Wheatley seconding this nomination for the position of alternate delegate. As there was only 1 nomination, Councillor Taylor was appointed as the alternate delegate for the North Shore Police Area Command Community Safety Precinct Committee (Lindfield–North Sydney).

North Shore Police Area Command Community Safety Precinct Committee (Lindfield–Brooklyn)
Councillor Ward was nominated by Councillors Smith/Balachandran for the position of alternate delegate. As there was only 1 nomination, Councillor Ward was appointed as the alternate delegate for the North Shore Police Area Command Community Safety Precinct Committee (Lindfield–Brooklyn).

Eryldene Trust Committee
Councillor Balachandran was nominated by Councillors Wheatley/Ward for the position of alternate delegate. As there was only 1 nomination, Councillor Balachandran was appointed as the alternate delegate for the Eryldene Trust Committee.

NSW Public Libraries Association
Councillor Devlin was nominated by Councillors Taylor/Ward for the position of alternate delegate. As there was only 1 nomination, Councillor Devlin was appointed as the alternate delegate for the NSW Public Libraries Association.

Consultative Panel on the Outer Sydney Harbour Coastal Management Plan
Councillor Ngai was nominated by Councillors Balachandran/Taylor for the position of delegate. As there was only 1 nomination, Councillor Ngai was appointed as the delegate for the Consultative Panel on the Outer Sydney Harbour Coastal Management Plan.

Councillor Taylor was nominated by Councillors Ward/Balachandran for the position of alternate delegate. As there was only 1 nomination, Councillor Taylor was appointed as the alternate delegate for the Consultative Panel on the Outer Sydney Harbour Coastal Management Plan.

CARRIED UNANIMOUSLY

161 **Vale Jo Harris OAM**

File: CY00455/13
Vide: MM.2

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.

Resolved:

(Moved: The Mayor, Councillor Kay)

A. That the Mayoral Minute be received and noted.

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

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

CARRIED UNANIMOUSLY

PETITIONS

Nil.

GENERAL BUSINESS

162 **Election of Deputy Mayor for the 2025 - 2026 Term**

File: S14669
Vide: GB.1

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

Resolved:

(Moved: Councillors Kay/Balachandran)

That Council:

A. Determine whether the method of voting for the position of Deputy Mayor is to proceed by open voting.

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

CARRIED UNANIMOUSLY

The General Manager assumed the Chair as Returning Officer.

The General Manager called for nominations and announced there was one (1) nomination for the position of Deputy Mayor.

Councillor Smith was nominated by Councillors Ward/Devlin. As there was only 1 nomination, Councillor Smith duly accepted the nomination and was elected to the position of Deputy Mayor for the September 2025 – September 2026 mayoral term.

163 **Arts and Culture Committee -
Minutes of Meeting 18 August 2025**

File: S14328

Vide: GB.2

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

164 **Multicultural Advisory Committee - Minutes of Meeting 14 August 2025**

File: S04141
Vide: GB.3

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

165 **Status of Women's Advisory Committee - Minutes of Meeting Tuesday 5 August 2025**

File: S13683
Vide: GB.4

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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

CARRIED UNANIMOUSLY

166 **Youth Advisory Committee -
Minutes of Meeting Wednesday 6 August 2025**

File: S04477
Vide: GB.5

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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

CARRIED UNANIMOUSLY

167 **Environment Committee Minutes - August 2025**

File: S14696
Vide: GB.6

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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

A. 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.

B. 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.

CARRIED UNANIMOUSLY

168 **Flood Risk Management Committee Meeting Minutes**

File: S10746
Vide: GB.7

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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

CARRIED UNANIMOUSLY

169 **Compliance Policy**

File: S07151
Vide: GB.9

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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

CARRIED UNANIMOUSLY

170 **Local Approvals Policy**

File: S07151
Vide: GB.10

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

171 **Investment Report as at 31 August 2025**

File: FY00623/8
Vide: GB.11

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

172 **Draft General and Special Purpose Financial Statements for the year ended 30 June 2025**

File: FY00259/17
Vide: GB.12

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.

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

173 **Councillor Expenses and Facilities Policy - Post exhibition report**

File: CY00474/12
Vide: GB.13

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.

Resolved:

(Moved: Councillors Wheatley/Taylor)

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

CARRIED UNANIMOUSLY

174 **Delegation of Authority to the Mayor, Deputy Mayor and General Manager**

File: CY00259/17
Vide: GB.14

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

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

File: RFT57-2024/R
Vide: GB.15

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

176 **Draft Site Specific Plans of Management - Echo Point Park and Swain Gardens**

File: S06604/3
Vide: GB.16

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.

Resolved:

(Moved: Councillors Wheatley/Taylor)

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*.

CARRIED UNANIMOUSLY

177 **Public EV Charging - NSW Kerbside Charging Grants Round 2**

File: S14682
Vide: GB.18

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

A. That this report is received and noted.

B. That Council staff continue to progress the NSW Kerbside EV Charging Grant proposals.

CARRIED UNANIMOUSLY

178 **Delegation for Acceptance of the PEERS 3 Electricity Contract Extension**

File: S11710/2
Vide: GB.19

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

179 **RFT7-2025 – Cricket Net Upgrade Hassall Park St Ives**

File: RFT7-2025/R
Vide: GB.20

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

Resolved:

(Moved: Councillors Wheatley/Taylor)

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.

CARRIED UNANIMOUSLY

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

File: CY00853/2
Vide: C.1

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, in the opinion of the General Manager, the following business is of a kind as referred to in section 10A(2)(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 Director Strategy & Environment dated 5 September 2025

Resolved:

(Moved: Councillors Wheatley/Taylor)

A. That Council resolve to award the Bus Shelter Advertising, Maintenance and Cleaning Contract as set out in this report; and

B. That the General Manager or delegate be authorised to negotiate and execute any contract or other documentation required to give effect to this resolution.

CARRIED UNANIMOUSLY

After having declared an interest in GB.8, Councillor Taylor left Chambers for the following debate.

181 **Domestic and Family Violence Prevention Grants Program**

File: FY00432/16
Vide: GB.8

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.

Resolved:

(Moved: Councillors Wheatley/Ngai)

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

CARRIED UNANIMOUSLY

Councillor Taylor returned to Chambers.

182 **Middle Harbour Northern Catchments Flood Study - Report Update**

File: S10746
Vide: GB.17

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

Resolved:

(Moved: Councillors Taylor/Balachandran)

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.

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

CARRIED

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

183 **Notice of motion: Resumption of master planning for St Ives Showground including best-practice stormwater management**

File: CY00422/13
Vide: NM.2

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.

Resolved:

(Moved: Councillors Taylor/Smith)

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.

CARRIED UNANIMOUSLY

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

File: S14427/2
Vide: NM.1

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:

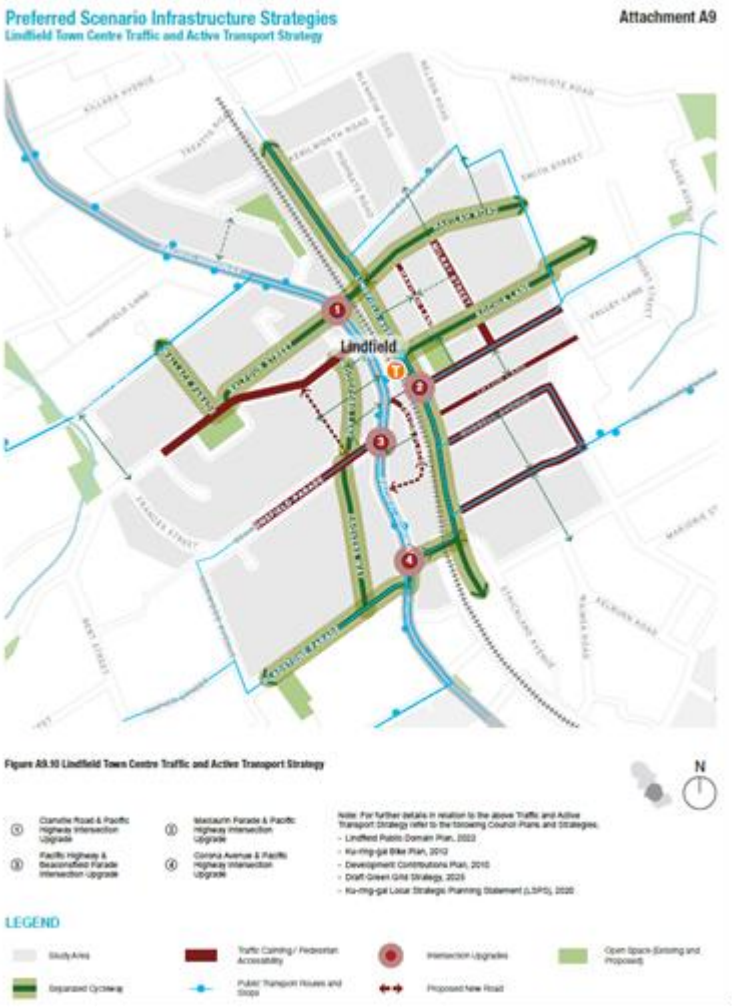
> *"During the development of the Lindfield Village Hub (LVH) Planning Proposal, a Transport Impact Assessment (TIA) was prepared which incorporated study area extents not dissimilar to the Lindfield TOD precinct. The TIA also included a 10-year growth scenario that factored in background growth".*

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.

Resolved:

(Moved: Councillors Taylor/Ngai)

That Council:

A. Commence a comprehensive Transport Impact Assessment (TIA) for the Lindfield town centre building on previous study outcomes, 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.

CARRIED UNANIMOUSLY

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

Nil.

QUESTIONS WITH NOTICE

At the OMC held on 19 August 2025 Councillor Balachandran raised the following Question which was taken on notice by the Director Strategy and Environment:

Page 665 agenda Under the DCP, why did we choose a higher number of small trees rather than a smaller number of large trees?

Answered by the Director Strategy & Environment

The Director Strategy & Environment advised that he would take that question on notice.

Further response

Large trees need at least 10m x 10m of soil, which most lot widths, configurations and without major design compromises. Smaller trees, however, can fit across a wider range of sites and still contribute meaningfully to the landscape. The DCP therefore proposes a higher number of small (3.5x3.5m) and medium (6x6m) sized trees, ensuring consistent canopy and greening outcomes across Ku-ring-gai, while still giving flexibility in how different lots achieve this.

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

Nil.

The Meeting closed at 7:31pm.

The Minutes of the Ordinary Meeting of Council held on 23 September 2025 (Pages 1 - 32) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>
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_____ _____

General Manager Mayor / Chairperson

KU-RING-GAI TRAFFIC COMMITTEE - MINUTES OF MEETING 27 AUGUST 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the Minutes from the Ku-ring-gai Traffic Committee (KTC) Meeting held on 27 August 2025.
BACKGROUND:	Council is required to consider and receive the Minutes of the Ku-ring-gai Traffic Committee and to make them publicly available via Council's website.
COMMENTS:	A number of agenda items were discussed at the Ku-ring-gai Traffic Committee (KTC) Meeting. The Minutes of the meeting are attached to this report as Attachment A1. Transport for NSW (TfNSW) has advised Council that it has issued a new Authorisation and Delegations Instrument, replacing the previous delegations under which Council has been operating the Local Traffic Committee (LTC). The KTC has considered this matter of transitioning from the current Local Traffic Committee (LTC) model to the new Local Transport Forum (LTF) framework and is recommending adoption of the LTF framework.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	A. That Council receive and note the Ku-ring-gai Traffic Committee Minutes from 27 August 2025. B. That Council approves the recommendations of the Ku-ring-gai Traffic Committee. C. That Council adopt TfNSW's new Authorisation and Delegation to Council and implement the transition from the Local Traffic Committee (LTC) model to the new Local Transport Forum (LTF) framework.

PURPOSE OF REPORT

To consider the Minutes from the Ku-ring-gai Traffic Committee (KTC) Meeting held on 27 August 2025.

BACKGROUND

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

COMMENTS

The following items were discussed at the KTC meeting:

- GB.1 – Local Transport Forum
- GB.2 – Roseville 4.5T Load Limits – Proposal to introduce 4.5T GVM load limit
- GB.3 – Lofberg Road, West Pymble – Proposed raised Wombat crossing
- GB.4 – Eastern Road, Turramurra - 40km/h High Pedestrian Activity Area
- GB.5 – Woodlands Avenue, Pymble – Proposed part-time No Right Turn
- GB.6 – Eton Road, Lindfield – Proposed temporary speed cushions
- GB.7 – Drovers Way, Lindfield – Proposed parking restrictions
- GB.8 – Grosvenor Road, Lindfield – Proposed raised Wombat crossing

The Minutes from the KTC on 27 August 2025 are in Attachment A1 to this report.

Comment on GB.1, Local Transport Forum (LTF)

On 25 July 2025, Transport for NSW (TfNSW) advised Council that it has issued a new Authorisation and Delegations Instrument, replacing the previous delegations under which Council has been operating the Local Traffic Committee (LTC). With the revocation of both the *2011 Delegation and the 2023 Temporary Delegation*, TfNSW has introduced the *2025 Authorisation and Delegations Instrument*. As part of this update, all Councils have been informed that the LTC will be replaced with the Local Transport Forum (LTF), effective from 1 August 2025.

The 2025 Authorisation and Delegations Instrument requires Councils to transition from the current LTC model to the new LTF framework. While TfNSW has advised that Councils may choose to continue operating under the LTC model, it has clarified that such committees will no longer have legal authority to exercise delegated powers under the new Instrument. To retain the authority to regulate traffic and install prescribed traffic control devices on local roads, Councils must comply with the 2025 Instrument, including the formal establishment and convening of a LTF.

Under the new LTF model, Councils may continue to hold meetings with the participation of core members, including representatives from Council, TfNSW, Police, and local MPs. While technical matters can be discussed and input provided during these meetings, the LTF does not have decision-making authority and does not conduct voting. Its role is advisory, supporting Council in its deliberations. Final decisions and approvals remain the responsibility of Council.

More detail on the LTF is provided within the Minutes in Attachment A1.

After considering the advice provided by TfNSW, the KTC recommends adopting the LTF model. This ensures the continuity of delegated powers and preserves Council's authority in local traffic management. Accordingly, the August 2025 KTC meeting was held as the final meeting under the previous framework, marking the transition to the LTF model moving forward.

Comment on GB.5 - Woodlands Avenue, Pymble - Proposed part-time No Right Turn

This item regarding the proposed restriction of right-turn movements from Woodlands Avenue onto Mona Vale Road during both the AM and PM peak periods was extensively discussed by the KTC. Following deliberation, the KTC agreed to initially implement the restriction only during the AM peak period. However, following the meeting, TfNSW informed Council of its desire to restrict right-turn movements from Woodlands Avenue onto Mona Vale Road during both the AM and PM peak periods, citing safety considerations. Hence, following consultation with the KTC Chairperson, a post meeting note has been added to the Minutes and the recommendation for Item GB.5 amended accordingly to reflect both AM and PM restrictions (as was originally recommended to the KTC).

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets support community needs.

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
A4: Provide, upgrade and maintain Ku-ring-gai's local road and footpath network, traffic facilities and other road infrastructure.	A4.2: The local road network and associated traffic facilities are improved and maintained.	A4.2.1: Obtain endorsement and approval from the Ku-ring-gai Traffic Committee and Council for the new or upgraded traffic and pedestrian facilities at identified sites and secure funding. A4.2.2: Support monthly meetings of the Ku-ring-gai Traffic Committee or as required.

GOVERNANCE MATTERS

With respect to the formation of the new LTF, TfNSW's Authorisation and Delegation Instrument authorises Council to use prescribed traffic control devices under s122 of the Road Transport Act 2013 and delegates TfNSW's power under s115 of the Roads Act 1993 to regulate traffic for any purpose. One of the conditions of the new Instrument is that Council establishes a Local Transport Forum (LTF) (formerly known as Local Traffic Committee).

The LTF provides advice, technical review, and coordination of works and events. Roles and responsibilities:

- Council is the decision-maker, proponent, representative of local community interests and responsible for safety of users on the network.
- TfNSW provides advice regarding state-level interests such as public transport planning and operation, road safety, general standards, state network planning and operation.

- NSW Police provide advice on event safety and management advice, law enforcement, highway patrol, public safety, etc.
- Local Members of NSW Parliament provide representations on community interests and concerns.

LTF members provide advice, but do not vote. Council must consider advice given by members. If significant concerns cannot be resolved, TfNSW may file a Statement of Concern (SoC) within 7 days and Council must respond in writing to all members and wait 7 days before proceeding.

The Terms of Reference for the LTF will need to be updated to reflect these changes. A draft Terms of Reference is attached at Attachment A2. Once adopted by Council, the Council Advisory and Reference Committee Guideline will be updated and re-published to Council's website.

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 financial implications 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 was undertaken for all Items except for GB.1– Local Transport Forum. Responses received on each item were carefully considered prior to making recommendation.

INTERNAL CONSULTATION

The KTC includes Councillors and is facilitated by Council staff and Councillors. Where relevant, consultation with other departments has occurred.

SUMMARY

Council is required to consider and receive the Minutes of the KTC and to make them publicly available via Council's website. KTC Minutes are confirmed by KTC prior to being presented at an Ordinary Meeting of Council. These Minutes are now being referred to Council as Attachment A1 to this report.

Transport for NSW (TfNSW) has advised Council that it has issued a new Authorisation and Delegations Instrument, replacing the previous delegations under which Council has been operating the Local Traffic Committee (LTC). The KTC has considered this matter of transitioning

from the current Local Traffic Committee (LTC) model to the new Local Transport Forum (LTF) framework and is recommending adoption of the LTF framework.

RECOMMENDATION:

A. That Council receive and note the Ku-ring-gai Traffic Committee Minutes from 27 August 2025.

B. That Council approves the recommendations of the Ku-ring-gai Traffic Committee.

C. That Council adopt TfNSW's new Authorisation and Delegation to Council and implement the transition from the Local Traffic Committee (LTC) model to the new Local Transport Forum (LTF) framework.

Deva Thevaraja
Manager Traffic and Transport

Attachments:	A1⇩	27082025 KTC Minutes	2025/326560
	A2⇩	Draft Terms of Reference for the Local Traffic Forum	2025/268101

MINUTES OF KU-RING-GAI TRAFFIC COMMITTEE HELD ON WEDNESDAY, 27 AUGUST 2025

Present: Ku-ring-gai Council (Councillor Matt Devlin, Chairperson) (Comenarra Ward)
Transport for NSW (Mr Joshua Mesiti)
Representing Police Local Area Command Ku-ring-gai (Snr Const Steven Henri)
Representing Police Local Area Command North Shore (Sgt Anthony Leeson)
Representing Police Local Area Command North Shore (Sgt Fraser Mackay)
Representing Member for Wahroonga (Ms Deanna Turner)

Staff Present: Director Operations (Mr Peter Lichaa)
Manager Traffic and Transport (Mr Deva Thevaraja)
Team Leader Traffic (Mr Michael Foskett)
Representing Team Leader Regulation (Mr Keith Ross)
Strategic Transport Engineer (Mr Joseph Piccoli) via Teams
Corporate Lawyer (Mr Jamie Taylor) for Item GB.01
Manager Governance and Strategy (Mr Christopher Jones) via Teams for GB.01
Administration and Traffic Support Officer (Michelle Regan)

Others Present: Bike North (Mr David Thompson)

Apologies: None

The Meeting commenced at 9:00 AM

DECLARATIONS OF INTEREST

No interest was declared.

CONFIRMATION OF MINUTES

Minutes of Ku-ring-gai Traffic Committee

File: CY00022/17
Meeting held 28 May 2025
Minutes numbered KTC08 to KTC13

The Committee Recommends:

That Minutes numbered KTC08 to KTC13 were received and confirmed as an accurate record of the proceedings of the meeting. The Minutes were adopted by Council at the Ordinary Meeting (OMC) on 17 June 2025.

GENERAL BUSINESS

Local Transport Forum

File: S02527
Vide: GB.1

To advise of changes to the Authorisation and Delegation to Council in regard to the installation of traffic facilities.

The Committee's Comments:

The Manager Traffic and Transport addressed the Committee and discussed Transport for NSW's (TfNSW) new Authorisation and Delegations to Councils, which came into effect on 1 August 2025.

The Committee was advised that:

- The 2011 Delegation and the 2023 Temporary Delegation have been revoked.
- A new 2025 Delegation has been issued, giving Councils greater flexibility and authority in managing traffic and transport matters on their local road networks.
- The Local Traffic Committee (LTC) has been replaced by the Local Transport Forum (LTF). The LTF will provide broader focus on all transport modes, with particular emphasis on public transport and buses.
- The LTF is not a formal committee under the Local Government Act 1993. It will function as an advisory forum only, with no voting.
- Membership of the LTF remains unchanged and includes Council, TfNSW, NSW Police, and local Members of Parliament.

The Manager Traffic and Transport explained that, under the new Delegation:

- Council is now the final decision-making authority for traffic management on its local road network.
- TfNSW retains control over traffic signals and speed limits, as well as State roads within Ku-ring-gai (Pacific Highway, Mona Vale/Ryde Road, Boundary Street/Babbage Road).
- Council has been granted greater authority to regulate traffic using prescribed devices such as signs, line markings, and pedestrian crossings.

- Certain matters must be referred to the LTF, including:
  - Traffic regulations lasting longer than six months (e.g. permanent road closures, one-way arrangements, load limits, turn restrictions).
  - Proposals impacting public transport services for more than 24 hours.
  - Changes affecting bus priority or access to transport hubs.
  - Event-related road closures, which require 7 days' notice to TfNSW and NSW Police.

Other changes under the 2025 Delegation include:

- Authorisation for portable traffic lights and roadwork speed limits provided they comply with the Traffic Control at Work Sites Manual.
- Traffic Management Plans no longer being mandatory for referral to the LTF, provided sufficient information is submitted.
- Removal of obsolete controls (e.g. nominated train station parking).
- The Design of Roads and Streets Manual is now the primary reference for design matters.
- Abolition of the Regional Traffic Committee.

The Manager Traffic and Transport noted that delegates must consider advice provided by the LTF. Where TfNSW disagrees with a proposal, TfNSW may issue a Statement of Concern (SoC) within seven days. Council must then respond in writing. After a further seven days, Council may proceed unless TfNSW exercises its right to override, remove traffic devices, or revoke delegations.

The Manager Traffic and Transport further advised that if Council does not adopt the LTF model:

- The former LTC would have no legal standing.
- Council would lose delegated powers.
- TfNSW and NSW Police may not attend informal meetings.
- Each traffic matter would need to be referred back to TfNSW, resulting in delays, inefficiencies, and potential legal, reputational, and operational risks for Council.

Finally, the Manager Traffic and Transport explained that Council would continue to use the Traffic Delegated Authority (TDA) process for most traffic facilities. The

TDA template will be updated, delegates will be given seven days to provide comments, and their feedback will be favourably considered before approval is granted by Council's Director Operations under delegated authority.

The Committee Recommends:

A. That Council note the changes introduced by TfNSW, effective 1 August 2025, to the Authorisation and Delegation to Councils regarding the installation of traffic facilities.

B. That Council adopt TfNSW's new Authorisation and Delegation to Councils and implement the transition from the current Local Traffic Committee (LTC) model to the new Local Transport Forum (LTF).

C. That the required amendments be made to the Council Advisory and Reference Committee Guideline and Terms of Reference (see **Attachment A2**) for the LTF for Council's approval.

D. That Council continues the Traffic Delegated Authority (TDA) process, with the updated template to be implemented, and final approval decisions made under delegated authority by the Director Operations.

E. That the existing membership and meeting arrangements of the LTC remain in place for the new LTF.

Roseville 4.5T Load Limits

File: TM8/17
Vide: GB.2

To consider a proposal to introduce a 4.5T GVM load limit on several streets in Roseville.

The Committee's Comments:

The Manager Traffic and Transport provided background on the proposal. Council has received concerns from a resident along Clanville Road regarding heavy vehicle usage. It was noted that Clanville Road, Lord Street, Earl Street and Moore Street are being used by heavy vehicles as a shortcut to the Northern Beaches via Archbold Road. A new load limit will be introduced in Roseville initially, with the potential to expand to further suburbs. Community consultation was undertaken through Council's website and letterbox distribution, and the proposal received strong community support.

The Committee supported the proposal.

The Committee Recommends:

A. That a 4.5T load limit be introduced in the following streets in Roseville:
   - Clanville Road between Pacific Highway and Archbold Road
   - Lord Street between Martin Lane and Archbold Road
   - Earl Street between Archbold Road and Moore Street
   - Moore Street between Earl Street and Park Avenue

B. That Council's Team Leader Regulation be informed of Council's decision.

Lofberg Road, West Pymble

File: TM7/17
Vide: GB.3

To consider a proposal to construct a raised Wombat crossing on Lofberg Road at Ryde Road, West Pymble.

The Committee's Comments:

The Manager Traffic and Transport provided background on this item. Council received a request for a pedestrian crossing at Lofberg Road at Ryde Road, West Ryde. Pedestrian counts were undertaken, and the results met the TfNSW Guidelines to replace the existing pedestrian refuge island to a raised wombat crossing. The Manager Traffic and Transport advised this traffic facility is not funded. However, an application will be made for funding under TfNSW Active Program.

The Committee discussed the proposal. The Representative for Bike North commented that vehicles travel at speed around the corner and suggested consideration be given to relocating the crossing further back to allow traffic to slow down. Representative for Transport for NSW advised there are no objections to the current location and advance warning signage could be installed. The Director Operations advised that the final location of the crossing and appropriate signage would be determined at the detailed design stage.

The Chairperson, Clr Devlin, declared an interest in this matter and did not vote.

The Committee Recommends:

A. That subject to available funding, a raised Wombat crossing with street lighting upgrade and pedestrian fencing be constructed on Lofberg Road.

Eastern Road 40km/h High Pedestrian Activity Area

File: TM10/17
Vide: GB.4

To consider a proposal to introduce a 40km/h High Pedestrian Activity Area on Eastern Road, between the Chase Road and Billyard Avenue, Turramurra.

The Committee's Comments:

The Manager Traffic and Transport provided an overview of the proposal. He highlighted ongoing concerns raised by the community regarding the at-grade crossing at Eastern Road and Tennyson Avenue. In 2024, TfNSW offered funding to introduce a 40 km/h High Pedestrian Activity Area (HPAA) on Eastern Road, Turramurra in the Eastern Road Shops vicinity. The area identified was on Eastern Road between Alice Street/Worchester Place and Chilton Parade.

The Manager Traffic and Transport further informed the Committee that the proposed HPAA on Eastern Road include the following facilities:

- Raised intersection at Eastern Road and Tennyson Avenue with pedestrian crossings on both legs.
- A raised Wombat crossing on Eastern Road north of Chilton Parade.
- Kerb blisters on both sides on Eastern Road on the approach to the HPAA area.

The Committee discussed the proposed HPAA in detail, with concerns raised about the potential impact on existing parking arrangements outside the shops and the importance of ensuring pedestrians use the proposed crossings at the intersection. It was clarified that the current parking configuration would remain unchanged. To further encourage safe crossing behaviour, the installation of planter boxes or fencing on the northeastern corner of the raised platforms was suggested as a means to discourage pedestrians from crossing at undesignated locations.

The Manager Traffic and Transport stated that community consultation was conducted through Council's "Your Say" platform, with 27 responses received; 18 in support and 9 opposed. The primary concern raised was that the Chilton Parade roundabout might encourage non-local traffic. These concerns were addressed through amendments to the proposal.

The Chairperson advised that he had received concerns with both the proposed speed reduction and the overall design of the scheme. In response, the Manager Traffic and Transport acknowledged that Council had received several complaints in recent years regarding near misses attributed to vehicle speed. He confirmed that the design remains flexible and could be amended to address the concerns raised.

The Committee was asked to approve the Eastern Road HPAA scheme, which is expected to significantly improve pedestrian safety in the vicinity of the Eastern

Road shopping centre. The Committee expressed overall support for the proposal, subject to a detailed design, including barriers to ensure pedestrians are guided into the safe use of the proposed crossing and edge lines to better define vehicle travel paths, being submitted to TfNSW for approval.

The Committee Recommends:

A. That the Eastern Road HPAA scheme be approved, subject to a detailed design being submitted to TfNSW for approval.

Woodlands Avenue, Pymble

File: TM7/17
Vide: GB.5

To consider a proposal to introduce part-time 'No Right Turn' restrictions on Woodlands Avenue at Mona Vale Road, Pymble.

The Committee's Comments:

The Manager Traffic and Transport provided background on the item, noting ongoing concerns with vehicles turning right onto Mona Vale Road at an unsignalised intersection, where traffic travels at speeds of up to 70 km/h. This makes right-turn movements particularly challenging and contributes to queuing along Woodlands Avenue. To address this, a proposal was put forward to introduce a No Right Turn restriction during peak periods to improve safety at the intersection and to reduce traffic delays on Woodlands Avenue.

During the Committee's discussion, the Chairperson expressed concern that implementing the No Right Turn restriction could shift traffic volumes and queuing to adjacent streets. It was also noted that traffic conditions during the afternoon peak differ significantly from those in the morning.

The representative from the Ku-ring-gai Local Area Command queried whether a feed-in lane on Mona Vale Road could be considered, especially if space constraints prevent the provision of separate left and right-turn lanes in Woodlands Avenue. In response, the Transport for NSW representative advised that the installation of slip lanes requires careful consideration, particularly regarding the available median width.

Following discussion, the Committee agreed to proceed with the No Right Turn restriction during the morning peak period only, and recommended that Council revise the Traffic Management Plan (TMP) accordingly and resubmit it to Transport for NSW for approval.

At the meeting, the Committee Recommended:

A. That 'No Right Turn 6am-10am Mon-Fri' restrictions be introduced on Woodlands Avenue at its intersection with Mona Vale Road.

B. That the residents of Woodlands Avenue and the LAC Ku-ring-gai be informed of the outcome.

Post Meeting Note:

Council has received further representation from TfNSW due to its concerns about permitting right turns during the afternoon peak period. TfNSW has made the following comments:

As per our discussion earlier this week, it makes more sense to enforce the right turn ban for both the AM and PM peak periods rather than just the AM period. Traffic volumes are just as heavy on Mona Vale Road in the PM period and there is still a safety risk with motorists turning out during these times. Queuing is also likely to continue in the PM periods on Woodlands Avenue.

It is noted that traffic volumes in the PM peak are roughly equivalent to the AM peak period. Traffic volumes are also generally low enough that impacted vehicles are unlikely to have any significant impact on the surrounding local road network.

Following the Authority's recommendation, it is now proposed to restrict right-turn movements from Woodlands Avenue onto Mona Vale Road during both the AM and PM peak periods.

Therefore, the revised Recommendation is:

A. That 'No Right Turn 6am-10am, 3pm-7pm Mon-Fri' restrictions be introduced on Woodlands Avenue at its intersection with Mona Vale Road.

B. That Council monitor the effects of the new turning restrictions at the Woodlands Avenue and Mona Vale Road intersection for at least six months, and report any significant adverse impacts to the LTF.

C. That the residents of Woodlands Avenue and the LAC Ku-ring-gai be informed of the outcome.

Eton Road, Lindfield

File: TM6/17
Vide: GB.6

To consider a proposal to install temporary speed cushions on Eton Road at

Winchester Avenue, Lindfield.

The Committee's Comments:

The Manager Traffic and Transport provided background information on this matter, highlighting concerns raised by residents regarding pedestrian safety at the existing refuge island on Eton Road near Winchester Avenue. Council previously applied for funding to upgrade the refuge to a Wombat crossing; however, the application was unsuccessful. A further application is planned under Transport for NSW's Get NSW Active Program.

An on-site meeting with a Ward Councillor and residents confirmed heavy traffic during school pick-up times and high speed southbound vehicle movement near a bend. To address these concerns, short term safety measures were requested at the meeting. To address this issue, temporary rubber speed cushions were proposed north of Winchester Avenue, consisting of three cushions across the road width to slow traffic approaching Lindfield Learning Village. These cushions would be removed if a Wombat crossing is later installed.

The Committee considered the proposal to install temporary speed cushions on Eton Road near Winchester Avenue and expressed concerns about their necessity, particularly given their interim nature and the uncertainty surrounding future funding for the proposed Wombat crossing. Members questioned whether the cushions would remain in place if funding is not secured. Representative from Transport for NSW advised that additional funding opportunities are expected to become available, particularly through Active Transport initiatives and other ad hoc funding programs, which may support the long-term upgrade of the crossing.

The Committee supported the installation of the temporary speed cushions, in conjunction with relevant investigations on speed before and after their installation to inform if and how long they should remain in place.

The Committee Recommends:

A. That temporary speed cushions be installed on Eton Road near Winchester Avenue, as shown on the Plan *Eton/KTC/08/25*.

B. That investigations into the speeds after the installation of the cushions be undertaken to establish their effectiveness, hence informing if they should remain in place and for how long.

C. That the temporary speed cushions be removed following the upgrade of the existing pedestrian refuge island on Eton Road to a raised Wombat crossing or until there is sufficient information from Part B.

Drovers Way, Lindfield

File: TM6/17

Vide: GB.7

To consider a proposal to introduce parking restrictions in Drovers Way, Lindfield.

The Committee's Comments:

The Manager Traffic and Transport provide background information on this item. The proposal is to install 'No Parking' restrictions at No. 10 Drovers Way to address residents' concerns regarding restricted visibility when exiting the driveway of the apartment, particularly when looking uphill. He further said that Drovers Way is a narrow street with high demand for on-street parking due to nearby unit complexes, Lindfield Town Centre, and the station. Visibility is further compromised by the crest of the hill and long lines of parked vehicles, with taxis and rideshare vehicles occasionally blocking the driveway.

Concerns were raised that the loss of street parking could set a precedent and become problematic, especially with the potential increased housing densities.

The Strategic Transport Engineer advised he has been involved in assessing the impact of higher housing densities on street parking and noted that when 3 or 4 lots consolidated into one site, there is often a net gain or break even in terms of on street parking due to the reduction in multiple driveways. The Team Leader added that the crest near the driveway and a long unbroken line of parked vehicles restricts visibility when exiting the driveway.

The Committee discussed the proposal and it was agreed that the existing hatch markings be removed and No Parking sign be installed 6m from the driveway.

The Committee Recommends:

A. That 'No Parking' restrictions be introduced on Drovers Way, as shown on the Plan Drovers/KTC/08/25.

B. That the existing hatched pavement marking, north of the driveway to No.10 Drovers Way be removed, as shown on the Plan Drovers/KTC/08/25.

B. That the residents at No.10 Drovers Way, Lindfield and Council's Team Leader Regulation be informed of Council's decision.

Grosvenor Road, Lindfield

File: TM6/17
Vide: GB.8

To consider a proposal to construct a raised wombat crossing on Grosvenor Road, between Bent Street and Austral Avenue, Lindfield.

The Committee's Comments:

The Manager Traffic and Transport provided an overview of the proposal. This proposal was raised previously as there were concerns from residents due to the road being busy. It was found that the location met the TfNSW requirements for a Wombat crossing. Objections were received regarding the loss of street parking, however, broader community consultation was in support of the crossing. The proposal is currently unfunded and Council will apply for funding under TfNSW Active funding.

The Committee discussed the proposal and raised concern regarding the bus stop and potential traffic delays. The Team Leader Traffic advised formal Bus Zone signs will be installed to accommodate the bus and the road markings will be changed from unbroken to broken.

The Committee agreed to support the proposal.

The Committee Recommends:

A. That subject to available funding, a raised Wombat crossing with street lighting upgrade be constructed on Grosvenor Road.

GENERAL DISCUSSION

Bobbin Head Road, North Turramurra – Removal of School Zone

The representative for Transport for NSW advised that TfNSW is considering the removal of the existing legacy school zone on Bobbin Head Road, North Turramurra, outside the kindergarten. The site was had previously operated as Northside Montessori School, but is now a kindergarten. It was noted that parent drop-off and pick-up times fall outside the operating hours of school zones and will therefore generally not be affected. School zones are also typically applied to schools rather than kindergartens.

TfNSW will notify the community via letterbox drops, and inform local Council, Police and Ministers.

Local Traffic Forum

The Director Operations advised these Minutes will be reported to Council and that it will be proposed that the existing meeting schedule will remain unchanged. It was further noted that the Local Transport Forum will be held as required to discuss traffic matters, with a recommendation that Clr Devlin continue as Chairperson and the membership remains unchanged.

The Meeting closed at 10:20am

DRAFT TERMS OF REFERENCE

KU-RING-GAI LOCAL TRAFFIC FORUM

The terms of reference for the Ku-ring-gai Local Traffic Forum are outlined below:

Role of the Forum

The Transport for NSW Authorisation and Delegation Instrument (2025) authorises Council to use prescribed traffic control devices under s122 of the *Road Transport Act 2013* and delegates Transport's power under s115 of the *Roads Act 1993* to regulate traffic for any purpose.

One of the conditions of the Instrument is that Council establish a Local Transport Forum (formerly known as Local Traffic Committee). The functions of the Forum include:

- collaboration between agencies involved in transport management
- advice on street design, infrastructure and traffic control facilities
- coordination of planned events and activities
- advice and information sharing on transport plans, policy, and management
- ensuring a public record of decisions relating to roads and streets.

Membership

Membership is limited to formal and informal members. Each category provides a single representative.

- Formal members:
    - Council (one member who is the Chairperson. Council will also appoint an alternate member who will act as Chairperson in the member's absence)
    - TfNSW (one member)
    - Local Member of Parliament (for respective electorate only) (one member)
    - Police Local Area Command (one member)

Formal members may (with the Forum's approval) have additional persons attend in a support or observer or technical capacity.

Representatives of local bus companies will be invited to any meeting where a proposal is likely to affect public passenger services.

Informal members are representatives of Bicycle Institute of NSW, Ambulance Service and Fire Service, and others as determined by the Forum.

Term of membership

Councillors will be appointed to the Forum by a resolution of Council for the same period as the term of office of the Mayor.

Delegation and voting

The Forum is an advisory body only, having no decision-making powers. It is primarily a technical review committee that is required to advise the Council on traffic related matters referred to it.

DRAFT

The General Manager or their delegate may consult with members of the Forum prior to determining matters for which delegation has been granted to the General Manager.

There is no voting at the Forum, as Council is responsible for decisions it takes on local roads. Members and attendees are to provide advice in good faith, share information and coordinate activities and plans. Council is obliged to consider any advice provided by the Forum, but any decisions are the sole responsibility of Council

Mandatory referral of proposals

The following proposals must be referred to the Forum:

- Proposals which restrict or prohibit passage on a road, or compel or prevent a turn from one public road to another public road for longer than 6 months
- Proposals that prevent or hinder the operation of a public passenger service, prevent access to a public transport station, stop or service, remove or impact any bus priority measure.

Proposals of less than 24 hours do not need to be referred to the forum.

Rules and procedures of the Forum

In the absence of a direction from TfNSW, the Forum may determine its own meeting procedures. These are set out below:

- The Chairperson of the Forum will be the representative appointed on behalf of the Council (or their duly authorised representative).
- The meeting will operate on a formal basis. All business will be transacted through the Chairperson.
- Only Forum members may submit items for the agenda, ask questions about items that are not listed as general business, address the Forum with respect to confirmation of minutes, raise late items or ask a question of Forum members.
- Meetings of the Forum are not public meetings. Written submissions are preferred. However, provision is made for interested members of the public to address the Forum under certain circumstances. Members of the public (including Councillors) may only address the Forum on matters listed on the agenda under general business where prior notice of the intention to speak has been made to Council staff, and the intended speaker has a relevant interest in the subject matter.
- 'Address the Forum' will normally take place immediately before each relevant item is considered. Items which have speakers will generally be dealt with earlier in the meeting – with the order of business being changed accordingly with the consent of the Forum.
- Members of the public (excluding Councillors) shall leave the meeting after all addresses relating to the item under consideration have been made. Members of the public wanting to address more than one item shall re-enter the meeting room when invited to do so.
- Technical discussion on agenda items and establishment of recommendations for Council are undertaken in closed session.
- Proceedings of the Forum will be recorded in the minutes and made public as soon as practicable.

DRAFT

Attendance by audio-visual link

- Members of the Forum may attend meetings by audio-visual link, in accordance with the Council Advisory and Reference Committee Guideline.

Code of Conduct

The Ku-ring-gai Council Code of Conduct applies to all members of advisory and reference committees. All Forum members must declare and manage any conflicts of interest they may have in matters being considered at meetings in accordance with the Code. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made

DRAFT

SMART TRANSPORT ADVISORY COMMITTEE MEETING MINUTES OF 10 SEPTEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 10 September 2025.
BACKGROUND:	Council is required to consider and receive the minutes of the Smart Transport Advisory Committee and to make them publicly available via Council's website. STAC minutes were confirmed by STAC prior to being presented to Council.
COMMENTS:	The Smart Transport Advisory Committee minutes under consideration are attached.
RECOMMENDATION:	That Council notes the recommendations of the Smart Transport Advisory Committee meeting held on 10 September 2025, being that the Committee notes the information provided in the agenda, and that expressions of interest/request for proposals from car share providers be progressed for fixed space car share operation in the LGA.

PURPOSE OF REPORT

To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 10 September 2025.

BACKGROUND

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

COMMENTS

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

INTEGRATED PLANNING AND REPORTING

Outcome 3: Infrastructure and assets support community needs
Outcome 1: Our unique natural environment is protected and enhanced

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
A5: Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.	A5.1: A network of safe and convenient links to local centres, major land uses and recreation opportunities, including active transport, is progressively implemented and promoted to meet the access and travel needs of the community.	A5.1.1: Implement the improvement plan for bikeways, pedestrian facilities and footpath networks having regard for the access, health and recreational needs of the community.
E2: Support the community to transition to net zero emissions.	E2.1: Our community is effectively informed and engaged in activities that are reducing Ku-ring-gai's emissions towards Net Zero.	E2.1.1: Support the community in reaching net zero emissions by 2040 or earlier.

GOVERNANCE MATTERS

Advisory Committees provide a mechanism by which interested residents and experts can play an active role in the formulation of Council policy, direction, and practice. Reference committees are an important link in Council's communication strategy with the community and are supported via other community consultative methods.

RISK IMPLICATION STATEMENT

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

FINANCIAL CONSIDERATIONS

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

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

SOCIAL CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

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

COMMUNITY CONSULTATION

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

INTERNAL CONSULTATION

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

SUMMARY

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

RECOMMENDATION:

That Council notes the recommendations of the Smart Transport Advisory Committee meeting held on 10 September 2025, including that the Committee notes the information provided in the agenda, and that expressions of interest/request for proposals from car share providers be progressed for fixed space car share operation in the LGA.

Joseph Piccoli
Strategic Traffic Engineer

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:

A1⇩	Smart Transport Advisory Committee - minutes of meeting held on 10 September 2025	2025/314895

MINUTES OF SMART TRANSPORT ADVISORY COMMITTEE HELD ON WEDNESDAY, 10 SEPTEMBER 2025

Present:	Councillor S Ngai (Chairperson) (Roseville Ward) Councillor M Devlin (Deputy Chair) (Comenarra Ward) Bryn Vanderfield, Community Member David Thomson, Bike North representative Jacqui Turner, Community Member Prachi Kulkarni, Community Member Ruby Campbell, Community Member Rod Sharples, Community Member Peter Thompson, Community Member Tara Russell, Community Member
Staff Present:	Strategic Traffic Engineer, Joseph Piccoli Manager Urban Planning, Antony Fabbro Manager Governance & Corporate Strategy, Christopher M Jones (GB.1)
Others Present:	
Apologies:	Kay Tennant, Community Member

The Meeting commenced at 6:34 PM

DECLARATIONS OF INTEREST

No interest was declared.

MATTERS ARISING FROM PREVIOUS MEETING

None

NOTING OF MINUTES

Minutes of Smart Transport Advisory Committee
File: S02696
Meeting held 2 July 2025
GB.1 to GB.4

RECOMMENDATION:

That Minutes numbered GB.1 to GB.4 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

GENERAL BUSINESS

Code of Conduct

File: S02696
Vide: GB.1

The Manager Governance & Corporate Strategy provided a handout to the members present, which summarised key points from the Council Advisory and Reference Committee Guideline that relate to this committee, as well as the Code of Conduct and Conflict of Interest relevant to the operation of the committee. The content of the handout was explained to the committee members by the Manager Governance & Corporate Strategy.

RECOMMENDATION

That the matter be received and noted.

Car Share

File: S02696
Vide: GB.2

The members expressed some doubt in relation to key statistics and results of member surveys provided by the operators, but nonetheless were of the view that car share could provide benefits to the community by reducing car ownership. Inviting operators to present to the committee was suggested. It was mentioned that electric car share vehicles would achieve a smart transport objective, so EV charging of dedicated car share vehicles would need to be considered.

It was also suggested that allocating dedicated car share spaces within town centres could reduce complaints from residents regarding "free-floating" car share vehicles in lower density residential areas. There was some concern that with the implementation of TODs, on-street parking could be reduced, and consideration would need to be given on how kerbside space is allocated to specific user groups, including car share.

There was some discussion that the provision of dedicated car share spaces may not result in competition from operators. The Strategic Traffic Engineer advised that other Councils have or are considering limits on the number of allocated car share spaces within a single precinct or street that are assigned to any one operator, to mitigate this. He also noted that one operator advised that residents often become members of multiple car share operations, to improve their chances of finding an available vehicle, and he indicated that allocation of dedicated car share spaces to one or more operators can be considered by Council as part of an expression of interest/request for proposals.

RECOMMENDATION:

A. That the Committee notes the information provided.

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

Overview of the Green Grid Strategy

File: S02696
Vide: GB.3

The Strategic Traffic Engineer gave a brief presentation introducing the Green Grid Strategy and implementation/engagement, with the plan being to undertake community engagement on a ward-by-ward basis moving from south to north to further refine the proposed routes and to identify preferred/priority routes, to inform the action and implementation plan.

There was broad support for the Green Grid Strategy, with the varied benefits of increased tree canopy and improved active travel options discussed, although members noted the potential for conflicts between shared walking/cycling and cycling/vehicle environments, which need to be considered in the planning of street treatments.

As part of the community engagement, it was recommended that schools, clubs and other community groups be engaged. It was felt that combining Green Grid route/s with active travel routes to school presented an opportunity to encourage independence for students and reduce congestion around schools, so buy-in from schools and other groups was important.

Accessibility and disability access was raised as a key consideration, and topography/street gradients was highlighted as an important factor in determining routes. It was felt that consideration should be given to increased footpath maintenance requirements as a result of increased street trees, and it was suggested there may be some tension between street trees that provide for walking/minimise maintenance vs street trees that support wildlife.

RECOMMENDATION:

A. That the Committee notes the information provided.

OTHER BUSINESS

The Chairperson advised that the next meeting has been scheduled for Wednesday 26 November, with the likely agenda items being Active Transport to Schools, and Micromobility.

The Strategic Traffic Engineer informed the members of a free Bike Tune-up & Collection Day Council event on Saturday 27 September at St Ives Showground, where visitors car book a quick bicycle tune-up and donate old bicycles and parts.

The Meeting closed at 8:09pm

CHANUKAH MENORAH DISPLAY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To advise Council of a request from Chabad North Shore to install and display a Menorah outside the Council Chambers from Friday 12 December 2025 to Tuesday 23 December 2025, to acknowledge the Jewish holiday of Chanukah.
BACKGROUND:	Council has received a request from Chabad North Shore to display a Menorah outside the Council Chambers between 12 December and 23 December 2025.
COMMENTS:	Chanukah this year begins at sunset on December 14, 2025. Chabad North Shore has proposed that the installation of the Menorah be scheduled for Friday 12 December 2025 and removed on 23 December 2025.
RECOMMENDATION: *(Refer to the full Recommendation at the end of this report)*	That Council support the proposal from Chabad North Shore to install and display a Menorah outside Council Chambers from Friday 12 December until Tuesday 23 December 2025, to acknowledge the Jewish holiday of Chanukah.

PURPOSE OF REPORT

To advise Council of a request from Chabad North Shore to install and display a Menorah outside the Council Chambers from Friday 12 December 2025 to Tuesday 23 December 2025, to acknowledge the Jewish holiday of Chanukah.

BACKGROUND

Chabad North Shore has approached Council again this year with a proposal to install the Menorah again outside Council Chambers to acknowledge the Jewish holiday of Chanukah, which begins on Sunday December 14, 2025 (Attachment A1). Council has supported the display since 2023.

COMMENTS

The Menorah measures approximately 3 metres tall and 1 metre in width. It is proposed that it be installed on a secure inground mount the left-hand side of the Council Chambers when exiting the building.

Chabad North Shore will install the Menorah on Friday 12 December and remove it on Tuesday 23 December 2025. Council staff from Building Assets will be onsite to oversee the installation. Staff from the Events team will assist with co-ordination and the collection of the required documentation including Public Liability insurance.

INTEGRATED PLANNING AND REPORTING

An inclusive, connected and safe community

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
C2. Support communities that understand, value and accept each other and embrace our evolving cultural identities	C2.1 Culturally appropriate services and programs are developed and delivered to meet the needs of diverse communities	C2.1.1 Deliver culturally appropriate services and programs that cater to diverse communities

GOVERNANCE MATTERS

There are no significant Governance matters associated with this report.

RISK MANAGEMENT

Risks associated with the installation of the Menorah have been considered. Council staff from Building Assets will supervise the installation of the Menorah and Community Events staff will ensure the public liability insurance is in place.

FINANCIAL CONSIDERATIONS

Council is not expected to provide any financial contribution the installation and display of the Menorah.

SOCIAL CONSIDERATIONS

Chanukah represents the idea of "a little light dispels much darkness". Chabad North Shore has requested Council display a Menorah outside Chambers again this year to acknowledge Chanukah, a festival that uplifts the Jewish community and spreads the message of light, goodness and tolerance to all Australians.

ENVIRONMENTAL CONSIDERATIONS

There are no significant Environmental Considerations associated with this report.

COMMUNITY CONSULTATION

Community Consultation is not required for this report.

INTERNAL CONSULTATION

The Community Events team has consulted with GMD and staff from Building Assets in the writing of this report.

SUMMARY

The Chabad North Shore has requested again this year to instal and display a Menorah outside the Council Chambers in Gordon.

The proposal is for the Menorah to be on display from Friday 12 December to Tuesday 23 December 2025, to acknowledge the Jewish holiday of Chanukah.

RECOMMENDATION:

That Council support the proposal from Chabad North Shore to install and display a Menorah outside the Council Chambers, 818 Pacific Highway, Gordon from Friday 12 December to Tuesday 23 December 2025.

Melanie Morson
Manager Visitor Experience & Events

Janice Bevan
Director Community

Attachments: A1⇩ Council Menorah Request 2025 2025/330945

ב"ה

29 September 2025

Ku-ring-gai Council
Att. Kate Noonan

RE: CHANUKAH DISPLAY AT COUNCIL CHAMBERS

I would like to formally request of Ku-ring-gai Council to acknowledge the Jewish holiday of Chanukah once again this year with a display of a Chanukah Menorah in front of Council Chambers.

Chanukah represents the idea of 'a little light dispels much darkness,' and the purpose of this display is to uplift the Jewish community and to spread the message of light, goodness and tolerance for all Australians.

We request that the Menorah display be placed in front of the Council Chambers on the right-hand side of the building from the 12-23 December 2025.

The Menorah would be the same as previously, which measures 3 metres tall and 1 metre in width. Chabad North Shore would install and remove the Menorah. Image from 2024 are included below.

Last year the base was bolted into an inground concrete slab by Council workers in advance of the Menorah install. Please confirm that this would be possible once again this year.

I look forward to hearing from you soon.

Rabbi Chanoch H Sufrin
Jewish Community Development

CHABAD
NORTH SHORE

"Where every Jew is Family"

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PROGRAMS & SERVICES

DEPARTMENTS
Ganeinu Long Day Care & Preschool
Congregation Beit Menachem
Chabad Hebrew School
Camp Gan Izzy
North Shore Mikvah

SOCIAL & WELFARE
Hospitality Facilities
Crisis Accommodation
Hospital/Home Visitations
Gemach - Interest Free Loan Fund
Chessed Committee

EDUCATION
Jewish Learning Institute
Weekly Classes and Study Groups
Guest Speakers and Lectures
Farbrengens
Women's Classes and Events

YOUTH & OUTREACH
Jewish Holiday Family Events
School Visitations
Teen Events and Programs
Children's Events and Programs

RESOURCES
North Shore Jewish Calendar
Lending Library
Tefillin and Mezuzah Service
Community Israel Mission

EXHIBITION OF REVISED DELIVERY PROGRAM AND OPERATIONAL PLAN AND RESOURCING STRATEGY TO INCORPORATE A SPECIAL RATE VARIATION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present Council with the outcomes of the community feedback on four exhibited rate increase options and seek to adopt for exhibition a revised Delivery Program and Operational Plan, Long Term Financial Plan and Asset Management Strategy.
BACKGROUND:	At its Ordinary Council Meeting of 17 June 2025, Council endorsed commencing community engagement on four rate rise options, including three options which involved a Special Rate Variation. Comprehensive awareness-raising and engagement activities were undertaken during July-September 2025 in line with this resolution.
COMMENTS:	Community feedback showed there was majority support for a Special Rate Variation (SRV) to improve local infrastructure. After considering this feedback, alongside the infrastructure benefits of a SRV, the capacity of ratepayers to afford an increase, and the 2026/27 rate peg announcement, it is recommended that Council proceeds with a 30.4% rate increase in 2026/27. To progress this option, and to be in a position to lodge a SRV application before February 2026, Council needs to exhibit revised versions of several Integrated Planning and Reporting documents.
RECOMMENDATION:	That Council adopt for exhibition a revised Delivery Program and Operational Plan, Long Term Financial Plan and Asset Management Strategy as attached to this report, which incorporates a rate increase of 30.4% (including a Special Rate Variation of 26% and rate peg of 4.4%) to apply in 2026/27, with rates to subsequently increase by the annual rates peg in future years.

PURPOSE OF REPORT

To present Council with the outcomes of the community feedback on four exhibited rate increase options and seek to adopt for exhibition a revised Delivery Program and Operational Plan, Long Term Financial Plan and Asset Management Strategy.

BACKGROUND

In late 2022, Council commissioned an independent financial sustainability review, which made a number of recommendations including that Council pursue a Special Rates Variation (SRV) to address the growing infrastructure backlog. This report was considered by Council in February 2023, and the review findings informed a strategic review of Council's infrastructure assets, mainly stormwater and building assets and Council's successive Long Term Financial Plans (LTFPs) that all canvassed SRV options.

Council also gauged preliminary community feedback on willingness to pay higher rates for infrastructure improvements as part of its 2024 community research survey. Results showed that the community generally supported paying higher rates to improve services and facilities.

At its meeting on 15 April 2025, Council considered a report on a new draft Community Strategic Plan, Resourcing Strategy and Delivery Program and Operational Plan (DP&OP). Council resolved that the draft plans and strategy be placed on public exhibition. Following public exhibition, on 17 June Council resolved as per below:

That Council:

A. Subject to part B, adopts the Community Strategic Plan 2035, Resourcing Strategy 2025-2035 comprising Long Term Financial Plan, Asset Management Strategy and Workforce Management Strategy, DP&OP, incorporating the budget, capital works program, statement of revenue and fees and charges for 2025– 2026 with recommended amendments discussed in this report

B. Change the Scenarios for a special rates variation to be as per the following table:

Proposed Scenarios	Annual SRV Amount ($'000)	SRV % (above rate peg)	SRV per Ratepayer ($)	Buildings (eg halls, amenities, pavilions)	Drainage (stormwater)	Recreational Facilities (eg sportsfields, parks, open spaces)	St Ives Sports Centre*	Footpaths	Infrastructure Upgrades (eg traffic, transport works)	Footpaths Additional and Acceleration	Marian St Theatre* (20 year loan)
Base Case		3%									
SRV Option 1	16,500	19%	355	6,700	5,900	1,500	1,460	940			
SRV Option 2	22,600	26%	486	6,700	5,900	2,100	1,460	940	1,700	3,800	
SRV Option 3	26,280	30%	560	6,700	5,900	2,100	1,460	940	2,400	3,800	2,980

Note: Special Rate Variation (SRV) % and $ are above the rate peg of 3%
*Loan repayments until expiry with future funding reinvested in infrastructure renewal

C. That Council adopts the rates structure as presented in this report.

D. Subject to part B, commence comprehensive community engagement on the rate rise options described in the Long Term Financial Plan, and include an action to reflect this in the DP&OP.

E. That Council writes to all residents and groups that made submissions in relation to the draft Community Strategic Plan, draft Resourcing Strategy, draft Delivery Program and Operational Plan and advise them of the outcomes of Council's consideration.

COMMENTS

On the 17 June 2025, Council resolved to commence comprehensive community engagement on the rate rise options described in the Long-Term Financial Plan 2025 – 2035.

Comprehensive engagement took place between 21 July and 1 September 2025, focusing on the four rate increase options outlined in that resolution.

These options were presented in line with the table below:

Option name	*Deteriorating Increase*	*Renew Infrastructure*	*Renew and Enhance Infrastructure*	*Renew, Enhance and Expand Infrastructure*
Option number	1	2	3	4
PROPOSED RATE REVENUE INCREASE (%)				
Assumed rate peg (%)	3%	3%	3%	3%
Special Rate Variation (%)	0	19%	26%	30%
Total rate increase	**3%**	**22%**	**29%**	**33%**
ADDITIONAL ANNUAL FUNDING FOR INFRASTRUCTURE RENEWAL ($m)				
Stormwater and drainage	$0	$5.9m	$5.9m	$5.9m
Buildings (e.g. halls, amenities and pavilions)	$0	$6.7m	$6.7m	$6.7m
Recreational facilities (e.g. sports fields, parks, open space)	$0	$1.5m	$2.1m	$2.1m
Existing footpaths	$0	$0.94m	$0.94m	$0.94m
New footpaths	$0	$0	$3.8m	$3.8m
Other infrastructure upgrades (e.g. traffic and transport works)	$0	$0	$1.7m	$2.4m
St Ives Indoor Sports Centre construction loan	$0	$1.46m	$1.46m	$1.46m
Marian Street Theatre construction loan and operating subsidy	$0	$0	$0	$2.98m
PROPOSED 2026/27 AVERAGE RATE ANNUAL INCREASE				
Residential rates	$52 (or $1pw)	$378 (or $7.27 a week)	$499 (or $9.60 a week)	$568 (or $10.92 a week)
Business rates	$173 ($3.33 a week)	$1,272 ($24.46 a week)	$1,676 ($32.33 a week)	$1,907 ($36.68 a week)

Option 1 (3%) was a 'business as usual' option based on Council's current financial operating model. Rates would only increase in line with the NSW Government rate peg which is available to all NSW councils. This option would result in ongoing average annual deficits of $2.3 million from 2026/27. This would prevent Council being able to invest additional funds into asset maintenance and renewal, and lead to a significant increase in Council's infrastructure backlog (the cost to bring assets to a new condition) from $227 million in 2023/24 to $325 million in 2034/35. As a

result, the quality of infrastructure would continue to decline, and Council would be required to spend increasing amounts on temporary repairs.

The next three options all involved an SRV (plus the rate peg). An SRV would be a one-time increase that would apply in 2026/27 and become a permanent part of Council's rate revenue base. From 2027/28, rates would increase in line with the rate peg.

Option 2 (a 22% increase) would provide an additional $16.5 million in annual revenue. This would allow Council to invest extra funds to improve existing stormwater and drainage, community buildings, recreational facilities and footpaths. This would include $1.46 million a year to fund loan repayments for the construction of the St Ives Indoor Sports Centre. After the loan is repaid in 2031/32, this funding would be reallocated to other infrastructure renewal, mainly recreational facilities and assets. Under this option, Council's infrastructure backlog would reduce to $175 million in 2034/35.

Option 3 (a 29% increase) would provide an additional $22.6 million in annual revenue. This would allow Council to deliver all the infrastructure outcomes under Option 2, and provide extra funding for renewal of recreational facilities, new footpaths and other infrastructure upgrades (e.g. traffic and transport works). Under this option, Council's infrastructure backlog would reduce to $174 million in 2034/35.

Option 4 (a 33% increase) would provide an additional $26.3 million a year in annual revenue. This would allow Council to deliver all the infrastructure outcomes under Option 3 and provide additional funding for other infrastructure upgrades. This would also deliver $2.98 million a year to service a $30.36 million loan to rebuild the Marian Street Theatre and subsidise the theatre's operation. Once this loan was fully repaid in 2045/46, this funding (excluding the operating subsidy) would be redirected to other infrastructure renewal and upgrade works.

Fact sheets about each of the options, as well as Council's Delivery Program and Operational Plan (DP&OP) and Resourcing Strategy (including the LTFP and Asset Management Strategy) were available at www.krg.nsw.gov.au/srv. The Resourcing Strategy provided further information about the financial challenges facing Council, further information about each rate increase option and financial and infrastructure projections.

Raising community awareness of the options

Council undertook a wide range of awareness-raising activities to inform the community about these options. These included mailing a letter and brochure to all ratepayers, bulk emails to ratepayers and community members, promotion via local media advertising, displays in Council venues, social media and outdoor banners.

Independent research found that 60% of the Ku-ring-gai community was aware of the engagement activities. This result is significantly higher than the average result for other NSW councils who have recently sought feedback on rate increases.

A community engagement outcomes report is available at Attachment A1.

Representative survey

Council commissioned an independent, randomly-selected survey to measure community sentiment about each of the options. The representative survey involved 400 residents. Because its structure was based on random selection and its results were weighted to match the LGA's adult age and sex demographics, the results are statistically representative[1] of the views of the Ku-ring-gai community. The survey found that:

- When asked to state their level of support for SRV options, 66% were at least somewhat supportive of Option 2, followed by 61% for Option 1, 45% for Option 3 and 28% for Option 4.

- 56% of the community support one of the three SRV options (Options 2-4) as their first preference, compared to 44% who support the rate peg only option (Option 1) as their first preference.

Recruited workshops

Council also held two community recruited workshops in August with 68 randomly selected residents. Participants were presented with information on Council's financial challenges, infrastructure needs and rate increase options before discussing these in small groups.

Each table considered the pros and cons of the options, ranked their preferences, and provided feedback on awareness levels and the structure and timing of the SRV options.

The workshops created an informed, collaborative environment to test community sentiment. Of the ten tables, seven identified a Special Rate Variation option as their preferred choice, with three favouring Option 2, three favouring Option 3 and one favouring Option 4.

Further information about the outcomes of the recruited workshops is provided in the community engagement outcomes report (Attachment A1), and the full report on the representative survey results is available at Attachment A2.

Opt-in (self-selected) survey and forums

As part of the consultation process, community members were invited to complete a version of the survey. Council received 4,515 responses. The results are not statistically representative of the overall community (only 5% of respondents were aged under 35, compared to 21% for the representative survey and the demographic profile of the area).

While the results are not statistically representative of the overall community, they illustrate the views that engaged members of the community have on the rate increase options. Results from the opt-in survey were that:

- When respondents were asked to state their level of support for each option, 67% said they were at least somewhat supportive of Option 1, ahead of 44% for Option 2, 29% for Option 3 and 18% for Option 4.

[1] A sample size of 400 residents provides a maximum sampling error of plus or minus 4.9% at 95% confidence. This means that if the survey was replicated with a new sample of N=400 residents, 19 times out of 20 we would see the same results within a margin of +/- 4.9%.

- 60% of respondents ranked the rate peg only option (Option 1) as their highest preference, and 40% of respondents ranked one of the three SRV options as their highest preference.

The full report on the opt-in survey results is available at Attachment A3. Page 7 of the report compares the snapshot results from the opt-in survey with those from the representative survey.

Public forums and drop-in sessions

During July and August Council also hosted an in-person engagement forum in the Gordon Council Chambers, an online forum and two drop-in sessions at the Gordon Library and St Ives Shopping Centre. Council staff presented the rate rise options in detail, and the community was given the opportunity to ask questions, provide feedback, and share comments. Further information about these engagement events is provided in the community engagement outcomes report (Attachment A1).

Written submissions

In addition, Council received more than 570 written submissions. It should be noted that some of the emailed submissions may have been duplicated by individuals and sent from different accounts.

Thematic feedback on the submissions

Across both the representative and opt-in surveys, a couple of core themes emerged regarding the options:

- Respondents who supported a rate increase generally did so because they believed it was necessary for maintaining and renewing infrastructure.
- Those who opposed the increase felt that Council should make better use of its existing funds or were concerned about the affordability and cost of living impacts of higher rates.

Council has undertaken an analysis of the most mentioned themes in submissions and the recruited workshops:

- Responses suggesting that Council reduce services and costs to fund infrastructure instead of increasing rates
- Concern about affordability and cost of living impacts of a rate increase
- Support for the Marian Street Theatre was divided, with feedback both for and against funding for the project
- A perception that Council needs a greater focus on efficiency and cost containment
- Council should have considered a rate increase option between 3 and 22%
- Council should provide more detail about how revenue has been spent, and how future funds will be allocated.

Responses to the thematic feedback have been prepared and provided at Attachment A4.

Proposed amendments to integrated planning and reporting documents.

In response to the above issues, and other responses received through the consultation process, Council has proposed the following clarifications and amendments to the Long Term Financial Plan, Delivery Program and Operational Plan and the Asset Management Strategy where appropriate.

Revised Delivery Program and Operational Plan

The DP&OP is the primary reference point for all activities undertaken by council during its term of office. The DP&OP has been updated as follows:

- Included reference to the preferred SRV option which is a 30.4% rate increase for 2026/27 and the benefits of this option (section Proposed Special Rate Variation).

- Revised the Financial Summary, and Summary of Capital Works Program and Operational Projects in this document to reflect the preferred rate rise option (Option 3) for 2026/27 to 2028/29.

The revised DP&OP is provided at **Attachment A5.**

Revised Long Term Financial Plan

The Long-Term Financial Plan is a ten-year rolling plan that informs decision-making and demonstrates how the objectives of the DP&OP will be resourced and funded.

The LTFP has been revised to include two scenarios, Base Case scenario and **Option 3 – Renew and Enhance Infrastructure**, identified as the preferred option outlined below. Other updates are also provided for information. The revised LTFP is provided at **Attachment A6**.

Revised rate peg for 2026/27

On 30 September 2025, the Independent Pricing and Regulatory Tribunal (IPART) announced that Ku-ring-gai Council's approved rate peg for 2026/27 will be 4.4%.

The rate peg is the annual increase in general income intended to cover Council's projected increases in operational costs due to inflation, population growth and other factors.

The exhibited rate increase options, as communicated to the community, included an **assumed** rate peg of 3% for 2026/27.

It is recommended that the overall rate increase for 2026/27 be calculated using the actual IPART rate peg (4.4%) combined with the exhibited SRV amount for the preferred option. This is consistent with how the rate peg component was communicated during public consultation.

Recommended rate rise option

Following a comprehensive review of the financial options and community feedback, it is recommended that Council progress with **Option 3 – Renew and Enhance Infrastructure**.

The total one-off rate increase to apply in 2026/27 would be 30.4%. This amount would be comprised of a rate peg component of 4.4% and an SRV component of 26.0%.

If implemented, this increase would apply in 2026/27. Average annual residential rates are projected to increase by about $523 ($10.06 a week), and average business rates would increase by about $1,757 ($33.79) a week.

The SRV increase would remain in Council's rate revenue base on a permanent basis. From 2027/28 onwards, rate revenue would only increase in line with the annual rate peg.

Option 3 is recommended because it represents the best balance between achieving necessary asset management outcomes, addressing community priorities and impact on ratepayers:

- It would allow Council to meet community expectations set out in the Community Strategic Plan and make Ku-ring-gai a better place to live and work by providing infrastructure that is more accessible, connected, modern, safe and enjoyable.

- It would deliver a noticeable and significant improvement in the quality of Council's infrastructure, specifically in the areas of stormwater and drainage, community buildings, recreational facilities, footpaths, and traffic and transport-related infrastructure.

- It specifically targets infrastructure areas that the community has identified as high importance, lower levels of satisfaction – specifically condition of existing footpaths, new footpaths and traffic management.

- It would provide the necessary funding for the construction of the St Ives Indoor Sports Centre.

- This option received substantial support during the exhibition process, with 45% of the community at least somewhat supportive of this option.

- It aligns with the principle of inter-generational equity by ensuring the current generation does not burden future generations with the increased costs of deteriorating infrastructure and temporary repairs.

- The impact on ratepayers has been tested under a capacity-to-pay analysis (see further information later in this report) and would be implemented alongside careful consideration of hardship applications, consistent with Council's rates policy addressing hardship.

Other key financial outcomes reflected in the LTFP under the preferred Option 3 are:

- The infrastructure backlog is projected to decrease by 40%, from $194 million in 2025/26 to $116.5 million in 2034/35, resulting in a noticeable improvement in the condition of local assets.

- Council is expected to achieve average annual operating surpluses of $19.5 million, which can be reinvested into infrastructure.

- Asset renewals are forecasted to align with depreciation, supporting sustainable long-term asset management.

- In contrast, under the Base Case (rate-peg only option), the backlog would grow to $274 million by 2034/35, average annual deficits of $1.59 million would be recorded, and the condition of infrastructure would continue to decline.

Other changes to the revised LTFP include:

- Updated financial and infrastructure information, based on the confirmed 2026/27 rate peg and updated infrastructure backlog and condition information from the latest 2024/25 audited financial statements.
- Provided clarifications to the allocation of funding between different infrastructure categories and future projects, i.e. from "Other Infrastructure" to "Traffic and Facilities"
- Updated average rate increase tables by residential and business ratepayer classes for the coming four years, under the preferred rate increase
- Allowed additional expenditure from rates growth to support expansion of services and infrastructure for a growing population from housing reforms
- Included comments on capacity to pay information.

Asset Management Strategy

The Asset Management Strategy (AMS) sets the direction for how Council will plan, deliver, maintain, renew assets to achieve the objectives outlined in the LTFP. A new AMS is provided at Attachment A7 and confirms the reduction in the infrastructure backlog for footpaths, stormwater and drainage, recreational facilities, buildings and road structures.

The AMS includes substantial changes to better demonstrate how it addresses community priorities and compares the infrastructure impacts of the base case and the preferred SRV option (a 30.4% rate increase).

It is now a more strategic, high-level document, and further technical details about asset conditions, service levels, valuations, risk management and asset programs will now be included in the supporting Asset Management Plans (AMPs). The AMPs for the following asset classes are currently under review and will be presented to Council at the December meeting:

- Road and transport assets
- Footpaths
- Stormwater drainage
- Parks and recreational assets
- Buildings assets

Indicative project list

To provide the community with a better understanding of the benefits that the increased revenue would deliver, Council will release an indicative list of infrastructure projects that could be funded through preferred rate increase over the next ten years (see Attachment A8). This will be published to Council's engagement portal as a supporting document alongside the revised DP&OP and Resourcing Strategy on exhibition.

Note that the project list itself will not be exhibited, and any submissions received that specifically refer to individual projects will be advised that the actual program of capital works for 2026/27

(and subsequent years) will be revised as part Council's annual planning and budgeting process, and public consultation on a schedule of projects will be undertaken in April-May 2026 during the exhibition of the next Delivery Program and Operational Plan.

Capacity to pay analysis

Under the NSW Government's SRV guidelines, councils must demonstrate any proposed rate increases are affordable having regard to capacity to pay. Council has commissioned an independent analysis of the capacity of residential ratepayers to afford each of rate increase options exhibited from July-September 2025.

Overall, the report demonstrates that there is capacity to pay the preferred rate increase.

Indicators in favour of a capacity to pay include the fact the Ku-ring-gai LGA has:

- among Australia's highest levels of advantage and lowest levels of disadvantage, when using the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA) score.
- a lower proportion of vulnerable households, pensioners and people requiring additional assistance compared to Greater Sydney
- a lower proportion of income spent on rates (according to 2021 Census data) and a higher proportion of full home ownership compared to Greater Sydney
- an increase in household savings from 2018/19 to 2023/24, compared to a reduction in savings across Australia during the same period
- three ratepayers subject to Council's hardship policy as at end of 2024/25.

Indicators that show pressure on capacity to pay include:

- a higher proportion of households paying mortgages, and overall levels of mortgage stress, compared to Greater Sydney
- a lower proportion of working age individuals compared to Greater Sydney
- the percentage of outstanding rates has increased over the past 3 years and sits above the benchmark level of 5% in 2024/25.

The report also notes that if any of the SRV options were implemented in 2026/27, then the average residential rate would move from the 8th highest in Sydney metropolitan and metropolitan fringe councils to 3rd or 4th. It is noted that average residential rates in Ku-ring-gai reflect larger property lot sizes and revenue for Council overall is reduced by low business rate revenue.

For business ratepayers, average business rates in Ku-ring-gai have historically been well below the average for comparable councils. A 30.4% rate increase would lift the average rates in Ku-ring-gai slightly above the average rate for all councils. This, combined with healthy local industry indicators and low outstanding business rates demonstrates capacity to pay the preferred rate increase.

The capacity to pay report is provided at Attachment A9.

Cost containment and efficiency

Under the NSW Government's guidelines, council applications for an SRV must explain and quantify the productivity improvements and cost containment strategies they have realised in past years and plans to realise over the proposed special variation period.

Council historically operates as a lean and efficient organisation, consistently outperforming most metropolitan councils in key financial metrics:

- In 2023/24, Council's operating expenditure per capita was $1,215, 16% lower that the Sydney average of $1,441. This suggests Council is delivering services in a more cost-effective manner than the average across Sydney.
- For urban metropolitan councils, lower expenditure per kilometre of road suggests efficiency in maintaining infrastructure and providing related services. Ku-ring-gai's operating expenditure per km of road was $320,000 in 2023/24, which is 32% below the metropolitan average of $476,000 per km.
- In 2023/24, each Ku-ring-gai Council staff member serviced 309 residents, the second highest ratio among Sydney councils and significantly above the Sydney average of 235 residents. A higher ratio typically points to greater staff efficiency, with fewer staff responsible for serving a larger population.
- Council's average annual cost increase since 2017/18 is the 4th lowest in Sydney, which indicates that Council is successfully containing its costs while continuing to maintain service levels to the community.

Council's approach to financial management and efficiency is structured around five key elements:

- Financial management and governance: Council operates under a stringent legislative and regulatory framework which ensures responsible and sustainable spending.
- Optimisation of revenue: Seeking opportunities to increase revenue from diverse sources to minimise the financial burden on ratepayers.
- Service improvement review program: Targeted reviews to reallocate resources, streamline business processes, and benchmark operations against best practices and other councils to identify areas for improvement and efficiency.
- Ongoing business improvements: Other initiatives to streamline processes, reduce unnecessary administration and waste, and innovations to maintain levels of services within available budgets, and free up funding and staff time.
- Tracking and reporting performance: Public reporting on key financial, efficiency and productivity measures, progress of service improvement reviews and delivery of other business improvements.

Service improvement review program

Council is dedicated to providing high-quality, efficient and responsive services that continually meet the evolving needs of the community, and the Service Improvement Review Program is a crucial component of its broader cost containment and efficiency efforts. The following service improvement reviews are currently underway or have been completed in 2024/25:

- Communications and engagement: A key finding from the review was that staffing levels of the Corporate Communications team are lower compared to other benchmarked councils and the unit is operating with a leaner communication and engagement function relative to its peers.

- Maintenance of sportsfields: The review highlighted that material and contract costs have increased significantly over the past three years (primarily due to rising contractor expenses and electricity), but that employee costs have remained stable. Comparisons with Northern Sydney Regional Organisation of Councils (NSROC) members revealed that Ku-ring-gai provides a significantly higher number of turf fields per resident, and that operational costs per hectare and per field are amongst the lowest in the region.
- Development application (DA) assessment service: The review found that resourcing levels were comparable to other councils but may not be sufficient to meet increasing workload and the requirement to reduce assessment times in the coming years.

Recommendations arising from each of these reviews are being implemented, and progress and the outcomes will be published in Council's Annual Reports.

Targeted reviews of Councils compliance and regulatory functions and community development programs are currently being completed, and reviews of environment and sustainability programs and libraries are commencing in late 2025.

Council continues to focus on improving efficiency, with further detail on savings, productivity, and revenue measures outlined in the Long-Term Financial Plan, along with the comparative data information described above.

Hardship and concessions

Council is committed to ensuring that the proposed rate increase does not create undue financial hardship for vulnerable residents. Council's *Rates, Charges and Sundry Debts – Assistance, Concessions and Recovery Policy* (available on Council's website) provides a framework for offering flexible payment arrangements and assistance to ratepayers experiencing financial difficulty.

The policy recognises that ratepayers may at times have difficulty paying their rates and charges and outlines the steps and processes Council will consider in these circumstances. As at the end of 2024/25, three ratepayers were taking advantage of the provisions under this policy.

If Council progresses with a SRV, Council will continue to carefully implement this policy. In addition, Council will make the policy more accessible on the website.

Council also provides financial relief to eligible pensioners by reducing rates, charges and interest on properties occupied as their principal residence. This includes a statutory annual concession of up to $250 provided under the Local Government Act. Council also provides a voluntary concession of 8.5% of total rates and charges. This translates to an additional average concession of $146 in 2025/26.

Next steps

It is recommended that Council endorse a 30.4% rate increase (comprised of a rate peg component of 4.4% and an SRV component of 26.0%) as its preferred 2026/27 rate increase option, and exhibits a revised DP&OP, LTFP and AMS that reflect this option.

If Council resolves an alternative SRV option, it is recommended that the General Manager be delegated authority to update the attached plans to reflect the preferred rate increase option prior to exhibition.

If Council resolves to proceed with any SRV option, Council will notify IPART of its intent to lodge an application in early 2026, subject to public exhibition and resolution of Council.

Following public exhibition process, a report will be prepared for the December 2025 Ordinary Meeting of Council. This would report on submissions received during the public exhibition period, seek for Council to adopt the revised DP&OP and Resourcing Strategy, and resolve to submit a SRV application to IPART (due 2 February 2026).

IPART is expected to independently exhibit and seek feedback on any SRV applications it has received in February-March 2026, before making a decision on these applications around May 2026. If approved, the SRV would be reflected in rates notices issued in July 2026.

INTEGRATED PLANNING AND REPORTING

Leadership and service excellence

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
A1 - Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity L2: Support the long-term financial sustainability of Council through sound financial and asset management.	A1.1: Plans are in place to effectively fund public infrastructure and assets to meet the needs of a growing and changing population. L2.1: Council takes action towards financial sustainability	L2.3.2: Review the Asset Management Strategy, policy and plans and align with Council's infrastructure priorities. L2.1.1: Council commences comprehensive community engagement on rate rise options described in the Long Term Financial Plan. L2.1.3: Review the Long Term Financial Plan and identify options such as a special rate variation to maintain financial sustainability.

GOVERNANCE MATTERS

The process for seeking an SRV and the amendment of Council's plans are governed by specific provisions of the Local Government Act 1993 and the Office of Local Government's Integrated Planning and Reporting (IP&R) Framework.

Under sections 404 and 405 of the Act, Council must have a Delivery Program detailing the principal activities to be undertaken to perform its functions (including implementing the strategies set out in the Community Strategic Plan) within the limits of the resources available under the Resourcing Strategy. Council must have an annual Operational Plan details the activities and actions to be undertaken during that year to achieve the commitment in the Delivery Program. A draft Delivery Program and Operational Plan must be publicly exhibited for a minimum of 28 days and Council must consider all submissions received before adopting the final plan. Significant amendments to a Delivery Program and Operational Plan must be re-exhibited.

Under section 403 of the Act, Council must have a long-term Resourcing Strategy for the provision of the resources required to perform its functions. In accordance with IP&R requirements, the key underlying assumptions on which the LTFP is based, and the projected income and expenditure, balance sheet and cash flow statement contained in the Long-Term Financial Plan must be reviewed. The LTFP must be publicly exhibited for at least 28 days and submissions received by the council must be considered before the final plan is adopted.

Sections 508A and 508(2) of the Act outline relevant legal provisions for SRV applications. IPART assesses and determines SRV applications by councils under powers delegated to it by the Minister. The Office of Local Government (OLG) *Guidelines for the Preparation of an Application for a Special Variation to General Income* set the criteria against which applications will be assessed, and councils must take these guidelines into consideration before applying for an SRV. Under the Guidelines, IPART must assess each SRV application against the following criteria:

- The need for, and purpose of, a different revenue path for the council's General Fund (as requested through the SRV) is clearly articulated and identified in the council's IP&R documents, in particular its Delivery Program, LTFP and Asset Management Strategy or plans (where appropriate).
- Evidence that the community is aware of the need for and extent of a rate rise.
- The impact on affected ratepayers must be reasonable, having regard to both the current rate levels, existing ratepayer base and the proposed purpose of the variation.
- The relevant IP&R documents must be exhibited (where required), approved and adopted by Council before it applies to IPART for an SRV.
- The IP&R documents or Council's application must explain and quantify the productivity improvements and cost containment strategies Council has realised in past years and plans to realise over the proposed SRV period.
- Any other matter that IPART considers relevant.

IPART's 2026/27 *Guidance Booklet for Councils on Special Variations: How to Apply* provides further details for Councils on how to apply for an SRV in accordance with the OLG Guidelines.

RISK IMPLICATION STATEMENT

The key risks that arise from recommendations in this report and related internal controls are currently recorded, described and managed within Council's risk register.

If Council does not progress an SRV, then ongoing deficits will mean Council will not be able to invest additional funds into asset maintenance and renewal, leading to a significant increase in Council's infrastructure backlog and an increasing cost from temporary repairs. Council will be unable to maintain and renew existing infrastructure to meet community needs, and will be unable to meet statutory finance and asset management benchmarks.

FINANCIAL CONSIDERATIONS

The preferred rate increase option (Option 3) will deliver an additional $22.6 million for investment into infrastructure renewal and new infrastructure. The preferred scenario will enable Council to generate average operating surpluses of $19.5 million (excluding capital grants and contributions)

to re-invest into new infrastructure and existing infrastructure renewal and upgrades. For further information, see the revised LTFP at Attachment A6 and revised AMS at Attachment A7.

SOCIAL CONSIDERATIONS

Additional investment in new and upgraded infrastructure under an SRV would deliver a range of social benefits for the Ku-ring-gai community, including the following:

- Improved recreational facilities and the St Ives Indoor Sports Centre would enhance opportunities for indoor and outdoor sport and physical activity
- Improved community buildings would be safer, more accessible for people with mobility limitations and provide greater opportunities for community members to connect and take part social activities.
- Improved footpaths would promote walkability for safe and easy access to local shops, services and public transport and reduce trip hazards and risk of injury.
- Pedestrian and traffic safety improvements (e.g. crossings, turn bays) would improve walkability, reduce accidents and improve access to bus stops.
- Increased investment in infrastructure would support the local economy through job creation and the use of local suppliers for construction and renewal projects.

However, Council acknowledges the financial and social impact of an increase in rates and contribution to general cost-of-living pressures. The capacity to pay analysis (see Attachment A9) indicates that the LGA has the financial resilience to absorb the increase, and Council's hardship policy and pensioner concessions provide a financial safety net for vulnerable residents.

ENVIRONMENTAL CONSIDERATIONS

Additional investment in new and upgraded infrastructure under an SRV will support environmental outcomes, including the following:

- Stormwater and drainage upgrades reduce local flooding and property damage while also mitigating erosion and pollution runoff into local creeks and waterways.
- Investment in water recycling and irrigation improvements at recreational facilities.
- More energy-efficient community buildings will reduce energy consumption and greenhouse gas emissions.
- New and improved footpaths and pedestrian safety improvements will encourage walking and active transport.

COMMUNITY CONSULTATION

See Attachments A1 - A3 for detailed overview of communication and engagement activities undertaken and the results of community engagement on the rate increase options from July-September 2025.

Looking forward, it is proposed that the revised Delivery Program, Long Term Financial Plan, Asset Management Strategy and Policy be exhibited for 28 days as soon as practicable following the October meeting. Community awareness of the exhibition process will be supported by:

- A dedicated *Your Say* page on Council's website, including the revised DP&OP, LTFP and AMS, an indicative project list, fact sheets, frequently asked questions and other supporting information
- Responding directly to all participants who registers / participated in engagement activities
- Promotions through local media, Council website and e-newsletters

Members of the community will be invited to provide submissions during the public exhibition process.

INTERNAL CONSULTATION

The development and refinement of the SRV options and revised Integrated Planning and Reporting (IP&R) documents was undertaken through extensive consultation across the organisation. The senior leadership team provided oversight and approved the preferred SRV option. Expert advice and relevant approvals were provided by Finance, Governance and Strategic Planning, Assets and Technical Services and Corporate Communications teams.

Financial challenges, options and funding priorities have been workshopped with Councillors, and Councillors have been briefed on community engagement planning and outcomes throughout the process.

SUMMARY

Council has undertaken extensive engagement on four rate increase options. Community feedback is generally in support of a Special Rate Variation (SRV) to improve local infrastructure. Council has also examined the capacity of ratepayers to afford a rate increase.

It is recommended that Council resolves to progress a 30.4% rate increase as its preferred scenario for 2026/27 and exhibits a revised set of Integrated Planning and Reporting (IP&R) documents that reflect this scenario.

This rate increase option will deliver an additional $22.6 million in rate revenue (above the rate peg) from 2026/27 onwards, and fund significant improvements to community buildings, stormwater and drainage, recreational facilities, footpaths and traffic and transport facilities, and repayments on the construction loan for the St Ives Indoor Sports Centre. This investment will result in a 40% decrease in Council's infrastructure backlog by 2034/35.

RECOMMENDATION:

That Council adopt for exhibition a revised Delivery Program and Operational Plan, Long Term Financial Plan and Asset Management Strategy as attached to this report, which incorporates a rate increase of 30.4% (including a Special Rate Variation of 26% and rate peg of 4.4%) to apply in 2026/27, with rates to subsequently increase by the annual rates peg in future years.

Angela Apostol
Director Corporate

Peter Lichaa
Director Operations

Attachments:

A1⇩	Rate increase options: Community Engagement Outcomes Report	2025/248623
A2⇩	Results of Representative Survey of Rate Increase Options (Micromex)	2025/305138
A3⇩	Results of Opt-in Survey of Rate Increase Options (Micromex)	2025/305136
A4⇩	Responses to key feedback themes	2025/289872
A5⇩	Delivery Program 2025 - 2029 and Operational Plan 2025 - 2026 - Revised Oct 2025 - changes highlighted	2025/330725
A6⇩	Long Term Financial Plan 2025-2035 (Amended October 2025)	2025/271683
A7⇩	Asset Management Strategy 2025-2035 - Revised Oct 2025	2025/328375
A8⇩	Indicative list of projects to be funded by preferred rate increase (including rate peg) over ten years	2025/329634
A9⇩	Analysis of Capacity to Pay Report (Morrison Low Advisory)	2025/316761

Ku·ring·gai Council

EXHIBITION OF RATE INCREASE OPTIONS

COMMUNITY ENGAGEMENT OUTCOMES

OCTOBER 2025

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Executive summary

Between 21 July and 1 September 2025, Ku-ring-gai Council conducted comprehensive community engagement on four rate increase options. These options were:

- Option 1 - Deteriorating Infrastructure (an assumed 3% increase in rates in line with the NSW Government rate peg)
- Option 2 - Renew Infrastructure (22% increase in rates, including a Special Rate Variation (SRV) of 19% and assumed 3% rate peg)
- Option 3 - Renew and Enhance Infrastructure (29% increase in rates, including a SRV of 26% and assumed 3% rate peg)
- Option 4 - Renew, Enhance and Expand Infrastructure (33% increase in rates, including a SRV of 30% and assumed 3% rate peg)

A wide range of awareness-raising activities were undertaken in relation to these options, including mailing a letter and brochure to all ratepayers, bulk emails to ratepayers and community members and promotion via local media advertising, displays in Council venues, social media and outdoor banners.

Independent research found that 60% of the Ku-ring-gai community was aware of the engagement activity, which is far higher than the average awareness-raising result for other NSW councils who have recently sought feedback on rate increases.

Feedback was sought through a representative (that is randomly-selected) and opt-in (that is self-selected) survey, along with:

- Two recruited option discussion workshops (for which local residents were recruited via random selection)
- An in-person and online forum and two drop-in sessions (open to any interested party); and
- Calling for submissions.

Sentiment results

The representative survey was carefully designed to reflect the views of the wider Ku-ring-gai community, including matching the age and sex characteristics of the community. It found that:

- 56% of respondents ranked one of the three SRV options as their first preference, compared to 44% who ranked the rate peg only option as their first preference.
- When respondents were asked to state their level of support for each option, 66% said they were at least somewhat supportive of Option 2, which was the most preferred option ahead of 61% for Option 1, 45% for Option 3 and 28% for Option 4.

Separately, in the recruited workshops, seven out of the ten tables selected a SRV option as their first preference option.

Community sentiment was less favourable towards a SRV in the opt-in survey, in which any person could take part. However, this survey was only reflective of the people who participated in the survey and therefore its results cannot be generalised as reflecting the views of the wider community.

This is because the opt-in survey's respondents did not reflect the age demographics of the LGA's actual population.

In addition, these respondents were typically less satisfied with Council (compared to Council's community perception research and representative survey) and less supportive of maintaining and upgrading infrastructure (compared to the representative survey).

In the opt-in survey:

- 40% of respondents ranked one of the three SRV options as their highest preference, compared to 60% of respondents who ranked the rate peg only option as their highest preference; and
- When respondents were asked to state their level of support for each option, 67% said they were at least somewhat supportive of Option 1, which was the most preferred option ahead of 44% for Option 2, 29% for Option 3 and 18% for Option 4.

Across both surveys, respondents who supported a SRV did so because they felt it was needed for the maintenance of services and infrastructure. Those who opposed a SRV believed that Council should be using its current funding "more wisely" or were concerned about affordability and cost of living impacts from a SRV.

Submissions and thematic analysis

In addition, more than 570 emailed and mailed submissions were received. It should be noted that some of the emailed submissions may have been duplicated by individuals and sent from different accounts.

An analysis was undertaken of the most mentioned themes in submissions and the recruited workshops. The most mentioned themes were:

- Support for Marian St Theatre (about 50% of submissions).
- Rather than increasing rates, Council should cut services or costs to fund infrastructure, including going 'back to basics'.
- Concern about the affordability and cost of living impacts of a rate increase
- There is a need for greater focus on efficiency and cost containment, with feedback suggesting Council should consider a rate increase only after undertaking an efficiency review.
- There is a need for a rate increase option between 3 and 22%
- There is a need for greater detail, engagement and information as to how revenue has and will be spent, including on infrastructure

Conclusion

The representative survey and recruited workshops illustrate that there is majority community support for the SRV options, and Option 2 in particular.

However, the results of the representative and opt-in surveys also illustrates that there are many community members who are not supportive of a SRV.

In addition, feedback received from a wide range of avenues – including the surveys, events and submissions – illustrates that community members would also like Council to consider a range of financial and infrastructure management issues, regardless of whether a SRV is implemented.

Awareness-raising activity summary

Between 21 July and 1 September 2025, Council conducted comprehensive community engagement on the four rate increase options outlined in Council's resolution of 17 June 2025. This activity proceeded under the banner "Funding better local infrastructure: have your say on rate increase options".

These options were presented in line with the table below:

Option name	Deteriorating Increase	Renew Infrastructure	Renew and Enhance Infrastructure	Renew, Enhance and Expand Infrastructure
Option number	1	2	3	4
PROPOSED RATE REVENUE INCREASE (%)				
Assumed rate peg	3%	3%	3%	3%
Special Rate Variation	0	19%	26%	30%
Total rate increase	**3%**	**22%**	**29%**	**33%**
ADDITIONAL ANNUAL FUNDING FOR INFRASTRUCTURE RENEWAL ($m)				
Stormwater and drainage	$0	$5.9	$5.9	$5.9
Buildings (e.g. halls, amenities and pavilions)	$0	$6.7	$6.7	$6.7
Recreational facilities (e.g. sportsfields, parks, open space)	$0	$1.5	$2.1	$2.1
Existing footpaths	$0	$0.94	$0.94	$0.94
New footpaths	$0	$0	$3.8	$3.8
Other infrastructure upgrades (e.g. traffic and transport works)	$0	$0	$1.7	$2.4
St Ives Indoor Sports Centre construction loan	$0	$1.46	$1.46	$1.46
Marian Street Theatre construction loan and operating subsidy	$0	$0	$0	$2.98
PROPOSED 2026/27 AVERAGE RATE INCREASE				
Residential rates	$52 ($1 a week)	$378 ($7.27 per week)	$499 ($9.60 a week)	$568 ($10.92 a week)
Business rates	$173 ($3.33 a week)	$1,272 ($24.46 per week)	$1,676 ($32.33 a week)	$1,907 ($36.68 a week)

Table 1: Rate increase options

Awareness raising on the rate increase options was comprehensive and included the following activities:

- Mailing letters and a six-page brochure to all ratepayers (44,766) including ratepayers who had requested to receive their rates notice via email rather than mail.
- Emailing all ratepayers who had elected to receive their rates notice via email (11,726 ratepayers)
- Placing an advertisement in the 24 July edition of the North Shore Times and the August editions of the Sydney Observer, Bush Telegraph and The Post
- Issuing a media release to 27 local and metropolitan media organisations, including multicultural media outlets.
- Placing a physical banner outside the Council Chambers at Gordon and a sign as part of Council's allocation on the digital advertising banner above the Pacific Highway at Gordon.
- Promoting the engagement activity in various Council newsletters, and through flyers and stalls at Council venues.

In addition, a Your Say page was established where, from 21 July 2025, community members could view a range of information, including:

- Fact sheets and information about each option
- The adopted Long Term Financial Plan (which included further information about the four options) and Asset Management Strategy (which was based on Option 2)
- A single rate option comparison table (as shown in the brochure)
- A table showing business and ratepayer rate increases under the Special Rate Variation options in the coming four years
- Information on engagement events
- Contact details for queries and lodging submissions
- Frequently asked questions
- A survey link

Part way during the exhibition period, the following documents were added to the page:

- A video about the options
- A video recording of the online forum
- A series of charts comparing key Council financial information to other councils
- An example list of projects which could be funded by Special Rate Variation options
- The in-person forum presentation
- Updated frequently asked questions in response to common community queries.

The YourSay page was accessible by the URL www.krg.nsw.gov.au/srv. During the engagement period, the page had 20,564 views from 8,861 visitors and 3,117 document downloads.

More detail about awareness-raising activity is available at **Attachment A**.

Community awareness results

An important aspect of a potential SRV application relates to awareness. Criterion 2 of the Office of Local Government guidelines for SRVs relates to awareness, stating that there must be “evidence that the community is aware of the need for and extent for a rate rise”.[1]

A question on awareness was included in the Micromex representative survey (see more details on this survey below). The question was “prior to this survey, were you aware that Council was exploring community sentiment towards applying for a Special Rate Variation”. Some 60% of survey respondents said they were aware of the engagement activity, which was well above the 44% awareness result from more than 20 surveys (containing around 11,000 interviews) on the same subject matter conducted by Micromex for other councils.

This indicates there was a high level of awareness that Council was seeking community feedback on the rate increase options. The mailout to ratepayers was the most cited awareness-raising activity (mentioned by 81% of respondents).

[1] NSW Office of Local Government, Guidelines for the preparation of an application for a Special Variation to general income, November 2020, page 9, available at Guidelines for preparation of an application for a special variation to general income | IPART

Sentiment summary

This section of the report outlines the levels of support for the different rate increase options, as indicated in the representative and opt-in survey, and in the recruited workshops.

Representative survey results

Research consultancy Micromex was commissioned to undertake a representative (also known as randomly selected) survey of 400 residents. The survey sample was weighted to reflect the actual adult age and sex characteristics of the LGA's population.

The commissioning of this survey was designed to meet Independent Pricing and Regulatory Tribunal (IPART) Special Rate Variation guidelines to conduct a survey which was "random and appropriately stratified to capture the population characteristics of the local government area". [2] In other words, the survey was designed to produce the clearest and most impartial view of community sentiment on the rate increase options, given that community members were chosen at random and reflective of the broader make-up of the community as a whole.

By surveying 400 residents, Micromex was able to reach a maximum standard error of +/-5% at the 95% confidence level for the results. This means that if the same survey was undertaken a further 20 times – each with a new universe of 400 residents - 19 times the answers to questions would lie between +/- 5% of the original survey result.

Participants were reached via telephone, with telephone numbers being sourced from commercially-available lists.

Below is a breakdown of key information about the survey participants:

- 95% were ratepayers, and 5% were non-ratepayers (ie: tenants)
- Participants were drawn from 17 suburbs across the LGA, with participants most likely to be drawn from (in order of popularity) St Ives, Lindfield, Turramurra, Wahroonga
- 11% of participants were aged 18-34, 22% aged 35-49, 31% were aged 50-64 and 36% aged 65 and over.

The survey results from the above sample were then weighted to reflect the adult age and sex characteristics of the LGA.

Participants were read a pre-prepared script, including a preamble as to why Council was engaging on the options, and a description of the options, and then asked to answer questions.

A full report on the survey is attached to the Council report (**Attachment A2**), however the top-level sentiment findings are available below.

[2] Independent Pricing and Regulatory Tribunal, 2025/26 Special Rate Variation Guidance for councils, page 26, available at 2025-26 Guidance booklet for Councils - Special Variations - How to prepare and apply | IPART

Representative survey sentiment results

Sentiment towards the options was explored through two questions.

The first question sought to understand the level of support for each rate increase option, by asking participants to state whether they were either very satisfied, satisfied, somewhat satisfied, not very satisfied or not at all satisfied with the option.

This question found that Option 2 (Renew Infrastructure) was the most supported option, with 66% of respondents saying there were at least somewhat supportive of this option.

Option	Percentage of respondents who were at least somewhat supportive of the option
Option 1 - Deteriorating Infrastructure	61%
Option 2 - Renew infrastructure	66%
Option 3 - Renew and Enhance Infrastructure	45%
Option 4 - Renew, Enhance and Expand Infrastructure	28%

Table 2: Percentage of representative survey respondents at least somewhat satisfied with rate increase options

Importantly, if non-ratepayers were excluded from the survey results, the outcome was similar, with 65% of ratepayers at least somewhat supportive of Option 2, 61% of Option 1, 43% of Option 3 and 26% of Option 4.

The second question asked residents to rank the four options, from most to least preferred. All four options were required to be ranked.

This question found that 56% participants ranked one of the three SRV options as their highest preference, compared to 44% of participants who ranked the rate peg only option as their highest preference.

In addition, 71% of participants ranked Option 4 as their lowest preference, followed by 24% for Option 1, and just 4% for Option 3 and 1% for Option 2.

	Highest Preference	Second preference	Third preference	Lowest preference
Option 1 - Deteriorating Infrastructure	44%	20%	12%	24%
Option 2 - Renew Infrastructure - 22% increase[3]	34%	50%	16%	1%
Option 3 - Renew and Enhance Infrastructure - 29% increase	13%	23%	60%	4%
Option 4 - Renew, Enhance and Expand Infrastructure - 33% increase	9%	8%	12%	71%

Table 3: Preferences of representative survey respondents in option ranking question

Representative survey other results

In the representative survey, responds were also asked:

- How important they believed it was for Council to implement plans and programs that will maintain/renew local infrastructure in the local area (from very important to not at all important); and
- How satisfied they were with the performance of Council, not just on one or two issues, but across all responsibility areas, over the past 12 months (again from very important to note at all important).

[3] Due to rounding issues, numbers in this row add up to more than 100%

The purpose of the infrastructure question was to be able to better understand a respondent's viewpoint on infrastructure when providing feedback on the options.

The purpose of the satisfaction question was to gauge the overall level of satisfaction with Council performance, in order to ascertain whether the SRV consultation has impacted community sentiment.

The representative survey found:

- 89% of residents believe it is 'important' or 'very important' for Council to implement plans and programs that will maintain/renew local infrastructure in the local area.
- 85% of residents are at least 'somewhat satisfied' with the performance of Council over the last 12 months. This compared to 84% of residents who were at least 'somewhat satisfied' with Council's performance in the 2024 Community Research Report, which is an indication that, despite the potential impact of the proposed SRV, resident satisfaction has remained stable. [4]

Recruited workshops

On 18 August and 21 August, sentiment and feedback on the rate increase options was also explored at two workshops.

The 68 residents in these two workshops were selected at random from the original pool of residents who completed the representative survey, along with from person-to-person recruitment at Gordon railway station and St Ives centre. Residents were provided an incentive to attend.

At these workshops, residents were provided with a presentation on Council's financial and infrastructure position, and the rate increase options. Residents were then divided into tables and asked to:

- Articulate their views on Council's financial challenges
- List the pros and cons of each option
- Rank the options

Participants were also asked to provide feedback on awareness levels, including on the fact the rate increase was proposed to be permanent, and any other matters they thought Council should consider as Council progressed the rate increase option project.

The purpose of the workshops was to create an informed and collaborative environment, where an effective "jury" of community members could discuss and provide feedback on Council's future revenue and financial trajectory.

Out of the ten tables that took part in the two workshops, seven selected a SRV option as their most preferred option.

Of these seven tables, three selected Option 2, three selected Option 3 and one selected Option 4, as their most preferred option. This is shown in the table below:

[4] The 2024 Community Research Report is available at https://www.krg.nsw.gov.au/Council/Strategic-plans-finance-reports-and-publications/Performance-reporting/Community-feedback-report

Table	Most preferred	Second most preferred	Third most preferred	Least preferred
1	29% increase (Option 3)	Equal - 33% increase (Option 4) and 3% increase (Option 1)		22% increase (Option 2)
2	33% increase (Option 4)	29% increase (Option 3)	22% increase (Option 2)	3% increase (Option 1)
3	3% increase (Option 1)	29% increase (Option 3)	22% increase (Option 2)	33% increase (Option 4)
4	22% increase (Option 2)	29% increase (Option 3)	3% increase (Option 1)	No vote
5	22% increase (Option 2)	29% increase (Option 3)	33% increase (Option 4)	3% increase (Option 1)
6	29% increase (Option 3)	Equal between 3% increase (Option 1) and 22% increase (Option 2)		No vote
7	3% increase (Option 1)	29% increase (Option 3)	22% increase (Option 2)	33% increase (Option 4)
8	22% increase (Option 2)	29% increase (Option 3)	3% increase (Option 1)	33% increase (Option 4)
9	3% increase (Option 1)	22% increase (Option 2)	29% increase (Option 3)	33% increase (Option 4)
10	29% increase (Option 3)	22% increase (Option 2)	33% increase (Option 4)	3% increase (Option 1)

Table 4: Option ranking by tables in two recruited workshops

A more detailed report on the outcomes of the recruited workshops is available at **Attachment B**.

Opt-in survey results

Opt-in survey design

Any person was also able to fill out a survey, which asked the same questions as the representative survey. Some 4,515 people filled out this survey, either online or through hard-copy surveys left in Council venues. Survey integrity was maintained through the removal of multiple responses from the same person.

The purpose of the opt-in survey was to allow:

- Any person, who may not have been randomly selected for the representative survey, to complete a survey on the options
- Stakeholders who are not residents (such as business ratepayers who do not live in the area), or workers or visitors, to be able to fill out a survey.

However, due to the self-selecting nature of the opt-in survey, and unlike the representative survey, the opt-in survey cannot be regarded as genuinely reflective of broader community sentiment.

This is because, as illustrated in the table below, the opt-in survey respondents did not reflect the age make-up of the broader LGA, in particular being more likely to be aged 35 and up.

They were also, compared to either Council's 2024 Community Research Report or the rate increase option representative survey results as detailed earlier in this report, less satisfied with Council's performance and less supportive of plans and programs to maintain and renew local infrastructure.

Cohort	Percentage of opt-in survey respondents	Actual percentage	Data source for actual percentage
Aged between 18-34	5	21	Australian Bureau of Statistics (adult population) 2021 Census data
Aged between 35-49	29	27	
Aged between 50-64	38	26	
Aged 65 plus	28	25	
At least somewhat satisfied with Council's performance	72	84	2024 Community Research Report
		85	2025 rate increase option representative survey
Believe it is important or very important to implement plans and programs that will maintain or renew local infrastructure	68	89	2025 rate increase option representative survey

Table 5: Difference between opt-in survey respondents and actual community make-up

Further information about the opt-in survey is attached to the Council report (**Attachment A3**).

Opt-in survey sentiment results

As with the representative survey, sentiment in the opt-in survey was explored through two questions.

The first question sought to understand the level of support for each rate increase option, by asking participants to state whether they were either very satisfied, satisfied, somewhat satisfied, not very satisfied or not at all satisfied with the option.

This question found that Option 1 (Deteriorating Infrastructure) was the most supported option, with 67% saying they were at least somewhat satisfied with this option.

Option	Percentage of respondents who were at least somewhat supportive of the option
Option 1 - Deteriorating Infrastructure	67%
Option 2 - Renew infrastructure	44%
Option 3 - Renew and Enhance Infrastructure	29%
Option 4 - Renew, Enhance and Expand Infrastructure	18%

Table 6: Percentage of opt-in survey respondents at least somewhat satisfied with rate increase options

The second question asked residents to rank the four options.

This question found that 40% of respondents ranked one of the three SRV options as their highest preference, compared to 60% of respondents who ranked the rate peg only option as their highest preference.

In addition, 75% of participants ranked Option 4 as their lowest preference, followed by 24% for Option 1, and less than 2% for both Option 2 and 3 combined.

	Highest Preference	Second preference	Third preference	Lowest preference
Option 1 - Deteriorating Infrastructure	60%	9%	7%	24%
Option 2 - Renew Infrastructure - 22% increase	18%	67%	14%	<1%
Option 3 - Renew and Enhance Infrastructure - 29% increase [5]	12%	20%	68%	1%
Option 4 - Renew, Enhance and Expand Infrastructure - 33% increase	10%	4%	11%	75%

Table 7: Preferences of opt-in survey respondents in option ranking question

An analysis of the survey results shows that the viewpoint of respondents on the importance of maintaining and renewing local infrastructure was an important factor in determining the most preferred rate increase option.

This analysis shows that:

- Of the people who felt maintaining and renewing local infrastructure was somewhat, not very or not at all important, only 7% supported a SRV option as their first preference
- Of the people who considered maintaining and renewing local infrastructure as very important or important, 56% selected a SRV option as their first preference.

In short, respondents who were more supportive of maintaining and renewing local infrastructure were more likely to support a SRV option, and the opt-in survey had a lower proportion of respondents with this viewpoint compared to the representative survey.

Nevertheless, the overall results of the opt-in survey show there are a substantial number of community members who are not supportive of an SRV.

Opt-in survey business feedback

The representative survey was primarily targeted at residents, with just 1% of respondents (total number less than five) also identifying as business ratepayers. Due to this small sample size, it was not possible to ascertain a credible sentiment result from business ratepayers in the representative survey.

[5] Due to rounding issues, numbers in this row add up to more than 100%

Of the 4,515 opt-in survey respondents, 77 identified as business ratepayers. This was still a relatively small sample size, however it was possible to undertake some analysis of the sentiment of this cohort.

Overall, this group was more inclined to prefer Option 1 (82% of business ratepayers supported this option as their first preference in the ranking question, compared to 60% of all respondents). In addition, business ratepayers were less likely to be satisfied with Council's performance and less likely to consider it important for Council to implement plans and programs to maintain or renew local infrastructure.

Thematic feedback

This section of the report outlines the themes and issues raised by participants, either in expressing a view on an option or as a suggestion for Council to consider when implementing one or more of the options.

Representative survey reasons for option ranking question response

The representative survey asked respondents for their reason for selecting one of the options as their first preference. Those who selected Option 1 typically cited their reasons as being:

- Council should use funds more wisely (19% of respondents)
- Cost of living is too high and/or existing rates are too high (11% of respondents)
- It is the cheapest option and should be enough for maintenance (10% of respondents)
- Council should operate within its budget (6% of respondents)

Respondents who selected a SRV option typically cited their reasons as being:

- Rate rise is needed for the maintenance of services and infrastructure (35% of respondents)
- It is the best option, and reasonable (30% of respondents)
- Although I have expressed support for a rate increase, Council should also consider using funds more wisely (8% of respondents).

Opt-in survey reason for option ranking decision

The same question, relating to the reasons for selecting an option as a first preference, was asked in the opt-in survey.

Those who selected Option 1 typically cited their reasons as being:

- Cost of living is too high, and/or rates are already too high
- Council use existing funds more wisely
- Council should operate within its budget

Those who selected a SRV option as their first preference typically cited:

- That a rate rise is needed for the maintenance of services and infrastructure
- That they supported a rate increase, however the cost of living and the cost of existing rates needed to be considered
- A rate rise was necessary for future planning and the community.

Submissions

Any interested party was invited to email or mail a submission to Council in relation to the options. There were no integrity checks undertaken on these submissions, with individuals able to generate and send multiple emails from different accounts. Some 574 submissions were received.

The majority of all submissions (some 327) expressed support for the Marian St Theatre funding, including because of its importance for the arts and local creativity, for business growth and youth development.

Organisational submissions

The vast majority of submissions were from residents. Some organisational submissions were received however from the following groups.

Submission from	Summary
North Turramurra Action Group	Opposed to special rate increase
Dance 1	Supports Option 4
Sanskriti – A School of Indian Performing Arts	Supports Option 4
Marian St Theatre Action	Supports Option 4
Marian St Theatre for Young People	Supports Option 4
Sing Australia Gordon	Supports Option 4
Hummingsong Community Choirs	Supports Option 4
Old Fitz Theatre	Supports Option 4
Aspen Lifestyle	Supports Option 1
North Shore Theatre Company	Supports Option 4
Ku-ring-gai Youth Orchestra	Supports Option 4

Table 8: Summary of organisational submissions

Most commonly mentioned themes in submissions and recruited workshops

An analysis has been undertaken of the most commonly mentioned themes in submissions, and in the free text responses to the final question of the recruited workshops where participants were asked for any matters which Council should be considering when progressing its investigation of the rate increase options. Some of these comments and/or submissions contained multiple themes, while others contained no real theme.

Similar views were also expressed in the two surveys, when respondents were asked to state why they preferred a certain option.

The themes mentioned ten or more times are listed below. A full list of all themes is available at **Attachment C**.

Theme	Number of times mentioned
Council should fund the Marian St Theatre, including because of its importance for local arts and creativity, business growth and youth development	327
Council should cut services or costs to fund infrastructure, including going 'back to basics'. Suggested areas for reduced expenditure included events, printing, street signs, town centre beautification, translation and environmental, community development and sustainability programs and senior staff salaries	53
Concern about affordability and cost of living impacts of rate increase	51
There is a need for a greater focus on efficiency and cost containment, including a perception that Council does not have a sufficient commitment to efficiency and should only examine a rate increase after an efficiency review	41
There is a need for a rate increase option between 3 and 22%	24

There is a need for greater detail, engagement and information as to how revenue has and will be spent, including on infrastructure	22
Rate increase not justified due to Norman Griffiths cost increase	19
Council should either be seeking to increase funds from developers to mitigate a rate increase, or these funds as currently planned should mitigate an increase.	18
Rate increase not justified due to alleged wastage of funds on Blue Mountains workshop expenditure	17
Concern that Council does not have a sufficient robust project management or delivery capacity to provide the additional infrastructure	15
Not appropriate to add St Ives Indoor Sports Centre to Options 2, 3 or 4, as the centre is perceived to not be of sufficient value or should be funded through centre users	12
Rate increases are needed for better infrastructure and property values	12
Council should find other revenue sources, apart from rates – such as encouraging more businesses to move into the area, improved park, tree and other fine revenue and sponsorship from corporations	12
Marian St Theatre not necessary to re-open, including because of cost, allegedly lack of viability and easy access to other nearby alternatives	11
Council needs to conduct a full financial review before, or as part of, a rate increase	10

Table 9: Most commonly mentioned themes in submissions and recruited workshops

Attachment A: Awareness-raising activities

Media release

On 21 July, a media release was issued to 27 local and metropolitan media organisations, including multicultural media outlets.

MEDIA RELEASE

21 July 2025

Have your say on funding better local infrastructure

The Ku-ring-gai community is invited to have its say on proposed rate increase options to fund vital local infrastructure.

Ku-ring-gai Council is considering four options to increase rates, of which three will allocate additional funding for the renewal and upgrade of aging infrastructure.

Over the past decade, the cost of providing Council services has increased by 40% but rates revenue has only grown by 28%, largely due to NSW Government rate pegging.

In addition, Ku-ring-gai's total rates revenue per capita is below the Sydney average, despite Council having a large infrastructure portfolio to maintain.

This situation has reduced Council's capacity to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including community buildings, stormwater and drainage, parks and recreational facilities, footpaths, local roads and more. Without an increase in rates beyond the assumed NSW Government rate peg of 3%, the quality of infrastructure is expected to decline.

Council is seeking feedback on four options:

1. Deteriorating Infrastructure (3% increase in rates in line with NSW Government rate peg)
2. Renew Infrastructure (22% increase in rates, including rate peg)
3. Renew and Enhance Infrastructure (29% increase in rates, including rate peg)
4. Renew, Enhance and Expand Infrastructure (33% increase in rates, including rate peg)

Options 2, 3 and 4 will provide between $16.5 million and $26.3 million in additional annual funding to renew and upgrade a range of existing and new infrastructure.

This infrastructure includes stormwater and drainage, community buildings, recreational facilities and open space areas, traffic and transport works and footpaths.

Ku-ring-gai Mayor Christine Kay said all ratepayers are invited to share their views on the proposed options.

"We encourage all ratepayers to find out more about each of the four options and share their thoughts on what they believe would be the best outcome for the community," Mayor Kay said.

"Your valuable feedback will help inform the decision our Council takes."

Letters and brochures have been posted to all Ku-ring-gai ratepayers. Detailed information on each of the four options is also available on Council's website. Ratepayers can have their say before Sunday 31 August. For more information visit www.krg.nsw.gov.au/srv

This media release generated coverage in Ku-ring-gai Living, the Lorikeet and Bush Tele, as shown below.

Ku-ring-gai Living story (21 July 2025)

COUNCIL NEEDS YOU TO PICK A RATE RISE... FROM 3% – 33%

July 21, 2025

The Ku-ring-gai community is invited to have its say on proposed rate increase options to fund vital local infrastructure. Council has released the following statement:

Ku-ring-gai Council is considering four options to increase rates, of which three will allocate additional funding for the renewal and upgrade of aging infrastructure.

Over the past decade, the cost of providing Council services has increased by 40% but rates revenue has only grown by 28%, largely due to NSW Government rate pegging.

In addition, Ku-ring-gai's total rates revenue per capita is below the Sydney average, despite Council having a large infrastructure portfolio to maintain.

The Lorikeet coverage (22 July 2025)

Have your say: Ku-ring-gai council seeking community feedback on potential rate hikes

Residents of the local government area have four options to give feedback on, ranging from a standard 3 percent increase, to a 33 percent increase.

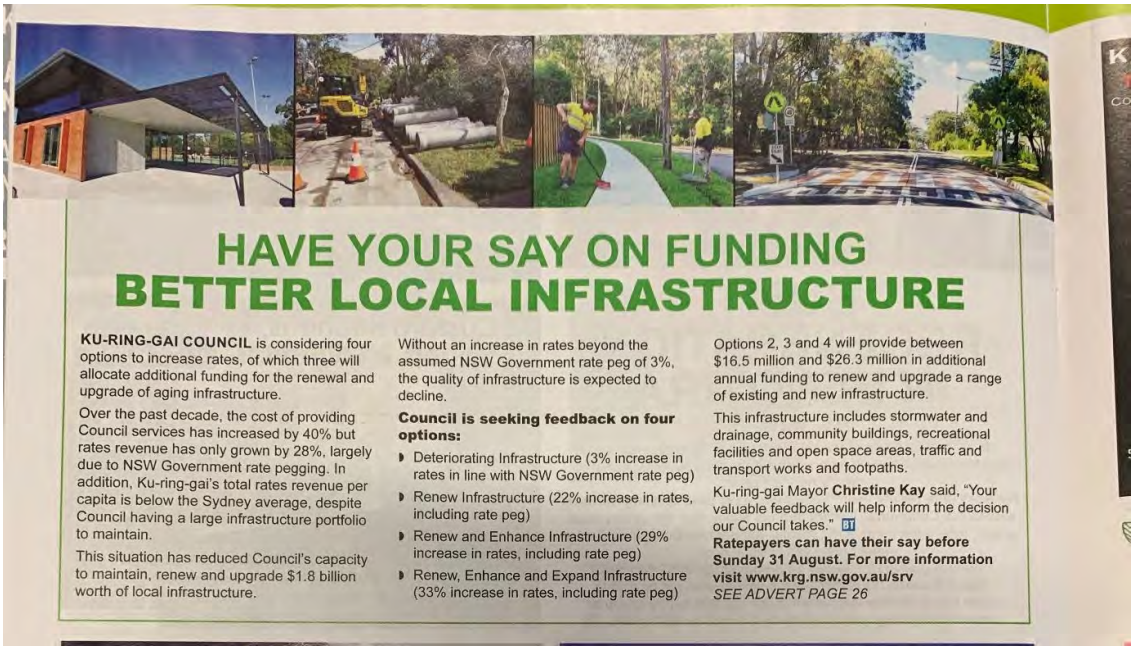
Huw Bradshaw
July 22, 2025

Seeking to fund the "renewal and upgrade of aging infrastructure" in the upper North Shore region, councillors of Ku-ring-gai have put forward plans to increase rates in the 2026/27 financial year.

But before it increases rates, the council must apply for a special rate variation, which is necessary when a council proposes a rise larger than the standard annual increase of 3 percent.

Ku-ring-gai council is currently seeking community feedback on its plans, which have been split into four distinct options. These include the standard rate rise of 3 percent and three increasingly larger rates, of 22, 29, and 33 percent increases.

Bush Tele (August 2025)



HAVE YOUR SAY ON FUNDING BETTER LOCAL INFRASTRUCTURE

KU-RING-GAI COUNCIL is considering four options to increase rates, of which three will allocate additional funding for the renewal and upgrade of aging infrastructure.

Over the past decade, the cost of providing Council services has increased by 40% but rates revenue has only grown by 28%, largely due to NSW Government rate pegging. In addition, Ku-ring-gai's total rates revenue per capita is below the Sydney average, despite Council having a large infrastructure portfolio to maintain.

This situation has reduced Council's capacity to maintain, renew and upgrade $1.8 billion worth of local infrastructure.

Without an increase in rates beyond the assumed NSW Government rate peg of 3%, the quality of infrastructure is expected to decline.

Council is seeking feedback on four options:

- Deteriorating Infrastructure (3% increase in rates in line with NSW Government rate peg)
- Renew Infrastructure (22% increase in rates, including rate peg)
- Renew and Enhance Infrastructure (29% increase in rates, including rate peg)
- Renew, Enhance and Expand Infrastructure (33% increase in rates, including rate peg)

Options 2, 3 and 4 will provide between $16.5 million and $26.3 million in additional annual funding to renew and upgrade a range of existing and new infrastructure.

This infrastructure includes stormwater and drainage, community buildings, recreational facilities and open space areas, traffic and transport works and footpaths.

Ku-ring-gai Mayor **Christine Kay** said, "Your valuable feedback will help inform the decision our Council takes." BT

Ratepayers can have their say before Sunday 31 August. For more information visit www.krg.nsw.gov.au/srv

SEE ADVERT PAGE 26

Newspaper advertisements

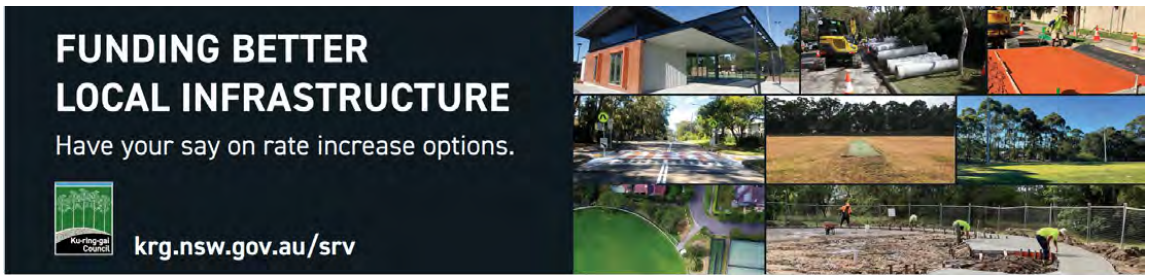
An advertisement was placed in the 24 July edition of the North Shore Times and the August editions of the Sydney Observer, Bush Telegraph and The Post. The advertisement is shown below.

Banner outside Gordon Council Chambers

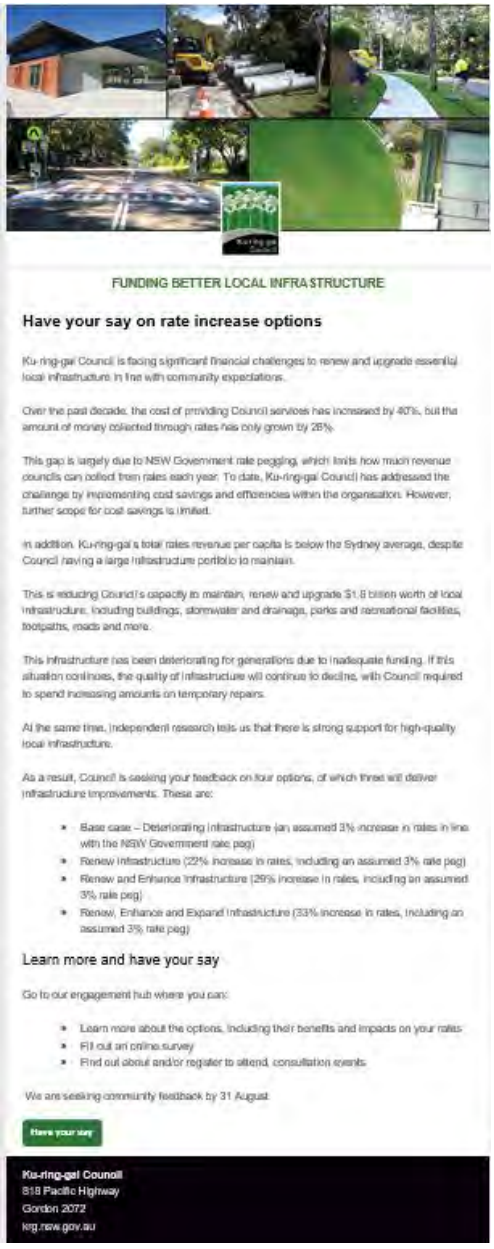
During the week commencing 21 July, a banner was placed outside the Council chamber at Gordon. This banner is shown below.

Banner on digital sign over Pacific Highway

A digital sign was placed on the advertising sign over the Pacific Highway at Gordon. This was shown on a regular time cycle, among other advertisements and Council messages. This sign is shown below.



E-newsletter to ratepayers



FUNDING BETTER LOCAL INFRASTRUCTURE

Have your say on rate increase options

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

Over the past decade, the cost of providing Council services has increased by 40%, but the amount of money collected through rates has only grown by 28%.

This gap is largely due to NSW Government rate pegging, which limits how much revenue councils can collect from rates each year. To date, Ku-ring-gai Council has addressed the challenge by implementing cost savings and efficiencies within the organisation. However, further scope for cost savings is limited.

In addition, Ku-ring-gai's total rates revenue per capita is below the Sydney average, despite Council having a large infrastructure portfolio to maintain.

This is reducing Council's capacity to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including buildings, stormwater and drainage, parks and recreational facilities, footpaths, roads and more.

This infrastructure has been deteriorating for generations due to inadequate funding. If this situation continues, the quality of infrastructure will continue to decline, with Council required to spend increasing amounts on temporary repairs.

At the same time, independent research tells us that there is strong support for high-quality local infrastructure.

As a result, Council is seeking your feedback on four options, of which three will deliver infrastructure improvements. These are:

- Base case – Deteriorating infrastructure (an assumed 3% increase in rates in line with the NSW Government rate peg)
- Renew Infrastructure (22% increase in rates, including an assumed 3% rate peg)
- Renew and Enhance Infrastructure (29% increase in rates, including an assumed 3% rate peg)
- Renew, Enhance and Expand Infrastructure (33% increase in rates, including an assumed 3% rate peg)

Learn more and have your say

Go to our engagement hub where you can:

- Learn more about the options, including their benefits and impacts on your rates
- Fill out an online survey
- Find out about and/or register to attend, consultation events

We are seeking community feedback by 31 August.

Have your say

Ku-ring-gai Council
818 Pacific Highway
Gordon 2072
krg.nsw.gov.au

On 22 July, an email was sent to all Ku-ring-gai ratepayers who had elected to receive their rates notice via email.

This was received by 11,726 subscribers, with 68% open rate and 1,360 clicks on the Have Your Say button.

News from Ku-ring-gai email

On 25 July, the rate increase option engagement activity was included in the fortnightly News from Ku-ring-gai email, including in the Mayor's column and as a separate highlighted item.

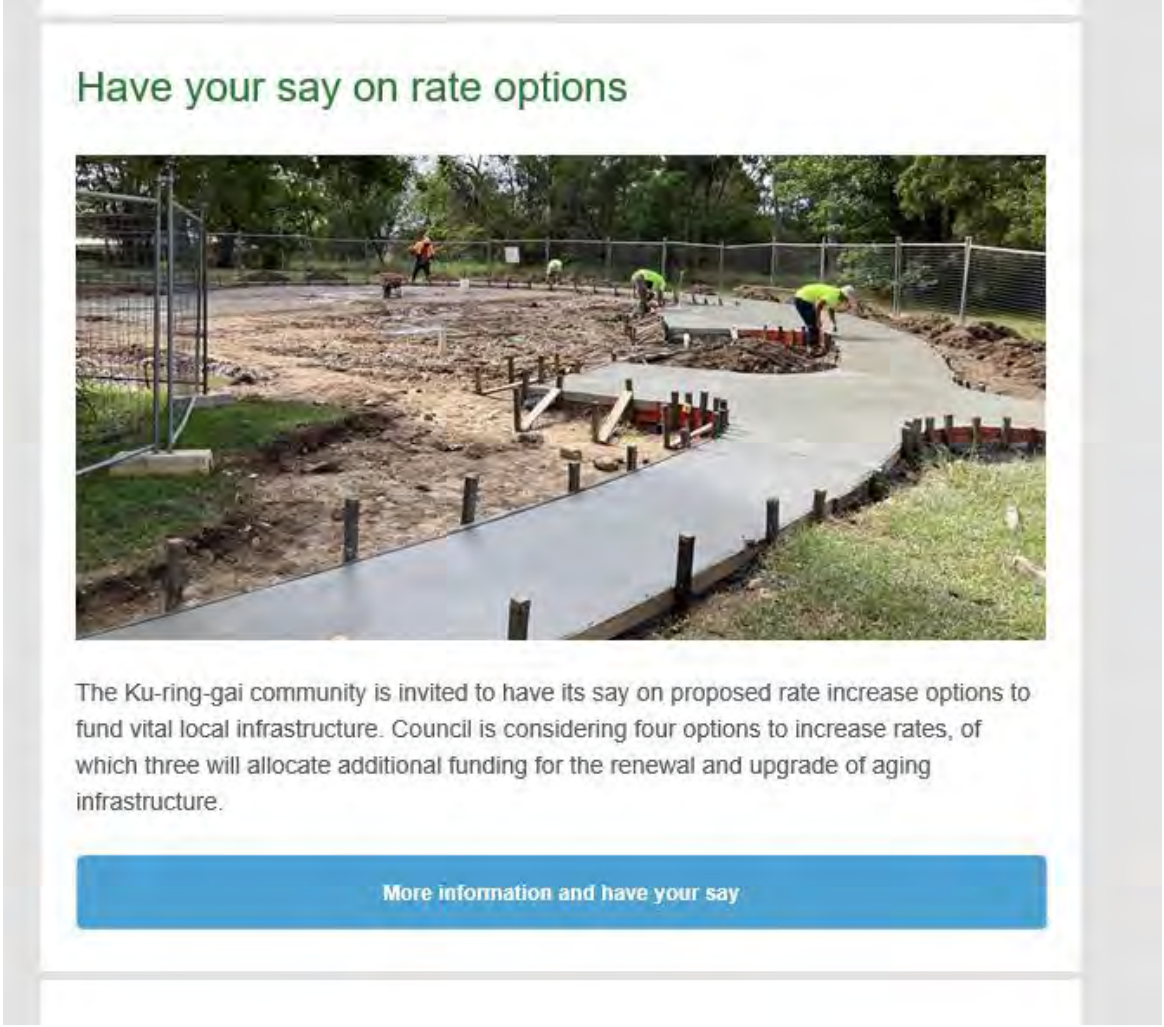
This email was sent to 39,233 subscribers, with some 680 of these subscribers clicking on the link for more information about the options.

The rate increase option was also promoted in the News from Ku-ring-gai email on 8 August. This email went to 39,133 subscribers, with some 372 clicking on the relevant link.

Business connections newsletter

On 31 July, the engagement opportunity was promoted to 21,969 subscribers of Council's two business-related e-newsletters.

Through these two e-newsletters, some 608 clicked on the relevant link to learn more about the rate increase options.



YourSay enewsletter

On 1 August, the engagement opportunity was promoted to 1,248 subscribers to Council's YourSay email. Some 55 subscribers clicked on the link to find out more about the rate increase options.

No images? Click here

Your say

Ku-ring-gai

Funding better local infrastructure - Have your say on rate increase options

Council is consulting our community on four options to increase rates, of which three will allocate additional funding for the renewal and upgrade of local infrastructure.

A range of financial challenges have reduced Council's capacity to maintain, renew and upgrade $1.8 billion worth of local infrastructure.

Without an increase in rates beyond the assumed NSW Government rate peg of 3%, the quality of infrastructure will decline further. Services would need to be reduced to redirect funds towards critical infrastructure maintenance and renewal. However, the scope for service reductions is limited and would be inadequate to address the funding shortfall.

Council is seeking feedback on four options:

1. Deteriorating Infrastructure (3% increase in rates in line with NSW Government rate peg)
2. Renew Infrastructure (22% increase in rates, including rate peg)
3. Renew and Enhance Infrastructure (29% increase in rates, including rate peg)

Letter and brochure to ratepayers

Some 44,766 letters and a six-page brochure were sent to all ratepayers, including ratepayers who had requested to receive their rates notice via email. This letter and brochure began to be received in letterboxes from 22 July.

The covering envelope included a message “Important information about your rates” to ensure people opened the envelope.

The letter and brochure are shown below.

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1006 Gordon NSW 2072
T 02 9424 0000 E krg@krg.nsw.gov.au
DX 8703 Gordon TTY 133 677
W www.krg.nsw.gov.au
ABN 86 408 856 411

Dear ratepayer

Funding better local infrastructure: have your say on rate increase options

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

Over the past decade, the cost of providing Council services has increased by 40%, but the amount of money collected through rates has only grown by 28%. This gap is largely due to NSW Government rate pegging, which limits how much revenue councils can collect from rates each year.

In addition, Ku-ring-gai's total rates revenue per capita is below the Sydney average, despite Council having a large infrastructure portfolio to maintain.

This is reducing Council's capacity to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including buildings, stormwater and drainage, parks and recreational facilities, footpaths, roads and more. This infrastructure has been deteriorating for generations due to inadequate funding.

If this situation continues, the quality of infrastructure will continue to decline, with Council required to spend increasing amounts on temporary repairs. At the same time, independent research tells us that there is strong support for high-quality local infrastructure.

As a result, Council is seeking your feedback on four options:

- Base case – Deteriorating Infrastructure (an assumed 3% increase in rates in line with the NSW Government rate peg)
- Renew Infrastructure (22% increase in rates, including an assumed 3% rate peg)
- Renew and Enhance Infrastructure (29% increase in rates, including an assumed 3% rate peg)
- Renew, Enhance and Expand Infrastructure (33% increase in rates, including an assumed 3% rate peg).

Learn more and have your say

The enclosed brochure provides more information on these options, including how they may impact your rates and how you can have your say. We are seeking community feedback by **Sunday, 31 August 2025**.

You can get the facts and find out more at **www.krg.nsw.gov.au/srv** or by scanning the QR Code on this page

FUNDING BETTER
LOCAL INFRASTRUCTURE
Ku-ring-gai Council
Have your say on rate increase options
Ku-ring-gai Council is seeking your feedback on rate increase options to address the long-standing deterioration of local infrastructure. Generations of underinvestment have left approximately 20% of assets in poor or very poor condition. Compared to other Sydney councils, Ku-ring-gai's total rates revenue per resident is lower than average. This limits our ability to fund necessary upgrades.
The summary table below outlines how these rate increase options could provide additional funding for different infrastructure areas. See inside for more detailed information.
Base Case – No Special Rate Variation
Special Rate Variation Options
Deteriorating Infrastructure (Option 1)
Renew Infrastructure (Option 2)
Renew and Enhance Infrastructure (Option 3)
Renew, Enhance and Expand Infrastructure (Option 4)
Total rate increase
3% (assumed)*
22%*
29%*
33%*
Stormwater drains
Buildings (e.g. halls and amenities)
Recreational facilities (e.g. sportsfields and parks)
Footpaths (fix existing)
Footpaths (build new)
Other infrastructure upgrades (e.g. traffic and transport)
St Ives Indoor Sports Centre
Marian Street Theatre
* All rate increases are inclusive of the NSW Government rate peg (assumed as 3%).
Find out more krg.nsw.gov.au/srv

What is the challenge for Council?

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

A growing gap between costs and revenue

Over the past decade, the cost of providing Council services has increased by 40%, but the amount of money collected through rates has only grown by 28%.

This gap is largely due to NSW Government rate pegging, which limits how much revenue councils can collect from rates each year.

Ku-ring-gai's total rates revenue per capita is below the Sydney average, despite having a large infrastructure portfolio to maintain.

The impact on local infrastructure

This is making it more difficult for Council to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including buildings, stormwater and drainage, parks and recreational facilities, footpaths and more.

If this situation continues, the quality of infrastructure will continue to decline, with Council required to spend increasing amounts on temporary repairs. This is not an efficient way to allocate ratepayers' funds.

This infrastructure has been deteriorating for generations, due to decades of inadequate funding.

A commitment to quality infrastructure

Independent research tells us that there is strong support for high-quality local infrastructure.

As a result, Council is seeking feedback on four options, with three of these options increasing rates above the rate peg to help to ensure local infrastructure meets community expectations and modern standards.

Council will continue to run an efficient organisation and maximise revenue from grants and other sources.

Case study

Stormwater and drainage

More than 40% of Council's stormwater and drainage assets are in an unsatisfactory condition.

Some parts of Council's stormwater network have not been upgraded since being built a century ago, increasing the risk of localised flooding.

Without an additional funding source, Council's stormwater assets will continue to deteriorate.

Funding for major projects

As well as funding existing and new local infrastructure, a rate increase also has the potential to help fund two major projects – the St Ives Indoor Sports Centre and Marian Street Theatre at Killara.

Go to krg.nsw.gov.au/srv to find out more about these projects.

The infrastructure backlog is growing

About 20% of Council's local infrastructure is in a poor or very poor condition. The cost to renew this infrastructure is known as the infrastructure backlog.

Without additional funding, the infrastructure backlog is forecast to rise to $325 million over the next decade – an increase of nearly 40%.

Examples of where we are now

Around 250km of streets lack footpaths, and existing footpaths are deteriorating.

Limited funding to deliver traffic and transport improvements.

Limited funding to renew parks, sportsfields, courts and recreational facilities.

More than 50% of Ku-ring-gai's public buildings need to be refurbished, or demolished and rebuilt.

Examples of where we want to be

Improving accessibility by renewing existing footpaths, including removing trip hazards, and building new footpaths.

More traffic and transport improvements for safer journeys.

Better playing surfaces, lighting, pathways and fencing at sports and recreational facilities.

Buildings which meet modern access, amenity and energy-efficiency standards.

Have your say on these rate increase options

Council is seeking community feedback on four rate options. Three of these options involve a permanent increase in rates above the NSW Government rate peg (known as Special Rate Variations) to fund improved infrastructure outcomes.

See the back page for how you can have your say.

	Option 1	Option 2	Option 3	Option 4
	Deteriorating Infrastructure Base Case – Rate peg only	**Renew Infrastructure** 22% increase in rates	**Renew and Enhance Infrastructure** 29% increase in rates	**Renew, Enhance and Expand Infrastructure** 33% increase in rates
Description	No special rate variation. Will lead to decline in Council's infrastructure.	Council would be able to deliver improvements to existing stormwater, buildings, footpaths and recreational facilities. This option would also fund the loan for the construction of the St Ives Indoor Sports Centre.	As well as the improvements in the *Renew Infrastructure* option, Council would also be able to deliver additional recreational facility works and funding for new footpaths and other infrastructure upgrades (such as traffic and transport works).	As well as the improvements in the *Renew and Enhance Infrastructure* option, Council would also be able to deliver further infrastructure upgrades (including traffic projects) and fund the redevelopment and operation of the Marian Street Theatre.
2026/27 PROPOSED RATE REVENUE INCREASE[1]				
Assumed rate peg[2]	3%	3%	3%	3%
Special Rate Variation	0%	19%	26%	30%
Total	**3%** (assumed)	**22%**	**29%**	**33%**
ADDITIONAL ANNUAL FUNDING FOR INFRASTRUCTURE RENEWAL AND UPGRADES[3] (indicative allocations)				
Stormwater and drainage	$0	$5.9m	$5.9m	$5.9m
Buildings (for example halls, amenities and pavilions)	$0	$6.7m	$6.7m	$6.7m
Recreational facilities (for example sportsfields, parks and open space)	$0	$1.5m	$2.1m	$2.1m
Footpaths (fix existing)	$0	$0.94m	$0.94m	$0.94m
Footpaths (build new)	$0	$0	$3.8m	$3.8m
Other infrastructure upgrades (for example traffic and transport works)	$0	$0	$1.7m	$2.4m
ADDITIONAL ANNUAL MAJOR PROJECT FUNDING (indicative allocations)				
St Ives Indoor Sports Centre construction loan	$0	$1.46m[4]	$1.46m	$1.46m
Marian Street Theatre construction loan and operating subsidy	$0	$0	$0	$2.98m[5]
PROPOSED 2026/27 INCREASE IN AVERAGE RATES[6]				
Residential rates	$52 (or $1 a week)	$378 (or $7.27 per week)	$499 (or $9.60 a week)	$568 (or $10.92 a week)
Business rates	$173 (or $3.33 a week)	$1,272 (or $24.46 per week)	$1,676 (or $32.23 a week)	$1,907 (or $36.68 a week)

1. For Special Rate Variation options, the proposed increase would be applied once in July 2026 and become a permanent part of Council's rate revenue. From July 2027 onwards, rates would increase in line with the NSW Government rate peg (Council estimates 3% per year). Tables projecting average rate amounts and increases over the coming four years under all options can be accessed at krg.nsw.gov.au/srv
2. Assumed NSW Government rate peg in 2026/27. The rate peg is expected to be announced by the Independent Pricing and Regulatory Tribunal (IPART) in September-October 2025.
3. Note that the Special Rate Variation options do not include roads renewal because sufficient funding is currently in place to deliver works such as resurfacing and kerb and guttering improvements to reduce the infrastructure backlog for roads renewal over time.
4. Once the loan is repaid in 2031/32, funding will be diverted to other infrastructure upgrades to be determined by the budget process.
5. Once the loan is repaid in 2045/46, most funding (excluding payments for operating subsidy) will be diverted to other infrastructure upgrades to be determined in the budget process.
6. These are average rate increases. Actual increases will vary, depending on property values including official valuation changes.

Learn more and have your say

You are invited to have your say about the rate increase options.
Feedback closes on **31 August 2025**.

Have your say

Go to **krg.nsw.gov.au/srv** to:

- Get more information about the options.
- Fill out an online survey.
- Register to attend:
  - An online forum on Tuesday 29 July; and
  - An in-person public forum on Wednesday 13 August.

Drop-in sessions

You can also talk to Council staff at the following drop-in sessions:

- Saturday 2 August at Gordon Library from 10am-12pm. Translators in Mandarin, Cantonese and Korean will be available.
- Thursday 28 August at St Ives Shopping Village from 2-4pm.

Registration is not required for these events.

Submissions

Submissions can be:

- Mailed to Ku-ring-gai Council, Locked Bag 1006, Gordon NSW 2072 (quote reference number S14747-2)
- Emailed to srv@krg.nsw.gov.au

Privacy

Submissions from the general public may be included in Council reports. Personal details will be removed.

Questions

You can contact us by either emailing srv@krg.nsw.gov.au or phoning 9424 0000.

Information in your language

Simplified Chinese

Ku-ring-gai市议会正在就提高市政费的方案征求公众意见。

您可以在8月2日（星期六）上午10点至中午12点前往Gordon图书馆参加社区咨询会，与市议会工作人员讨论该项目。活动现场将提供普通话传译服务，无需预约登记

Traditional Chinese

Ku-ring-gai市政府正在就提高市政稅的多個選項徵求回饋意見。您可以在8月2日（星期六）上午10時至正午12時在Gordon圖書館舉行的社區公開會議上與市政府員工討論此項目。該活動將設粵語口譯服務。無需預先登記。

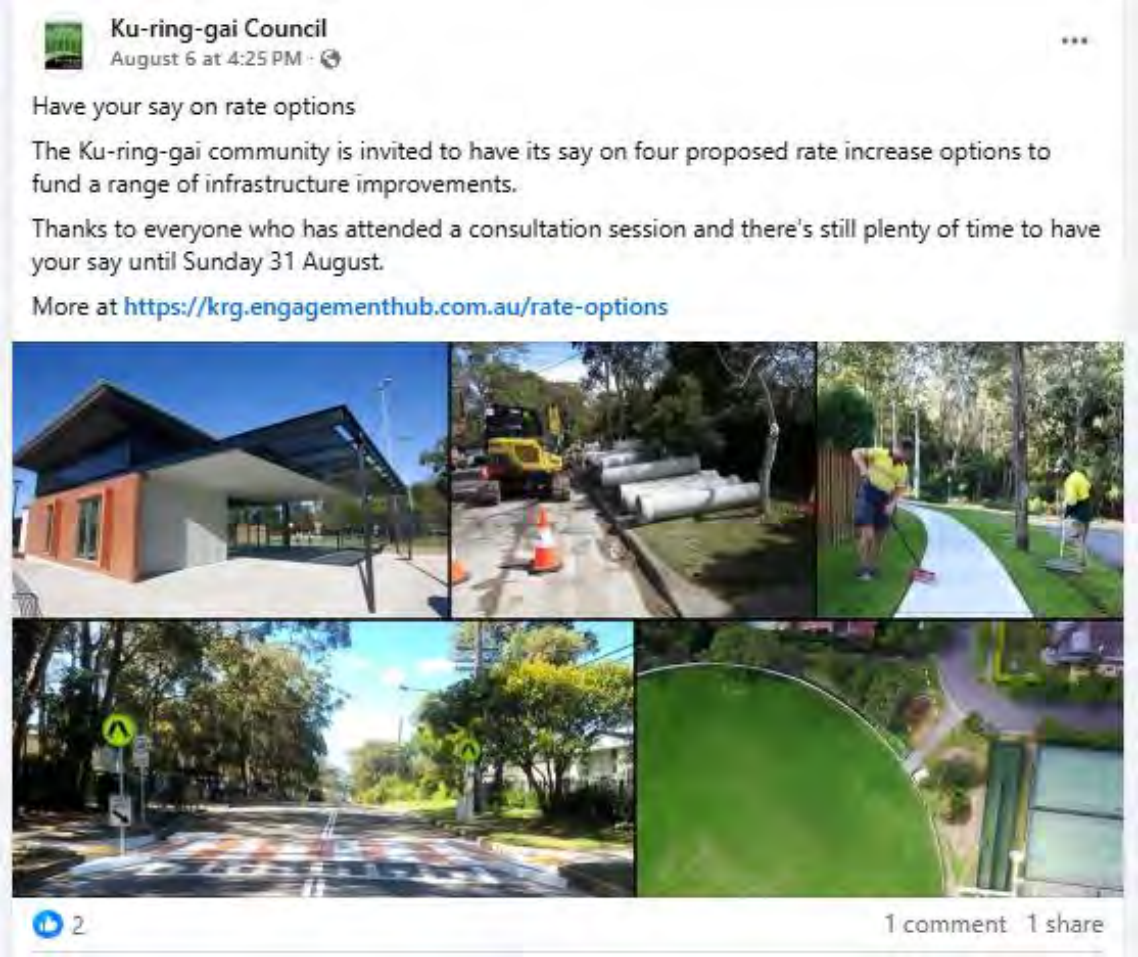
Korean

쿠링가이 카운슬에서는 카운슬 요금 인상에 대한 선택 방안에 관련한 피드백을 구하고 있습니다. 고든 도서관에서 8월 2일 토요일, 오전 10시부터 12시까지 열리는 커뮤니티 드롭인 세션에서 이 프로젝트에 관해 카운슬 직원과 대화를 나눌 수 있습니다. 한국어 번역사가 있으며, 사전 등록은 필요하지 않습니다.

Have your say by midnight on **Sunday 31 August 2025.**
Scan the QR Code to find out more or visit **krg.nsw.gov.au/srv**

Social media posts

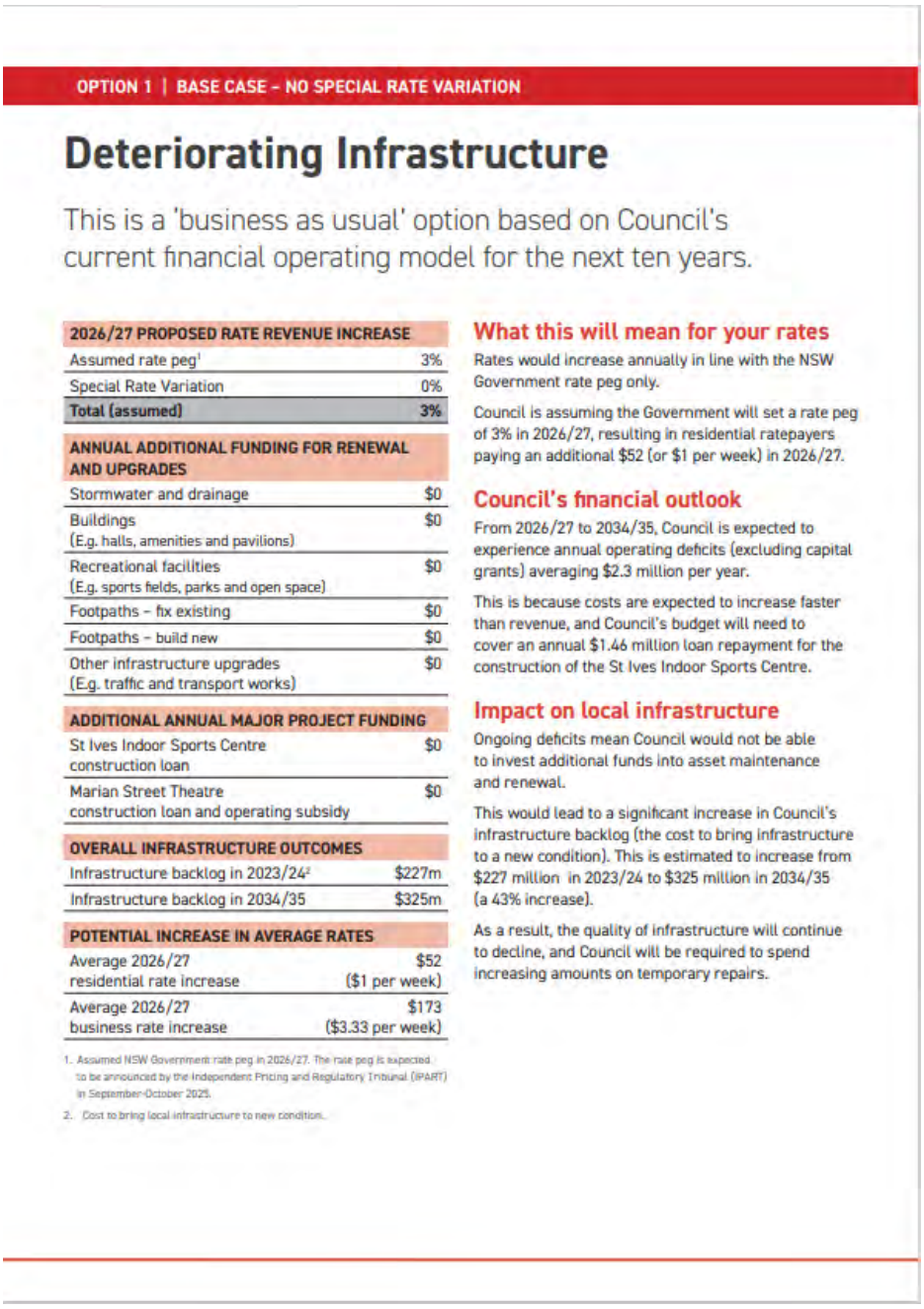
On 6 August, Council issued a Facebook post on the rate increase options. This had a post reach of 2,178 social media users.



A second post on 29 August had a reach of 4,800 social media users.

Fact sheets

Four fact sheets were prepared on each rate increase option. These fact sheets were available for download on the engagement page, and also printed and made available at in-person engagement events. These fact sheets are shown below.



OPTION 1 | BASE CASE – NO SPECIAL RATE VARIATION

Deteriorating Infrastructure

This is a 'business as usual' option based on Council's current financial operating model for the next ten years.

2026/27 PROPOSED RATE REVENUE INCREASE	
Assumed rate peg[1]	3%
Special Rate Variation	0%
Total (assumed)	**3%**

ANNUAL ADDITIONAL FUNDING FOR RENEWAL AND UPGRADES	
Stormwater and drainage	$0
Buildings (E.g. halls, amenities and pavilions)	$0
Recreational facilities (E.g. sports fields, parks and open space)	$0
Footpaths – fix existing	$0
Footpaths – build new	$0
Other infrastructure upgrades (E.g. traffic and transport works)	$0

ADDITIONAL ANNUAL MAJOR PROJECT FUNDING	
St Ives Indoor Sports Centre construction loan	$0
Marian Street Theatre construction loan and operating subsidy	$0

OVERALL INFRASTRUCTURE OUTCOMES	
Infrastructure backlog in 2023/24[2]	$227m
Infrastructure backlog in 2034/35	$325m

POTENTIAL INCREASE IN AVERAGE RATES	
Average 2026/27 residential rate increase	$52 ($1 per week)
Average 2026/27 business rate increase	$173 ($3.33 per week)

1. Assumed NSW Government rate peg in 2026/27. The rate peg is expected to be announced by the Independent Pricing and Regulatory Tribunal (IPART) in September-October 2025.
2. Cost to bring local infrastructure to new condition.

What this will mean for your rates

Rates would increase annually in line with the NSW Government rate peg only.

Council is assuming the Government will set a rate peg of 3% in 2026/27, resulting in residential ratepayers paying an additional $52 (or $1 per week) in 2026/27.

Council's financial outlook

From 2026/27 to 2034/35, Council is expected to experience annual operating deficits (excluding capital grants) averaging $2.3 million per year.

This is because costs are expected to increase faster than revenue, and Council's budget will need to cover an annual $1.46 million loan repayment for the construction of the St Ives Indoor Sports Centre.

Impact on local infrastructure

Ongoing deficits mean Council would not be able to invest additional funds into asset maintenance and renewal.

This would lead to a significant increase in Council's infrastructure backlog (the cost to bring infrastructure to a new condition). This is estimated to increase from $227 million in 2023/24 to $325 million in 2034/35 (a 43% increase).

As a result, the quality of infrastructure will continue to decline, and Council will be required to spend increasing amounts on temporary repairs.

Infrastructure outcomes in this option

Buildings

Around half of Ku-ring-gai's buildings currently require refurbishment or rebuilding. Council would have limited ability to bring public buildings to community standards, including accessibility and energy efficiency.

Recreational facilities

Increased issues with deteriorating playing surfaces, sub-standard lighting, walkways and fencing. Reduced ability to upgrade parks and playgrounds.

Traffic and transport

Council would be less able to fund approved traffic and pedestrian safety improvements.

Stormwater

Much of Council's stormwater network consists of very old pipes that have never been renewed. Increased risk of localised flooding, road closures and contamination of local waterways. More potholes, subsidence and road repairs due a decline in asset performance.

Existing footpaths

About 20% of existing footpaths expected to fall into unsatisfactory condition in next decade. This would lead to a decline in accessibility and increased maintenance demands.

New footpaths

One in four streets across Ku-ring-gai (around 250km) currently have no footpath at all. At the current pace, it could take until the 2080s to complete footpaths on at least one side of every street, limiting safe and accessible walking routes for many residents.

FUNDING BETTER LOCAL INFRASTRUCTURE

Ku-ring-gai Council

OPTION 2 | SPECIAL RATE VARIATION

Renew Infrastructure

This option proposes additional investment in local infrastructure to accelerate improvements to assets and community facilities and address the growing backlog.

2026/27 PROPOSED RATE REVENUE INCREASE	
Assumed rate peg	3%
Special Rate Variation	19%
Total[1]	**22%**

ADDITIONAL ANNUAL FUNDING FOR RENEWAL AND UPGRADES	
Stormwater and drainage	$5.9m
Buildings (E.g. halls, amenities and pavilions)	$6.7m
Recreational facilities (E.g. sports fields, parks and open space)	$1.5m
Footpaths – fix existing	$0.94m
Footpaths – build new	$0
Other infrastructure upgrades (E.g. traffic and transport works)	$0

ADDITIONAL ANNUAL MAJOR PROJECT FUNDING	
St Ives Indoor Sports Centre construction loan	$1.46m
Marian Street Theatre construction loan and operating subsidy	$0

OVERALL INFRASTRUCTURE OUTCOMES	
Infrastructure backlog in 2023/24[2]	$227m
Infrastructure backlog in 2034/35	$175m

POTENTIAL INCREASE IN AVERAGE RATES[3]	
Average 2026/27 residential rate increase	$378 (or $7.27 a week)
Average 2026/27 business rate increase	$1,272 (or $24.46 a week)

1. The proposed increase would be applied once in July 2026 and become a permanent part of Council's rate revenue. From July 2027 onwards, rates would increase in line with the NSW Government rate peg (Council estimates 3% per year).
2. Cost to bring local infrastructure to new condition.
3. These are average rate increases. Actual increases will vary, depending on property value including official valuation changes.

What this would mean for your rates

Under this option, Council would increase rates by 22% in 2026/27. This would include a Special Rate Variation of 19% and an assumed NSW Government rate peg of 3%.

This would result in an average increase of $378 (or $7.27 per week) for residential ratepayers in 2026/27.

From 2027/28 onwards, rates would increase in line with the NSW Government rate peg only.

Local infrastructure benefits

The rate increase would deliver an additional $16.5 million a year dedicated to renewing and upgrading existing local infrastructure. This funding would be allocated as follows:

- **$5.9 million for stormwater and drainage:** Improvements to kerb inlets, pipes and drains to reduce flooding risk and improve stormwater management. Council would seek to reline, rather than replace, pipes to save costs.
- **$6.7 million for community buildings:** Renewal and upgrade of buildings such as halls, public toilets and pavilions, Improvements would focus on improved safety, lighting, accessibility and women's facilities facilities.
- **$1.5 million for recreational facilities:** Improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open space.
- **$0.94 million for footpaths:** Improving the existing footpath network, including removing trip hazards and improving surfaces.

Council's infrastructure backlog (the cost to bring assets to a new condition) would reduce from $227 million in 2023/24 to $175 million in 2034/35 (a decrease of 23%).

Funding for the St Ives Indoor Sports Centre

This option would also fund $1.46 million a year in loan repayments for the construction of the St Ives Indoor Sports Centre. This centre is currently under construction in partnership with the NSW Government.

When complete in 2026, it will deliver four world-class multi-use courts, a community space, café and car parking for community use.

After the loan is repaid in 2031/32, this funding would be reallocated to other infrastructure renewal.

Compared to Option 1, Council can each year:

Buildings

Increase the number of buildings which are replaced or renewed from two to eight.

Recreational facilities

Fund additional recreational facility improvements, potentially including fencing, lighting, drainage and pathway works, and an additional sports field surface rejuvenation.

Stormwater

Boost by seven times the length of stormwater pipe renewal (from 900m to 6.9km).

Repair or replace over eight times more kerb inlet pits (from 30 to 250).

Existing footpaths

Repair and rebuild a two times greater area of existing footpaths, from 2.9km² to 6.5km²

FUNDING BETTER LOCAL INFRASTRUCTURE

Ku-ring-gai Council

OPTION 3 | SPECIAL RATE VARIATION

Renew and Enhance Infrastructure

This option represents a more significant investment in local infrastructure, designed to renew existing assets as well as extend the footpath network and fast track traffic, transport and other infrastructure projects.

2026/27 PROPOSED RATE REVENUE INCREASE	
Assumed rate peg	3%
Special Rate Variation	26%
Total[1]	**29%**

ADDITIONAL ANNUAL FUNDING FOR RENEWAL AND UPGRADES	
Stormwater and drainage	$5.9m
Buildings (E.g. halls, amenities and pavilions)	$6.7m
Recreational facilities (E.g. sports fields, parks and open space)	$2.1m
Footpaths – fix existing	$0.94m
Footpaths – build new	$3.8m
Other infrastructure upgrades (E.g. traffic and transport works)	$1.7m

ADDITIONAL ANNUAL MAJOR PROJECT FUNDING	
St Ives Indoor Sports Centre construction loan	$1.46m
Marian Street Theatre construction loan and operating subsidy	$0

OVERALL INFRASTRUCTURE OUTCOMES	
Infrastructure backlog in 2023/24[2]	$227m
Infrastructure backlog in 2034/35	$174m

POTENTIAL INCREASE IN AVERAGE RATES[3]	
Average 2026/27 residential rate increase	$499 (or $9.60 a week)
Average 2026/27 business rate increase	$1,676 (or $32.23 a week)

1. The proposed increase would be applied once in July 2026 and become a permanent part of Council's rate revenue. From July 2027 onwards, rates would increase in line with the NSW Government rate peg (Council estimates 3% per year).
2. Cost to bring local infrastructure to new condition
3. These are average rate increases. Actual increases will vary, depending on property value including official valuation changes.

What this would mean for your rates

Under this option, Council would increase rates by 29% in 2026/27. This would include a Special Rate Variation of 26% and an assumed NSW Government rate peg of 3%.

This would result in an average increase of $499 (or $9.60 per week) for residential ratepayers in 2026/27.

From 2027/28 onwards, rates would increase in line with the NSW Government rate peg only.

Local infrastructure benefits

The rate increase would deliver an additional $22.6 million a year. This option would deliver all the benefits of the Renew Infrastructure option (Option 2), plus the following:

- A further $600,000 for renewal of existing recreational facilities.
- $3.8 million for new footpaths, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.
- $1.7 million for traffic, transport and other infrastructure works.

Council's infrastructure backlog, which is the cost to bring its assets to a new condition, would reduce from $227 million in 2023/24 to $174 million in 2034/35 (a decrease of 23%).

In addition to Option 2, Council can each year:

New footpaths

Build new footpaths on around 40 streets, a significant increase from the current 12-14 streets per year.
This would ensure all streets have a footpath on at least one side by 2045 (instead of 2082 without this funding).

Traffic and transport

Dedicate $1.7 million to other infrastructure upgrades, including traffic and pedestrian safety improvements.

Recreational facilities

Deliver additional recreational facility improvements, and the potential for an extra sports field surface rejuvenation.

FUNDING BETTER LOCAL INFRASTRUCTURE

Ku-ring-gai Council

OPTION 4 | SPECIAL RATE VARIATION

Renew, Enhance and Expand Infrastructure

This option would represent a significant investment in community infrastructure and enable the reconstruction of a landmark arts and cultural facility.

2026/27 PROPOSED RATE REVENUE INCREASE	
Assumed rate peg	3%
Special Rate Variation	30%
Total[1]	**33%**

ADDITIONAL ANNUAL FUNDING FOR RENEWAL AND UPGRADES	
Stormwater and drainage	$5.9m
Buildings (E.g. halls, amenities and pavilions)	$6.7m
Recreational facilities (E.g. sports fields, parks and open space)	$2.1m
Footpaths – fix existing	$0.94m
Footpaths – build new	$3.8m
Other infrastructure upgrades (E.g. traffic and transport works)	$2.4m

ADDITIONAL ANNUAL MAJOR PROJECT FUNDING	
St Ives Indoor Sports Centre construction loan	$1.46m
Marian Street Theatre construction loan and operating subsidy	$2.98m

OVERALL INFRASTRUCTURE OUTCOMES	
Infrastructure backlog in 2023/24[2]	$227m
Infrastructure backlog in 2034/35	$181m

POTENTIAL INCREASE IN AVERAGE RATES[3]	
Average 2026/27 residential rate increase	$568 (or $10.92 a week)
Average 2026/27 business rate increase	$1,907 (or $36.68 a week)

1. The proposed increase would be applied once in July 2026 and become a permanent part of Council's rate revenue. From July 2027 onwards, rates would increase in line with the NSW Government rate peg (Council estimates 3% per year).
2. Cost to bring local infrastructure to new condition.
3. These are average rate increases. Actual increases will vary, depending on property value including official valuation changes.

What this would mean for your rates

Under this option, Council would increase rates by 33% in 2026/27. This would include a Special Rate Variation of 30% and assumed NSW Government rate peg of 3%.

This would result in an average increase of $568 (or $10.92 per week) for residential ratepayers in 2026/27.

From 2027/28 onwards, rates would increase in line with the NSW Government rate peg only.

Local infrastructure benefits

This option would deliver an additional $26.3 million a year in infrastructure funding.

It would deliver all the benefits of the Renew and Enhance Infrastructure option (Option 3), along with an additional $700,000 for traffic, transport and other infrastructure upgrades.

It will also deliver $2.98 million a year to service a $30.36 million loan to build the Marian Street Theatre project, and then subsidise the theatre's operation. This project would create a vibrant, multi-use arts venue with a strong focus on drama, featuring multiple rehearsal and performance spaces.

Once this loan is fully repaid in 2045/46, this funding (excluding the operating subsidy) would be redirected to other infrastructure renewal and upgrade works.

Council's infrastructure backlog (the estimated cost to bring Council's assets to a new condition), would decrease from $227 million in 2023/24 to $181 million in 2034/35. This represents a decrease of 20%.

In addition to Option 3, Council can:

Traffic and transport

Spend an additional $700,000 on other infrastructure upgrades each year, including traffic and transport works.

Marian Street Theatre redevelopment at Killara

Current Marian Street Theatre site (left) and artist's impression of proposed redevelopment (right).

Artist's impressions of internal and external areas at proposed Marian Street Theatre redevelopment.

FUNDING BETTER LOCAL INFRASTRUCTURE

Ku-ring-gai Council

Council and library survey displays

Displays were created in Council's four libraries, and at the Council chambers at Gordon, providing brochures and hard copies of surveys, along with a box where community members could lodge surveys. These displays were created to allow people to be able to lodge surveys, even if they didn't have access to – or were unable to use – the internet.

Flyer

A flyer was printed and distributed to Council venues, including the Council Chamber at Gordon and all libraries. This flyer is shown below.

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

If this situation continues, the quality of infrastructure will continue to decline, with Council required to spend increasing amounts on temporary repairs.

As a result, Council is seeking your feedback on four options.

BASE CASE – NO SPECIAL RATE VARIATION	
Option 1	Deteriorating Infrastructure
SPECIAL RATE VARIATION OPTIONS	
Option 2	Renew Infrastructure
Option 3	Renew and Enhance Infrastructure
Option 4	Renew, Enhance and Expand Infrastructure

The Special Rate Variation options will deliver a range of infrastructure improvements, including for stormwater, footpaths, recreational facilities, community buildings and traffic and transport.

Have your say by 31 August 2025.

To find out more scan the QR code or visit
krg.nsw.gov.au/srv

Ku-ring-gai Council

Attachment B: Engagement activities

29 July online forum

On 29 July, some 24 community members took part in an online forum. Council staff provided a presentation and then verbally responded to written questions.

The following questions are comments were made, with some participants lodging multiple questions and comments:

- *“So, the Council's sudden interest in an ‘infrastructure backlog' is just coincidental with the State government's policy of letting the developers loose in Ku-ring-gai? Is that the case?”*
- *“Is there a list of work that you say needs to be done? Where are these works situated? How can ratepayers access this list?”*
- *“Your second point (cost shifting) from the key financial challenges you state that responsibilities are pushed onto councils. So how is it then fair for the council to push the cost onto ratepayers? We are not getting refund from the State nor Federal Government.”*
- *“You are making a comparison of land increase to increase in rates. I find this comparison odd. the increase in land value does not equate to increase in earnings as such for the residents. It is a ‘dead’ asset. So explain this comparison?”*
- *“On the Pacific Highway (Between Ryde Road and Telegraph Road) there are so many pot-holes. It has been repaired multiple times but it continues to develop some occurs within 3 months of repair. What is the council doing to improve the quality of the infrastructure. Projects/repairs like the example above shows poor value for money.*
- *“What are the deliverables of this ‘rate increase’ proposal?”*
- *“It is easy to say ‘better’ infrastructure. I would appreciate a definition of ‘better’*
- *“The number of staff per x residents is useful. However a missing stat in this regard is the average cost of staff per comparable average cost of staff in other councils”*
- *"To arrive at these assumptions did you have an inventory of the Assets and assessed the priority based on risk, urgency, return on investment etc?*
- *“Surely not all are equally bad."*
- *“How has the increased volume of rate payers in Ku-ring-gai through development of multi dwelling residences affected income and funding of the discussed items?”*
- *“You spend $318.99 of my rates on cultural programs. Why don't you adopt the solution of just addressing core responsibilities like rubbish collection and looking after the physical environment, instead of charging me more?”*
- *“How much did you spend on the independent consultant?”*
- *"The projects presented are ‘projects’ they are one off costs with (surely) less than the proposed rate increase ongoing. How can the council justify the ongoing base rate increase of such a large amount?”*
- *“When project starts (such as the St Ives indoor sports centre) a funding source should have been secured. How was this deficit missed in the planning and now the ratepayers have to carry?"*
- *Option 2 sporting facilities slide - the photos show some changes to ovals, but these seem unnecessary to me.”*
- *“I don’t understand the need for permanent SRV rate when stormwater drains, footpaths and building are not ‘infinite’. Surely a time will come when all renewals have been done. For example, I have my house, which also needs renewals and repairs but if money is spend on doing say a repair to a certain part of the house, it does not mean that I have to do it every year. These are prioritised. Council should also do*

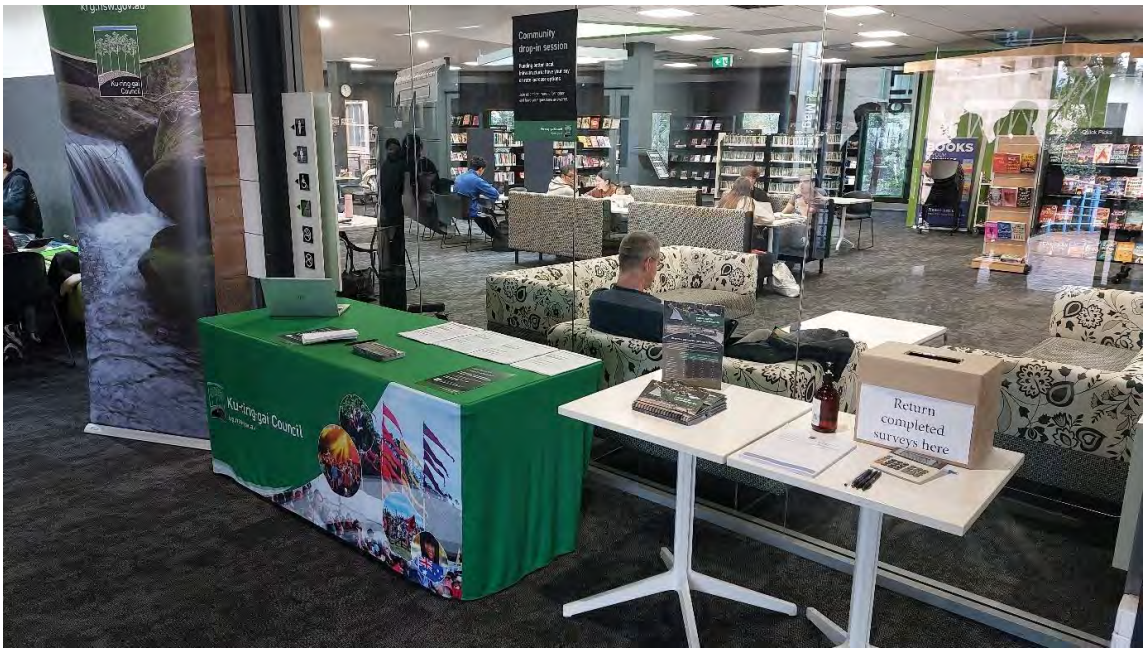
the same. I object to a permanent increase. I need to see the full list of assets that are considered poor and how much is needed for each."

- *"Can I ask what consultation was done for the Marian Street Theatre? And reflecting my question above why was this done as a loan rather than outright secured funding scheme. Wouldn't this just drive us to further rate increases in the future? This is non-essential compared to other essentials you've listed like the stormwater pipes"*
- *"Are the plans to implement an accountability regime to ensure what rate payers commit to paying in additional rates is injected into the proposed works? For example, implementing a transparent reporting system available to rate payers to view what specifically council is working on each year (rather than the current very high level reporting)."*
- *"I would prefer an additional option: One without any expansion but purely focusing on the essentials (stormwater and roads). Additional infrastructure such as the St Ives Sports Park or the Theatre should all be stopped until the essentials are serviced."*
- *"I believe there is an option between 1 and 2, if council can identify areas that need attention based on the condition, risk, return on investment, estimated increase of revenue from the new housing policy, looking at efficiencies"*
- *"I don't understand how an infrastructure backlog of this magnitude been allowed to build up? Why has a SRV not been introduced in earlier years instead of a steep 19% increase now?"*
- *"You say you have a high emergency services levy. Your information is general - what was the actual amount?*
- *"No, you say there is a backlog - you must know what the works are. What works you do is irrelevant."*
- *"Infrastructure requirements have been known for ages with some infrastructure never being maintained Why has a SRV not been lodged previous.? Basically, the current residents are being financially hitting for undercharging previous residents? Also, wasn't this shortfall picked up in the audits?"*
- *"The response to the second question re do you have list of the assets, shows how this project has been handled. What should happen first is to identify the Assets based on the current conditions, the risk, etc etc This is a repeat of a point I have been making."*
- *"There is a very serious stormwater drainage issue in front of my house, and according to the survey from council staff, there is a defect for the gutter and kerb which are built by council back to that time, but the staff asked us to fix it on our own cost. So how can you make sure the extra charge will be used properly and on the right place."*
- *"You mentioned that development costs are not covering development income. Why is this so? With all the proposed development, are current residents funding infrastructure shortfall?"*
- *"I don't understand your link between the wealth in the area and rates amounts collected? Why should these two necessarily correlate?*
- *"Option 1 is 3% increase and option 2 is 22%. The gap is too big. Is there other option between 3% and 22%. Can the council provide more options like 10%, 15% and 20% with details.*
- *"In the proposed options there is a large increase from 3% to 22%. Is there a case for an intermediate increase between 3% and 22% for example 12%?*
- *"The independent consultant whom you employed to assess what the backlog works were.*
- *"The potential TOD and rezoning will definitely cause heavy burdens to current infrastructures, should the developers and state gov take the responsibilities for that?*
- *"Given the huge number of multi-dwellings pushed by NSW Gov (and to some extent the council), why aren't property developers hit with high fees to enable improvements to infrastructure. Surely, the additional dwellings are going to seriously impact our infrastructure. Of course, since the NSW Government are pushing for the increase in dwellings, why aren't they funding the necessary infrastructure to manage the huge increase to the area."*

- *“Given the apparent dire financial position, have you considered selling any non-core assets?”*
- *“Please expand on the response to my question on permanent vs temporary SRV. Your response talked about ongoing maintenance and assets have a lifetime. So from what I have heard Council have not done any of these ‘renewals’ for some years. Now if these have lasted that many x years without attention and now we need this huge funding? I am really struggling to understand this permanent rate increase. Having worked in a corporate world this is quite strange to me.”*
- *"Hypothetically let’s say the council receives the funding it requires from the rate increase and has the funding. What is the long-term financial plan of the council? i.e. is there an option to invest in future renewals rather than expanding (continue to build). This will ensure a more sustainable future with the infrastructure we have, maintained rather than building new infrastructures that cannot be maintained in the long run"*
- *“If assets were reaching end-of-useful-life then shouldn't a reserve have been built up in previous years through smaller rate increases?”*
- *“Are there specific initiatives to reduce costs? Why should we assume that all rate increases are permanent?*
- *“Surely the Asset Management Strategy is a key audit focus area as it is a key focus of local government. I still don't understand how we are at this poor financial position. You have the useful life of the assets. You should have been putting aside funds to cover this.”*
- *“I’m sorry, if I have not hitherto looked at the website. Is this information about, detailed analysis of the assets etc available for review and study?*
- *“Your avoidance of answering my question is not good enough - how much did you spend on the independent consultant whom you employed to assess the infrastructure work?”*
- *“Is the proposed increased intended to be one-off or is it proposed to increase the level of rates forever at the higher level?*
- *“Then keep extending the Temporary increases as needed. … and not impose a permanent increase.”*
- *“Are there any cost estimates on infrastructure as our climate changes?”*
- *“Has there been an enquiry into mismanagement of changing natural grass into artificial turf at the West Pymble oval near Bicentennial Park?*
- *“Thank you all for your time today! I don't think I made your job easy tonight but appreciate the effort and your ongoing dedication and service to the residents of Ku-ring-gai. Looking forward to a solution for the future!”*

2 August drop-in session

On Saturday 2 August, 22 people attended a drop-in session at the Gordon Library foyer to ask questions about the rate increase options. Korean, Cantonese and Mandarin interpreters were available.



13 August in-person engagement event

On 13 August 2025, 16 community members attended an in-person engagement forum at the Gordon Council Chamber. Staff gave a presentation, which is available at this link, and then took questions and received comments from community members.

The following comments were received:

- *Council needs to be transparent about how it's spending money*
- *Concern about cost of staff and councillor offsite workshop*
- *Both support about the Marian St Theatre, but also concern about the operational subsidy*
- *Concern about Council's capacity to deliver infrastructure projects, given Norman Griffiths Oval issue.*
- *Concern that Council ran a large surplus (including capital grants and contributions) in 2023/24, and has available cash, yet is asking for a rate rise.*

The following questions were received:

- *Why there isn't an 'in-between' option between 3-22%, given cost of living pressures?*
- *Rationale for the options, given they deliver only a 23-25% backlog reduction over ten years*
- *Will Council lobby to rate private schools?*
- *Where is Council's other revenue coming from and have asset sales been included in its financial plan?*
- *Will Council get revenue from new high-rise development (rates and/or contributions)?*
- *What will happen to the Marian St Theatre if Option 4 is not supported?*

- *Are asset sales an option to fund Marian St Theatre?*
- *How are you seeking to reduce costs?*
- *Will you publish the surveys?*
- *Will Council use day labour or contractors to deliver works?*
- *How did Council get to this financial state?*
- *Are you surveying ratepayers only, or ratepayers and residents?*

Staff answered these questions and received the comments.

18 August 2025 recruited workshop

On 18 August, some 34 community members, who were randomly-selected, took part in a workshop at the Council Chambers at Gordon to discuss Council's financial challenges and the rate increase options. Of these participants:

- 32 were property owners and two were renters
- Four were from Wahroonga Ward, five from Comenarra Ward, seven from St Ives Ward, 9 from Gordon Ward and 9 from Roseville Ward
- There were a range of age groups represented, from 18-34 to 65 plus, and a roughly equal split between female and male community members.

Following the first half of a presentation, participants were divided into tables asked to nominate Council's financial challenges, to ascertain the community's viewpoint on this issue.

Table feedback on Council's financial challenges

Challenge	Number of times mentioned
Age of infrastructure	4
Less income from business	2
Small / less dense population	2
Construction costs	2
High non-rateable bushland areas	1
Cost-shifting from State	1
High overheads	1
Inability to get grants	1
Large blocks	1
Ageing population with limited income	1
Small / less dense population (x2)	1
Construction costs (x2)	1
Poor Council management, which is now leading to ratepayers to foot costs	1
By increasing density you can increase revenue	1
Increase in building compliance codes	1
Council has a monopoly and tends to abuse this situation	1
High cost increases	1
How do you value different assets and choose which one should be prioritised?	1
Low rates per capita	1
No CBD	1
Little paid parking	1
Need for a third party review of capital expenditure	1
Inequitable distribution of capital works – some streets and areas receive more	1
Low income relative to other councils	1

Following the second half of the presentation, participants were then asked to outline the pros and cons of each rate increase option.

The feedback from all tables is outlined below. Where the same item was mentioned multiple times by different tables, this is indicated.

Option 1 pros and cons

Pros	Cons
Low cost (x5)	Low reward – Council area will go backwards (x3)
Will force Council to find other revenue and efficiencies (x3)	Stormwater decline
Less shock to the community	No sport improvement
Less backlash	Future generations will pay more (x2)
Government may increase rate peg	Property values will decline as Council area declines (x3)
	Increase in backlog
	Potential for more debt
	More injuries in public areas
	Poor decision-making
	No significant upgrades
	Increased cost of temporary repairs

Option 2 pros and cons

Pros	Cons
Lowest Special Rate Variation option / lesser impact on ratepayers (x2)	Why did Council commit to St Ives Indoor Sports Centre before getting rates revenue to pay for it? (x2)
Stormwater benefits (x2)	Potentially more important things to spend money on than buildings
Tackles the backlog	Only a patch fix
Infrastructure will look better	Burden on ageing population that has been artificially small
Solves some infrastructure problems	No real improvement
More maintenance	Options on table are not reflective of community needs
No new speed humps	Too much of a burden on existing, not new, residents – developer contributions should be funding more
Buildings improved	More money to mismanage
Funds Indoor Sports Centre	Limited new footpaths (x2)
Upgrades existing footpaths	No other infrastructure upgrades
	There is a need for an option between 3% and 22%

Option 3 pros and cons

Pros	Cons
Increase funds for traffic	More infrastructure investment requires upkeep / depreciation
More footpaths	State vs Council road responsibility
Cheapest option that will tackle backlog and provide new infrastructure	Why hasn't this been done before
Solves existing and new infrastructure problem	High costs per person
More recreation facilities	Limited options for other projects
New footpaths / gutters	Options on table are not reflective of community needs

More pedestrian crossings	Too much of a burden on existing, not new, residents – developer contributions should be funding more
More value for money	Council needs to cut internal costs instead
	More speed humps
	Not much difference to Option 2

Option 4 pros and cons

Pros	Cons
Increase in business rate	Very high costs (x2)
More transport infrastructure	Marian St Theatre costs – site should be sold instead (x3)
Safer access for the community	Two individual major projects doesn't reflect resident need – Council should think more laterally
Will increase property value	Marian St loan and debt (by the time loan is repaid building will require more work)
Represents bold vision for the future	Pensioner stress
Marian St Theatre for our grandchildren	Shock to people
Most people can afford to pay this	Options on table are not reflective of community needs
Utilise assets	Too much of a burden on existing, not new, residents – developer contributions should be funding more
	Marian St Theatre too costly – need to examine user pays
	Can Council borrow $200m instead and have a lower rate increase?
	Expand current infrastructure ie: sports centre
	Too many speed humps
	Increase for Marian St Theatre should only be limited to the term of the loan

Tables were then asked to rank the options, from most to least preferred. Most tables were supportive of a Special Rate Variation increase option.

Option ranking by table

Table	Most preferred	Second most preferred	Third most preferred	Least preferred
1	29% increase (Option 3)	Equal - 33% increase (Option 4) and 3% increase (Option 1)		22% increase (Option 2)
2	33% increase (Option 4)	29% increase (Option 3)	22% increase (Option 2)	3% increase (Option 1)
3	3% increase (Option 1)	29% increase (Option 3)	22% increase (Option 2)	33% increase (Option 4)
4	22% increase (Option 2)	29% increase (Option 3)	3% increase (Option 1)	No vote
5	22% increase (Option 2)	29% increase (Option 3)	33% increase (Option 4)	3% increase (Option 1)

Tables were asked to record the reason for their preferences. These are listed below:

Table	Reason for preference ranking
1	Council should ask the highest option (Option 4) and then it may get Option 3 as the worst case
2	Council should be accountable for its expenditure, including projects to be agreed with the community and expenditure to be limited to the project asset classification. No spending on litigation.
3	Special Rate Variation increases are too high
4	Problem won't go away – we need to address it
5	This group was on the fence with Option 2 and 3. Would like to see tangible results. For example, when the loan for the Sports Centre is paid off, where does the money get redirected?

Council asked participants whether they were aware of the rate increase option engagement activity, before they attended the workshop. Some 78% of participants said they were aware.

Council then asked participants whether they were aware any Special Rate Variation (SRV) would be permanent. Of the participants who were aware of the engagement activity, some 57% said they were aware the SRV would be permanent.

Council then asked participants for any other matters it should consider when progressing the project. The following comments were made:

- *Consider financial contributions from corporations in return for naming/ signage of toilet/ sports facilities.*
- *Consult people on exactly what they want the increase to go to rather than packaging into fixed options and allow people to vote for what rate increase should be prioritised for.*
- *Allow a new option to be inserted after Option 1 and before Option 2 so that there is a rate increase around 10% offered as well. Rather than a jump from 3 to 22% as only options.*
- *Council should address critical necessity before any enhancement proposals/ projects*
- *Consult people on fixed versus permanent SRV as many including younger generations will not be accepting of permanent rate increase as it does not promote accountability.*
- *Transparency in strategic expenditure planning and allocation.*
- *The option I preferred tonight was 2, as I agree need to renew existing infrastructure but the' enhance in 3 or 4 feels like ambit claim and does not present as increasing amenity for ratepayers in general - eg St Ives sports centre good for families with kids at the school or involved in basketball … who else?*
- *Clear comms where the money was spent and will be spent.*
- *Update on the progresses.*
- *Active engagement of feedback from community.*
- *Review on capital expenditure to identify potential savings.*
- *Identify where the money that went to completed projects will go.*
- *More info on St Ives and Marian St as part of the pitch, with comparisons to similar facilities and potential benefits.*
- *Continuous discussion.*
- *Community must know what Council is doing. Community consultation required to prioritise projects.*
- *People need to learn to within their means and do what the governments will tell you to do.*
- *Why are there fixed rates? Why can't there be small incremental increases? Eg 5% increase each year until everything is good. Then decrease slightly when necessary.*
- *With the Long Term projections of remediation and works, I feel that the changing demographics and community needs should be planned for.*
- *Petition advocacy from LGNSW for assistance with infrastructure funding from the NSW Government.*
- *Lobby Commonwealth Government to increase infrastructure funding to 2%*
- *It is obvious that the very low population in KRG, which is also ageing, is contributing to the funding shortfall. Suggest looking at real options to increase density which would decrease average population age and increase revenue.*
- *If increased rates are approved by part, they MUST NOT be spent on litigation.*
- *Consider reduction after loan is paid off for st ives. Less speed humps.*
- *Better budgeting and less unnecessary expenses*
- *Just be ruthless in prioritization of what infrastructure is fixed and manage it within the current budget.*
- *Asking for a 22% increase is outrageous.*

- *Consider the excessive cost of housing in this area by allowing big blocks to subdivide so you get families can build smaller houses. No one wants more apartments.*
- *Option 4 lock it in and get the area thriving, best things for property values and community entertainment.*
- *Clearer explanations of how current capital expenditure and repairs are costed compared to new plans. Consider a plan based purely on maintenance vs additional works.*
- *The very unique nature of the area with natural beauty and vegetation.*
- *Consult with the community on where the funding should go.*
- *Not enough businesses in Ku-ring-gai - should be encouraged. Business rates are fairly low.*
- *Consider and prioritise the upgrade of existing infrastructure needed.*
- *Independent review of both operational and capital expenditure and publish results to rate payers to ensure all avenues have been exhausted.*
- *Continue resident awareness sessions. Possibly do outbound calls*
- *Council has to be visible. Let residents know what council is doing, what has been achieved.*
- *People need to know priorities. Not repairing the same road when others are at stage 4 and 5 - below average and in a poor state."*
- *Help people understand what their money will do to improve our amenity of living in this area.*
- *This is not a 'project'*
- *Council seems averse to moving ahead with medium height builds near train stations, particularly along Pacific Highway. This could allow 1 to 2 levels of business, then residential on top. Increases both business and residential rate increases, with small footprints.*
- *Clarify the impact of increase in rates revenue to rate holders is not 3% but averaged of 3% and proposed increase is higher than 22%, 29% or 33%*
- *Overall we need to maintain the infrastructure, period. I encourage to move ahead.*
- *No rate increase, increase density of housing to increase rates*
- *Reduce funding to community groups and activists.*
- *Get the basics such as drainage* and maintenance under control before over reaching into infrastructure that Council can't afford.

21 August 2025 recruited workshop

On 21 August, a further 34 community members, who were randomly-selected, took part in a workshop at the Council Chambers at Gordon to discuss Council's financial challenges and the rate increase options.

Of these participants:

- 32 were property owners and two were renters
- Six were from Wahroonga Ward, eight from Comenarra Ward, seven from St Ives Ward, five from Gordon Ward and eight from Roseville Ward
- There were a range of age groups represented, from 18-34 to 65 plus, and an equal split between female and male community members.

Following the first half of a presentation, participants were divided into tables asked to nominate Council's financial challenges, to ascertain the community's viewpoint on this issue.

Table feedback on Council's financial challenges

Challenge	Number of times mentioned
Cost shifting	2
Need for developers to pay fees for infrastructure	2
Decision-making and community engagement process on funding allocation	2
Efficiency and capability of management in relation to expenditure	2
Ageing population	1
Community standards	1
Restrictions on subdivisions and development approval	1
Using grants within financial year	1
Rate pegging	1
Cost of living	1
Time delay between increase in population and infrastructure delivery	1
Building new infrastructure instead of renewing existing infrastructure	1
Mismatch between resident concerns and Council infrastructure planning	1
Need for sale and lease of Council assets	1
Councils needs to attract more commercial businesses	1
Spending on consultants	1
Council printing of materials	1
Lack of business rates and business development strategy	1
Need to educate community about financial issues	1
Lack of productivity and efficiency	1
Prioritise spending existing budget	1

Following the second half of the presentation, participants were then asked to outline the pros and cons of each rate increase option. The feedback from all tables is outlined below. Where the same item was mentioned multiple times by different tables, this is indicated.

Option 1 pros and cons

Pros	Cons
Relatively less expensive (x5)	Increased infrastructure backlog (x3)
"Least worst option"	"Kicking the can down the road"
Avoid community backlash	Potential Council liability costs / safety issues (x2)
Minimal work carried out	Doesn't address basic needs
Makes Council be efficient	Not the same as rate of inflation
Council to fund alternative funding sources	Deteriorating assets (x2)
Reduced property prices	Reduction in standard of living
	Community less likely to use recreational facilities
	Increased flooding
	Increased insurance costs

Option 2 pros and cons

Pros	Cons
Potential reduction in insurance risks and claims for damage to private property from stormwater (x2)	Cost of living impacts
Reduce Council backlog and future Council costs (3)	Little improvement for community
Deals with future loan costs (x2)	Increase is permanent
New footpaths	Big rate increase from Option 1 (x2)

Affordable compared to Options 3 and 4	Why fund a school sports centre
	Doesn't provide new footpaths
	Lack of user pays
	Public safety not addressed
	Recreation facilities under-funded
	Still a backlog
	Less incentive for Council to be efficient
	New sporting facilities being prioritised over infrastructure safety
	No confidence Council will deliver the projects
	Over capitalisation in buildings asset class
	No new infrastructure

Option 3 pros and cons

Pros	Cons
Some new community assets	Permanent increase
Council more financially efficient	Project and capital allocation
Maintenance improvement	Doesn't provide additional funding for existing footpaths, buildings and drainage
Key infrastructure needs addressed	Marian St not addressed
Extra recreation facilities	No transparency over existing spend
Improved standard of living	Lack of user pays
Cheaper than Option 3	Norman Griffiths not finished
Reduce Council debt	More expensive
Safety improvements	Reduces incentive for Council to be efficient
Addresses community needs	No guarantee of outcomes and expenditure
Balances spending on new and existing infrastructure	Potential future SRV
New footpath expenditure	
Additional recreational facility infrastructure	

Option 4 pros and cons

Pros	Cons
Providing for arts and theatre and culture (x2)	New projects may not be most suitable for community
Financial management and sustainability	Project delivery capability and accountability
New assets for community	Marian St Theatre costs and not required (x4)
Huge new funding amount (x3)	Lack of user pays
Traffic infrastructure and road safety	Could utilise other sources of funds
	People could default on their ability to pay rates
	Very expensive
	Only marginal improvement from Option 3
	Too expensive / locked into ongoing expenses

Tables were then asked to rank the options, from most to least preferred. Most tables were supportive of a Special Rate Variation increase option.

Overall ranking by table

Table	Most preferred	Second most preferred	Third most preferred	Least preferred
1	29% increase (Option 3)	Equal between 3% increase (Option 1) and 22% increase (Option 2)		N/A
2	3% increase (Option 1)	29% increase (Option 3)	22% increase (Option 2)	33% increase (Option 4)
3	22% increase (Option 2)	29% increase (Option 3)	3% increase (Option 1)	33% increase (Option 4)
4	3% increase (Option 1)	22% increase (Option 2)	29% increase (Option 3)	33% increase (Option 4)
5	29% increase (Option 3)	22% increase (Option 2)	33% increase (Option 4)	3% increase (Option 1)

Tables were asked to record the reason for their preferences. These are listed below.

Table	Reason for preference ranking
1	Democratic outcome, best return for Council
2	No reason provided
3	Most reasonable outcome
4	Affordability
5	Support for Option 4 based on condition that Marian St Theatre costs not included in option

Council asked participants whether they were aware of the rate increase option engagement activity, before they attended the workshop. Some 74% of participants said they were aware.

Council then asked participants whether they were aware any SRV would be permanent. Of the participants who were aware of the engagement activity, some 50% said they were aware the SRV would be permanent.

Council then asked participants for any other matters it should consider when progressing the project. The following comments were made:

- *Consider a rise between 3% and 22%.*
- *Consult community as which of the proposals are most needed or most favourable.*
- *Prove that you can handle big infrastructure projects and hire more people who can handle them.*
- *Consider the income that will be accrued from developments, rather than increasing rates.*
- *A lot of information for this and hopefully will be balanced and updated in the future.*
- *Why does option 4 only include funding the Marian Street Theatre instead of all cultural facilities for example better funding the Ku-ring-gai Art Centre.*
- *What proportion of residents are likely to use the Marian Street Theatre? Why not get private sources of funding. It is likely to be a facility that is used Sydney wide*
- *Stop thinking that we are all rich just because we live here. We have higher than average mortgage expenses and cost of living pressures, three years of rate increases have hurt us all*
- *All options tabled were about rate increases, there were no other options considered. It would have been valuable to spend time on other options for revenue raising, eg partnering with TAFE for students lessening trades. They spend hours learning skills and building fake walls and fake plumbing. Why couldn't they partner with the local council to do real work experience on these jobs. It's a win win. Students get experience and the council gets labour*
- *Start prosecuting people who illegally cut down protected trees!! If council took a stand and said we will fine you $50k per tree and actually prosecute it will result in a greener Ku-ring-gai and more revenue*
- *Charging rates to private schools*
- *Reconsider the very strict DA rules*

- *Seeking grants for sporting fields from business. For example, I work at (name removed) Insurance and we have a program where we offer grants and this could be something that a company can so sponsor, so keep kids in sport etc.*
- *Surely there are other ways*
- *The speakers tonight were good and I particularly liked the engineer. It was clear he was concerned about requesting a rate hike and that made me empathetic to his cause.*
- *I agree council needs more money. But let's try to get it from those that can afford it and let's try to look at other ways. Please don't assume that everyone in Ku-ring-gai is wealthy. They may have assets but many have been stung with 13 interest rate hikes and rampant inflation. We need a break too*
- *The lack of faith the general public has in government may be an insurmountable obstacle in getting trust that anything promised will be delivered or done efficiently. As such, community feedback should be taken with more than a grain of sand, and whichever option is projected to be most efficient long term should be chosen.*
- *Council should take the hard decisions regarding allocation of budget. It is outstanding that you acknowledge that the poor state of footpaths and storm water systems create potential safety hazards that are put into the backlog. These should be the main priority, before building of new facilities to serve population driven by new apartment dwellers.*
- *Stop wasting money. Consider if assets are needed or should be disposed of or repurposed*
- *Agree the need for additional works but demand is high for value for money and completion on time and budget.*
- *Marian St theatre is no longer feasible affordable or required in community.*
- *Are you cost modelling with a higher population rate base and higher business led growth given business rates are so low compared to average and nearby councils.*
- *Keep up relationships with other community groups that fund community activities and green space eg golf courses that support local communities.*
- *I think if council is serious about community support then i would suggest presenting a clear plan for remediation of current projects as well as measures to ensure good governance that is transparent to the community. An example might be an advisory group/board of experienced professionals potentially from the community.*
- *Give an option between 1 and 2*
- *As long as the council ACTUALLY follow through with what they say they will do.*
- *Perhaps sell off existing council owned buildings.*
- *Have a small sqm so people can sub divide."*
- *Transparency*
- *Option 4 was unpopular because most felt Marian St was not deemed important.*
- *Is there an alternate way to fund the improvements, how can we have a say in the allocation of funding, what are the long term impacts of increased cost of living in the Kuringai area, time value of money… are we going to reap the rewards of our expense*
- *Council should plan its infrastructure maintenance and improvements to align with development over the next decade ie increase demand on infrastructure*
- *The priorities on these options seem skewed. Why are new sporting facilities being considered when roads don't have gutters?*
- *Increase in rate of fixing storm water and footpaths before bringing in new infrastructure (costs of refurbishing existing infrastructure has blown out to unmanageable levels so getting on top of this before building new may assist in the future)*
- *Happy with increases as per options 2 and 3, with provisos on decision-making eg reverting Norman Griffiths oval to natural turf*

- *Where is the business plan for the Marian Street Theatre? What guarantee do we have that council can and will deliver on this project and in budget*
- *Getting developers to contribute appropriately to infrastructure. Big and smaller developers should be contributing and not being treated better than residents. There are sources of revenue other than residents. Council has shown that they are not able to managed large projects successfully.*
- *Does all the modelling include the increase in staffing costs etc. the more jobs the more jobs*
- *Think carefully about the ability to deliver prior to the submission to IPART*
- *This session should have been centred around utility. Naturally people do not want to pay more tax hence why option one was the most chosen at rank 1.*
- *Rates also need reform to account for income and wealth not just land value!*
- *Generate greater confidence in community that council can deliver on new infrastructure projects.*
- *To use those additional fund properly and efficiently*
- *Safety over delivery*
- *Seek a vote from ratepayers on the available options for a greater sample size.*
- *Council should be more efficient in spending a $1bn capital works program"*
- *Required more information and community engagement.*
- *Responsibility, accountability, effectiveness, efficiency, communication*
- *Rates on private schools needs consideration*
- *Finish the Norman Griffith soccer pitch - this project is impacting the community.*
- *More explanation on SRV*

28 August drop-in session at St Ives Centre

On 28 August, around 21 people attended a drop-in session at the St Ives Centre to talk with Council staff about the rate increase options.

Questions asked, and comments made, included:

- *Support the Marian St Theatre*
- *Purpose of existing Special Rate Variations on the rates notice*
- *Concern that existing ratepayers were paying for future growth*
- *Concern about spending on environmental programs*

Attachment C: Key themes from submissions and recruited workshops

Feedback theme	Number of times mentioned
MARIAN STREET THEATRE	
Council should fund the Marian St Theatre, including because of its importance for local arts and creativity, business growth and youth development	327
Marian St Theatre funding should be available in all rate increase options	1
Marian St Theatre should be included in a new high-rise development	3
Marian St Theatre site should be sold, if not financially viable	7
Council engagement material shows a low-rise theatre, however in planning documents a 22m high building is proposed at this site	1
Marian St Theatre not necessary to re-open, including because of cost, allegedly lack of viability and easy access to other nearby alternatives	11
Need for more information about Marian St Theatre, including a business plan	2
Marian St Theatre should be funded by a government grant	1
Marian St Theatre should be self-funding	3
Marian St Theatre construction cost is too high	2
Marian St Theatre will not work as it is not near restaurants and activity	1
Remove funding for new footpaths and instead use this to fund Marian St Theatre	1
Marian St Theatre should be funded outside of Special Rate Variation process, such as by private sources	2
EFFICIENCY AND COST CUTTING	
There is a need for a greater focus on efficiency and cost containment, including a perception that Council does not have a sufficient commitment to efficiency and should only examine a rate increase after an efficiency review	41
Seek to find savings in capital expenditure projects	1
Council should cut services or costs to fund infrastructure, including going 'back to basics'. Suggested areas for reduced expenditure included events, printing, street signs, town centre beautification, translation and environmental, community development and sustainability programs and senior staff salaries	53
Rate increase not justified due to alleged wastage of funds on councilors Blue Mountains workshop expenditure	17
Rate increase not justified due to alleged wastage of funds on development legal action	10
Don't spend any increased rates on litigation	1
Rate increase not justified due to Norman Griffiths cost increase	19
Rate increase only justified if Norman Griffiths Oval stays as natural turf	1
Use TAFE students to save costs on infrastructure	1
Council should have a staff freeze	1
Improve the procurement system to save costs	2
Council should create multi-use assets as an efficiency measure	1
OTHER REVENUE SOURCES	
Council should find other revenue sources, apart from rates – such as encouraging more businesses to move into area, improved park, tree and other fine revenue and sponsorship from corporations	12
Council should benefit from selling assets as an alternative to a rate increase	4
Council should benefit from better utilising or managing assets as an alternative to a rate increase	3
Council should be seeking to increase funds from developers, to mitigate any rate increase	7
Income from developer contributions should negate need for a rate increase	11
Council should be getting more rates, or income, from owners of new apartments	4

Feedback theme	Number of times mentioned
Income from rates from new apartments should negate need for a rate increase	5
Increase density and development, including to increase revenue, assist affordability, help families and reduce average age of population	4
Council should allow more dual occupancy development to increase rates revenue as an alternative to a rate increase	2
Council should adopt a user pays principle for more assets, including sporting facilities	3
Amount of rates collected should be linked to number of people living in a property	1
Council should fund infrastructure by raising loans	3
There is a need for Council to lobby for increased NSW Government subsidies to mitigate the need for a rate increase, including to support new development pushed by government and because of cost shifting	8
There is a need for Council to lobby the Australian Government for subsidies, including for the reason that it is allegedly promoting immigration which is driving population growth and infrastructure demand	3
Ratepayers should be provided incentives to pay their rates in advance, to assist Council's cash flow	1
High land values should be delivering more revenue for Council	1
Make private schools and potentially other exempt entities pay rates	4
Ensure inspections for local road and other infrastructure damage are undertaken before 'bonds' are released to builders	1
Encourage relationships with community groups which look after local assets and create local activities	1
RATE INCREASE STRUCTURE	
Rate increase should be temporary rather than permanent	6
There is a need for a rate increase option between 3 and 22%	24
Support incremental or tiered rate increases, including on a trial basis	7
Government should be asked to revalue land to increase rates	1
Rate amount should be linked to income and wealth, not just land value	1
ST IVES INDOOR SPORTS CENTRE	
Not appropriate to add St Ives Indoor Sports Centre to Options 2, 3 or 4, as the centre is perceived to not be of sufficient value or should be funded through centre users	12
St Ives Indoor Sports Centre should be only funded on basis of a 'user pays' principle	2
Not appropriate for ratepayers to fund a "NSW Government asset"	1
Need for greater communication and information on St Ives Indoor Sports Centre	3
Council should not have embarked on St Ives Indoor Sports Centre without an approved funding source and ratepayer consultation	2
Rates should be reduced once St Ives Indoor Sports Centre loan is repaid	2
FINANCIAL MANAGEMENT	
Council has sufficient cash reserves, now and in the future, to fund necessary infrastructure	2
Needs to be greater transparency as to how infrastructure backlog was allowed to accumulate	6
Council has recently had surpluses and/or high cash liquidity ratios, negating the need for a rate increase	2
Council should be benchmarked against other councils	1
Council needs to conduct a full financial review before, or as part of, proposing rate increases	10
There is a need for greater detail, engagement and information as to how revenue has and will be spent, including on infrastructure	22
Council needs to plan for changing demographics and community needs	2
COST OF LIVING IMPACTS	
Affordability / cost of living impacts of rate increase	51
The rate increases will particularly impact pensioners	4

Feedback theme	Number of times mentioned
The rate increases will particularly impact retirees / people on fixed incomes	7
The rate increases will particularly impact younger families	6
Land rezoning is already forcing up rates	2
Rate increases will reduce desirability of Ku-ring-gai as a place to do business	1
Rate increase will cause more illegal dumping by financially stressed people	1
Need for rates hardship tribunal	1
Council's proposed increases are far higher than what is proposed by other councils, and therefore is not justified	1
Needs to be a review of ratepayer concessions and their fairness alongside the rate increase	2
PROJECT MANAGEMENT	
Concern that Council does not have a sufficiently robust project management or delivery capacity to provide the additional infrastructure	15
Norman Griffiths Oval cost increase raises concerns Council is not capable of undertaking increased infrastructure	9
Rate increase not justified while Council is considering North Turramurra Recreation Area facility	2
Rate increase not justified due to alleged slow pace of Ku-ring-gai aquatic centre upgrade	3
INFRASTRUCTURE SELECTION	
Rate increase should be prioritised to "essential infrastructure", including drainage, footpaths and maintenance	9
Rate increase should be focussed on "neglected areas"	1
Phasing of infrastructure improvements need to be better known, with more transparency around strategic infrastructure planning	3
New buildings should be modest in scale	1
Too much of a focus on new footpaths, with reasons cited including concrete environmental impact, not used because people drive instead or walk on grass, and tree damage	8
Rate increases are needed for better infrastructure and property values	12
Footpaths needed for a safe environment	2
Over-spending on parks has led to under-investment in footpaths and drains	1
Road renewal, including fixing up potholes, should be top priority	5
Other infrastructure upgrades not needed	1
Traffic calming only needed if residents are pushing for it	2
Prioritise funding for existing infrastructure	1
Need for greater transparency on infrastructure outcomes in key asset classes, including the "other infrastructure" category	2
Stormwater needed in Turramurra	1
Happy with infrastructure, therefore rate increase not required	1
Need to stop stormwater impacts on private properties	1
Infrastructure should only be renewed when at the end of its life	1
Infrastructure proposed will not benefit me therefore does not support increase	1
Support new cultural facilities, such as Ku-ring-gai Art Centre upgrade, being funded by rate increase	2
Need for more traffic facilities and pedestrian bridge at Lindfield because of development	1
Greater increase to recycling facilities are needed	1
By adding new infrastructure, Council is creating a maintenance and depreciation burden for future generations	1
CONSULTATION PROCESS	
Survey to unfairly skewed to get a certain result	9
Rate increase brochure was a waste of money	2
Council has failed to adequately consider alternatives to a rate rise	1
Council has not made a convincing case for a rate increase	1

Feedback theme	Number of times mentioned
Insufficient time for questions at in-person forum	1
There should have been more in-person events	1
Allow people to decide on where rates should go rather than packaging into fixed options	1
Need a greater sample size before making a decision on the rate increase options	1
OTHER	
Council should provide more free services in return for a rate increase, such as free access to tennis courts	1
Council needs a sovereign wealth fund	1
Assumed 2026/27 rate peg of 3% doesn't make sense against 6.1% rate peg increase this year	1
Rate increase engagement must be transparent	1
Council should use rate increase to 'open up' more greenspace	1
Council should use rate increase for greater biodiversity protection	1
Rate increase needed for area's lifestyle, amenity and new residents	1
Rate increase should be considered as part of examination of role of all tiers of government, including in relation to housing affordability and intergenerational equity	1
IPART rate pegging process is flawed	1
Pensioner rebate should be removed / is not justified	2

Results of Representative Survey of Rate Increase Options

Prepared by: Micromex Research
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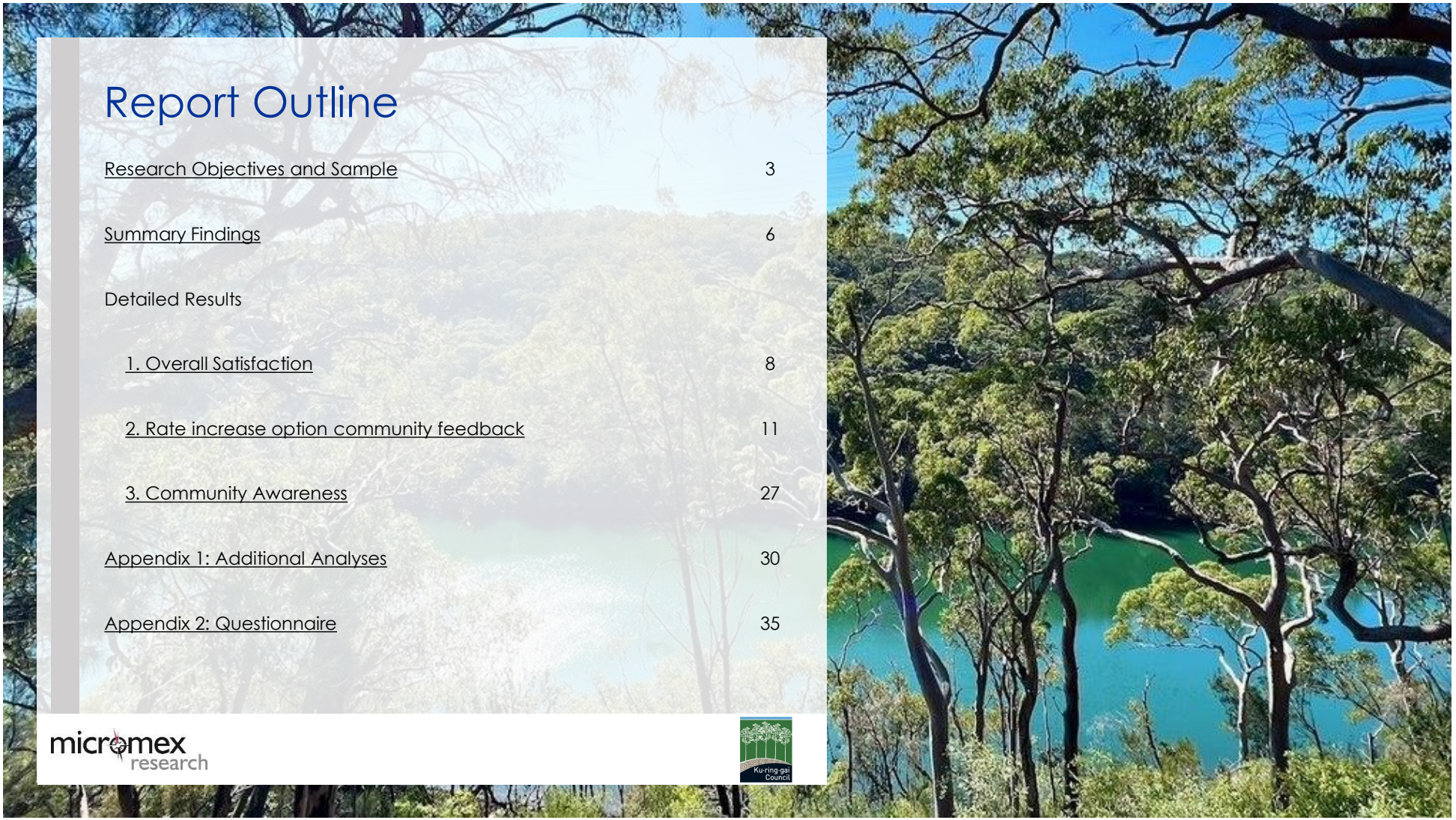

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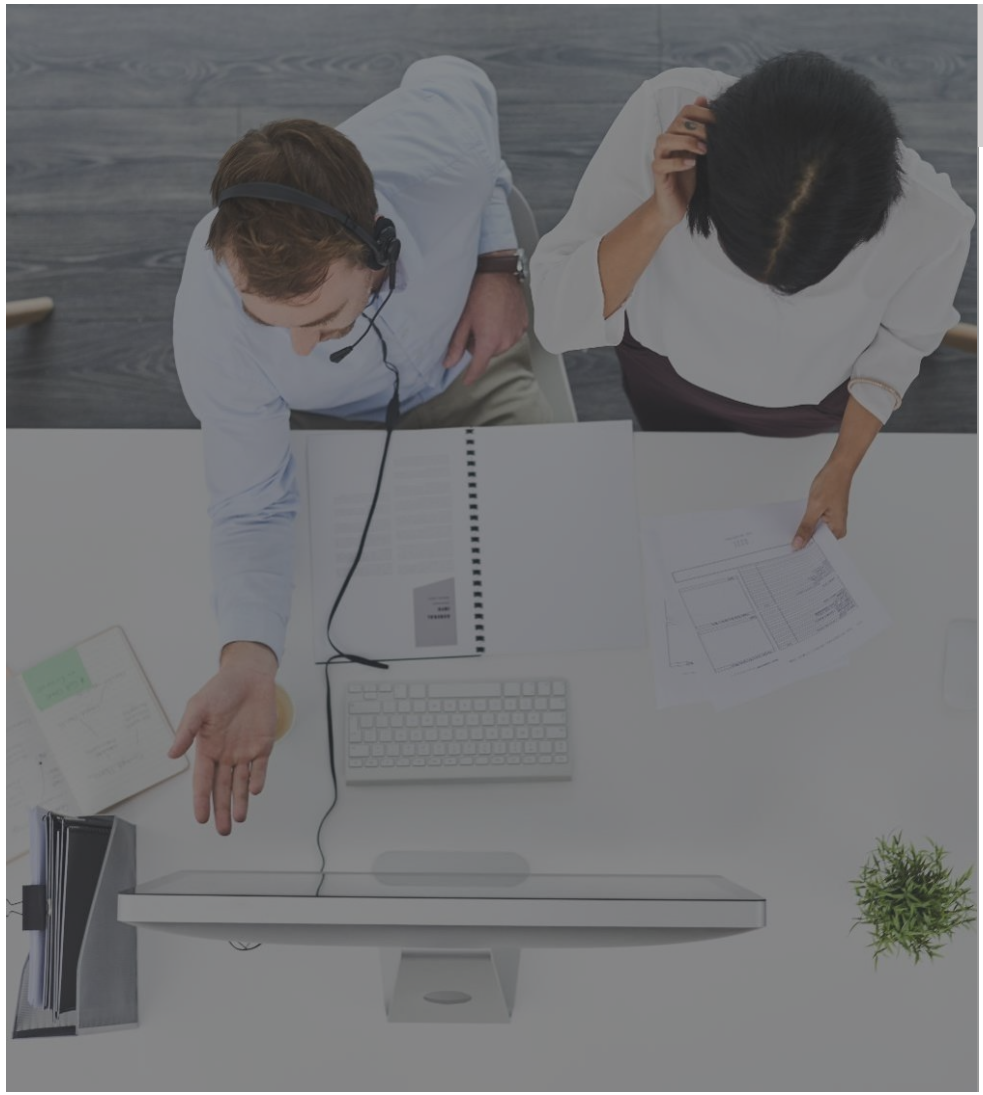
micromex research

Ku-ring-gai Council



Research Objectives

In August 2025, Micromex - on behalf of Ku-ring-gai Council - conducted a representative telephone survey with residents living in the Ku-ring-gai Council LGA.

Objectives (Why?)

- Explore resident attitudes towards Council's proposed rate increase options, including three Special Rate Variation options (SRV) as well as their awareness of Council's exploration of these options and the channels through which they found out about it.
- Gauge the overall level of satisfaction with Council performance, in order to ascertain whether this Special Rate Variation consultation has impacted community sentiment.

Sample (How?)

- Representative telephone survey (landline N=23 and mobile N=377) to N=400 residents
- We use a 5-point scale (e.g. 1 = not at all satisfied, 5 = very satisfied)
- Greatest margin of error +/- 4.9%

Timing (When?)

- Implementation 4th – 12th August 2025

Methodology and Sample

Sample selection and error

A total of 400 resident interviews were completed. Respondents were selected by means of a computer based random selection process using commercially available telephone numbers for residents in the LGA.

A sample size of 400 residents provides a maximum sampling error of plus or minus 4.9% at 95% confidence. This means that if the survey was replicated with a new universe of N=400 residents, 19 times out of 20 we would see the same results within a margin of +/- 4.9%.

Interviewing

Interviewing was conducted in accordance with The Research Society Code of Professional Behaviour.

Data analysis

The data within this report was analysed using Q Professional.

Within the report, ▲▼ and blue and red font colours are used to identify statistically significant differences between groups, i.e., gender, age, etc.

Significance difference testing is a statistical test performed to evaluate the difference between two measurements. To identify the statistically significant differences between the groups of means, 'One-Way Anova tests' and 'Independent Samples T-tests' were used. 'Z Tests' were also used to determine statistically significant differences between column percentages.

Note: All percentages are calculated to the nearest whole number and therefore the total may not exactly equal 100%.

Ratings questions

The Unipolar Scale of 1 to 5 was used in all rating questions, where 1 was the lowest importance or satisfaction and 5 the highest importance or satisfaction.

This scale allowed us to identify different levels of importance and satisfaction across respondents.

Top 2 (T2) Box: refers to the aggregate percentage (%) score of the top two scores for importance. (i.e. important & very important)

Top 3 (T3) Box: refers to the aggregate percentage (%) score of the top three scores for satisfaction or support. (i.e. somewhat satisfied, satisfied & very satisfied)

We refer to T3 Box Satisfaction in order to express moderate to high levels of satisfaction in a non-discretionary category. We only report T2 Box Importance in order to provide differentiation and allow us to demonstrate the hierarchy of community priorities.

Micromex LGA Benchmark

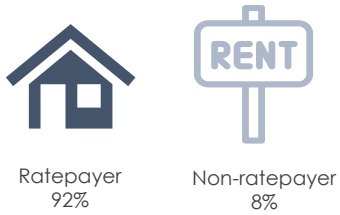
Micromex has developed Community Satisfaction Benchmarks using normative data from over 80 unique councils, more than 200 surveys and over 100,000 interviews since 2012.

Sample Profile

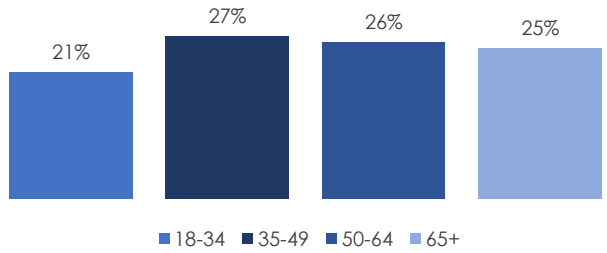
The sample was weighted by age and gender to reflect the 2021 ABS Census data for the Ku-ring-gai Council LGA, as shown below.

Gender

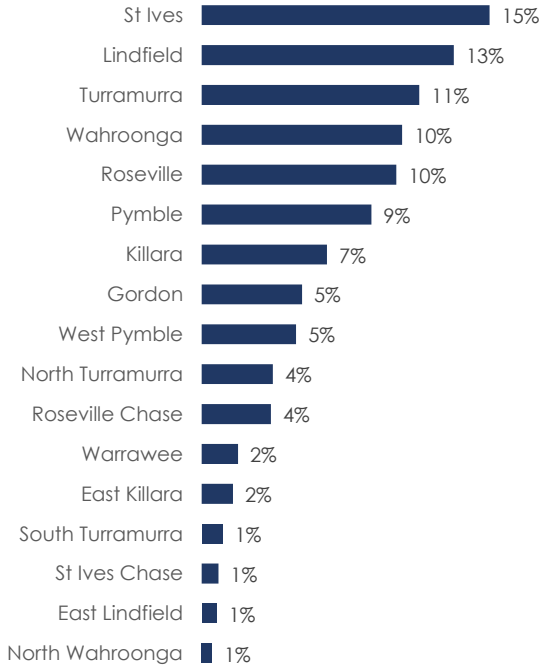
Ratepayer Status



Age



Location

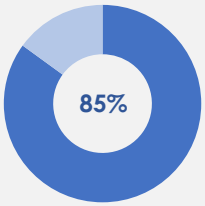


Base: N = 400
Note: Please see Appendix 1 for unweighted sample profile

Summary Findings

Snapshot Summary Results

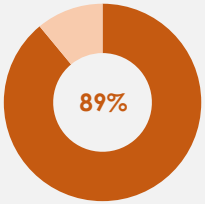
Key Metrics



Overall Satisfaction

85% of residents are at least 'somewhat satisfied' with the performance of Council over the last 12 months.

This result is slightly higher than in 2024 (84%), and despite the potential impact of the proposed SRV, resident satisfaction has remained stable.

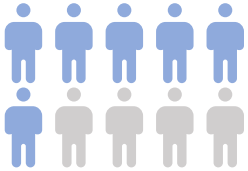


Importance of Maintenance/ Renewal of Local Infrastructure

89% of residents believe it is 'important' or 'very important' for Council to implement plans and programs that will maintain/renew local infrastructure in the local area.

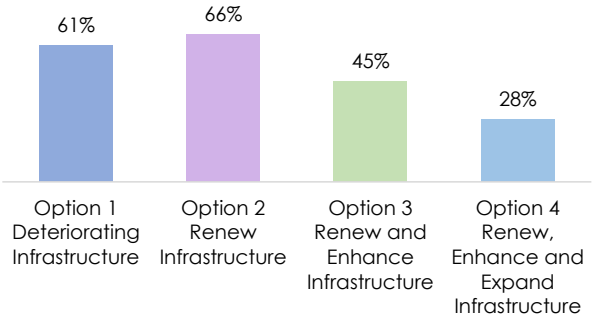
SRV Community Feedback

60% of residents are aware that Council was exploring community sentiment towards applying for a Special Rate Variation.

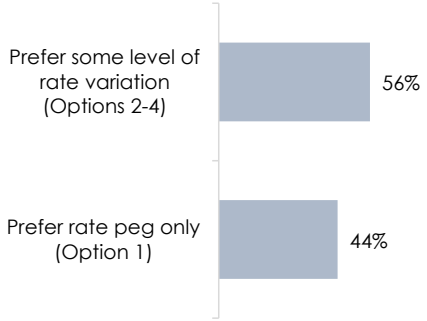


Mail out to ratepayers (81%) is the most common way residents have been informed of the proposed SRV. Other frequently mentioned methods included **word of mouth (24%)** and **email/e-newsletter (20%)**.

Support for Proposed SRV Options
(T3B% - at at least somewhat supportive)



SRV Options
(First preference %)

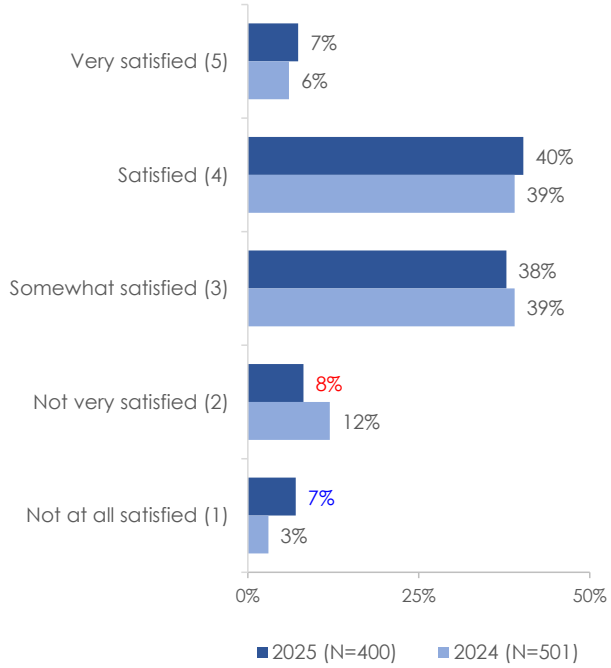


Section One
Performance of Council

This section explores residents' overall satisfaction with the performance of Council over the last 12 months.

Overall Satisfaction

85% of residents are at least somewhat satisfied with Council's performance over the past 12 months. Despite the potential impact of the SRV, resident satisfaction has remained stable.



Satisfaction with Council's performance 2025	Aware of proposed SRV	
	Yes	No
T3B% (at least somewhat satisfied)	83%	88%
Mean rating	3.28	3.43
Base	238	162

	Overall 2025	Overall 2024	Micromex Metro Benchmark	
			After 2022	Pre 2022
Top 3 Box %	85%	84%	87%	90%
Mean rating	3.34	3.33	3.52	3.58
Base	400	501	15,424	46,288

Q3. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues, but across all responsibility areas?

Scale: 1 = not at all satisfied, 5 = very satisfied
A significantly higher/lower level of satisfaction (compared to 2024)

Overall Satisfaction

Younger residents are significantly more likely to be satisfied with the performance of Council in the last 12 months, with the level of satisfaction declining as age increases. Those who believe it is very important/important for Council to implement plans and programs to maintain/renew local infrastructure are significantly more likely to be satisfied.

	Overall 2025	Gender		Age				Ratepayer status		Importance of the maintenance and renewal of local infrastructure	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	85%	82%	88%	94%	89%	81%	80%	85%	94%	87%	73%
Mean rating	3.34	3.32	3.36	3.45	3.51	3.10	3.31	3.31	3.68	3.38	3.04
Base	400	189	211	83	110	105	102	370	30	355	45

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Top 3 Box %	88%	80%	88%	84%	84%	90%	91%	78%	77%	87%
Mean rating	3.48	3.17	3.45	3.48	3.19	3.31	3.36	3.30	2.80	3.49
Base	60	53	45	42	41	35	26	21	20	57

Q2. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues, but across all responsibility areas?

Scale: 1 = not at all satisfied, 5 = very satisfied
A significantly higher/lower level of satisfaction (by group)

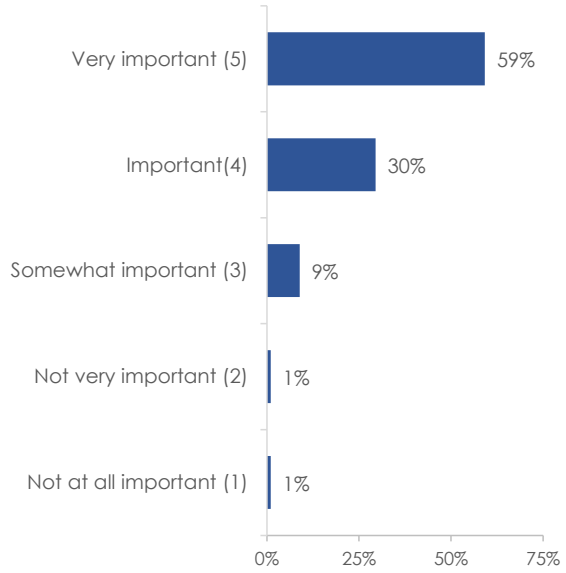
Section Two
Rate Increase Option Community Feedback

This section provides resident feedback on Council's proposed rate increase options, including the level of support for each option and residents' preference. It also explores resident attitude towards the importance of implementing plans and programs that will maintain/renew local infrastructure.

Importance of Maintenance/Renewal of Local Infrastructure

The majority of residents (89%) believe it is important or very important for Council to implement plans and programs that will maintain/renew local infrastructure in the local area.

Importance of the maintenance and renewal	Aware of proposed SRV	
	Yes	No
Top 2 Box %	87%	91%
Mean rating	4.38	4.53
Base	238	162



	Overall 2025	Gender		Age				Ratepayer status	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Top 2 Box %	89%	86%	91%	86%	88%	87%	93%	88%	100%
Mean rating	4.44	4.36	4.51	4.40	4.38	4.44	4.53	4.41	4.74
Base	400	189	211	83	110	105	102	370	30

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Top 2 Box %	80%	91%	87%	95%	93%	93%	88%	97%	86%	85%
Mean rating	4.33	4.48	4.37	4.39	4.42	4.61	4.29	4.65	4.64	4.44
Base	60	53	45	42	41	35	26	21	20	57

Base: N = 400

Q4. How important do you believe it is for Council to implement plans and programs that will maintain/renew local infrastructure in the local area?

Scale: 1 = not at all important, 5 = very important
A significantly higher/lower level of importance (by group)

Introduction to the Rate Increase Options

Before residents were asked about their support and preference for each rate increase option, they were asked to specify the rates paid to Ku-ring-gai Council.

For residents who pay only one rate category, we showed the SRV concept relevant to the category they pay.

For those who pay more than one rate category, we showed both rate increases (i.e., residential and business).

For non-ratepayers, we also presented the residential rate increase concept.

1% of respondents were business ratepayers.

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

Over the past decade, the cost of providing Council services has increased by 40%, but rates revenue has only grown by 28%. To date, Ku-ring-gai Council has addressed the challenge by implementing cost savings and efficiencies within the organisation. However, further scope for cost savings is limited.

In addition, Council's infrastructure funding has also been limited by the fact Ku-ring-gai's total rates revenue per capita is below the Sydney average.

This is making it more difficult for Council to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including buildings, drainage, recreational facilities and footpaths. Without an increase in rates beyond the assumed NSW Government rate peg of 3%, the quality of infrastructure will decline further. Services would need to be reduced to redirect funds towards critical infrastructure maintenance and renewal.

As a result, Council is seeking feedback on four options.

The first option, known as Deteriorating Infrastructure, is based on an assumed 3% increase in rates in the financial year 2026/27 in line with the NSW Government rate peg available to all councils.

The other three options involve a special increase in rates to fund local infrastructure.

These three options are:

- *Renew Infrastructure - 22% rate increase*
- *Renew and Enhance Infrastructure - 29% rate increase*
- *Renew, Enhance and Expand Infrastructure - 33% rate increase*

With these options, the special increase would apply once in 2026/27, and then become a permanent part of Council's rates revenue. In future years, rates would increase in line with the rate peg.

Council will maintain a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

I will now explain, and ask you further questions on, each of these options.

Support for Option 1 Deteriorating Infrastructure

Option 1 Deteriorating Infrastructure

Under this option, Council is assuming a 3% rate increase in line with the rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $52 in 2026/27.

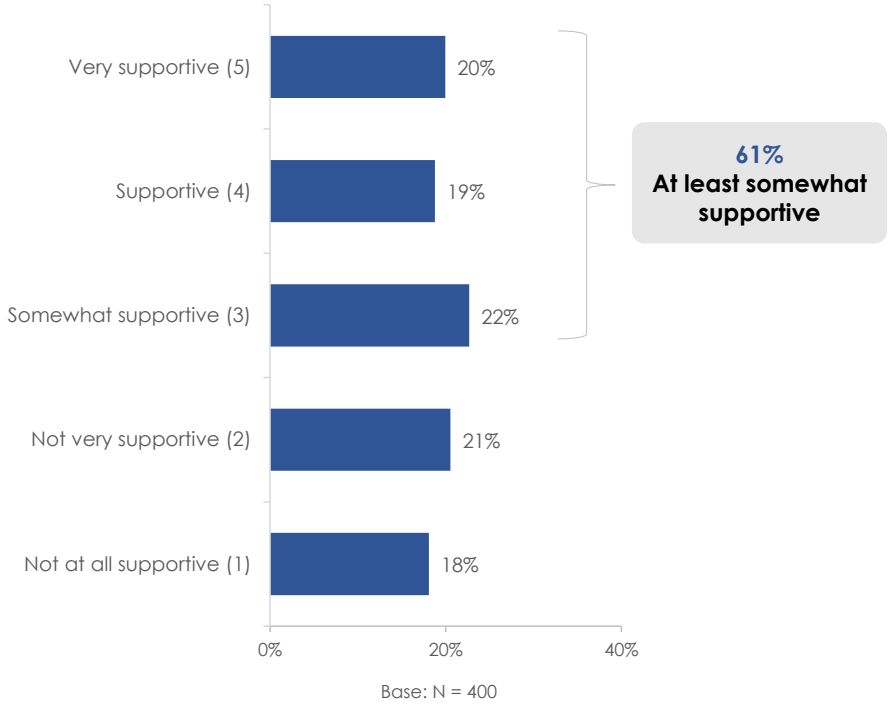
The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $173 in 2026/27.

Due to the fact this option does not provide any additional infrastructure funding, Council will not be able to adequately invest in asset maintenance and renewal.

This will lead to a significant increase in the infrastructure works backlog and therefore a decline in the quality of local infrastructure over time.

Council will also be required to spend increasing amounts on temporary repairs.

Overall, 61% of residents are at least somewhat supportive of this option, with 20% very supportive and 19% supportive.



Q6a. How supportive are you of Council proceeding with the Deteriorating Infrastructure option?

Support for Option 1 Deteriorating Infrastructure

By demographics, the level of support for this option declines as age increases, with older residents (65+) significantly less likely to be supportive. Meanwhile, those who believe it is very important or important for Council to implement plans and programs to maintain or renew local infrastructure are significantly less likely to support this option.

	Overall 2025	Gender		Age				Ratepayer status		Importance of the maintenance and renewal of local infrastructure	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	61%	61%	61%	73%	65%	60%	49%	61%	62%	59%	76%
Mean rating	3.02	3.08	2.97	3.24	3.12	3.01	2.74	3.02	2.98	2.93	3.70
Base	400	189	211	83	110	105	102	370	30	355	45

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Top 3 Box %	54%	56%	76%	56%	63%	57%	74%	65%	48%	66%
Mean rating	2.78	2.88	3.52	2.80	3.08	2.86	3.26	3.05	3.04	3.10
Base	60	53	45	42	41	35	26	21	20	57

Q6a. How supportive are you of Council proceeding with the Deteriorating Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
A significantly higher/lower level of support (by group)

Support for Option 2 Renew Infrastructure

Option 2 Renew Infrastructure

Under this option, Council would increase rates by 22% in 2026/27, including an assumed 3% rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $378 in 2026/27 including the rate peg.

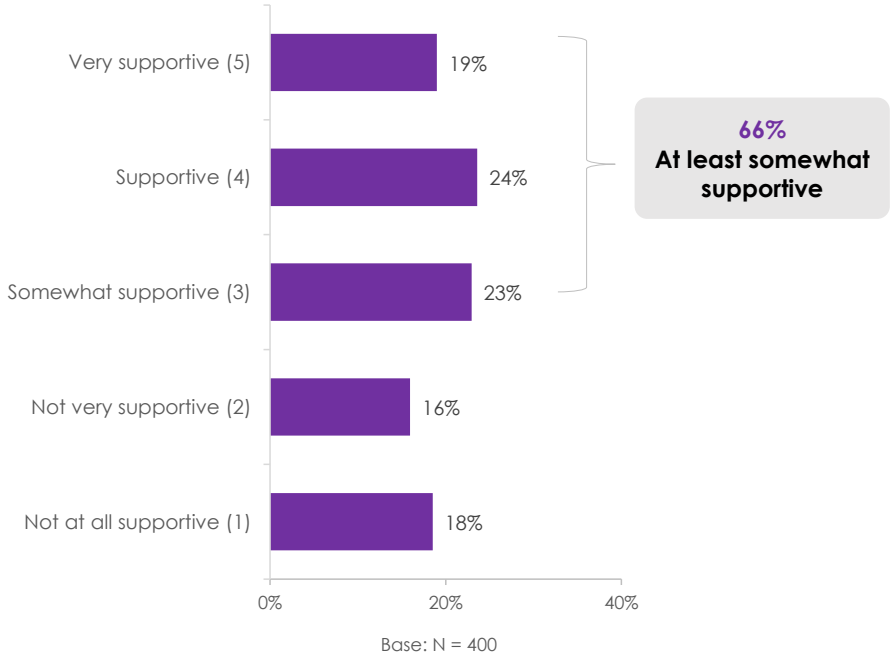
The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $1,272 in 2026/27, including the rate peg.

This option would deliver:

- **$5.9 million for stormwater and drainage, including improvements to kerb inlets, pipes and drains to reduce flooding risk and better manage stormwater**
- **$6.7 million for community buildings, including the renewal and upgrade of halls, public toilets and pavilions to deliver improved safety, lighting, accessibility and women's facilities.**
- **$1.5 million for recreational facilities, including improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open space.**
- **$940,000 for existing footpaths, including the removal of trip hazards and surface improvements.**

It would also fund $1.46m a year in loan repayments for the St Ives Indoor Sports Centre's construction. This centre is currently under construction and when complete in 2026, it will deliver four multi-use courts, a community space, café and car parking for community use.

66% of residents are at least somewhat supportive of this SRV option, with nearly 1 in 5 residents very supportive.



Q6b. How supportive are you of Council proceeding with the Renew Infrastructure option?

Support for Option 2 Renew Infrastructure

Females and those who believe it is very important/important for Council to implement plans and programs to maintain or renew local infrastructure are significantly more likely to support this option.

	Overall 2025	Gender		Age				Ratepayer status		Importance of the maintenance and renewal of local infrastructure	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	66%	58%	72%	73%	65%	62%	64%	65%	72%	69%	42%
Mean rating	3.09	2.89	3.26	3.36	3.14	2.90	3.01	3.04	3.62	3.18	2.34
Base	400	189	211	83	110	105	102	370	30	355	45

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Top 3 Box %	67%	65%	73%	74%	60%	54%	52%	58%	69%	72%
Mean rating	3.14	3.01	3.29	3.38	3.07	2.76	2.85	3.00	3.38	2.98
Base	60	53	45	42	41	35	26	21	20	57

Q6b. How supportive are you of Council proceeding with the Renew Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
A significantly higher/lower level of support (by group)

Support for Option 3 Renew and Enhance Infrastructure

Option 3 Renew and Enhance Infrastructure

Under this option, Council would increase rates by 29% in 2026/27, including the assumed 3% rate peg.

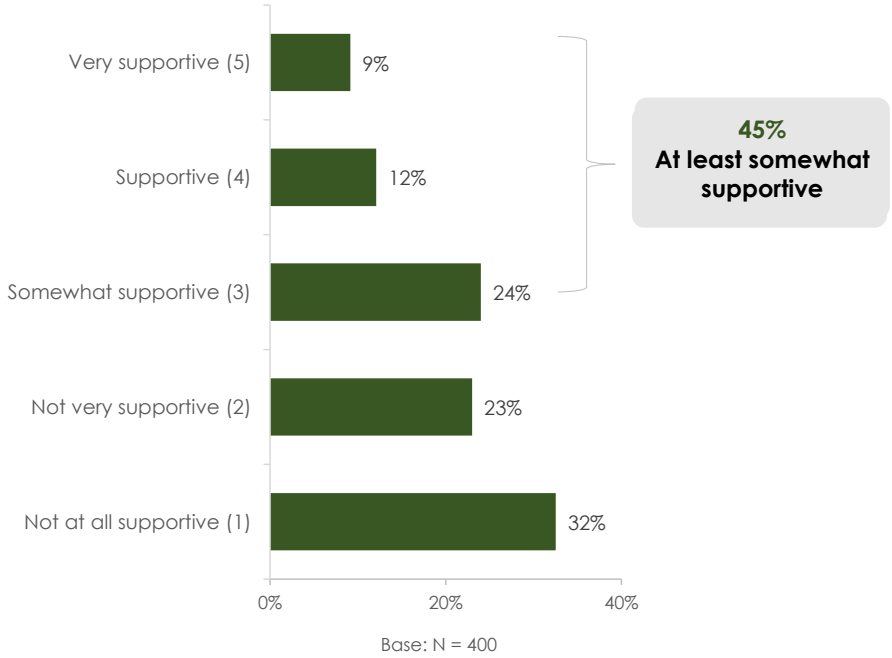
The average residential ratepayer, who is currently paying $1,720 per year, would pay an additional $499 in 2026/27, including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, would pay an additional $1,676 in 2026/27, including the rate peg.

In addition to all the benefits of the Renew Infrastructure option, this option would also provide:

- **A further $600,000 for renewal of existing recreational facilities**
- **$3.8 million for new footpaths, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.**
- **$1.7 million for traffic, transport and other infrastructure works.**

Overall, 45% of residents are at least somewhat supportive of this SRV option, while 55% are not very supportive or not at all supportive.



Q6c. How supportive are you of Council proceeding with the Renew and Enhance Infrastructure option?

Support for Option 3 Renew and Enhance Infrastructure

Younger residents and those who believe it is very important or important for Council to implement plans and programs to maintain or renew local infrastructure are significantly more likely to support this option.

	Overall 2025	Gender		Age				Ratepayer status		Importance of the maintenance and renewal of local infrastructure	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	45%	42%	47%	70%	39%	34%	40%	43%	62%	47%	25%
Mean rating	2.42	2.39	2.45	2.96	2.31	2.18	2.36	2.40	2.72	2.51	1.75
Base	400	189	211	83	110	105	102	370	30	355	45

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Top 3 Box %	47%	41%	44%	37%	36%	44%	57%	43%	44%	53%
Mean rating	2.52	2.27	2.39	2.22	2.31	2.47	2.85	2.53	2.30	2.51
Base	60	53	45	42	41	35	26	21	20	57

Q6c. How supportive are you of Council proceeding with the Renew and Enhance Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
A significantly higher/lower level of support (by group)

Support for Option 4 Renew, Enhance and Expand Infrastructure

Option 4 Renew, Enhance and Expand Infrastructure

Under this option, Council would increase rates by 33% in 2026/27, including an assumed 3% rate peg.

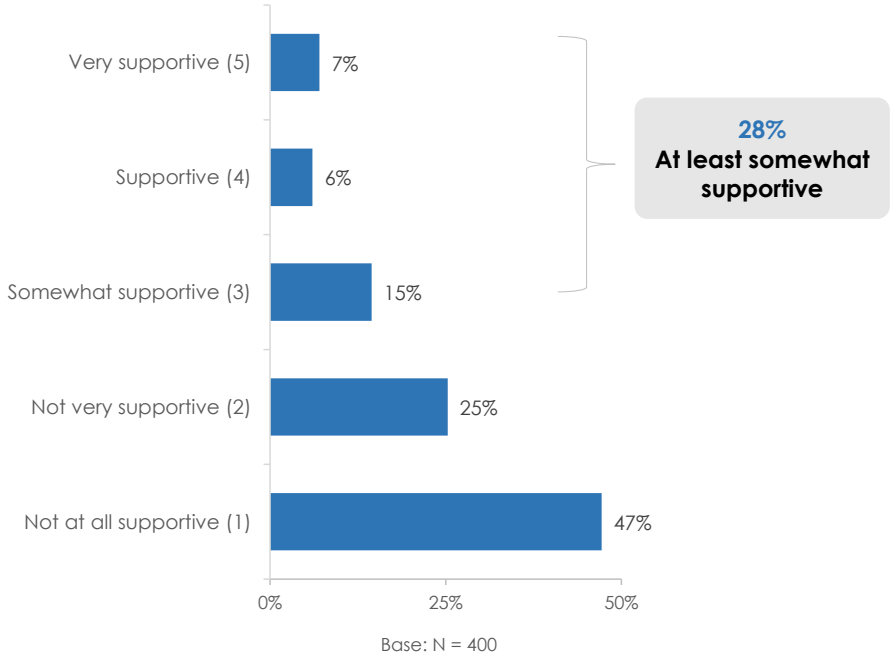
The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $568 in 2026/27, including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $1,907 in 2026/27, including the rate peg.

In addition to all the benefits of the Renew and Enhance Infrastructure option, this option will also deliver an additional $700,000 for other infrastructure upgrades (including traffic and transport works).

It will also deliver $2.98 million a year to service a loan to build the Marian Street Theatre project and pay to run it. This project would create a multi-use arts venue with a strong focus on drama, featuring multiple rehearsal and performance spaces.

Whilst over one quarter of residents are at least somewhat supportive of this SRV option, almost half are not all supportive (47%).



Q6d. How supportive are you of Council proceeding with the Renew, Enhance and Expand Infrastructure option?

Support for Option 4 Renew, Enhance and Expand Infrastructure

Residents aged 50-64 and residents who think it is not very important or important for Council to implement plans and programs to maintain or renew local infrastructure are significantly less likely to support this SRV option.

	Overall 2025	Gender		Age				Ratepayer status		Importance of the maintenance and renewal of local infrastructure	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	28%	27%	28%	32%	29%	18%	32%	26%	44%	29%	13%
Mean rating	2.00	2.01	2.00	2.27	1.97	1.72	2.11	1.99	2.18	2.06	1.56
Base	400	189	211	83	110	105	102	370	30	355	45

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Top 3 Box %	38%	33%	21%	24%	24%	24%	38%	45%	8%	19%
Mean rating	2.21	2.07	1.86	1.95	2.02	1.93	2.10	2.38	1.54	1.88
Base	60	53	45	42	41	35	26	21	20	57

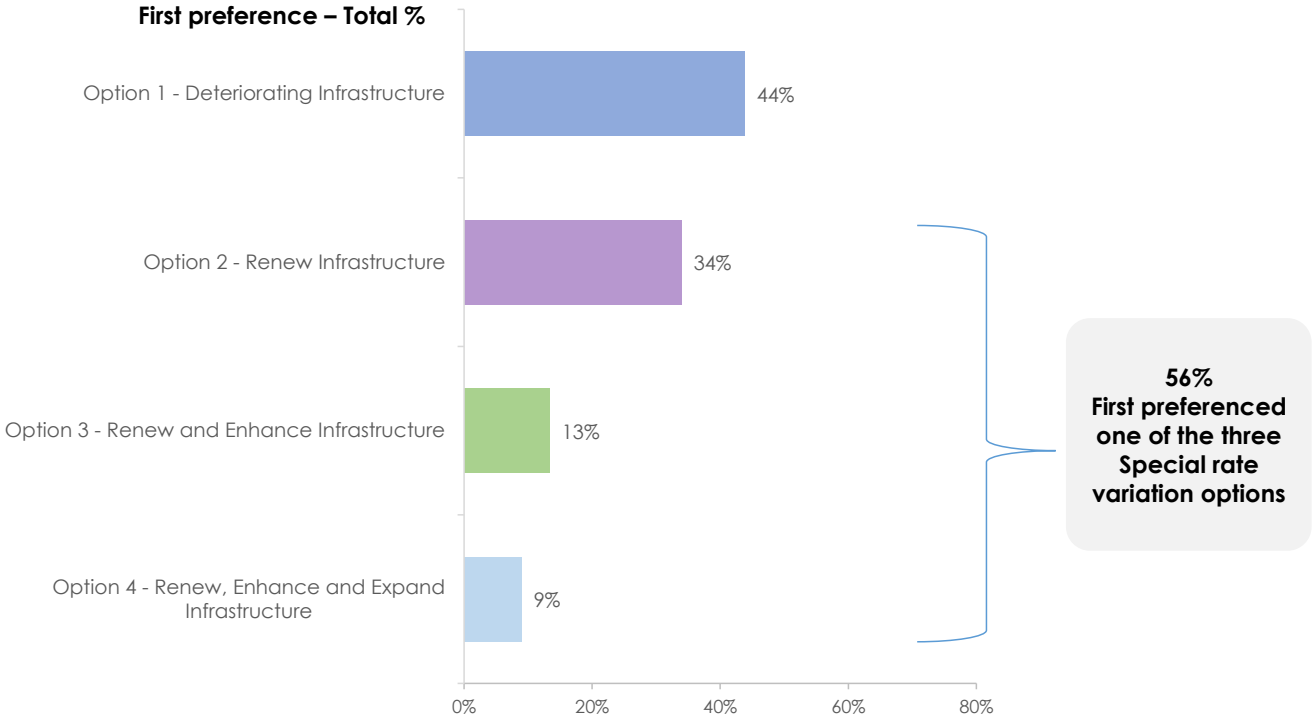
Q6d. How supportive are you of Council proceeding with the Renew, Enhance and Expand Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
A significantly higher/lower level of support (by group)

Rate Increase Options - Preference

The majority of residents (56%) preferenced one of the three Special Rate Variation Options.

When those that selected Option 2 as a first preference were asked to nominate a 2nd preference nearly half continued to preference another SRV option (choose Option 3 or Option 4)



Base: N = 400

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.

Rate Increase Options – Preference

The following chart shows the detailed results across each of the rate increase options.

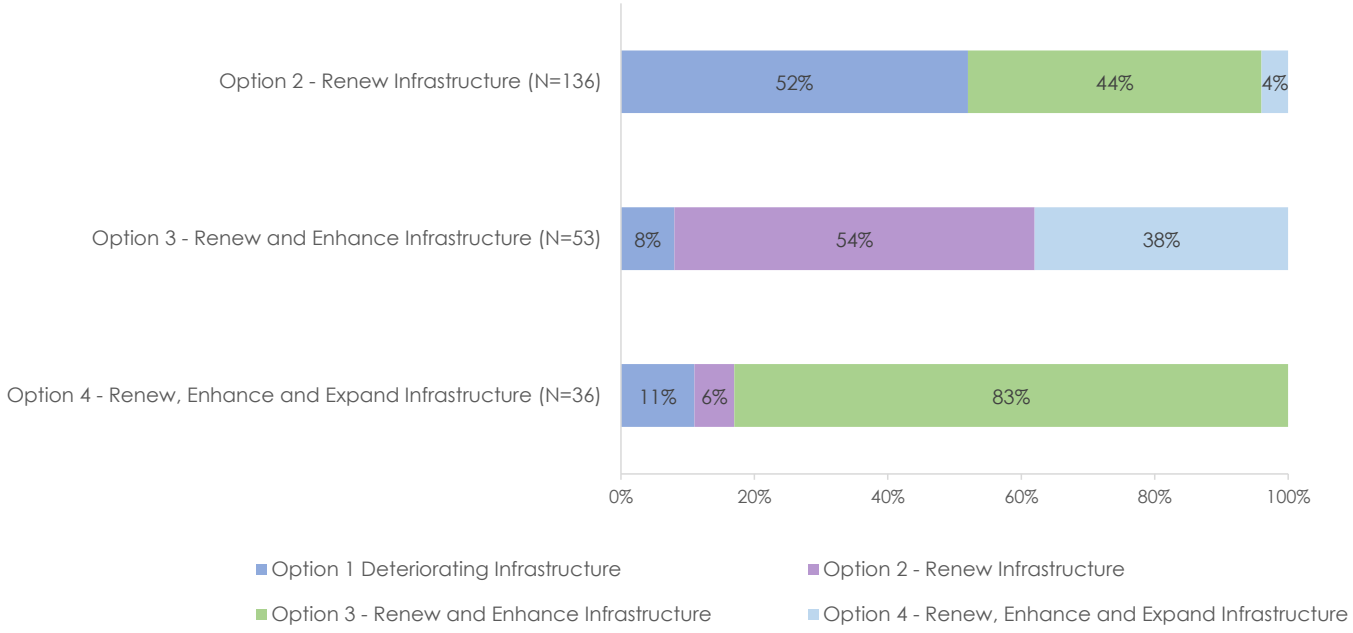
	Highest Preference - 1	2	3	Lowest Preference - 4	Base
Deteriorating Infrastructure - assumed 3% rate peg increase	44%	20%	12%	24%	400
Renew Infrastructure - 22% increase	34%	50%	16%	1%	400
Renew and Enhance Infrastructure - 29% increase	13%	23%	60%	4%	400
Renew, Enhance and Expand Infrastructure - 33% increase	9%	8%	12%	71%	400

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.

Rate Increase Options - Preference

The following chart shows the detailed results across each of the rate increase options.

Second preference – Those who select Option 2, 3 or 4 as their first preference %



Base: N = 400

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.

Rate Increase Options – First Preference

Residents who believe it is very important/important for Council to implement plans and programs to maintain or renew local infrastructure are significantly more likely to support Option 2, while those who consider it not important are more inclined to prefer Option 1. Older residents (65+) are more likely to prefer Option 4, while those living in Pymble are significantly more likely to prefer Option 3.

Most preferred rate increase option %	Overall 2025	Gender		Age				Ratepayer status		Importance of the maintenance and renewal of local infrastructure	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Option 1	44%	48%	40%	46%	41%	47%	42%	45%	28%	40%	73%
Option 2	34%	27%	40%	34%	38%	35%	28%	33%	50%	36%	17%
Option 3	13%	16%	11%	11%	13%	13%	16%	13%	15%	14%	7%
Option 4	9%	10%	8%	9%	8%	5%	14%	9%	7%	10%	4%
Base	400	189	211	83	110	105	102	370	30	355	45

Most preferred rate increase option %	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Option 1	42%	46%	46%	37%	44%	47%	54%	37%	48%	41%
Option 2	30%	34%	43%	47%	30%	18%	15%	21%	43%	44%
Option 3	20%	10%	7%	8%	9%	26%	18%	21%	5%	12%
Option 4	8%	11%	4%	8%	17%	8%	12%	21%	4%	3%
Base	60	53	45	42	41	35	26	21	20	57

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.

A significantly higher/lower percentage (by group)

Reasons for Preferences

The most commonly mentioned reasons for preferring some level of SRV (Options 2 to 4) included the belief that a rate rise is necessary to maintain services and infrastructure, and that the proposed increase is reasonable. In contrast, those who preferred the rate peg only (Option 1) most commonly mentioned that Council should manage funds more wisely, the cost of living is too high, and that Option 1 is the most affordable choice.

Reasons for Preference (Total %)

Some level of SRV (56% first preference)	N=400
Rate rise is needed for the maintenance of services and infrastructure	35%
Best option, reasonable rate rise	30%
I have expressed support, but Council should use funds more wisely	8%
I have expressed support, but the cost of living is too high/rates already too high	5%
Need more information/community consultation	3%
Council should explore other methods to raise revenue	2%
No confidence in Council	1%
Development/assessments should be more efficient to raise money	1%
There needs to be more options, e.g. 25%	1%
Our rates are too low compared to nearby Councils	1%
Population growth/development should bring in more revenue	1%
Council should operate within budget	<1%
Don't care about infrastructure deterioration/doesn't affect me	<1%
Other	4%

Rate peg only (44% first preference)	N=400
Council should use funds more wisely	19%
Cost of living is too high/rates already too high	11%
Cheapest option/enough for the maintenance	10%
Council should operate within budget	6%
Don't believe the costings data, not enough transparency	6%
Need more information/community consultation	5%
Council should explore other methods to raise revenue	5%
Council do not meet community's needs	4%
Don't care about infrastructure deterioration/doesn't affect me	4%
There needs to be another option between 1 and 2, e.g. 10%	3%
Don't support any of these options	2%
Population growth/development should bring in more revenue	2%
No confidence in Council	2%
Council are overstaffed/staff salaries are too high	1%
Other	3%

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.
Q7b. What is your reason for choosing that as your highest option?

Section Three
Community Awareness

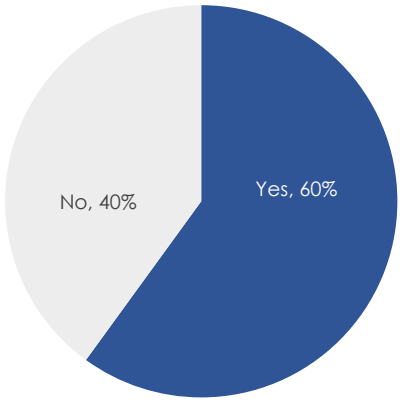
This section explores residents' awareness of Council's exploration of community sentiment towards applying for a Special Rate Variation.

Awareness of Council seeking community feedback on a potential Special Rate Variation

60% of residents were aware that Council was exploring community sentiment towards applying for a Special Rate Variation. This result is significantly higher than the Micromex Benchmark normative data (44%, from N=10,705 interviews across over 20 + consultations).

Residents living in Lindfield are significantly more likely to be aware, while younger residents are significantly less likely to be aware.

	Ku-ring-gai Council	Micromex Benchmark
Yes	60%	44%
Base	400	10,705



Base: N = 400

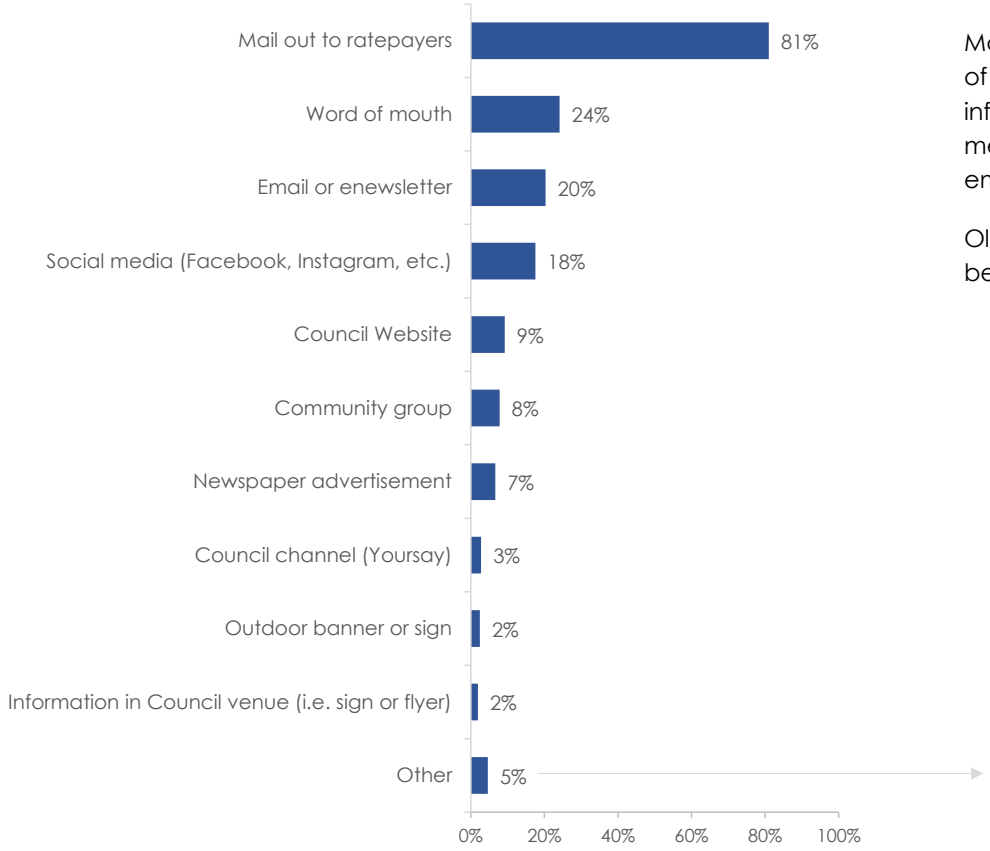
	Overall 2025	Gender		Age				Ratepayer status	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Yes	60%	64%	56%	39%	65%	67%	63%	61%	43%
Base	400	189	211	83	110	105	102	370	30

	Location									
	St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Yes	59%	74%	68%	60%	60%	64%	41%	56%	62%	47%
Base	60	53	45	42	41	35	26	21	20	57

Q8a. Prior to this call, were you aware that Council was exploring community sentiment towards applying for a Special Rate Variation?

A significantly higher/lower percentage (by group)

Means of Being Informed of the Rate Increase Options



Mail is the most common way residents have been informed of the rate increase options, with 81% stating they were informed via mail out to ratepayers. Other frequently mentioned means include word of mouth and email/enewsletters.

Older residents (65+) are significantly more likely to have been informed when browsing Council's website.

Other specified	Count
Local Council meeting/consultation	2
Radio	2
SMS/Text	2
TV	2
Online	1

Base: N = 238

Q8b. How were you informed of the Special Rate Variation?

Please see Appendix 1 for results across demographic groups

Appendix 1
Additional Analyses

Means of Being Informed of the Rate Increase Options

	Overall 2025	Gender		Age				Ratepayer status	
		Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Mail out to ratepayers	81%	78%	84%	59%	85%	84%	84%	83%	38%
Word of mouth	24%	29%	19%	23%	24%	27%	22%	22%	58%
Email or enewsletter	20%	19%	22%	18%	18%	16%	28%	21%	8%
Social media (Facebook, Instagram, etc.)	18%	20%	15%	19%	18%	21%	12%	17%	24%
Council Website	9%	9%	10%	5%	8%	6%	16%	10%	0%
Community group	8%	6%	10%	8%	7%	10%	7%	8%	0%
Newspaper advertisement	7%	8%	6%	8%	7%	5%	8%	6%	26%
Council channel (Yoursay)	3%	3%	3%	0%	5%	2%	2%	3%	0%
Outdoor banner or sign	2%	2%	3%	0%	2%	4%	3%	3%	0%
Information in Council venue (i.e. sign or flyer)	2%	1%	3%	0%	2%	3%	1%	2%	0%
Other	5%	5%	4%	5%	5%	3%	7%	4%	8%
Base	238	121	118	32	72	71	64	226	13*

*Caution: small base size

Q8b. How were you informed of the Special Rate Variation?

Please see Appendix 1 for results across demographic groups

Means of Being Informed of the Rate Increase Options

	Overall 2025	Location									
		St Ives	Lindfield	Turramurra	Wahroonga	Roseville	Pymble	Killara	Gordon	West Pymble	Other
Mail out to ratepayers	81%	82%	83%	57%	87%	87%	92%	77%	83%	78%	86%
Word of mouth	24%	28%	23%	27%	33%	14%	13%	28%	17%	46%	18%
Email or enewsletter	20%	27%	31%	11%	10%	18%	18%	24%	5%	36%	20%
Social media (Facebook, Instagram, etc.)	18%	18%	14%	11%	31%	19%	23%	0%	12%	26%	18%
Council Website	9%	5%	8%	8%	12%	19%	5%	26%	14%	7%	3%
Community group	8%	5%	9%	9%	7%	6%	8%	0%	0%	26%	9%
Newspaper advertisement	7%	8%	13%	0%	0%	10%	5%	8%	5%	0%	10%
Council channel (Yoursay)	3%	3%	4%	0%	0%	4%	8%	0%	0%	0%	5%
Outdoor banner or sign	2%	0%	8%	0%	0%	0%	3%	13%	0%	6%	0%
Information in Council venue (i.e. sign or flyer)	2%	2%	0%	3%	0%	0%	0%	8%	12%	6%	0%
Other	5%	9%	0%	8%	6%	4%	7%	0%	5%	0%	4%
Base	238	35	39	31	25	25	23	11*	12*	12*	26

*Caution: small base size

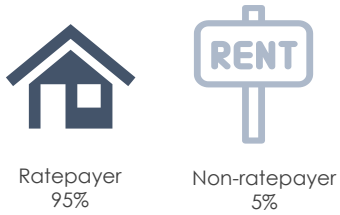
Q8b. How were you informed of the Special Rate Variation?

Please see Appendix 1 for results across demographic groups

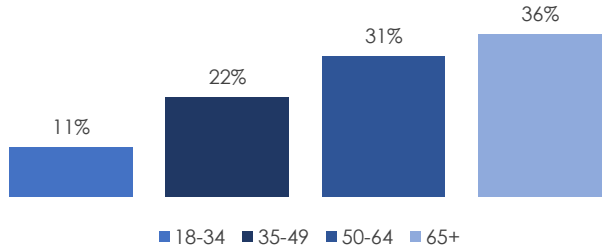
Sample Profile - Unweighted

Gender

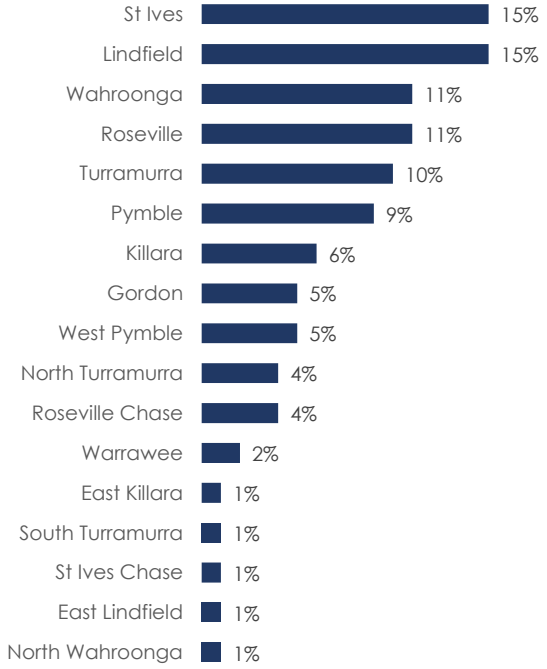
Ratepayer Status



Age



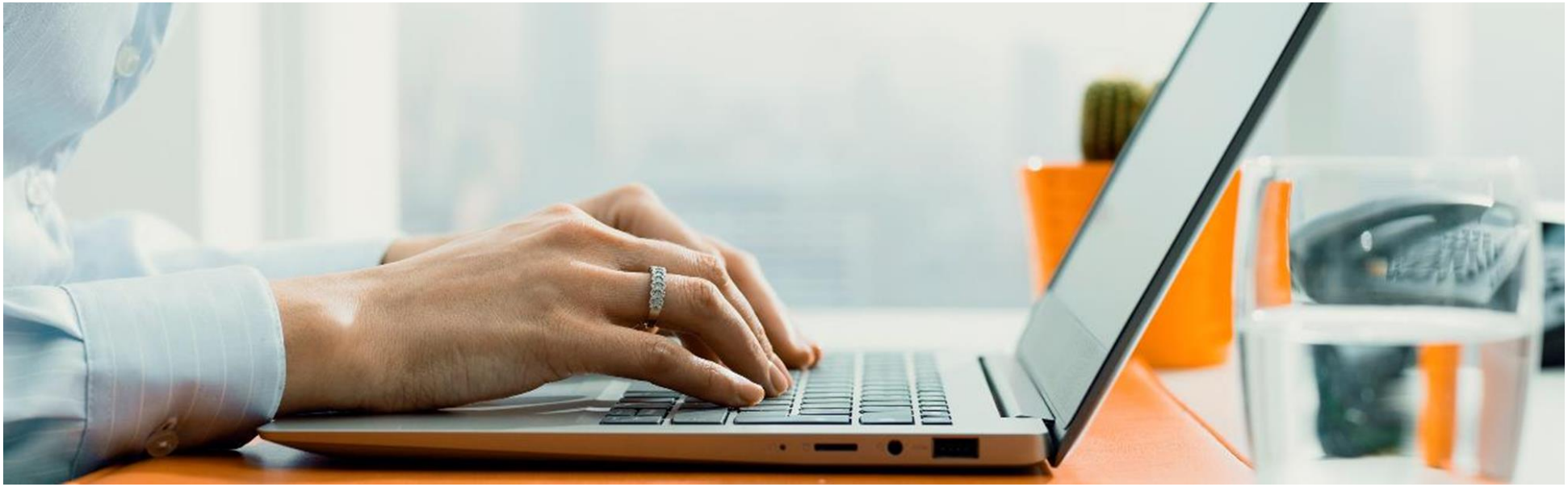
Location



Base: N = 400

Councils Used to Create the Micromex Metro Benchmark

The Metro Benchmark was composed from the Council areas listed below:	
Bayside Council	Hunter's Hill Council
Blacktown City Council	Inner West Council
Burwood Council	Lane Cove Council
Campbelltown City Council	Liverpool City Council
Canterbury-Bankstown Council	North Sydney
City of Canada Bay Council	Northern Beaches Council
City of Parramatta Council	Penrith City Council
City of Playford	Randwick City Council
City of Ryde	Sutherland Shire Council
Cumberland City Council	The Hills Shire Council
Fairfield City Council	Waverley Council
Georges River Council	Willoughby City Council
Hawkesbury City Council	Woollahra Municipal Council



Appendix 2
Questionnaire

Ku-ring-gai Council
SRV Survey
2025

Good morning/afternoon/evening, my name is _____ calling on behalf of Ku-ring-gai Council from Micromex and we are conducting research on potential rate increases to help fund infrastructure improvements. Would now be a good time to share your opinion?

Q1a. (Online only) Which of the following describes your relationship to the Ku-ring-gai Council area? Select all that apply (MR)

Position	Answers	Notes
1	I own and live in a residential property in the area	Go to Q2.
2	I own residential property in the area but don't live in the area	Go to Q2.
3	I operate or rent a business in the area	Go to Q2.
4	I own business property in the area	Go to Q2.
5	I rent a residential property in the area	Go to Q2.
6	I'm a student in the area	
7	I visit the area	
8	I work in the area	
9	I have another type of involvement (e.g. community group, local organisation)	(Please specify)
10	Other (please specify)	(Please specify)

Q1b. What is the name of your organisation? (MR)

Position	Answers	Notes
1	1 line	

Q2.

If Q1a_1 or Q1a_5. or PHONE: Which suburb do you live in:
If Q1a_2. Where is the residential property located? Please select all that apply.
If Q1a_3. Where is your primary business located?
If Q1a_4. Where do you pay Business Rates? Please select all that apply.

Position	Answers	Notes
1	East Killara	
2	East Lindfield	
3	East Roseville	
4	Gordon	
6	Killara	
7	Lindfield	
8	North Turramurra	
10	North Wahroonga	
11	Pymble	
12	Roseville	
13	Roseville Chase	
14	South Turramurra	
15	St Ives	
16	St Ives Chase	
17	Turramurra	
18	Wahroonga	
19	Warrawee	
20	West Pymble	
21	Other	

Q3. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues, but across all responsibility areas? Prompt (SR)

Value	Answers	Notes
5	Very satisfied	
4	Satisfied	
3	Somewhat satisfied	
2	Not very satisfied	
1	Not at all satisfied	

Q4. How important do you believe it is for Council to implement plans and programs that will maintain/renew local infrastructure in the local area? Prompt

Value	Answers	Notes
5	Very important	
4	Important	
3	Somewhat important	
2	Not very important	
1	Not at all important	

Q5. Do you, or your household, pay Council rates to Ku-ring-gai Council for any of the following?

Position	Answers	Notes
1	Residential	
2	Business	
3	None of these	(Rent)

Q6. Concept Statement

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

Over the past decade, the cost of providing Council services has increased by 40%, but rates revenue has only grown by 28%. To date, Ku-ring-gai Council has addressed the challenge by implementing cost savings and efficiencies within the organisation. However, further scope for cost savings is limited.

In addition, Council's infrastructure funding has also been limited by the fact Ku-ring-gai's total rates revenue per capita is below the Sydney average.

This is making it more difficult for Council to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including buildings, drainage, recreational facilities and footpaths. Without an increase in rates beyond the assumed NSW Government rate peg of 3%, the quality of infrastructure will decline further. Services would need to be reduced to redirect funds towards critical infrastructure maintenance and renewal.

As a result, Council is seeking feedback on four options.

The first option, known as Deteriorating Infrastructure, is based on an assumed 3% increase in rates in the financial year 2026/27 in line with the NSW Government rate peg available to all councils.

The other three options involve a special increase in rates to fund local infrastructure.

These three options are:

- **Renew Infrastructure - 22% rate increase**
- **Renew and Enhance Infrastructure - 29% rate increase**
- **Renew, Enhance and Expand Infrastructure - 33% rate increase**

With these options, the special increase would apply once in 2026/27, and then become a permanent part of Council's rates revenue. In future years, rates would increase in line with the rate peg.

Council will maintain a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

I will now explain, and ask you further questions on, each of these options.

Option 1 – Deteriorating Infrastructure

Under this option, Council is assuming a 3% rate increase in line with the rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $52 in 2026/27.

The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $173 in 2026/27.

Due to the fact this option does not provide any additional infrastructure funding, Council will not be able to adequately invest in asset maintenance and renewal.

This will lead to a significant increase in the infrastructure works backlog and therefore a decline in the quality of local infrastructure over time.

Council will also be required to spend increasing amounts on temporary repairs.

Q6a. How supportive are you of Council proceeding with the Deteriorating Infrastructure option: Prompt (SR)

Value	Answers	Notes
5	Very supportive	
4	Supportive	
3	Somewhat supportive	
2	Not very supportive	
1	Not at all supportive	

Option 2 - Renew Infrastructure

Under this option, Council would increase rates by 22% in 2026/27, including an assumed 3% rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $378 in 2026/27 including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $1,272 in 2026/27, including the rate peg.

This option would deliver:

- **$5.9 million for stormwater and drainage, including improvements to kerb inlets, pipes and drains to reduce flooding risk and better manage stormwater**
- **$6.7 million for community buildings, including the renewal and upgrade of halls, public toilets and pavilions to deliver improved safety, lighting, accessibility and female-friendly facilities.**
- **$1.5 million for recreational facilities, including improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open space.**
- **$940,000 for existing footpaths, including the removal of trip hazards and surface improvements.**

It would also fund $1.46m a year in loan repayments for the St Ives Indoor Sports Centre's construction. This centre is currently under construction and when complete in 2026, it will deliver four multi-use courts, a community space, café and car parking for community use.

Q6b. How supportive are you of Council proceeding with the Renew Infrastructure option: Prompt (SR)

Value	Answers	Notes
5	Very supportive	
4	Supportive	
3	Somewhat supportive	
2	Not very supportive	
1	Not at all supportive	

Option 3- Renew and Enhance Infrastructure

Under this option, Council would increase rates by 29% in 2026/27, including the assumed 3% rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, would pay an additional $499 in 2026/27, including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, would pay an additional $1,676 in 2026/27, including the rate peg.

In addition to all the benefits of the Renew Infrastructure option, this option would also provide:

- **A further $600,000 for renewal of existing recreational facilities**
- **$3.8 million for new footpaths, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.**
- **$1.7 million for traffic, transport and other infrastructure works.**

Q6c. How supportive are you of Council proceeding with the Renew and Enhance Infrastructure option: Prompt (SR)

Value	Answers	Notes
5	Very supportive	
4	Supportive	
3	Somewhat supportive	
2	Not very supportive	
1	Not at all supportive	

Option 4 - Renew, Enhance and Expand Infrastructure

Under this option, Council would increase rates by 33% in 2026/27, including an assumed 3% rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $568 in 2026/27, including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $1,907 in 2026/27, including the rate peg.

In addition to all the benefits of the Renew and Enhance Infrastructure option, this option will also deliver an additional $700,000 for other infrastructure upgrades (including traffic and transport works).

It will also deliver $2.98 million a year to service a loan to build the Marian Street Theatre project and pay to run it. This project would create a multi-use arts venue with a strong focus on drama, featuring multiple rehearsal and performance spaces.

Q6d. How supportive are you of Council proceeding with the Renew, Enhance and Expand Infrastructure option: Prompt

Value	Answers	Notes
5	Very supportive	
4	Supportive	
3	Somewhat supportive	
2	Not very supportive	
1	Not at all supportive	

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference. (Prompt to remind)

Value	Answers	Preference			
1	Option 1- Deteriorating Infrastructure - assumed 3% rate peg increase	1	2	3	4
2	Option 2 - Renew Infrastructure - 22% increase	1	2	3	4
3	Option 3 - Renew and Enhance Infrastructure - 29% increase	1	2	3	4
4	Option 4 - Renew, Enhance and Expand Infrastructure - 33% increase	1	2	3	4

Q7b. What is your reason for choosing that as your highest option?

Position	Answers	Notes
1		5 lines

Q8a. (PH)Prior to this call (OL)Prior to this survey, were you aware that Council was exploring community sentiment towards applying for a Special Rate Variation?

Position	Answers	Notes
1	Yes	
2	No	Go to D1

Q8b. How were you informed of the Special Rate Variation? Please answer yes or no. Prompt (MR)

Position	Answers	Notes
1	Mail out to ratepayers	
2	Council Website	
3	Email or enewsletter	
4	Newspaper advertisement	
5	Social media (Facebook, Instagram etc.)	
6	Outdoor banner or sign	
7	Council channel (Yoursay)	
8	Information in Council venue (ie: sign or flyer)	
9	Word of mouth	
10	Community group	
11	Other (Please specify)	

Demographics

Finally, some demographic questions.

D1. Please stop me when I read out your age group. Prompt

Position	Answers	Notes
1	18 – 34	
2	35 – 49	
3	50 – 64	
4	65 years and over	

D2. (Phone) Which of the following best describes the dwelling where you are currently living?

Position	Answers	Notes
1	I/We own/are currently buying this property	
2	I/We currently rent this property	

D3. How long have you lived in the Council area?

Position	Answers	Notes
1	Less than 2 years	
2	2 – 5 years	
3	6 – 10 years	
4	11 – 20 years	
5	More than 20 years	

D6. Gender (determine by voice):

Position	Answers	Notes
1	Male	
2	Female	

D7. Would you like Council to inform you, via email, about future updates about this project directly?

Position	Answers	Notes
1	Yes	(Q10. Must provide Name+Email)
2	No	

D8. Would you like to subscribe to Ku-ring-gai enews and stay up to date on the latest local news and events? (Online only)

Position	Answers	Notes
1	Yes	(Q10. Must provide Name+Email)
2	No	

D9. Council will be running a workshop to hear more from local residents about today's topic. Would you be interested in attending? (phone only)

Position	Answers	Notes
1	Yes	
2	No	Go to end

D10. Can you please provide:

Position	Answers	Notes
1	First name	
2	Last name	
3	Email	
4	Phone	
5	Postcode	

That completes today's survey, if you would like to know more regarding the SRV please visit https://www.krg.nsw.gov.au/Home or contact council on (02) 9424 0000.

Thank you for your time and assistance. This market research is carried out in compliance with the Privacy Act, and the information you provided will be used only for research purposes. The research has been conducted by Micromex Research (1800 639 599) on behalf of Ku-ring-gai Council.

The information contained herein is believed to be reliable and accurate, however, no guarantee is given as to its accuracy and reliability, and no responsibility or liability for any information, opinions or commentary contained herein, or for any consequences of its use, will be accepted by Micromex Research, or by any person involved in the preparation of this report.

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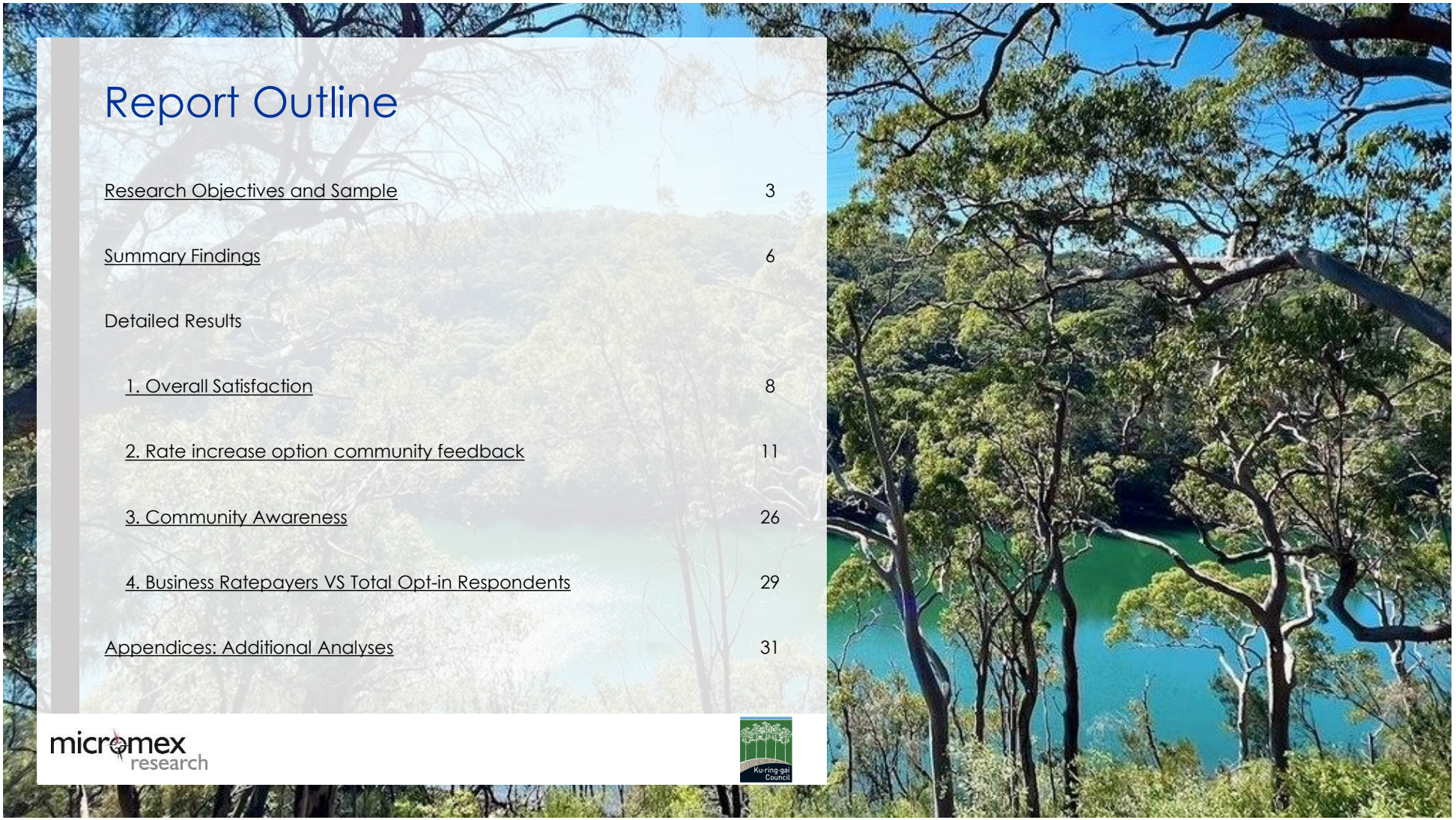
Results of Opt-in Survey of Rate Increase Options

Prepared by: Micromex Research
Date: September 16, 2025

micromex research

Ku-ring-gai Council



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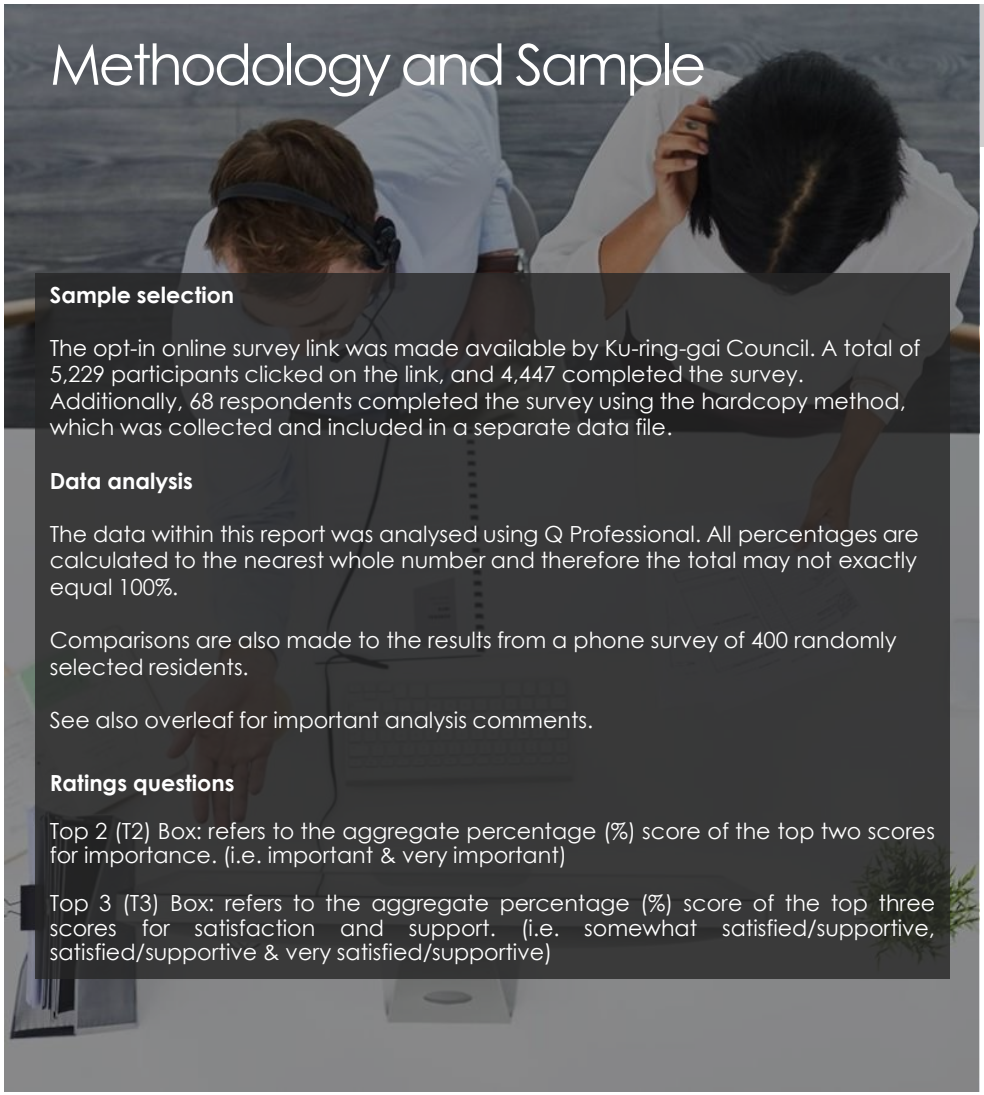
Methodology and Sample



Sample selection

The opt-in online survey link was made available by Ku-ring-gai Council. A total of 5,229 participants clicked on the link, and 4,447 completed the survey. Additionally, 68 respondents completed the survey using the hardcopy method, which was collected and included in a separate data file.

Data analysis

The data within this report was analysed using Q Professional. All percentages are calculated to the nearest whole number and therefore the total may not exactly equal 100%.

Comparisons are also made to the results from a phone survey of 400 randomly selected residents.

See also overleaf for important analysis comments.

Ratings questions

Top 2 (T2) Box: refers to the aggregate percentage (%) score of the top two scores for importance. (i.e. important & very important)

Top 3 (T3) Box: refers to the aggregate percentage (%) score of the top three scores for satisfaction and support. (i.e. somewhat satisfied/supportive, satisfied/supportive & very satisfied/supportive)

Engagement Objectives

In August 2025, Micromex - on behalf of Ku-ring-gai Council - conducted a representative telephone survey, of residents, on four rate increase options - of which three options involved a Special Rate Variation (SRV).

This survey was designed to deliver results which were representative of the broader Ku-ring-gai community. The detailed results of this survey are included in a separate report.

Council also provided the opportunity for any person to self-complete the survey. An online link was made available on Council's website, and hard copies of the survey could be filled out at Council venues.

Why?

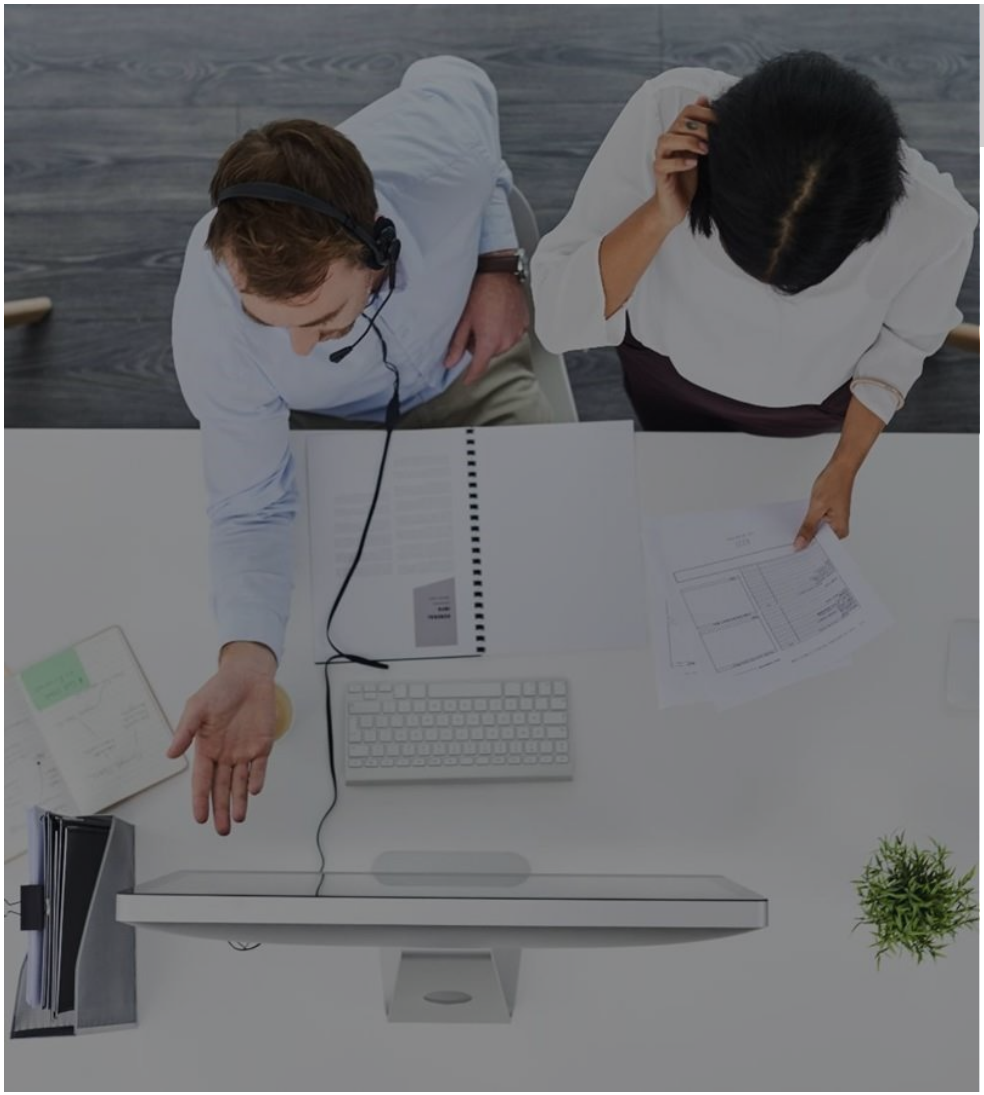
- This allowed any community member, who may not have been selected for the representative survey, to provide feedback on the rate increase options. Questions on satisfaction with Council's performance were included to explore the impact of a potential SRV on community sentiment.

How?

- N=4,515 opt-in survey completes (N=4,447 from online link and N=68 through hardcopies)

When?

- The link was promoted as open from 21st July and closed at midnight on 1st September 2025.



Important Analysis Notes

This opt-in survey data is from a self-select sample rather than a random sample – as such:

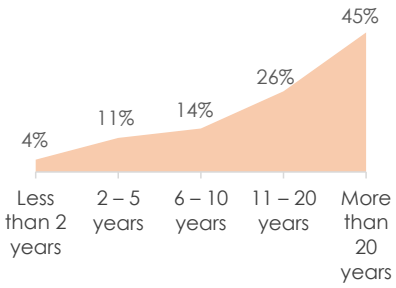
- The results are only reflective of those who have participated and cannot be generalised across the broader population. When seeking survey results which reflect the broader community, the representative (that is randomly selected) survey should be preferred.
- As such, the opt-in results have not been weighted by age and gender to reflect the broader Ku-ring-gai community
- As the opt-in sample was not generated randomly, we cannot apply tests of statistical significance. However:
    - When comparing the opt-in and the Representative phone data, we have used ▲/▼ to highlight differences equal to/greater than 10%/0.30 (mean score) – these thresholds were selected arbitrarily
    - When comparing sub-samples within the opt-in data (such as comparing male versus female responses to a question), our software has applied indicative colour coding higher/lower to highlight larger differences, but these highlights should not be treated as statistically significant differences.

Sample Profile | Opt-in

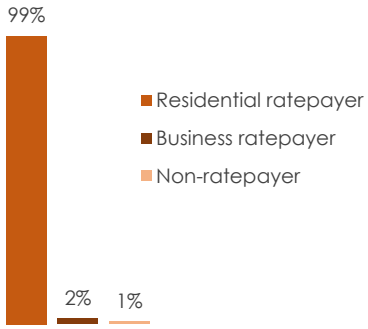
	Opt-in (N=4,515 Unweighted))	Representative (N=400 Weighted))
Gender		
Male	53%	47%
Female	38%	53%
Other	<1%	NA
Prefer not to say	9%	NA
Age		
18-34 years	5%▼	21%
35-49 years	29%	27%
50–64 years	38%▲	26%
65 years and older	28%	25%

Note:▲/▼ = difference equal to/greater than 10% between opt-in and representative samples.
Results of Representative samples were weighted by age and gender to reflect the 2021 ABS Census data for the Ku-ring-gai Council LGA.

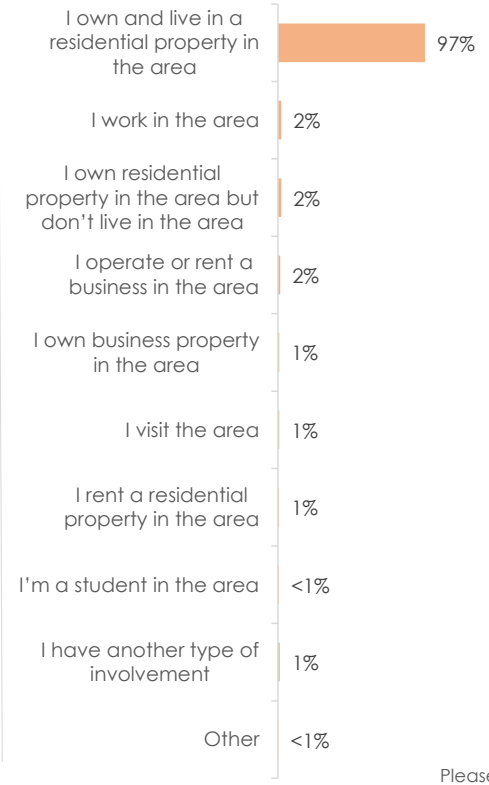
Time lived in area – Opt-in
(N=4,384)



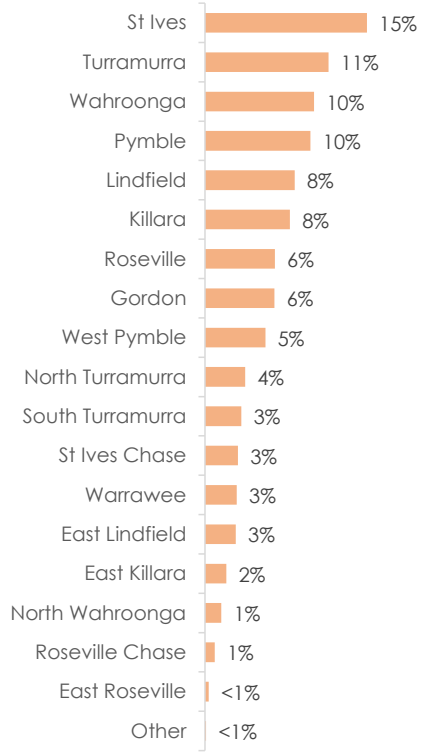
Ratepayer category – Opt-in
(N=4,515)



Relationship with the area – Opt-in
(N=4,515)



Location – Opt-in*
(N=4,384)



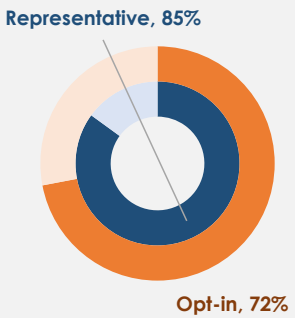
Please see other demographic results in Appendix 1

*This chart only shows the location information for those who own and live in a residential property in the area and those who are renting a property in the area.

Summary Findings

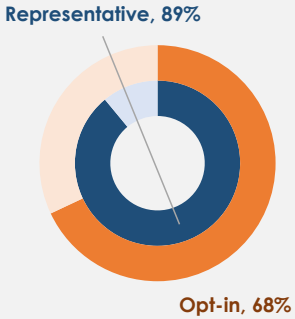
Snapshot Results – Opt-in VS Representative

Key Metrics



Overall Satisfaction

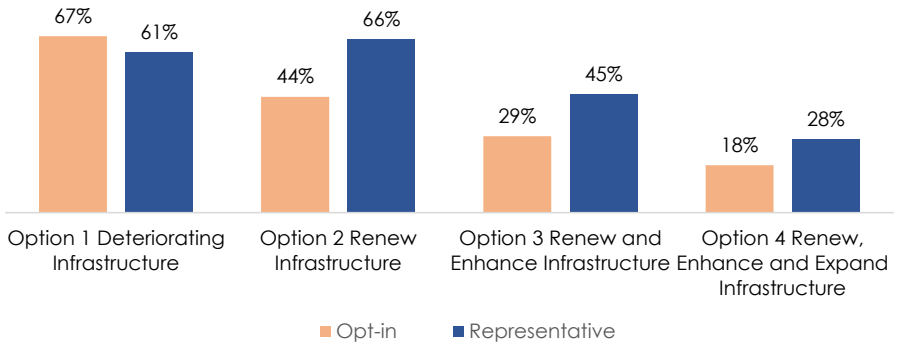
72% of Opt-in respondents are at least 'somewhat satisfied' with the performance of Council, compared to 85% of Representative respondents.



Importance of Maintenance/ Renewal of Local Infrastructure

68% of Opt-in respondents believed it is important or very important for Council to implement plans and programs that will maintain/renew local infrastructure in the local area, compared to 89% of the Representative sample.

Support for Proposed SRV Options
(T3B% - at least somewhat supportive)



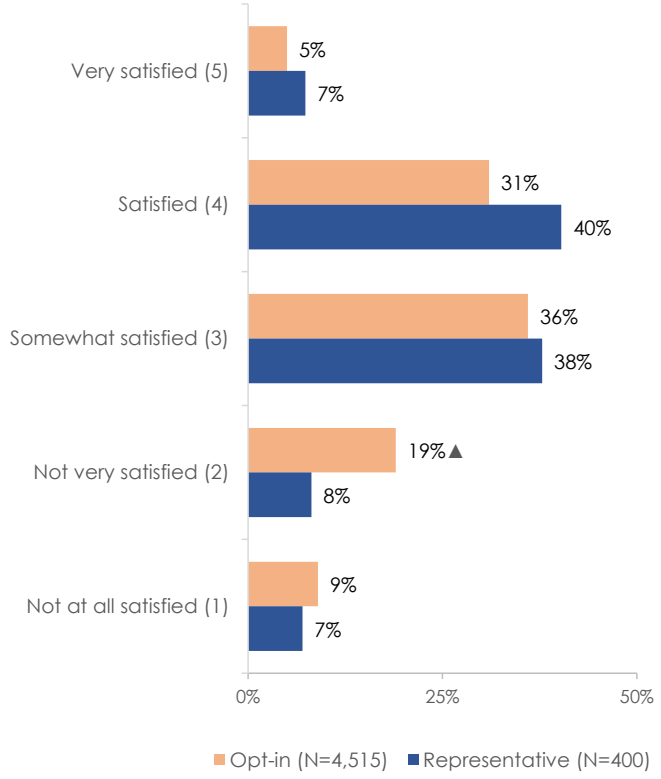
First Preference

	Opt-in	Representative
Option 1	**60%**	**44%**
Option 2	**18%**	**34%**
Option 3	**12%**	**13%**
Option 4	**10%**	**9%**

Section One
Performance of Council

This section explores respondents' overall satisfaction with the performance of Council over the last 12 months.

Overall Satisfaction with Council Performance



72% of Opt-in respondents were at least somewhat satisfied with the performance of Council. This result is lower compared to the Representative phone sample (85%).

Overall satisfaction 2025	Source of cases	
	Opt-in	Representative
T3B% (at least somewhat satisfied)	72%▼	85%
Mean rating	3.06	3.34
Base	4,515	400

Q3. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues, but across all responsibility areas?

Scale: 1 = not at all satisfied, 5 = very satisfied
▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Overall Satisfaction with Council Performance

Among Opt-in respondents, males and older residents (65+) are more likely to be satisfied with the performance of Council. Similar to Representative respondents, those who believe it is very important/important for Council to implement plans and programs to maintain/renew local infrastructure are more likely to be satisfied. Newer residents and those living in St Ives are more likely to be satisfied.

Opt-in	Overall 2025	Gender			Age				Ratepayer status			Importance of the maintenance and renewal of local infrastructure	
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	72%	74%	74%	59%	73%	70%	69%	79%	72%	53%	68%	76%	66%
Mean rating	3.06	3.11	3.06	2.70	3.07	3.03	2.95	3.23	3.06	2.56	2.76	3.15	2.86
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25	3,092	1,423

Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Top 3 Box %	76%	70%	71%	77%	74%	75%	67%	64%	75%	77%	69%	54%	76%
Mean rating	3.17	2.97	3.03	3.19	3.04	3.12	2.94	2.84	3.09	3.14	3.03	2.64	3.16
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q2. Overall, for the last 12 months, how satisfied are you with the performance of Council, not just on one or two issues, but across all responsibility areas?

Scale: 1 = not at all satisfied, 5 = very satisfied
Indicatively higher/lower level of satisfaction (by group)

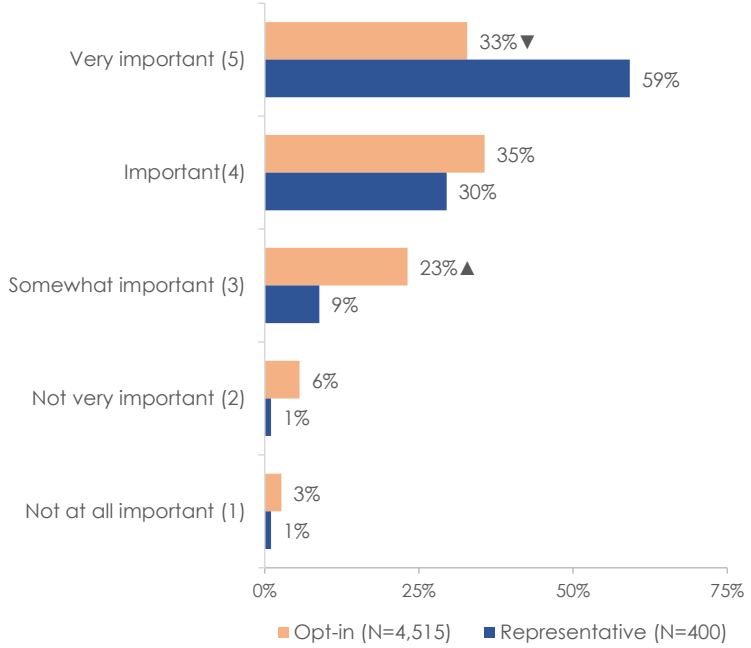
Section Two
Rate Increase Option Community Feedback

This section provides respondents' feedback on Council's proposed rate increase options, including the level of support for each option and respondents' preference. It also explores respondents' attitude towards the importance of implementing plans and programs that will maintain/renew local infrastructure.

Importance of Maintenance/Renewal of Local Infrastructure

Although fewer respondents from Opt-in sample believe it is important to implement plans and programs to maintain or renew local infrastructure compared to Representative respondents (89%), the majority (68%) still consider it important or very important.

Opt-in respondents who were aware of the proposed SRV application before this survey were marginally more likely to believe it is important or very important.



Importance of the maintenance and renewal	Source of cases	
	Opt-in	Representative
Top 2 Box %	68%▼	89%
Mean rating	3.90▼	4.44
Base	4,515	400

Q4. How important do you believe it is for Council to implement plans and programs that will maintain/renew local infrastructure in the local area?

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.
Scale: 1 = not at all important, 5 = very important
Indicatively higher/lower level of importance (by group)

Importance of Maintenance/Renewal of Local Infrastructure

Among Opt-in respondents, females and older respondents are more likely to believe it is important to implement plans and programs to maintain or renew local infrastructure. In contrast, those who are paying business rates and those living in Pymble are less likely to believe it is important.

Opt-in	Overall 2025	Gender			Age				Ratepayer status		
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer
Top 2 Box %	68%	69%	71%	53%	64%	65%	67%	75%	68%	55%	84%
Mean rating	3.90	3.92	3.98	3.50	3.83	3.81	3.86	4.06	3.90	3.47	4.48
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25

Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Top 2 Box %	67%	69%	70%	71%	71%	67%	63%	70%	66%	71%	67%	73%	68%
Mean rating	3.88	3.90	3.93	3.94	3.98	3.86	3.73	3.91	3.93	4.02	3.82	3.94	3.91
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q4. How important do you believe it is for Council to implement plans and programs that will maintain/renew local infrastructure in the local area?

Scale: 1 = not at all important, 5 = very important
Indicatively higher/lower level of importance (by group)

Introduction to the Rate Increase Options

Before respondents were asked about their support and preference for each rate increase option, they were asked to specify the rates paid to Ku-ring-gai Council.

For residents who pay only one rate category, we showed the SRV concept relevant to the category they pay.

For those who pay more than one rate category, we showed both rate increases (i.e., residential and business).

For non-ratepayers, we also presented the residential rate increase concept.

Among Opt-in respondents, 99% are residential ratepayers and 2% are business ratepayers, while 1% of Opt-in respondents were non-ratepayers.

Ku-ring-gai Council is facing significant financial challenges to renew and upgrade essential local infrastructure in line with community expectations.

Over the past decade, the cost of providing Council services has increased by 40%, but rates revenue has only grown by 28%. To date, Ku-ring-gai Council has addressed the challenge by implementing cost savings and efficiencies within the organisation. However, further scope for cost savings is limited.

In addition, Council's infrastructure funding has also been limited by the fact Ku-ring-gai's total rates revenue per capita is below the Sydney average.

This is making it more difficult for Council to maintain, renew and upgrade $1.8 billion worth of local infrastructure, including buildings, drainage, recreational facilities and footpaths. Without an increase in rates beyond the assumed NSW Government rate peg of 3%, the quality of infrastructure will decline further. Services would need to be reduced to redirect funds towards critical infrastructure maintenance and renewal.

As a result, Council is seeking feedback on four options.

The first option, known as Deteriorating Infrastructure, is based on an assumed 3% increase in rates in the financial year 2026/27 in line with the NSW Government rate peg available to all councils.

The other three options involve a special increase in rates to fund local infrastructure.

These three options are:

- *Renew Infrastructure - 22% rate increase*
- *Renew and Enhance Infrastructure - 29% rate increase*
- *Renew, Enhance and Expand Infrastructure - 33% rate increase*

With these options, the special increase would apply once in 2026/27, and then become a permanent part of Council's rates revenue. In future years, rates would increase in line with the rate peg.

Council will maintain a Hardship Policy and alternative payment options to assist ratepayers should they have difficulty keeping up with their rate payments.

I will now explain, and ask you further questions on, each of these options.

Support for Option 1 Deteriorating Infrastructure

Option 1 Deteriorating Infrastructure

Under this option, Council is assuming a 3% rate increase in line with the rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $52 in 2026/27.

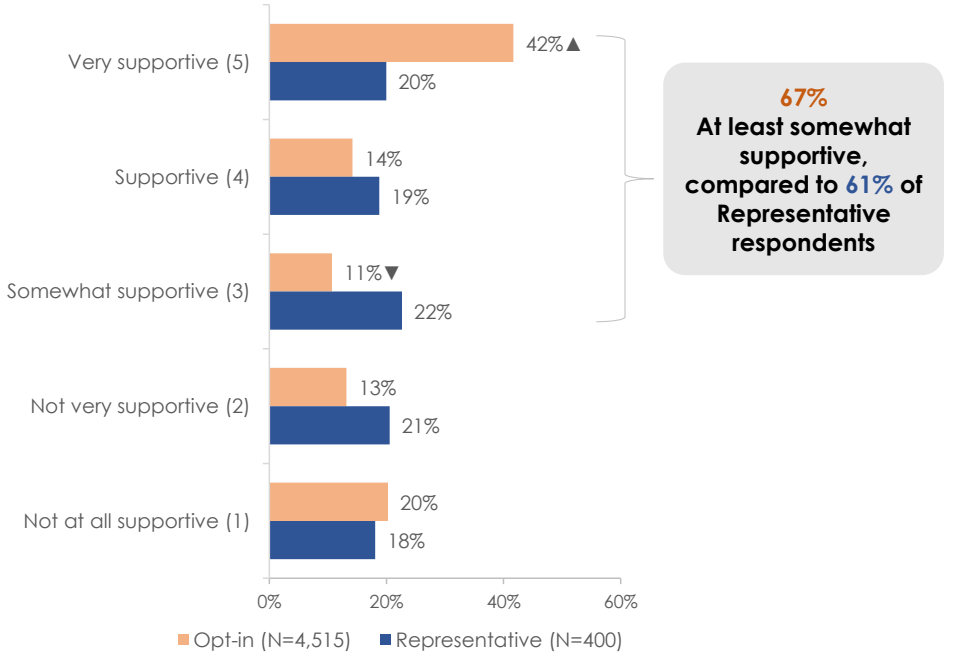
The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $173 in 2026/27.

Due to the fact this option does not provide any additional infrastructure funding, Council will not be able to adequately invest in asset maintenance and renewal.

This will lead to a significant increase in the infrastructure works backlog and therefore a decline in the quality of local infrastructure over time.

Council will also be required to spend increasing amounts on temporary repairs.

67% of Opt-in respondents are at least somewhat supportive of this option, slightly higher than Representative respondents (61%). Notably, nearly half (42%) of Opt-in respondents are very supportive of this option.



67%
At least somewhat supportive, compared to 61% of Representative respondents

Q6a. How supportive are you of Council proceeding with the Deteriorating Infrastructure option?

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Support for Option 1 Deteriorating Infrastructure

Among Opt-in respondents, residents who have lived in area up to 20 years, business ratepayers and the middle-aged group (35-64) are more likely to be supportive of this option. In contrast, those who believe it is very important or important for Council to implement plans and programs to maintain or renew local infrastructure and males are less likely to support this option.

Opt-in	Overall 2025	Gender			Age				Ratepayer status			Importance of the maintenance and renewal of local infrastructure	
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	67%	63%	66%	85%	70%	74%	70%	54%	67%	77%	44%	55%	91%
Mean rating	3.44	3.36	3.38	4.13	3.56	3.73	3.57	2.94	3.44	3.88	2.32	3.03	4.33
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25	3,092	1,423

Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Top 3 Box %	69%	71%	62%	66%	65%	69%	68%	65%	63%	65%	68%	71%	67%
Mean rating	3.54	3.60	3.28	3.44	3.38	3.43	3.52	3.41	3.31	3.44	3.43	3.56	3.48
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q6a. How supportive are you of Council proceeding with the Deteriorating Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
Indicatively higher/lower level of support (by group)

Support for Option 2 Renew Infrastructure

Option 2 Renew Infrastructure

Under this option, Council would increase rates by 22% in 2026/27, including an assumed 3% rate peg.

The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $378 in 2026/27 including the rate peg.

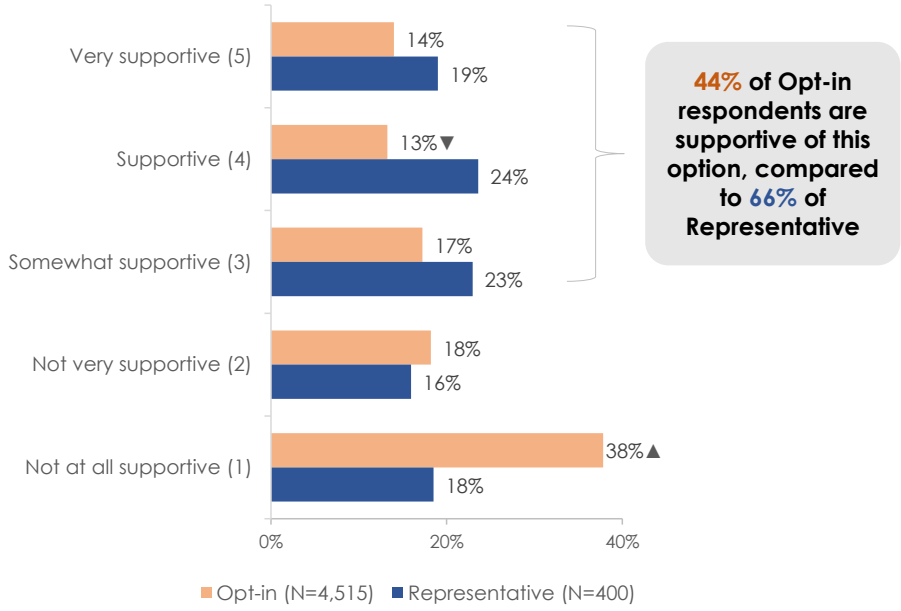
The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $1,272 in 2026/27, including the rate peg.

This option would deliver:

- **$5.9 million for stormwater and drainage, including improvements to kerb inlets, pipes and drains to reduce flooding risk and better manage stormwater**
- **$6.7 million for community buildings, including the renewal and upgrade of halls, public toilets and pavilions to deliver improved safety, lighting, accessibility and women's facilities.**
- **$1.5 million for recreational facilities, including improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open space.**
- **$940,000 for existing footpaths, including the removal of trip hazards and surface improvements.**

It would also fund $1.46m a year in loan repayments for the St Ives Indoor Sports Centre's construction. This centre is currently under construction and when complete in 2026, it will deliver four multi-use courts, a community space, café and car parking for community use.

44% of Opt-in respondents are at least somewhat supportive of this SRV option, which is lower compared to the Representative sample. 38% of Opt-in respondents are not at all supportive of this option.



Q6b. How supportive are you of Council proceeding with the Renew Infrastructure option?

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Support for Option 2 Renew Infrastructure

For Opt-in respondents, females, older respondents, those who had lived in the area for more than 20 years, those living in St Ives, and those who believe it is very important/important for Council to implement plans and programs to maintain or renew local infrastructure are more likely to support this option.

Opt-in	Overall 2025	Gender			Age				Ratepayer status			Importance of the maintenance and renewal of local infrastructure	
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	44%	45%	47%	23%	47%	39%	41%	53%	44%	30%	36%	56%	17%
Mean rating	2.46	2.48	2.58	1.85	2.62	2.29	2.35	2.77	2.47	1.97	2.12	2.85	1.63
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25	3,092	1,423

Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Top 3 Box %	44%	41%	46%	48%	45%	42%	41%	44%	41%	45%	45%	41%	45%
Mean rating	2.47	2.32	2.56	2.60	2.50	2.42	2.36	2.44	2.39	2.48	2.52	2.37	2.48
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q6b. How supportive are you of Council proceeding with the Renew Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
Indicatively higher/lower level of support (by group)

Support for Option 3 Renew and Enhance Infrastructure

Option 3 Renew and Enhance Infrastructure

Under this option, Council would increase rates by 29% in 2026/27, including the assumed 3% rate peg.

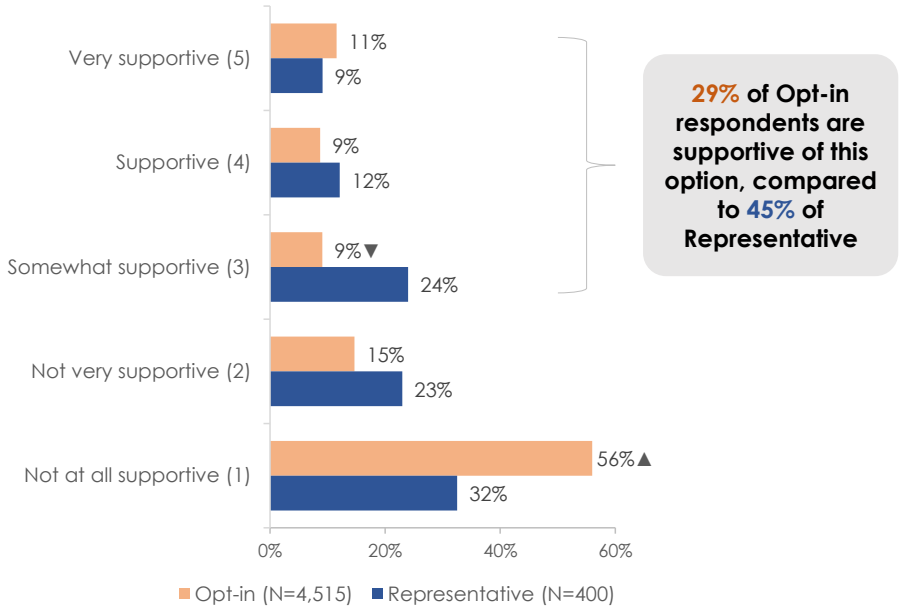
The average residential ratepayer, who is currently paying $1,720 per year, would pay an additional $499 in 2026/27, including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, would pay an additional $1,676 in 2026/27, including the rate peg.

In addition to all the benefits of the Renew Infrastructure option, this option would also provide:

- **A further $600,000 for renewal of existing recreational facilities**
- **$3.8 million for new footpaths, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.**
- **$1.7 million for traffic, transport and other infrastructure works.**

Overall, 29% of Opt-in respondents are at least somewhat supportive of this SRV option, which is lower than the Representative sample. More than half (56%) of Opt-in respondents are not at all supportive of this option.



29% of Opt-in respondents are supportive of this option, compared to 45% of Representative

Q6c. How supportive are you of Council proceeding with the Renew and Enhance Infrastructure option?

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Support for Option 3 Renew and Enhance Infrastructure

Males, older respondents, long-term residents and those who believe it is very important or important for Council to implement plans and programs to maintain or renew local infrastructure are more likely to support this option.

Opt-in	Overall 2025	Gender			Age				Ratepayer status			Importance of the maintenance and renewal of local infrastructure	
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	29%	32%	30%	9%	29%	25%	25%	40%	29%	16%	36%	41%	3%
Mean rating	2.05	2.16	2.06	1.37	2.07	1.91	1.89	2.41	2.05	1.52	2.20	2.45	1.18
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25	3,092	1,423

Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Top 3 Box %	28%	25%	33%	30%	31%	25%	27%	32%	34%	33%	27%	24%	30%
Mean rating	2.03	1.90	2.16	2.12	2.10	1.94	1.93	2.15	2.14	2.14	2.01	1.86	2.07
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q6c. How supportive are you of Council proceeding with the Renew and Enhance Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
Indicatively higher/lower level of support (by group)

Support for Option 4 Renew, Enhance and Expand Infrastructure

Option 4 Renew, Enhance and Expand Infrastructure

Under this option, Council would increase rates by 33% in 2026/27, including an assumed 3% rate peg.

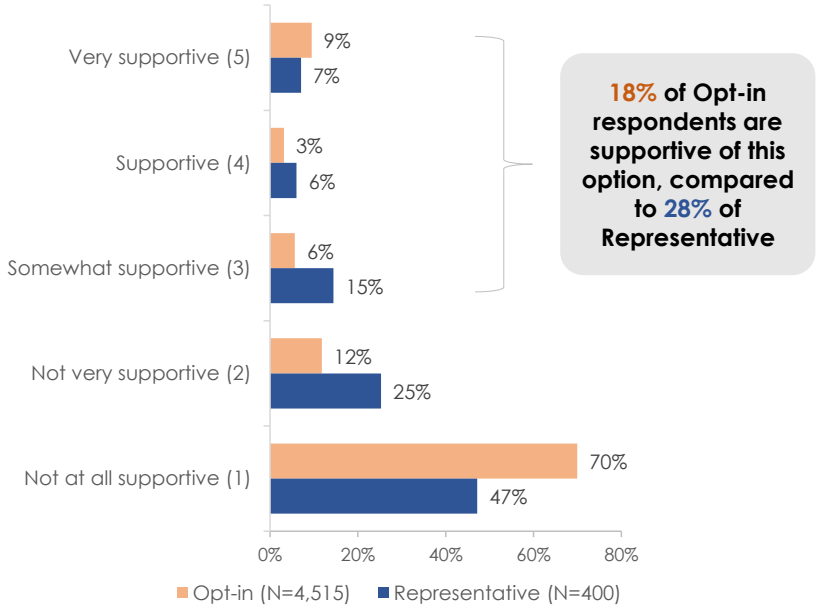
The average residential ratepayer, who is currently paying $1,720 per year, will pay an additional $568 in 2026/27, including the rate peg.

The average business ratepayer, who is currently paying $5,780 per year, will pay an additional $1,907 in 2026/27, including the rate peg.

In addition to all the benefits of the Renew and Enhance Infrastructure option, this option will also deliver an additional $700,000 for other infrastructure upgrades (including traffic and transport works).

It will also deliver $2.98 million a year to service a loan to build the Marian Street Theatre project and pay to run it. This project would create a multi-use arts venue with a strong focus on drama, featuring multiple rehearsal and performance spaces.

Less than 20% of Opt-in respondents are at least somewhat supportive of this option. Similar to the Representative sample, a large proportion of Opt-in respondents (70%) are not at all supportive of this option.



18% of Opt-in respondents are supportive of this option, compared to 28% of Representative

Q6d. How supportive are you of Council proceeding with the Renew, Enhance and Expand Infrastructure option?

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Support for Option 4 Renew, Enhance and Expand Infrastructure

Similar to Option 3, males, older respondents (65+), long-term residents and those who believe it is very important or important for Council to implement initiatives in the maintenance and renewal of local infrastructure were more likely to be supportive of this option.

Opt-in	Overall 2025	Gender			Age				Ratepayer status			Importance of the maintenance and renewal of local infrastructure	
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Top 3 Box %	18%	21%	18%	3%	20%	15%	14%	26%	18%	10%	68%	26%	1%
Mean rating	1.70	1.79	1.71	1.16	1.73	1.58	1.57	2.01	1.70	1.32	3.52	1.99	1.08
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25	3,092	1,423

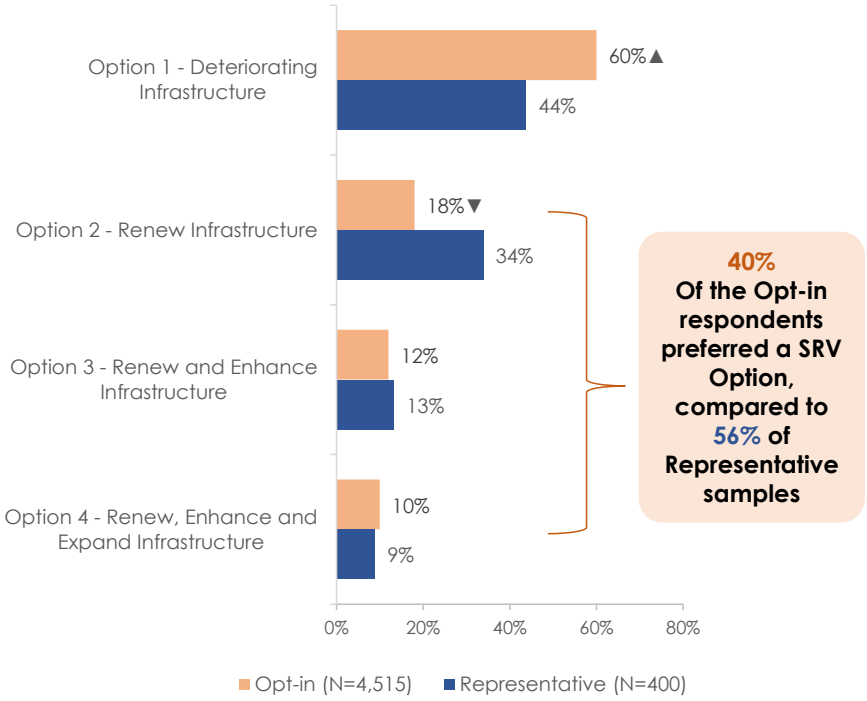
Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Top 3 Box %	16%	15%	21%	18%	21%	16%	15%	17%	23%	22%	17%	13%	19%
Mean rating	1.64	1.58	1.81	1.70	1.77	1.60	1.55	1.72	1.90	1.79	1.68	1.52	1.71
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q6d. How supportive are you of Council proceeding with the Renew, Enhance and Expand Infrastructure option?

Scale: 1 = not at all supportive, 5 = very supportive
Indicatively higher/lower level of support (by group)

Rate Increase Options - Preference

First preference of proposed options (%)



40%
Of the Opt-in respondents preferred a SRV Option, compared to 56% of Representative samples

Although 40% of Opt-in respondents preferred an SRV option (Options 2-4), the majority (60%) selected the rate peg only Option 1 (known as Deteriorating Infrastructure) as their first preference (compared to 44% of Representative respondents).

Opt-in	Highest Preference - 1	2	3	Lowest Preference - 4	Base
Option 1 - Deteriorating Infrastructure	60%	9%	7%	24%	4,515
Option 2 - Renew Infrastructure	18%	67%	14%	<1%	4,515
Option 3 - Renew and Enhance Infrastructure	12%	20%	68%	1%	4,515
Option 4 - Renew, Enhance and Expand Infrastructure	10%	4%	11%	75%	4,515

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Rate Increase Options – First Preference

Similar to the Representative sample, Opt-in respondents who believe it is very important/important to implement plans and programs to maintain or renew local infrastructure are more likely to support Options 2-4, while those who consider it less important are more likely to prefer Option 1. Older residents (65+) and those who had lived in the area for more than 20 years are more likely to prefer some level of rate variation.

Most preferred option (Opt-in)	Overall 2025	Gender			Age				Ratepayer status			Importance of the maintenance and renewal of local infrastructure	
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer	Very important/ important	Somewhat important/ not very important/ not at all important
Option 1	60%	57%	57%	86%	61%	68%	64%	44%	60%	82%	40%	44%	93%
Option 2	18%	17%	22%	9%	21%	14%	18%	23%	18%	9%	4%	24%	6%
Option 3	12%	14%	11%	3%	9%	10%	10%	17%	12%	6%	0%	17%	1%
Option 4	10%	12%	10%	1%	9%	7%	8%	16%	10%	3%	56%	15%	0%
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25	3,092	1,423

Most preferred option (Opt-in)	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Option 1	62%	66%	54%	57%	57%	63%	63%	59%	58%	58%	61%	65%	60%
Option 2	18%	16%	20%	21%	19%	19%	19%	17%	15%	19%	21%	19%	17%
Option 3	11%	10%	13%	13%	12%	10%	12%	14%	12%	12%	8%	10%	12%
Option 4	8%	7%	13%	10%	12%	8%	6%	10%	15%	11%	10%	6%	11%
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.

Indicatively higher/lower percentage (by group)

Reasons for Preferences

Similar to the reasons observed in the Representative sample, those who preferred Options 2–4 (SRV options) mentioned that a rate rise is needed for the maintenance of services and infrastructure, and that it is beneficial for the community and future planning. Others also stated that while they understand the rise is necessary, the cost of living is already too high. Those who preferred Option 1 (rate peg only) stated that the cost of living and rates are already too high, Council should use funds more wisely, and Council should operate within its budget.

Reasons for Preference (Opt-in only)

Some level of SRV (40% first preference)

Rate rise is needed for the maintenance of services and infrastructure:

"It is important that if option 4 is implemented that all funds raised go towards option 4 tasks."

"Better public transport required."

"Roads need to be updated."

I have expressed support, but the cost of living is too high/rates already too high:

"This was foreseeable and now occurs during a cost-of-living challenge."

"Totally understand increasing costs, but totally can look at where savings can be made."

"The cost of living is already high. While we see the importance of renewing the infrastructure, I hope the rate of increase could be at an affordable level."

Rate rise is necessary for future planning and the community:

"Infrastructure that makes it easier to want to stay in this community."

"There has to be a better way to plan for a future Ku-ring-gai."

"A thriving community draws strong investors and families eager to settle here"

Rate peg only (60% first preference)

Cost of living is too high/rates already too high:

"Many Ku-ring-gai residents are seniors on pensions and cannot afford the increases."

"We are retirees and cost of living is huge for us."

"Many families and retirees are suffering from a cost-of-living crisis"

Council should use funds more wisely:

"Funds are being wasted, and Council should be accountable."

"Ku-ring-Gai Council has spent huge amounts of money renewing infrastructure in the past and it is money poorly spent."

"Council has shown an inability to use ratepayer funds responsibly."

Council should operate within budget:

"Manage projects professionally so you don't blow out the budget."

"Stop paying for external contractors where possible."

"Council needs to be more cost efficient"

Q7a. Please rank the four options in order of preference, from 1 being your highest preference to 4 your lowest preference.
Q7b. What is your reason for choosing that as your highest option?

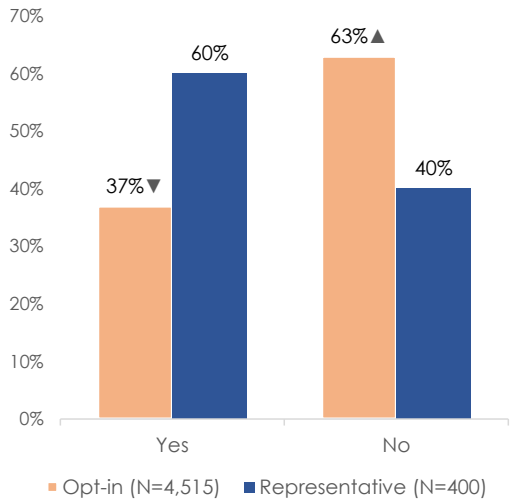
Section Three
Community Awareness

This section explores residents' awareness of Council's exploration of community sentiment towards applying for a Special Rate Variation.

Awareness of Council Seeking Community Feedback on a Potential Special Rate Variation

37% of Opt-in respondents claimed to be aware that Council was exploring community sentiment towards applying for a Special Rate Variation. This result is notably lower than for Representative respondents (60%) – and we would expect it to be higher given the opt-in respondents had to seek out the survey.

Older respondents, long-term residents, and those living in West Pymble were more likely to be aware of this.



Opt-in	Overall	Gender			Age				Ratepayer status		
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer
Yes %	37%	37%	37%	31%	34%	34%	35%	41%	37%	36%	44%
Base	4,515	2,394	1,716	405	211	1,299	1,725	1,280	4,478	77	25

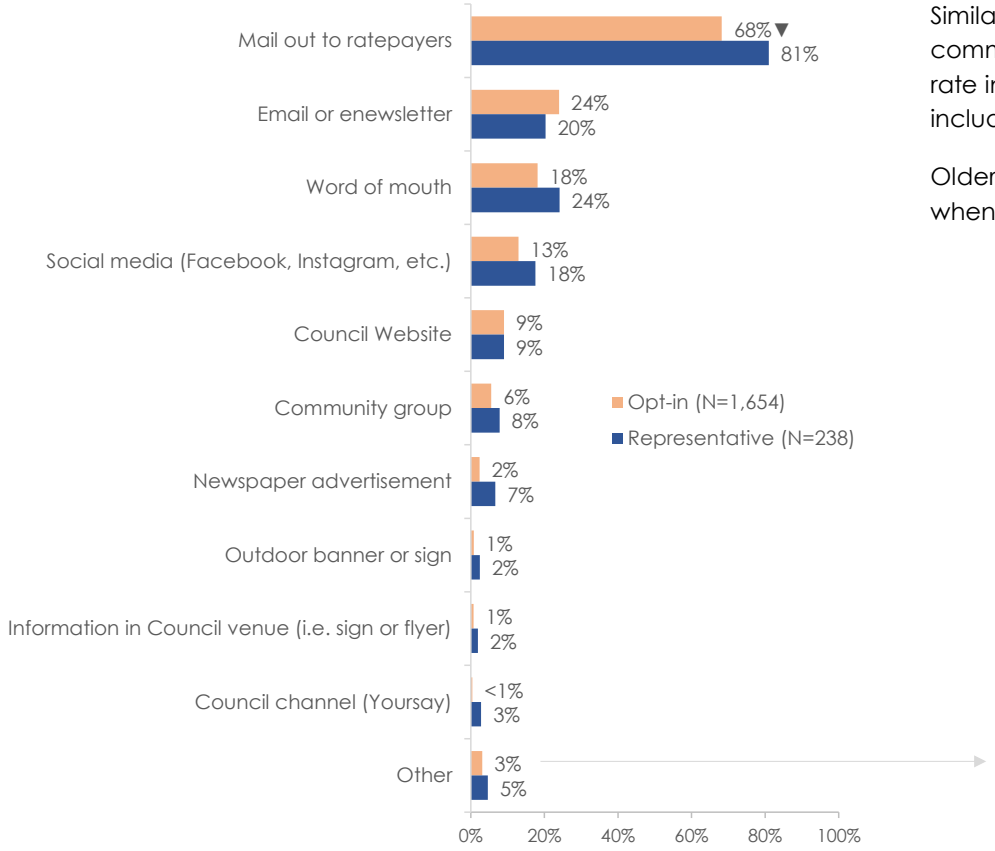
Opt-in	Time lived in area			Location									
	Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Yes %	34%	33%	41%	38%	40%	33%	34%	37%	39%	27%	37%	45%	37%
Base	1,289	1,139	1,956	646	493	435	421	358	339	279	277	241	895

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Q8a. Prior to this survey, were you aware that Council was exploring community sentiment towards applying for a Special Rate Variation?

Indicatively higher/lower percentage (by group)

Means of Being Informed of the Rate Increase Options



Similar to Representative respondents, the mail-out is the most common way Opt-in respondents have been informed of the rate increase options. Other frequently mentioned means include email/enewsletter, word of mouth and social media.

Older residents (65+) are more likely to have been informed when browsing Council's website.

Other specified (Opt-in)	Count
Independent media	19
Council meeting/consultation	10
Radio	7
TV	5
Library	4
Internet search	1
Rate notice	1
Other	9
Don't remember	1

▲/▼ = difference equal to/greater than 10%/0.30 between opt-in and representative samples.

Q8b. How were you informed of the Special Rate Variation?

Please see Appendix 1 for results across demographic groups

Section Four
Business Ratepayers VS Total Opt-in Respondents

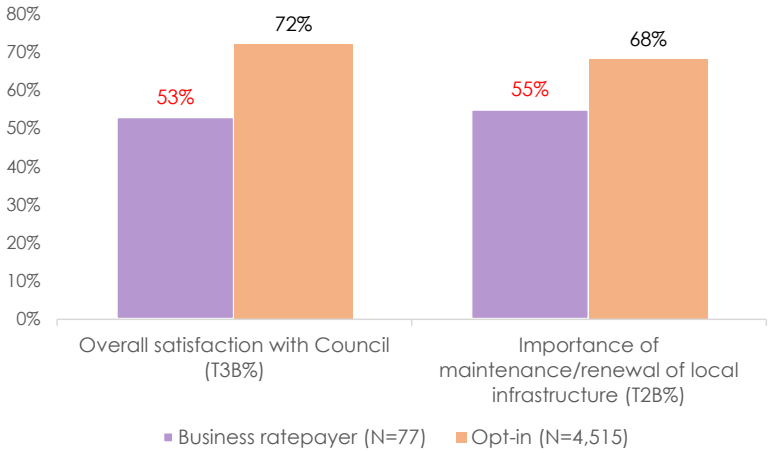
This section explores the results among business ratepayers compared to all Opt-in respondents.

Summary Results – Business Ratepayers VS Total Opt-in Respondents

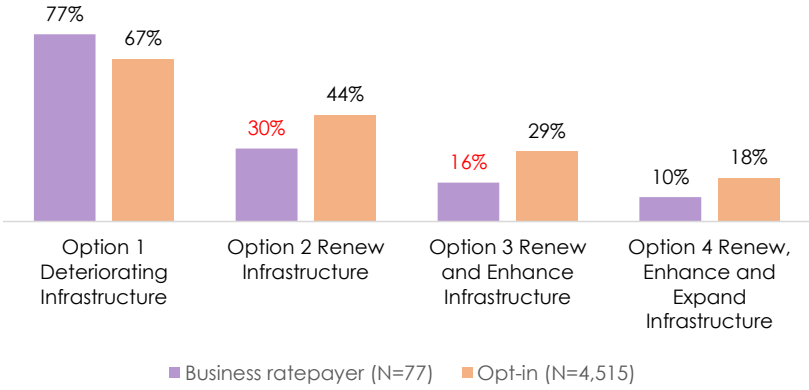
Of the 4,515 Opt-in respondents, 77 were business ratepayers. Overall, this group was less supportive of SRV options (Options 2–4) and more inclined to prefer Option 1.

Additionally, business ratepayers were less likely to be satisfied with Council's performance and less likely to consider it important for Council to implement plans and programs to maintain or renew local infrastructure.

Key Metrics



Support for Proposed SRV Options
(T3B% - at least somewhat supportive)



First Preference %

	Business ratepayer (N=77)	Total Opt-in respondents (N=4,515)
Option 1	**82%**	**60%**
Option 2	**9%**	**18%**
Option 3	**6%**	**12%**
Option 4	**3%**	**10%**

Indicatively higher/lower percentage (by group)

Appendices
Additional Analyses

Demographic – Locations

Location of residential investment property	Count
Turramurra	16
Lindfield	14
Gordon	12
Roseville	11
Killara	10
St Ives	10
Pymble	9
Wahroonga	7
St Ives Chase	2
Warrawee	2
West Pymble	2
East Lindfield	1
East Roseville	1
North Turramurra	1
North Wahroonga	1
South Turramurra	1

Location of primary business	Count
St Ives	14
Turramurra	12
Pymble	9
Wahroonga	8
Gordon	6
Lindfield	6
North Turramurra	4
Roseville	3
West Pymble	3
Killara	1
South Turramurra	1
St Ives Chase	1

Location where you pay business rate	Count
Lindfield	10
Gordon	8
Pymble	5
St Ives	5
Roseville	3
West Pymble	3
Turramurra	2
Wahroonga	2
Killara	1

Q2b. Where is the residential investment property located?
Q2c. Where is your primary business located?
Q2d. Where do you pay Business Rates?

Means of Being Informed of the Rate Increase Options

	Overall	Gender			Age				Ratepayer status		
		Male	Female	Non-binary/ prefer not to say	18-34	35-49	50-64	65+	Residential	Business	Non-ratepayer
Mail out to ratepayers	68%	69%	69%	58%	63%	67%	68%	69%	69%	64%	0%
Email or enewsletter	24%	25%	24%	18%	21%	24%	21%	27%	24%	32%	18%
Word of mouth	18%	16%	19%	25%	20%	13%	21%	18%	18%	43%	27%
Social media	13%	10%	17%	9%	8%	16%	15%	8%	13%	29%	36%
Council Website	9%	8%	10%	8%	3%	6%	8%	12%	9%	11%	9%
Community group	6%	5%	6%	7%	4%	4%	8%	5%	5%	21%	36%
Newspaper advertisement	2%	2%	3%	3%	0%	1%	2%	4%	2%	4%	0%
Outdoor banner or sign	1%	1%	1%	1%	1%	1%	1%	0%	1%	4%	0%
Information in Council venue	1%	1%	1%	1%	0%	0%	1%	1%	1%	4%	0%
Council channel	<1%	0%	0%	2%	0%	0%	0%	1%	0%	7%	0%
Other	3%	3%	3%	5%	1%	2%	4%	3%	3%	0%	0%
Base	1,654	887	642	126	71	445	608	531	1,643	28	11

Q8b. How were you informed of the Special Rate Variation?

Indicatively higher/lower percentage (by group)

Means of Being Informed of the Rate Increase Options

	Overall	Time lived in area			Location									
		Up to 10 years	11 – 20 years	More than 20 years	St Ives	Turramurra	Wahroonga	Pymble	Lindfield	Killara	Roseville	Gordon	West Pymble	Other
Mail out to ratepayers	68%	72%	67%	67%	75%	71%	69%	67%	64%	65%	73%	63%	71%	67%
Email or enewsletter	24%	26%	26%	23%	21%	23%	23%	26%	23%	28%	31%	25%	26%	24%
Word of mouth	18%	12%	18%	20%	16%	18%	17%	21%	21%	10%	19%	18%	19%	17%
Social media	13%	12%	13%	13%	11%	14%	10%	11%	12%	11%	12%	10%	24%	14%
Council Website	9%	6%	7%	10%	9%	7%	8%	8%	8%	11%	9%	14%	8%	7%
Community group	6%	4%	6%	6%	4%	6%	6%	8%	5%	6%	8%	5%	5%	5%
Newspaper advertisement	2%	2%	2%	3%	1%	3%	2%	4%	2%	3%	0%	2%	3%	2%
Outdoor banner or sign	1%	1%	1%	1%	0%	1%	0%	2%	1%	0%	1%	0%	2%	1%
Information in Council venue	1%	1%	0%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%	1%
Council channel	<1%	1%	0%	0%	0%	0%	0%	1%	2%	1%	0%	0%	1%	1%
Other	3%	3%	2%	3%	3%	3%	3%	4%	3%	5%	4%	1%	5%	2%
Base	1,654	439	374	801	247	195	145	143	133	133	75	103	109	331

Q8b. How were you informed of the Special Rate Variation?

Indicatively higher/lower percentage (by group)

micromex
research
Telephone: (02) 4352 2388
Web: www.micromex.com.au
Email: stu@micromex.com.au

Exhibition of rate increase options

Responses to key feedback themes

October 2025

Responses to key feedback themes

This document contains responses to key feedback themes in relation to the exhibition of four Ku-ring-gai Council rate increase options between July-September 2025.

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St Ives Indoor Sports Centre 8
Marian Street Theatre 9
Financial management 10
Cost of living impacts 11
Project management 13
Infrastructure selection 14
Consultation process 16
Other 17

Efficiency and cost containment

Key points made:

- *There is a need for a greater focus on efficiency and cost containment, including a perception that Council does not have a sufficient commitment to efficiency and should only examine a rate increase after an efficiency review.*
- *Council should cut services or costs to fund infrastructure, including going 'back to basics'. Suggested areas for reduced expenditure included events, printing, street signs, town centre beautification, translation and environmental, community development and sustainability programs and senior staff salaries*
- *Rate increase not justified due to alleged wastage of funds on Councillors offsite workshop expenditure*
- *Rate increase not justified due to alleged wastage of funds on development legal action*
- *Don't spend any increased rates on litigation*
- *Rate increase not justified due to Norman Griffiths cost increase*
- *Rate increase only justified if Norman Griffiths Oval stays as natural turf*
- *Use TAFE students to save costs on infrastructure*
- *Council should have a staff freeze*
- *Improve the procurement system to save costs*
- *Council should create multi-use assets as an efficiency measure*

Response:

Efficiency measures

Council currently operates efficiently with limited resources. For instance, Council has:

- The second highest ratio of residents to staff (309 residents for each full-time staff member) in Sydney
- An operating expenditure per capita of $1,215 in 2023.24, which is 16% less than Sydney average of $1,441
- Between 2017/18 and 2023/24, the 4th lowest average annual increase in operating expenditure out of any Sydney council.

Separately, an independent, high-level review of Council's financial sustainability conducted in 2023 found that Council's low operating expenditure per capita, and low increases in operating expenditure in the past five years, showed that "Council has been on an improvement path and further opportunities for improvement may be limited". In other words, there is a limited scope for further efficiency and cost containment measures. The Financial Sustainability Review report is available here.

Council will continue to explore potential efficiency and cost containment measures, however recent reviews of Council's finances have shown that such measures will not provide the amount needed for infrastructure improvement.

Cost and service reductions

Under the preferred Renew and Enhance Infrastructure scenario, the Special Rate Variation would yield an additional $22.6 million above rate peg in revenue in 2026/27 and be put towards infrastructure upgrades and renewal to reduce Council's infrastructure backlog.

If this amount was yielded through staff and service reductions, it would be equivalent to around 40% of Council's projected employee costs in 2026/27.

The areas subject to service reductions would inevitably result in the removal of services which are currently rated as important by community members.

In addition, the significant reduction in staffing which would come about through the service reductions would severely inhibit the ability of Council to deliver the infrastructure renewal which is needed, nor attract additional or new staff to undertake this work.

For this reason, it is not proposed to focus on funding infrastructure renewal and upgrades through service reductions.

Other points

Other points to be added in response to community submissions include that:

- Council participates in the NSW Government's Fresh Start for Local Government Apprentices, Trainees and Cadets program. In May 2025, Council was successful in gaining funding, from this program, for 21 trainees and apprentices.
- Council takes a range of steps to reduce unnecessary capital expenditure as part of the procurement process, including competitive tendering to ensure multiple quotes are sought and value for money is achieved.
- Council's Operational Plan Action 3.2.1 is to "maximise the use and efficiency of the existing community property portfolio to facilitate greater public access, including multi-use, in line with Council's Management of Community and Recreation Land and Facilities Policy".
- Offsite planning workshops are important for working through complex policy and operational matters and planning for the future.

Other revenue sources

Key points made:

- *Council should find other revenue sources, apart from rates – such as encouraging more businesses to move into area, improved park, tree and other fine revenue and sponsorship from corporations*
- *Council should benefit from selling assets as an alternative to a rate increase*
- *Council should benefit from better utilising or managing assets as an alternative to a rate increase*
- *Council should be seeking to increase funds from developers, to mitigate any rate increase*
- *Income from developer contributions should negate need for a rate increase*
- *Council should be getting more rates, or income, from owners of new apartments*
- *Income from rates from new apartments should negate need for a rate increase*
- *Council should allow more dual occupancy development to increase rates revenue as an alternative to a rate increase*
- *Increase density and development, including to increase revenue, assist affordability, help families and reduce average age of population*
- *Council should adopt a user pays principle for more assets, including sporting facilities*
- *Amount of rates collected should be linked to number of people living in a property*
- *Council should fund infrastructure by raising loans*
- *There is a need for Council to lobby for increased NSW Government subsidies to mitigate the need for a rate increase, including to support new development pushed by government and because of cost shifting*
- *Rate increase should be considered as part of examination of role of all tiers of government, including in relation to housing affordability and intergenerational equity*
- *There is a need for Council to lobby the Australian Government for subsidies, including for the reason that it is allegedly promoting immigration which is driving population growth and infrastructure demand*
- *Ratepayers should be provided incentives to pay their rates in advance, to assist Council's cash flow*
- *High land values should be delivering more revenue for Council*
- *Make private schools and potentially other exempt entities pay rates*
- *Ensure inspections for local road and other infrastructure damage are undertaken before 'bonds' are released to builders*
- *Encourage relationships with community groups which look after local assets and create local activities*

Response:

Council received a wide range of suggestions about alternative revenue sources, with many suggestions stating that these sources could negate the need for, or minimise the amount of, a Special Rate Variation. This response addresses the community suggestions listed above.

Council has been actively reviewing fees and charges, and other potential alternative revenue sources, to minimise reliance on ratepayers. This increased revenue has already been factored into Council's Base Case (which does not involve a Special Rate Variation and does not provide sufficient funding to reduce Council's infrastructure backlog).

The issue of asset sales was examined in Council's Financial Sustainability Review, published in February 2023. It noted that the asset sale strategy originally envisaged in 2016 to undertake major projects, was not likely to be implemented at that time (due to a lack of support for the sale of particular assets).

It also raised concerns about asset sales being used as a basis for long-term financial sustainability. As such, further asset sales are not proposed as an alternative to a Special Rate Variation. However, future asset sales to fund major projects remain an option for Council to explore.

In relation to developer contributions, under the NSW Government's local infrastructure contribution framework, contributions collected by Council are limited to additional capital infrastructure that directly responds to the demands of new development.

These contributions cannot be used to maintain or renew existing infrastructure or respond to the infrastructure demands of existing residents. There are other significant limitations on the contribution amount, and the type of infrastructure it can be used to fund. Given these limitations on funding through local infrastructure contributions, it is important that Council continues to consider a Special Rate Variation.

In relation to additional rate revenue from new development, while Council will gain additional rate revenue from new dwellings, it will also face additional costs servicing the needs of residents in these dwellings. In addition, many of these dwellings will be apartments and therefore paying less than Council's current average for residential rates.

Meanwhile, taking out new borrowings to deal with broader financial sustainability and infrastructure provision issues without identified sources of repayment is not considered to be a prudent approach. This is because borrowing would:

- Add financial pressure to Council's budget by increasing repayments without generating new revenue
- Require future generations to pay for services and infrastructure used today
- Not be linked to an individual asset or project; and
- Fail to address the underlying business fundamentals.

Council is also regularly seeking grant opportunities from the NSW and Australian Governments.

In relation to early rates payments, ratepayers are currently able to pay their rates in full at the start of each financial year, or each quarter. The recent introduction of a Payble rates payment solution is expected to streamline handling of rate payments and save administrative time in coming years. This platform will enable customers to manage their payments more effectively through a user-friendly interface, that includes options for easy flexible payment options.

At any rate, any financial advantage from people paying their rates in full is likely to be relatively insignificant, covering the shortfall for rates in arrears and not sufficient to address Council's significant infrastructure backlog.

Meanwhile, due to the system of rate pegging in place in NSW since the late 1970s, Council does not receive any benefit from increased property values.

This is because, under the rate pegging system, the amount of revenue Council can receive from rates is capped each year. This means that even if the value of property in the council area enjoys a very high increase, Council's overall rates revenue increase will be set well below this increase, unless Council applies for a Special Rate Variation. Ku-ring-gai land values have more than tripled (240%) over the past decade, but rates revenue has only increased by 30%.

Council does not have any legislative capacity, at this time, to rate a range of exempt land. Council has raised this issue in a number of submissions to the Independent Pricing and Regulatory Tribunal as part of the review into the rate peg methodology.

In relation to infrastructure bonds, Council undertakes a number of actions to minimise damage to public land caused by private development activities. This includes setting sufficient development bonds to, where necessary, recoup the costs of damage, along with asking for dilapidation reports before and after construction activities, undertaking compliance inspections, regulating the issuing of occupation certificates as they relate to public land and minimising heavy construction vehicles on local roads.

Furthermore, Council already works closely with volunteer organisations, support groups, and residents look after local assets and create local activities and events. Ku-ring-gai Council has developed a Volunteer Hub to connect and strengthen volunteering and already has some of the highest rates of volunteering across NSW.

While Council recognises volunteering as an essential component in meeting community needs, it is also an area that requires additional resources for recruiting, training, and retaining volunteers. For this reason, while volunteering contributes greatly to the strength and wellbeing of our community, it will not, on its own, offset the need for a rate increase.

In conclusion, Council will continue to explore new and strengthened revenue sources, however because of the limitations outlined above, these sources are unlikely to be at the level needed to significantly reduce Council's infrastructure backlog.

Rate increase structure

Key points made:

- *Rate increase should be temporary rather than permanent*
- *There is a need for a rate increase option between 3 and 22%*
- *Support incremental or tiered rate increases, including on a trial basis*
- *Government should be asked to revalue land to increase rates*
- *Rate amount should be linked to income and wealth, not just land value*

Response:

A permanent increase is being proposed to address Council's very significant infrastructure backlog, and to ensure assets are appropriately maintained and renewed over time.

Council is not currently proposing a phased, multi-year approach to this increase, so it can commence work as soon as possible to address infrastructure funding issues.

Modelling has been undertaken to assess impacts of different rate options. The SRV proposed options would enable Council to address the backlog for building and drainage within the 20 years, while also providing additional funding for footpaths and recreational facilities. These options also ensures stable, long-term renewal funding so that assets can continue to be maintained as they deteriorate, as well as some other projects.

By comparison, a lower 10% increase would provide significantly less funding. Clearing the backlog in buildings and drainage would take more than 50 years, with little or no funding available for footpaths and recreational facilities. This would leave other asset types at risk of ongoing deterioration, as there would not be sufficient funds to maintain them adequately.

Finally, Council is not able to influence valuations supplied by the NSW Valuer-General, nor to link rates to income or wealth.

St Ives Indoor Sports Centre

Key points made:

- *Not appropriate to add St Ives Indoor Sports Centre to Options 2, 3 or 4, as the centre is perceived to not be of sufficient value or should be funded through centre users*
- *St Ives Indoor Sports Centre should be only funded on basis of a 'user pays' principle*
- *Not appropriate for ratepayers to fund a "NSW Government asset"*
- *Need for greater communication and information on St Ives Indoor Sports Centre*
- *Council should not have embarked on St Ives Indoor Sports Centre without an approved funding source and ratepayer consultation*
- *Rates should be reduced once St Ives Indoor Sports Centre loan is repaid*

Response:

In 2022, Council supported the commencement of construction of the St Ives Indoor Sports Centre, on the basis that the funding would require an increase to rates.

There was engagement on a Special Rate Variation for this purpose between July-September 2025. In the representative survey there was community support for Special Rate Variation options, which included funding for the St Ives Sports Centre construction loan.

In response to specific submissions on the St Ives Indoor Sports Centre, Council updated the Long Term Financial Plan (LTFP) to provide more clarity on the centre's operation and funding arrangements. Council also clarified that once the loan is repaid in 2031/32, the funds will be redirected into renewing and upgrading recreational facilities (sports fields, parks and other open space assets).

This decision reflects the very high levels of community support for increasing funding in this area, with 74% of respondents to Council's 2024 Community Research Report stating they supported paying more rates to improve "parks and sportsgrounds". [1]

[1] See page 49 of Council's Community Research Report 2024, available at https://www.krg.nsw.gov.au/Council/Strategic-plans-finance-reports-and-publications/Performance-reporting/Community-feedback-report

Marian Street Theatre

- *Council should fund the Marian St Theatre, including because of its importance for local arts and creativity, business growth and youth development*
- *Marian St Theatre funding should be available in all rate increase options*
- *Remove funding for new footpaths and instead use this to fund Marian St Theatre*
- *Marian St Theatre should be included in a new high-rise development*
- *Marian St Theatre site should be sold, if not financially viable*
- *Council engagement material shows a low-rise theatre, however in planning documents a 22m high building is proposed at this site*
- *Marian St Theatre should be funded by a government grant*
- *Marian St Theatre should be self-funding*
- *Marian St Theatre construction cost is too high*
- *Marian St Theatre will not work as it is not near restaurants and activity*
- *Marian St Theatre not necessary to re-open, including because of cost, alleged lack of viability and easy access to other nearby alternatives*
- *Marian St Theatre should be funded outside of Special Rate Variation process, such as by private sources*

Response:

At its June 2025 meeting, Council resolved to allocate funding for the Marian Street Theatre within Option 4 (SRV of 30% above rate peg), which was known as the Renew, Enhance and Expand Infrastructure option.

This option was the least preferred in the representative survey, opt-in survey, and through recruited workshops (randomly selected). However, it received strong support in the written submissions with some 327 submissions in favour out of more than 570 submissions received.

Financial management

Key points made:

- *Council has sufficient cash reserves, now and in the future, to fund necessary infrastructure*
- *Council has recently had surpluses and/or high cash liquidity ratios, negating the need for a rate increase*
- *Needs to be greater transparency as to how infrastructure backlog was allowed to accumulate*
- *There is a need for greater detail, engagement and information as to how revenue has and will be spent, including on infrastructure.*
- *Council should be benchmarked against other councils*
- *Council needs to conduct a full financial review before, or as part of, proposing rate increases*
- *Council needs to plan for changing demographics and community needs*

Response:

Council conducted a Financial Sustainability Review (FSR) in 2023, which recommended it examine a Special Rate Variation. Details about the FSR are included in the LTFP.

The main reason for this Special Rate Variation exploration was to address the expected significant growth in Council's infrastructure backlog, which under a rate peg only revenue option would grow from $194 million in 2024/25 to $274 million by 2034/35.

Council's current cash levels are inadequate to address this backlog.

Council's audited 2023/24 financial statements reported that Council held $212.6 million in cash, cash equivalents and investments, of which:

- $147.4 million was externally restricted for specific uses, such as developer contributions, domestic waste program funding, funding generated by previously approved Special Rate Variations or unexpended specific purpose grants.

- $60.1 million is subject to internal restrictions, mainly for funding for projects carried forward, provisions for bonds and deposits, employee leave entitlements, financial assistance grant paid in advance and proceeds from asset sales restricted to fund specific projects.

After taking the above into account at the end of the financial year, $5.1 million in unrestricted and unallocated cash.

This amount is not sufficient to address the very significant and growing backlog.

Any recent operating surpluses have been re-invested into capital work.

Council's recent audited financial statements, Asset Management Strategies and Long Term Financial Plans are all publicly available.

Council's financial statements include responses to agreed financial benchmarks for local councils, in areas such as liquidity, operating results, debt management and infrastructure condition and expenditure.

In addition, on an annual basis, Council supplies information to be included in the Office of Local Government's comparative data returns.

Council will consider feedback on the need for greater communication and engagement in the preparation of plans for these documents in the future.

Cost of living impacts

Key points:

- *Affordability / cost of living impacts of rate increase*
- *The rate increases will particularly impact pensioners*
- *The rate increases will particularly impact retirees / people on fixed incomes*
- *The rate increases will particularly impact younger families*
- *Land rezoning is already forcing up rates*
- *Rate increases will reduce desirability of Ku-ring-gai as a place to do business*
- *Rate increase will cause more illegal dumping by financially stressed people*
- *Need for rates hardship tribunal*
- *Council's proposed increases are far higher than what is proposed by other councils, and therefore is not justified*
- *Needs to be a review of ratepayer concessions and their fairness alongside the rate increase*
- *Pensioner rebate should be removed / is not justified*

Response:

Council has undertaken a preliminary analysis of the capacity of residential ratepayers to afford all the rate increase options exhibited from July-September 2025.

Indicators in favour of a capacity to pay include the fact the Ku-ring-gai LGA has:

- Among Australia's highest levels of advantage and lowest levels of disadvantage, when using the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA) score.
- A lower proportion of vulnerable households, pensioners and people requiring core assistance, compared to Greater Sydney
- A lower percentage of income spent on rates (according to 2021 Census income data) and a higher proportion of full home ownership, compared to Greater Sydney
- An improvement in household savings from 2018/19 to 2023/24, compared to a reduction in savings across Australia during the same period
- At the end of 2024/25, just three ratepayers subject to Council's hardship policy.

Indicators which show capacity to pay limitations include:

- A proportion of households paying mortgages, and overall levels of mortgage stress, which are higher than Greater Sydney
- A lower proportion of working age individuals compared to Sydney
- An average residential rate which, if any of the SV options are implemented in 2026/27, will move from the 8th highest among Sydney metropolitan and metropolitan fringe councils, to either the 3rd or 4th highest. It is noted that average residential rates in Ku-ring-gai reflect larger property lot sizes and revenue for Council overall is reduced by low business rate revenue.
- A percentage of outstanding rates which has increased in each year since 2020/21 and, in 2024/25, sits above the benchmark level of 5%

Overall, it is considered that the indicators in favour of a capacity to pay outweigh the potential limitations. Council will be finalising a capacity to pay report for the December Ordinary Council Meeting.

In addition, Council has a *Rates, Charges and Sundry Debts – Assistance, Concessions and Recovery Policy*, which is available on Council's website.

The Policy states that Council recognises that ratepayers may at times have difficulty paying their rates and charges and outlines the steps and processes Council will consider in these circumstances. As mentioned above, at the end of 2024/25, three ratepayers were taking advantage of this policy.

If Council progress with a proposed SRV, Council will continue to carefully implement this policy. This Policy is currently under review and will be scheduled for Council adoption in the coming months, however only minor changes are expected to be made to the Policy.

Council also provides financial assistance to eligible pensioners by reducing rates, charges, and interest on properties occupied as their principal residence.

This includes a statutory concession of up to $250, which Council is required to provide under the Local Government Act. Council also provides an additional voluntary concession which makes up 8.5% of total rates and charges. In 2025/26, for the average pensioner, this amount is worth an additional concession of $146.

In relation to other points made:

- The rate increases will not have any effect on domestic waste management charges (ie: bin fees) and therefore this should not lead to increased dumping.
- Council reviews pensioner concessions on an annual basis as part of the Statement of Revenue Policy in the Delivery Program / Operational Plan.
- In the last three years the rate increases approved by IPART for other Councils ranged from 11.67% to 92.83%

Project management

Key points:

- *Concern that Council does not have a sufficiently robust project management or delivery capacity to provide the additional infrastructure*
- *Norman Griffiths Oval cost increase raises concerns Council is not capable of undertaking increased infrastructure*
- *Rate increase not justified while Council is considering North Turramurra Recreation Area facility*
- *Rate increase not justified due to alleged slow pace of Ku-ring-gai aquatic centre upgrade*

Response:

Council has the capability to deliver capital works, noting that it has undertaken capital works of some $350 million over the last ten years. It is acknowledged that the Norman Griffiths Oval project has been distressed, however Council has resolved on a way forward to complete the project and is conducting an independent review to ensure there are learnings for the future. Council will be looking to further strengthen its project delivery framework, concurrently with the introduction of a SRV, including improved governance, monitoring and reporting structures.

If the North Turramurra Recreation Facility grandstand project proceeds, it would be on the basis of it being at no cost to Council.

The aquatic centre upgrade was competed over a decade ago at a cost of $18.6 million and has provided greatly improved amenity for the community.

Infrastructure selection

Key points:

- *Rate increase should be prioritised to "essential infrastructure", including drainage, footpaths and maintenance*
- *Rate increase should be focussed on "neglected areas"*
- *Phasing of infrastructure improvements need to be better known, with more transparency around strategic infrastructure planning*
- *New buildings should be modest in scale*
- *Too much of a focus on new footpaths, with reasons cited including concrete environmental impact, not used because people drive instead or walk on grass, and tree damage*
- *Rate increases are needed for better infrastructure and property values*
- *Footpaths needed for a safe environment*
- *Over-spending on parks has led to under-investment in footpaths and drains*
- *Road renewal, including fixing up potholes, should be top priority*
- *Other infrastructure upgrades not needed*
- *Traffic calming only needed if residents are pushing for it*
- *Prioritise funding for existing infrastructure*
- *Need for greater transparency on infrastructure outcomes in key asset classes, including the "other infrastructure" category*
- *Infrastructure should only be renewed when at the end of its life*
- *Infrastructure proposed will not benefit me therefore does not support increase*
- *Happy with infrastructure, therefore rate increase not required*
- *By adding new infrastructure, Council is creating a maintenance and depreciation burden for future generations*
- *Support new cultural facilities, such as Ku-ring-gai Art Centre upgrade, being funded by rate increase*
- *Support new cultural facilities over sporting facilities*
- *Greater increase to recycling facilities are needed*
- *Council should use rate increase for greater biodiversity protection*
- *Need for more traffic facilities and pedestrian bridge at Lindfield because of development*
- *Council should use rate increase to 'open up' more greenspace*
- *Stormwater needed in Turramurra*
- *Need to stop stormwater impacts on private properties*
- *Rate increase needed for area's lifestyle, amenity and new residents*

Response:

The feedback received reflected the wide variety of community views in relation to infrastructure selection and management.

Ultimately, the representative survey showed a majority of community members supported one of the three Special Rate Variation options as their first preference. These options will deliver additional funding for existing and new infrastructure, and the maintenance of this infrastructure over time.

Road renewal is not proposed to be funded under these options, as there is an existing Special Rate Variation in place to fund road resurfacing and improvements.

This means Council has sufficient funding currently in place to deliver works such as resurfacing and kerb and guttering improvements to reduce the infrastructure backlog for roads renewal over time.

In response to community feedback, it is proposed that greater clarity is provided around the infrastructure to be funded in the “Other Infrastructure” category in exhibited Options 3. The funding in this category will be allocated to traffic management, pedestrian safety and bus stop improvements and the category will be re-named “Traffic and Transport Facilities”. An indicative list of projects will be provided to community for

Separately, community members will have the opportunity to write submissions on individual projects through the annual exhibition of the draft Delivery Program and Operational Plan.

Consultation process

Key points made:

- *Survey to unfairly skewed to get a certain result*
- *Rate increase brochure was a waste of money*
- *Council has failed to adequately consider alternatives to a rate rise*
- *Council has not made a convincing case for a rate increase*
- *Allow people to decide on where rates should go rather than packaging into fixed options*
- *Need a greater sample size before making a decision on the rate increase options*
- *Insufficient time for questions at in-person forum*
- *There should have been more in-person events*
- *Rate increase engagement must be transparent*

Response:

The engagement process was implementing a Council resolution from its June 2025 meeting, which endorsed Council seeking feedback on four rate rise options.

The engagement process was extensive, involving 4,515 responses to the opt-in survey, 400 responses to a representative survey, 151 people attending events, 574 submissions lodged, 20,564 YourSay page views and 3,117 document downloads.

There were a wide range of engagement opportunities, including two drop-in sessions, one online session and one in-person forum. In addition, staff were also available to answer questions over the phone, or in writing.

An estimated 60% of community members were aware Council was seeking feedback on the rate increase options.

It is acknowledged that some community members were concerned about the forced ranking question in the opt-in survey, where all options were required to be ranked from most to least preferred. Some community members clearly did not want to list a certain option as their ‘second favourite’ option.

However, community members were also able to individually rate all options, including (if they preferred) not supporting all Special Rate Variation options. In addition, the option ranking question is a useful way to understand community preferences.

The brochure was designed to assist community members to understand the rate increase options. Council also received positive feedback about the brochure.

Alternatives to a rate increase option are outlined in the Long Term Financial Plan, and in frequently asked questions, which were available on the YourSay page.

Other

Key point made:

- *Council should provide more free services in return for a rate increase, such as free access to tennis courts*

Response:

- Council sets fees and charges for Council services as part of the exhibition of its annual budget documents. Free access to services rather than user pays would ultimately mean that more revenue is needed from rates.

Key point made:

- *Council needs a sovereign wealth fund*

Response:

- Council sets aside internal reserves for key projects and services.

Key point made:

- *Assumed 2026/27 rate peg of 3% doesn't make sense against 6.1% rate peg increase this year*

Response:

- The assumed 3% rate increase was an estimate and broadly in line with the Office of Local Government guidelines for Special Rate Variations, which recommend that councils assume future rate peg increases of 2.5%. The recently approved rate peg for 2026/27 for Council is 4.4%.

Key point made:

- *IPART rate pegging process is flawed*

Response:

- This is an issue for IPART, however Council made a number of submissions to IPART as part of the review of the rate peg methodology in recent years.

Our Ku-ring-gai: Delivering together

Delivery Program 2025-2029 and Operational Plan 2025 - 2026

Amended October 2025

Need help?

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450 to request the service contact Ku-ring-gai Council on your behalf on T: 02 9424 0000 during business hours, Monday to Friday, 8.30 am - 5.00 pm.

Simplified Chinese

需要帮助吗？

本文件包含重要信息。如果您不理解本文件，请致电翻译口译服务 131 450。 让其代表您致电 9424 0000 联系Ku-ring-gai议会。营业时间：周一至周五，上午8.30—下午5:00。

Traditional Chinese

需要幫助嗎？

本檔包含重要資訊。如果您不理解本檔，請致電翻譯口譯服務 131 450。 讓其代表您致電 9424 0000 聯繫Ku-ring-gai議會。營業時間：週一至週五，上午8.30—下午5:00。

Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450번으로 전화하십시오. 9424 0000번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일–금요일, 오전 8시30분–오후 5시.

Persian

آیا به کمک نیاز دارید؟

این مدرک حاوی اطلاعات مهمی است. اگر آنها را نمی فهمید، خواهش می کنیم به خدمات ترجمه نوشتاری و گفتاری (Translating and Interpreting Service) به شماره ۱۳۱ ۴۵۰ تلفن کنید و از آن سرویس بخواهید از جانب شما با شهرداری کورینگای (Ku-ring-gai Council) در ساعات کاری، دوشنبه تا جمعه از ساعت ۸:۳۰ صبح تا ساعت ۵:۰۰ بعد از ظهر با شماره تلفن ۰۲ ۹۴۲۴ ۰۰۰۰ تماس بگیرند.

Japanese

ご質問がありますか？

当文書には重要な情報が記載されています。もし何か不明な点があれば、月曜から金曜の午前8:30から午後5:00までの受付時間内に、まず131 450の通訳翻訳サービスにお電話いただき、通訳を介してKu-ring-gai Councilのサービス担当（電話:02 9424 0000）までお問合せください

Hindi

सहायता चाहिए?

इस दस्तावेज़ में महत्वपूर्ण जानकारी है। यदि यह आपको समझ नहीं आती, तो कृपया अनुवाद और दुभाषिया सेवा को 131 450 पर कॉल करें, और इस सेवा को आपकी ओर से फ़ोन: 02 9424 0000 पर व्यावसायिक घंटों के दौरान, सोमवार से शुक्रवार, सुबह 8.30 से शाम 5.00 बजे तक कू-रिंग-गई काउन्सिल से संपर्क करने के लिए अनुरोध करें।

These languages were chosen as they are the most widely spoken by Ku-ring-gai residents indicated by ABS Census data.

Need assistance with hearing or speaking?

Contact Ku-ring-gai Council using the 24-hour **National Relay Service:**

TTY users: Call 133 677 then dial 02 9424 0000.

Voice Relay users: Call 1300 555 727 then ask for 02 9424 0000.

NRS Chat: Go to https://www.accesshub.gov.au/services/nrs-chat and enter 02 9424 0000.

For all other assistance options see www.accesshub.gov.au

Need help to access Council's building?

Disability parking and access are available via a ramp and lift, off Radford Place at the rear of Council's building, at 818 Pacific Highway, Gordon, NSW 2072.

Call 02 9424 0000 Monday to Friday 8.30 am - 5.00 pm if you need further assistance.

KU-RING-GAI COUNCIL

818 Pacific Highway, Gordon, NSW 2072

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W krg.nsw.gov.au

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Acknowledgment of Traditional Owners
Ku-ring-gai Council recognises the traditional custodians of the lands and waters, and pays respect to Elders past, present and emerging.

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

About this program

Ku-ring-gai Council's Delivery Program and Operational Plan has been developed in accordance with the *Local Government Act 1993* and the NSW Government's Integrated Planning and Reporting (IP&R) framework.

The Delivery Program describes how Council will utilise available resources in support of the strategies in the Community Strategic Plan (CSP), and what the elected Council intends to achieve during its four-year term of office.

The annual Operational Plan details the services, key actions, projects and programs that will be undertaken during the financial year along with a budget showing how Council will fund the plan. It also includes a Statement of Revenue Policy, a list of planned operational and capital projects and a rates map. The Operational Plan details what Council will do in support of the term achievements in the Delivery Program.

To support clarity and accessibility, the Delivery Program and Operational Plan are presented in a single document in three sections:

- **Introduction** - This section provides background information on the Ku-ring-gai community, Councillors, the organisation and IP&R requirements.
- **The Plan** - This section outlines the term achievements that Council aims to deliver in support of the CSP, the services, key actions, projects and programs that Council will undertake during the coming year and performance indicators.
- **Finance** - This section contains Council's 2025/26 budget, Statement of Revenue Policy, capital works program and operational projects, and funding allocations from the infrastructure special rate variation, road rehabilitation program and new footpath program.

A map showing Council's ordinary and special rates 2025/26 is included in the appendices.

Council's annual fees and charges are published separately.

Council's strategic plans are available on the website, Council libraries and Council's Customer Service Centre in Gordon.

Mayor message

It is with great pleasure that I present the Ku-ring-gai Council Delivery Program for 2025 – 2029. This represents our commitment to the priorities and aspirations of the Ku-ring-gai community over the next four years.

The Delivery Program reflects what our community needs and expects from their Council. Through workshops, surveys and engagement on vital issues such as housing, we have gained a thorough understanding of what matters to our community.

Maintaining our beautiful natural environment and lifestyle remain priorities, and we understand your concerns about increasing population growth and housing density.

We are also sensitive to the role that all councils need to play in delivering new housing for our growing population and making it more affordable.

This new Delivery Program aims to chart a balanced path forward. We will implement strategies to reduce the negative impacts of development through local planning controls. We are committed to ensuring that development is supported by necessary infrastructure upgrades.

Furthermore, we will prioritise community engagement and transparency so that the community understands exactly how Council makes decisions and what constraints can influence decision-making.

Councillors and senior staff have been working together on a set of key priorities for this Council term. Our priorities for the next four years include the following:

Continuing to lobby the NSW Government for a measured and sustainable approach to planning policy and ensure that access to infrastructure keeps pace with this development

Revitalising our town centres offering residents diverse opportunities for entertainment, social interaction and culture

Protecting our tree canopy by encouraging environmentally responsible development, educating property owners and working with community groups on tree protection and planting programs

Continuing to work with partners on services that meet the needs of young people, older residents, and vulnerable members of our community

Continuing to provide recreation facilities and modernising existing community buildings

Improving our roads and footpaths and working with the NSW Government on public transport solutions and improvements to the Pacific Highway and key intersections.

This financial year, the Council will be investing in the following upgrades and capital projects:

- $11.8 million for upgrading local roads and $1 million for traffic improvements
- $9.9 million for local centre improvements including streetscape upgrades in Lindfield local centre and Gordon north to improve traffic flow and pedestrian access

- $10.2 million towards the completion of the Indoor Sports Centre at St Ives High School in partnership with the NSW Department of Education
- $2.4 million for the upgrade of other sporting facilities
- $3.3 million for playground upgrades and nature play spaces including Mimosa Oval, Roseville Park and the Wildflower Garden
- $7.6 million for upgrades to parks including Robert Pymble Park
- $2.2 million for new and upgraded footpaths
- $2.7 million for drainage and stormwater upgrades
- $3 million for refurbishment of public toilets and amenities
- Commencing construction of the Cultural and Environmental Education Centre at St Ives Showground
- Master planning for recreational use of the former bowling club sites in Gordon and Roseville
- Revitalisation of the East Turramurra shopping strip to improve traffic flow and pedestrian access.

Councillors will also need to address the important issue of Council's long-term financial sustainability. Like all NSW councils, we face increasing pressures due to rising costs, the need to maintain essential services and limitations on our revenue streams.

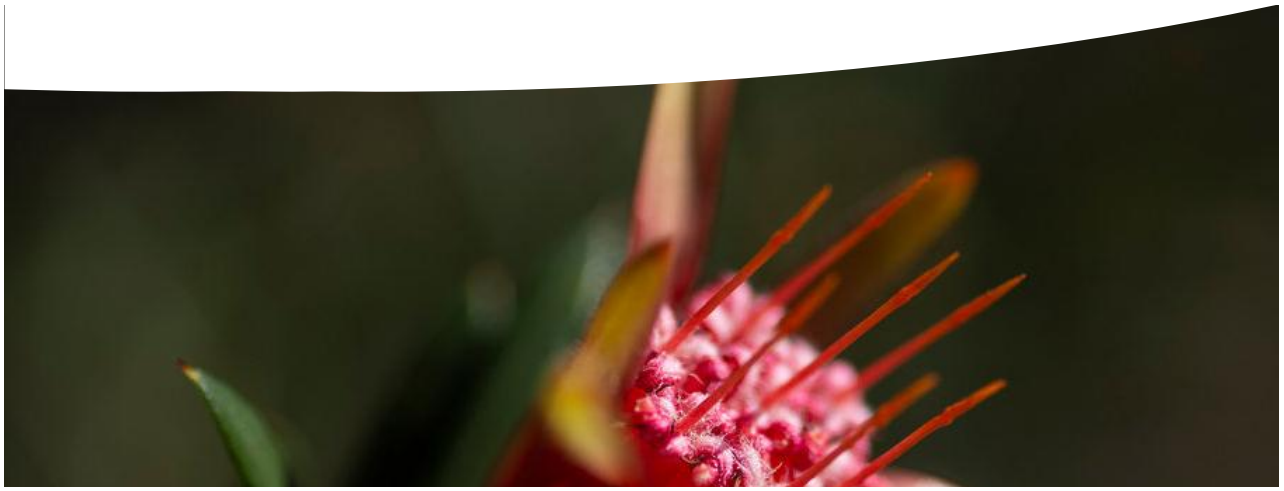
While Ku-ring-gai Council is in a much stronger financial position than many others across Sydney, decades of under-investment have created a significant infrastructure gap. Too many of our community buildings, sport and recreational facilities and other essential infrastructure are starting to fall into disrepair. If we fail to act, the problem is only going to get worse and more expensive over time.

The Delivery Program reflects my dedication to listening, acting and working in partnership with you to build a new future for Ku-ring-gai.

We are committed to balancing the challenges of growth with the preservation of what we all love about the area.

I encourage you to read through this program. The Councillors and I look forward to working with you to shape the future of our remarkable area.

Councillor Christine Kay
MAYOR



General Manager message

I am pleased to present the new Delivery Program for 2025 – 2029 and Operational Plan for the 2025 - 2026 financial year.

The Delivery Program aims to realise the Ku-ring-gai community's aspirations contained in our new Community Strategic Plan. The Operational Plan emphasises customer service excellence, efficient service delivery and prudent financial management.

Both these plans are supported by an improved integrated planning and reporting framework, strategic prioritisation of projects, community needs and the availability of resources.

Financial sustainability remains a core focus for this Council. We are committed to managing our finances in a way that does not burden future generations. We are continuing to meet our budget objectives, control costs and actively pursue grants and other revenue sources. Further details are provided in the Resourcing Strategy accompanying the Delivery Program and Operational Plan.

Another key focus is a four-year program of service improvement reviews. These reviews will continue to identify opportunities for service improvements, cost savings and innovative service delivery over the coming years. As an example, a recent review of Council's DA assessment service identified process improvements and has already seen a 25% improvement in processing times since August 2024.

Council is continuing to implement our customer service improvement program, including regular staff training, benchmarking against other councils and transparent reporting to the community on our performance. We are prioritising technology to improve service delivery and reduce administrative costs. As an example, Council has rolled out a new app so residents can more easily access bookings and information for waste services.

We have received clear feedback from councillors and the community regarding the importance of high-quality engagement and communication. Over the next four years, we will continue to engage directly with you on major projects and improve how you access information from Council.

The Delivery Program and Operational Plan will be reviewed each year to ensure they remain aligned to community needs.

Finally, I extend my sincere gratitude to Council staff for their commitment to delivering exceptional services to our community and for their dedication to implementing these plans.

David Marshall
GENERAL MANAGER

Financial sustainability

As detailed in the Resourcing Strategy, Ku-ring-gai Council currently maintains a satisfactory financial position. Council continues to deliver operating surpluses while delivering essential services, programs and infrastructure in accordance with its delivery programs and operational plans.

However, the long-term financial sustainability of Council is facing significant challenges from rising operational costs, ageing infrastructure and inflationary pressures exceeding rates income and other revenue streams. Ku-ring-gai will continue to pursue increased revenue through user fees, investments and grants and maintain robust controls on expenses. We are also redoubling our efforts on finding efficiencies in service delivery.

The biggest challenge facing Council's long-term financial sustainability is the renewal and maintenance required for our infrastructure asset portfolio, valued at around $1.8 billion.

Current funding levels are insufficient to cover these costs of renewal, and recent independent reviews of stormwater and building assets have revealed significant deterioration and a need for substantial investment.

In 2022/23, Council commissioned an independent financial review to evaluate its long-term financial sustainability. This review found that the funding strategy was insufficient to cover asset maintenance costs, recommended exploring alternative funding sources and concluded that an increase in rates was the only viable pathway to sustainability.

Benchmarking data indicates that Ku-ring-gai Council operates efficiently, with lower operating expenses per resident and a higher staff-to-population ratio compared with similar councils.

To address these financial challenges, Council is proposing a special rate variation (SRV). This is a mechanism that allows NSW councils to apply to IPART for an increase once capped rates are no longer sufficient to cover costs. The SRV is specifically for funding essential asset renewals and ensuring that footpaths, sports fields, community buildings, stormwater and other public infrastructure meet modern standards and safety requirements.

~~A proposal to IPART to approve an SRV would depend on the following actions:~~

- ~~extensive community engagement to understand community needs and affordability~~
- ~~a review of our hardship policy and support available to vulnerable residents~~
- ~~ongoing reviews to identify improvements to service delivery and savings, and~~
- ~~initiatives to support local procurement and opportunities for local business.~~

Proposed Special Rate Variation

Council is proposing to apply for a 30.4% rate increase in 2026/27. This includes the 4.4% rate peg announced by the Independent Pricing and Regulatory Tribunal (IPART) and a 26% Special Rate Variation (SRV). This SRV would remain in Council's rate revenue base on a permanent basis. In future years, rates revenue would increase in line with the rate peg.

The rate increase would deliver an additional $22.6 million a year in funding (above the rate peg) dedicated to renewing, upgrading and building new infrastructure. This funding would be allocated as follows:

- **$5.9 million for stormwater and drainage**, including improvements to kerb inlets, pipes and drains to reduce flooding risk and improve stormwater management. Council would seek to reline, rather than replace, pipes to save costs.
- **$6.7 million for community buildings**, including the renewal and upgrade of buildings such as halls, public toilets and pavilions. Improvements would focus on improved safety, lighting, accessibility and women's facilities.
- **$2.1 million for recreational facilities**, including improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open spaces, and the Ku-ring-gai Fitness and Aquatic Centre.
- **$0.9 million for existing footpaths** to remove trip hazards and improving surfaces, and **$3.8 million for new footpaths**, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.
- **$1.7 million for traffic and transport related infrastructure**, including traffic management, pedestrian safety and bus stop improvements.

This option would also fund $1.5 million a year in loan repayments for the **St Ives Indoor Sports Centre**. This centre is currently under construction in partnership with the NSW Government. When complete in 2026, it will deliver four world-class multi-use courts, a community space, café and car parking for community use. After this loan is repaid in 2031/32, this funding would be diverted into recreational facilities.

The additional funding would deliver a noticeable and significant improvement in the quality of local infrastructure, enable Council to meet community expectations set out in the Community Strategic Plan and make Ku-ring-gai a better place to live and work by providing infrastructure that is more accessible, modern, safe and enjoyable for everyone.

Without this SRV, Council's infrastructure backlog (the cost to bring assets to a new condition) would increase from $194 million to $274 million by 2034/35 - an increase of 41%. With this additional funding, Council will be able to reduce this backlog to $116.5 million by 2034/35 - a decrease of 40%.

Results from community research and consultation show general community support for an increase in rates to fund improvements in infrastructure. Survey results found that 56% of residents supported one of the three rate increase options presented during the community engagement period in July – September 2025.

This rate increase is subject to Council approval to lodge an application with IPART, and IPART's assessment of Council's application.

If approved, average residential rates are projected to increase by $523 ($10.06 a week), and average business rates by $1,757 ($33.79 a week) in 2026/27.

Other references to the proposed Special Rate Variation

The Financial Summary, and Summary of Capital Works Program and Operational Projects in this document are based on an assumed 30.4% rate increase.

In addition, the Statement of Revenue Policy refers to existing SRVs for road renewal and environmental programs. These will remain in place.

The revised Long Term Financial Plan provides further details about the financial pressures facing Council, the need for a rate increase, the baseline and an SRV scenarios and the impact on rate payers over the coming years. The revised Asset Management Strategy provides further details on how the SRV will be directed to each asset class and the impact on the infrastructure backlog.

Housing

The NSW Government's Transport Oriented Development (TOD) and Low and Mid-Rise Housing policies are part of a package of reforms to deliver 377,000 new homes by 2029 under the National Housing Accord. These reforms will introduce significant changes to new housing development in Ku-ring-gai, presenting both challenges and opportunities that require careful long-term planning.

The TOD mandates increased housing density within 400m of Roseville, Lindfield, Killara and Gordon stations and came into effect in 2024. In November and December 2024, the Council publicly exhibited four alternative options to the NSW Government's TOD policy, which sought to limit the impact of new housing targets by increasing height in the four railway station precincts of Gordon, Roseville, Killara and Lindfield.

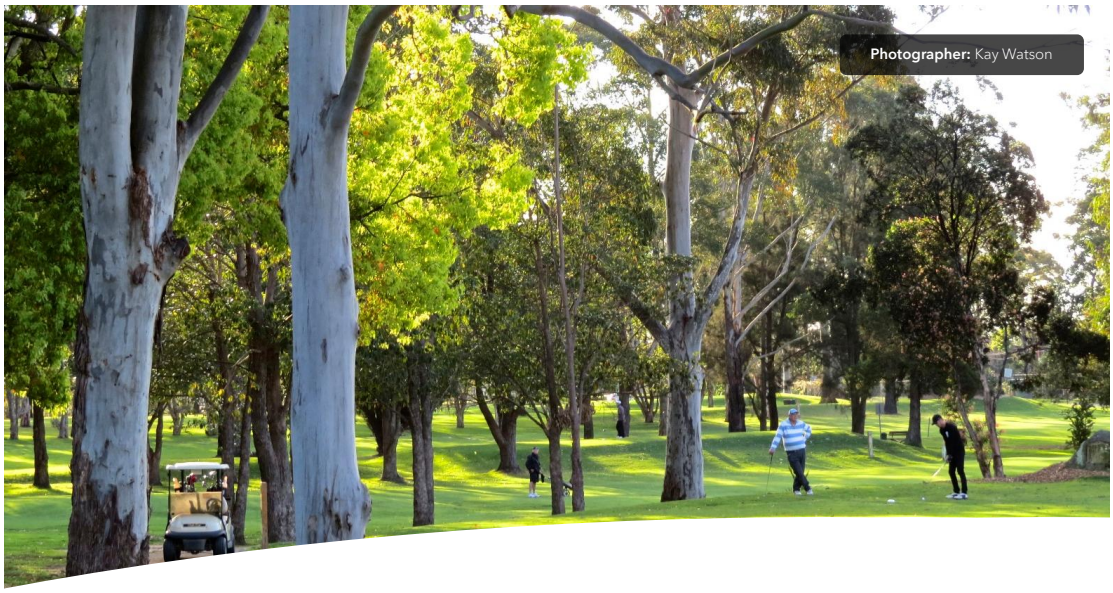
The Council's preferred TOD scenario provides for heights of up to 28 stories in optimal locations, protection for some Heritage Conservation Areas (HCAs), minimises impacts on environmental areas and tree canopy and provides for smooth building height transitions.

The NSW Government's Low and Mid-Rise Housing Policy will expand housing options across Ku-ring-gai. Broadly speaking, it permits:

- terraces, townhouses and manor houses within 800m of all train stations and the St Ives shopping centre
- residential flat buildings and shop-top housing within 400m of Roseville, Lindfield, Killara and Gordon stations, and
- dual occupancy housing across 50% of low-density residential land.

Population increases will put additional strain on existing infrastructure, including roads, public spaces and utilities. This will require increased investment in maintenance and upgrades and working with the NSW Government to ensure that growth is supported by increased capacity in local health, education and transport services.

Photographer: Wolter Peeters



At the same time, the government's policies will create new opportunities for Ku-ring-gai. Over the next ten years we will see a greater variety of housing options, including apartments and townhouses. Affordable housing options could provide greater opportunities for local nurses, teachers, emergency services and other essential workers to call Ku-ring-gai home.

Population growth will stimulate the local economy by attracting new businesses and greater demand for services and amenities. Increased development also brings increased investment and contributions from developers to support new and improved parks, facilities and critical infrastructure.

Council's strategy to address these issues and realise these benefits is outlined in this Delivery Program and Operational Plan. Key initiatives include:

- updating Local Environmental Plans (LEPs), planning controls, contributions plans and other strategies to guide development in line with community expectations and maintain Ku-ring-gai's character
- implementing strategic asset management and pursuing grant funding and partnerships to invest in growth-supporting infrastructure
- expanding parks and open spaces, including developing the former bowling club sites at Gordon and Lindfield, and looking for opportunities to upgrade sporting fields, recreational facilities and community buildings to maximise access and utilisation rates
- collaborating with the NSW Government to improve public transport, commuter parking and major arterial roads.

We recognise the importance of community engagement in shaping our response to these policy changes, and the extensive consultation on housing scenarios to date demonstrates our commitment to transparency and community input.

We will continue to provide clear and accessible information to the community about the strategies and plans, ensuring that our residents are informed and able to provide input into the decisions that affect them.

Introduction

Photographer: Alexander Mayes

Our community vision

Our Ku-ring-gai -
Growing together

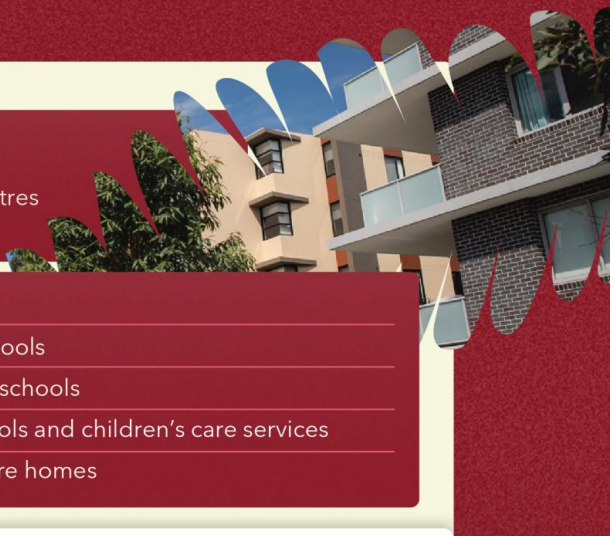
Our vision is for a thriving and connected community where we balance growth and change with the protection of our natural environment and heritage and work together to ensure a vibrant and inclusive future.

Our outcomes

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

Photographer: Alexander Mayes

About Ku-ring-gai



Area

85.44 Km²

16 kms north of the Sydney CBD

17 suburbs
7 larger local centres
15 neighbourhood centres
1 business park

3 hospitals
8 railway stations

1 university
19 high schools
41 primary schools
79 preschools and children's care services
24 aged care homes

Heritage

Aboriginal heritage

101
recorded sites

European heritage

Significant built heritage primarily from the 1890s to the post-war periods.

Birthplace of the National Trust of Australia (NSW)

997
heritage items

46
heritage conservation areas

Residents

Population in 2024[1]

128,362

Median age[2]

42 years

Higher proportion of **children** and people **aged 60+** than Greater Sydney[2] 60+

Diversity[2]

Residents have recent ancestry from over

120 countries

71 Languages spoken

Volunteer participation

20,400[2]

volunteers undertake **357,000**[5] hours work a year

A highly educated community[2]

54%
of the working population have a **university education**

47.5%
of total households are **classed as high income**

[1] Australian Bureau of Statistics, Estimated Resident Population, 2024
[2] Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id
[3] Operations statistics, Ku-ring-gai Council, 2024 and 2025
[4] Ku-ring-gai Council Annual Report 2023 – 2024
[5] NSW State of Volunteering Report 2023

Features[3,4]

484 kms of road including 38 kms of regional roads

21 kms of arterial and state roads

400 kms of formed footpaths

30 kms of cycleways

294 kms of drainage

Adjoins **3 national parks**

158 bushland reserves covering **1,160 hectares**

2 bio-banking sites covering **105 hectares**

1 tiny forest of **320 square metres**

171kms of waterways and creeks

3 major sub-catchments

Over 800 native plant species

18 threatened plant species

58kms of walking trails

40kms of fire trails

92kms of bushland interface

4 endangered and **2 critically endangered** ecological communities

562 native animal species

27 threatened animal species

207 parks, playgrounds and sports fields

1 aquatic centre

67 tennis courts

2 golf courses

2 mountain bike tracks

22 community centres

4 library branches attracting **419,606** visitors

Art centre with **1,837** enrolments and a public art program

a showground with **179,445** cars through the gate

a business engagement program with over **400** participants

2 youth hubs with **7,500** participants

A children's service for almost **900** children

Vacation care for **3,500** children

Senior's programs that attract over **3,000** people

An active recreation program with **1,000** participants

1 nursery with **16** volunteers

6 environmental volunteer groups with **700** active participants

The Wildflower Garden attracting **105,000** trail walkers across **123** hectares

Events and programs attracting **78,698** people

Your councillors

The Ku-ring-gai Council local government area is divided into five wards – St Ives, Wahroonga, Comenarra, Gordon and Roseville with each represented by two councillors. The Mayor and Deputy Mayor are elected by councillors. For more information about the Mayor and councillors, visit www.krg.nsw.gov.au

St Ives Ward

Mayor Christine Kay
M: 0436 635 454
E: ckay@krg.nsw.gov.au

Councillor Martin Smith
M: 0436 663 376
E: martinsmith@krg.nsw.gov.au

Wahroonga Ward

Deputy Mayor Kim Wheatley
M: 0459 933 639
E: kwheatley@krg.nsw.gov.au

Councillor Cedric Spencer
M: 0436 661 911
E: cspencer@krg.nsw.gov.au

Comenarra Ward

Councillor Matthew Devlin
M: 0402 998 290
E: mdevlin@krg.nsw.gov.au

Councillor Jeff Pettett
M: 0478 489 430
E: jpettett@krg.nsw.gov.au

Gordon Ward

Councillor Indu Balachandran
M: 0457 411 083
E: ibalachandran@krg.nsw.gov.au

Councillor Barbara Ward
M: 0447 081 824
E: bward@krg.nsw.gov.au

Roseville Ward

Councillor Sam Ngai
M: 0436 655 543
E: sngai@krg.nsw.gov.au

Councillor Alec Taylor
M: 0459 907 375
E: ataylor@krg.nsw.gov.au

Our organisation

Council is dedicated to upholding its corporate values which demonstrate our commitment to a progressive, ethical and results driven leader in local government. The values help guide the delivery of strategic outcomes and drive our organisation to deliver efficient and effective services to the community.

Our values

Do what is right

- We act with integrity in everything that we do and say
- We make transparent, ethical and consistent decisions that support the vision of Council

Show respect

- We are considerate towards others ensuring fairness, dignity and equality
- We practice and encourage transparent communication

Own our actions

- We are accountable for our decisions
- We take responsibility for the outcomes of our choices, behaviours and actions

Strive for excellence

- We work together as a team to achieve our full potential
- We have the insight and passion to lead Council into the future

Workforce

Council is committed to ensuring the organisation has the capacity and capability within our workforce to deliver the best possible services to the community and employs staff in a diverse range of service areas across the organisation.

432 Total number of employees[1]

47 years old Median age

Gender
47% female | 53% male

59% aged 45 years+ Age profile of employee

8.9 Average years of service per employee

82% Retention rate

Employment type
373 full-time | 59 part-time | 101 casual

Diversity in leadership roles
45% female | 55% male

289 Job types

Council employee snapshot as of 30 June 2024

[1] Full-time and part-time employees

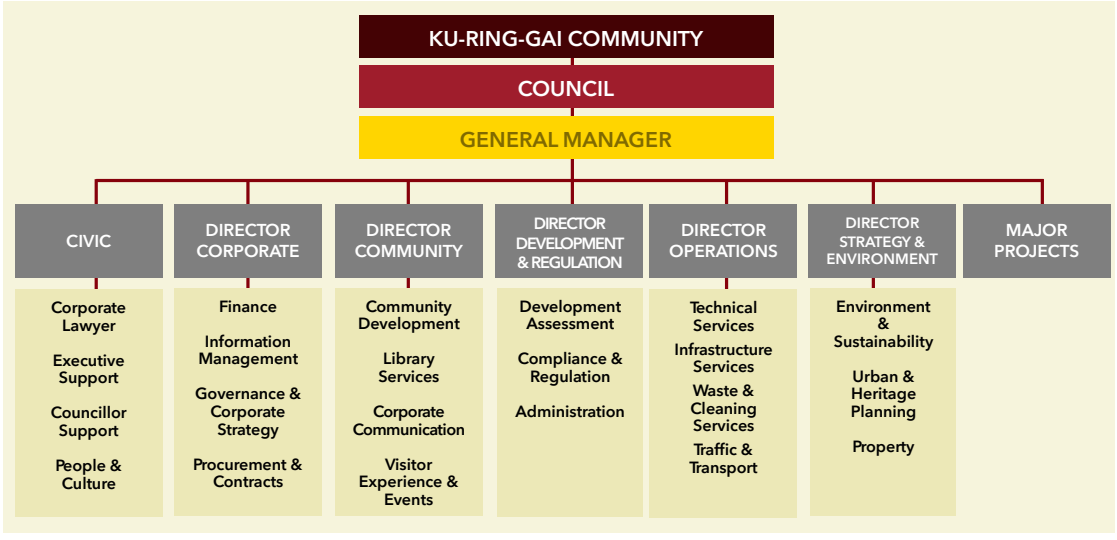
Leadership

Ku-ring-gai Council is made up of six departments – civic management, corporate, community, development and regulation, operations and strategy and environment as shown in the organisational structure in Diagram 1.

Council's executive management team comprises of the General Manager and directors. The General Manager is responsible for the day-to-day management of the departments, overall operation of the organisation and for ensuring the implementation of decisions of Council. The directors assist the General Manager in the development of long-term strategic plans and their delivery, whilst ensuring the organisation is meeting its obligations.

Left to right: Director Operations, Director Corporate, Director Development & Regulation, Director Community, General Manager and Civic Management, Director Strategy & Environment

Diagram 1: Council's organisational structure



Service improvement program

Ku-ring-gai Council provides efficient, high-quality services to its community. Council's new Service Improvement Program (SIP) is designed to support the continuous evaluation, enhancement and cost-effectiveness of our service delivery.

The SIP directly aligns the *Local Government Act 1993* and the Integrated Planning and Reporting (IP&R) framework, which requires NSW councils to identify areas for review, engage with the community to define service level expectations and report on the progress of its reviews.

The SIP will provide a systematic and ongoing process to evaluate the quality, accessibility, efficiency and effectiveness of Council's services. Each review will draw on data analysis, customer feedback, benchmarking with other councils or organisations and process mapping to identify opportunities for improvement.

In 2024/25, Council undertook targeted reviews of the following services:

- communications and engagement
- open space (maintenance of sporting fields)
- development assessment
- compliance and regulation
- community development programs

The following services are planned for review in 2025/26:

- environment and sustainability programs
- stormwater management
- tree management
- libraries (through Local Government Professionals "Service Reviews in a Box" program).

Progress and outcomes of these reviews will be reported in biannual performance reports and the annual report.

Beyond these formal reviews, all service units are being actively encouraged to look for innovations and improvement initiatives such as process streamlining, waste reduction and improvements to customer experience. These proactive efforts complement the formal SIP and are part of Council's culture of service excellence.

Integrated planning and reporting framework

The NSW Government requires local councils to deliver their community vision and objectives through long, medium and short-term plans which promotes best practice strategic planning and ensures a more sustainable local government sector.

NSW legislation requires councils to prepare strategic planning documents in consultation with the community and stakeholders, and monitor, review and undertake statutory reporting on progress.

Diagram 2 illustrates the hierarchy of IP&R plans, reporting required within the Integrated Planning and Reporting (IP&R) framework and their relationship to state and regional planning.

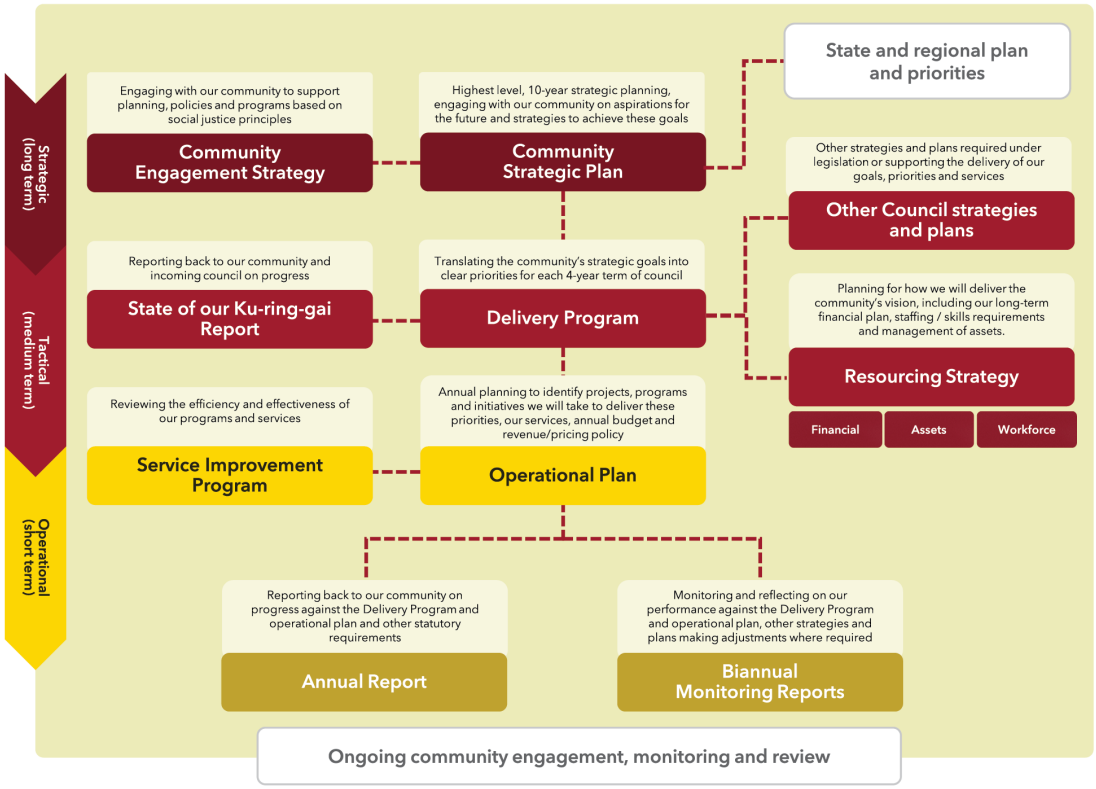


Diagram 2: Integrated planning and reporting framework

Delivering the plans

The Integrated Planning and Reporting Framework requires Council to regularly report on its progress towards achieving the strategies stated in the Community Strategic Plan (diagram 3).

Community Strategic Plan 2035 (Minimum ten years)

Ku-ring-gai's Community Strategic Plan 2035 - Our Ku-ring-gai: Growing together was prepared in consultation with the community and provides Council with the strategic direction needed to align its services, policies and programs with community needs and priorities, as well as state and regional planning priorities.

Resourcing Strategy 2025-2035 (ten years)

The Resourcing Strategy supports the priorities identified in the Delivery Program through financial, asset and workforce planning to deliver the 10-year strategic objectives in the Community Strategic Plan. The three components of the Strategy are the Long Term Financial Plan, Asset Management Strategy and Workforce Management Strategy.

Delivery Program 2025-2029 (four years)

The Delivery Program contains term achievements which are Council's commitments during its term of office. They identify how Council will work towards achieving the community's vision, strategies and priorities over the four years as identified in the Community Strategic Plan.

Operational Plan 2025-2026 (one year)

The Operational Plan is developed annually and details the services, key actions, projects and programs that Council will deliver for its community during the financial year. It also incorporates Council's Budget, Statement of Revenue Policy, Capital Works Program and Operating Projects, funding allocations from the Infrastructure Special Rate Variation, Road Rehabilitation Program and New Footpath Program. The Fees and Charges for the financial year are presented separately.

Diagram 3: Implementation of the Community Strategic Plan, Resourcing Strategy and Delivery Program and Operational Plan

Performance monitoring and progress reporting

Council is required to regularly report on its progress towards achieving the community's vision, objectives and strategies as well as term achievements and activities set by Council during its term.

Council's responsibilities under the Integrated Planning and Reporting framework for performance monitoring, reviewing and reporting on plans to the Ku-ring-gai community are summarised below.

Community Strategic Plan

The State of our Ku-ring-gai Report details progress made during the previous term of Council in progressing strategies in the Community Strategic Plan. It emphasises Council's delivery against its social, environmental, economic and civic leadership goals and highlights key challenges and opportunities for Council and the community moving forward. It is prepared in line with the local government election cycle and endorsed by the incoming Council.

Delivery Program and Operational Plan

Progress of the Delivery Program and Operational Plan is monitored quarterly by the General Manager and directors. Biannual progress reports are presented to Council on one-year actions and four-year term achievements, representing capital/operational projects, programs and service delivery. Progress against delivery timeframes or milestones can be flagged as on-track, off-track or completed.

Performance Indicators

To complement this progress reporting, the plans also include a series of performance indicators that provide further insights into how outcomes are being delivered to the community. A comparison of results over time enables trends to be identified in progressing the Delivery Program and Community Strategic Plan.

Finance

Financial reports provide the results of quarterly budget reviews, and proposed adjustments based on actual financial performance. These reports are presented to Council for approval. End of year audited Financial Statements are also prepared for inclusion in the Annual Report to the community.

Annual Report

An Annual Report is prepared for the community and presented to Council for endorsement within five months of the end of the financial year. Following this, it is published on Council's website with notification sent to the Minister for Local Government. It includes Council's audited financial statements, required statutory reporting and a summary of achievements and challenges during the financial year.

The Plan

Ku-ring-gai
SUSTAINABLE
FUTURES DAY
netzero.krg.nsw.gov.au
#NetZeroKuringgai
Photographer: S. Eriksen

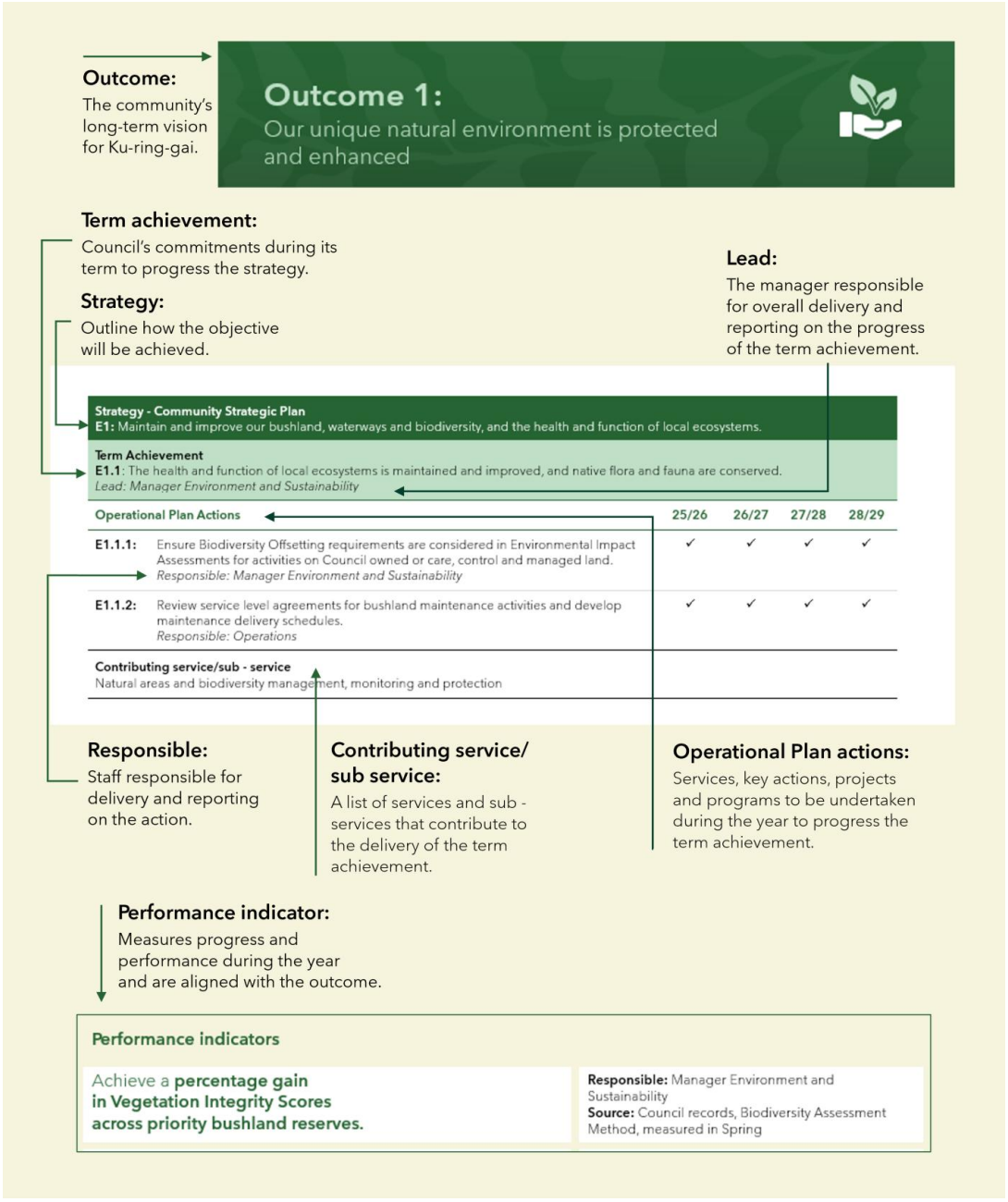
How to read the plan

Council's Delivery Program and Operational Plan is presented under five outcomes as outlined in the Community Strategic Plan. These are:

Outcome 1: Our unique natural environment is protected and enhanced	**Objective** Ku-ring-gai's bushland, waterways and biodiversity is being protected and a healthy tree canopy enhances our suburban landscape. Ku-ring-gai is a leader in sustainable resource management and environmental stewardship and is on track to achieve net-zero emissions.
Outcome 2: Sustainable urban growth and change	**Objective** Ku-ring-gai is a thriving community of safe and well-planned neighbourhoods. We are continuing to deliver diverse housing options, while balancing suburban growth with the preservation of our unique character, open spaces and heritage. We have a strong local economy with thriving businesses, and revitalised centres providing convenient access to shops, services and community facilities.
Outcome 3: Infrastructure and assets support community needs	**Objective** All residents have access to modern and accessible sport, recreational and community facilities that support active lifestyles. The area is connected by a high-quality road and footpath network that supports active transport alternatives. Public transport connects our neighbourhoods and access to Greater Sydney.
Outcome 4: An inclusive, connected and safe community	**Objective** Ku-ring-gai will be a safe, inclusive and connected community where diversity is valued. We cherish our rich history while welcoming new residents to the area. Strong community networks combat social isolation and support services are available for people who need them.
Outcome 5: Leadership and service excellence	**Objective** Ku-ring-gai Council is a high-performing organisation and a strong civic leader. Council builds strategic partnerships with other councils, government agencies, not-for-profit and community groups. Council has a focus on innovation and customer service to deliver continuously improving services to the community.

The strategies, term achievements and operational plan actions that contribute to the delivery of each outcome are detailed in the plan structure below, along with how progress and performance will be measured.

How to read the plan



Outcome 1:

Our unique natural environment is protected and enhanced

Council provides the following key services under this outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and term achievements in Council's four-year Delivery Program.

Environment and sustainability - Includes natural areas and biodiversity monitoring and protection, catchment and water management, climate change adaptation (emergency preparedness and resilience), climate change mitigation (transition to net zero emissions), community and corporate sustainability, community engagement and education, environmental volunteering programs, environmental assessment and approvals.

Waste and recycling - Includes domestic and commercial waste and recycling services including collections, disposal and community engagement, waste education programs.

Strategy - Community Strategic Plan
E1: Maintain and improve our bushland, waterways and biodiversity, and the health and function of local ecosystems.

Term Achievement
E1.1: The health and function of local ecosystems is maintained and improved and native flora and fauna are conserved.
Lead: Manager Environment and Sustainability

Operational Plan Actions		25/26	26/27	27/28	28/29
E1.1.1:	Ensure Biodiversity Offsetting requirements are considered in Environmental Impact Assessments for activities on Council owned or care, control and managed land. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
E1.1.2:	Review service level agreements for bushland maintenance activities and develop maintenance delivery schedules. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
E1.1.3:	Review site management plans for priority bushland reserves. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
E1.1.4:	Implement the Biodiversity Policy and priority actions including the biodiversity monitoring program. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
E1.1.5:	Implement the Fauna Management Policy and priority actions including the fauna monitoring program. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
E1.1.6:	Implement the Natural Areas Plan of Management. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓

Contributing service/sub - service
Natural areas and biodiversity management, monitoring and protection

Outcome 1:

Our unique natural environment is protected and enhanced (continued)

Strategy - Community Strategic Plan (continued)
E1: Maintain and improve our bushland, waterways and biodiversity, and the health and function of local ecosystems.

Term Achievement
E1.2: The condition and quality of natural waterways and riparian areas have improved.
Lead: Manager Environment and Sustainability

Operational Plan Actions		25/26	26/27	27/28	28/29
E1.2.1:	Maintain cleaning of water sensitive urban design (WSUD) devices in accordance with asset management plan service levels. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
E1.2.2:	Investigate opportunities for swimming in natural places in Ku-ring-gai in line with Sydney Water's Urban Plunge initiative. *Responsible: Manager Environment and Sustainability*	✓			
E1.2.3:	Implement priority actions from the Water Sensitive City Strategy. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓

Contributing service/sub - service
Catchment and water management and monitoring

Strategy - Community Strategic Plan
E2: Support the community to transition to net zero emissions.

Term Achievement
E2.1: Our community is effectively informed and engaged in activities that are reducing Ku-ring-gai's emissions towards Net Zero.
Lead: Manager Environment and Sustainability

Operational Plan Actions		25/26	26/27	27/28	28/29
E2.1.1:	Support the community in reaching net zero emissions by 2040 or earlier. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
E2.1.2:	Identify opportunities to support the uptake of low and zero emission vehicles within the community. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓

Contributing service/sub – service
Climate change mitigation

Strategy - Community Strategic Plan
E3: Improve community resilience to the impacts of climate change and extreme weather events.

Term Achievement
E3.1: Our community is aware of and recognises resilience as a shared responsibility.
Lead: Manager Environment and Sustainability

Operational Plan Actions		25/26	26/27	27/28	28/29
E3.1.1:	Deliver the Climate Wise Communities program to build community resilience to the impacts of climate change and extreme weather events. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓

Contributing service/sub – service
Climate change adaptation

Outcome 1:

Our unique natural environment is protected and enhanced (continued)

Strategy - Community Strategic Plan **E4:** Support the community to reduce its consumption of resources and engage in the circular economy.					
Term Achievement **E4.1:** The community is effectively engaged in improved waste reduction, reuse and recycling. *Lead: Manager Waste*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
E4.1.1:	Deliver effective and efficient waste management services. *Responsible: Manager Waste Services*	✓	✓	✓	✓
E4.1.2:	Investigate options for the introduction of Food Organics and Garden Organics (FOGO). *Responsible: Manager Waste Services*	✓	✓		
E4.1.3:	Participate in the Northern Sydney Regional Organisation of Councils (NSROC) Regional Waste Disposal Contract. *Responsible: Manager Waste Services*	✓	✓	✓	✓
E4.1.4:	Implement Agreed Regional Waste Plan Actions. *Responsible: Manager Waste Services*	✓	✓	✓	✓
E4.1.5:	Deliver community waste education programs. *Responsible: Manager Waste Services*	✓	✓	✓	✓
Contributing service/sub – service Waste and recycling					
Term Achievement **E4.2:** The community is effectively engaged in energy and water conservation and efficiency programs. *Lead: Manager Environment and Sustainability*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
E4.2.1:	Implement programs to assist the community to reduce energy and water use. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
Contributing service/sub – service Climate change mitigation					

Strategy - Community Strategic Plan **E5:** Foster a culture of environmental stewardship across the community through education, engagement and partnerships.					
Term Achievement **E5.1:** The community has an enhanced appreciation of local environmental issues and impacts and are provided opportunities to engage with environmental stewardship programs. *Lead: Manager Environment and Sustainability*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
E5.1.1:	Utilise a variety of communication mechanisms and channels for different target groups to deliver environmental information. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
E5.1.2:	Deliver the Cultural and Environmental Education Centre at St Ives Showgrounds. *Responsible: Manager Project Services*	✓	✓		
E5.1.3:	Deliver environmental resources and programs for residents. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
E5.1.4:	Deliver environmental resources and programs for businesses. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
Contributing service/sub – service Community engagement and education					
Term Achievement **E5.2:** Partnerships are established with educational institutions, businesses, government agencies and community groups. *Lead: Manager Environment and Sustainability*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
E5.2.1:	Proactively pursue partnerships with highly regarded institutions or government agencies on environmental matters that will be of benefit to Ku-ring-gai. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
Contributing service/sub – service Community engagement and education					

Outcome 1:

Our unique natural environment is protected and enhanced (continued)

How we will measure our performance

In addition to reporting progress on the delivery of Operational Plan actions, the following performance indicators will be used to assess Council's progress toward achieving **Outcome 1**.

Performance indicators	
Achieve a **percentage gain in Vegetation Integrity Scores across priority bushland reserves.**	**Responsible:** Manager Environment and Sustainability **Source:** Council records, Biodiversity Assessment Method, measured in Spring
Maintain the **overall health grade of waterway sites at an average of B or better.**	**Responsible:** Manager Environment and Sustainability **Source:** Council's Water Quality Report Card. (Measured at sample sites in Spring and based on physical and chemical condition, bacterial contamination and the presence of water bugs)
Increase the total kilowatt hours provided through Council's public electric vehicle chargers.	**Responsible:** Manager Environment and Sustainability **Source:** Council records
Increase the number of residents actively involved in **Council's Climate Wise Communities program above 500 each year.**	**Responsible:** Manager Environment and Sustainability **Source:** Council records
Decrease the kilograms of **waste generated per resident to below 164kg per year.**	**Responsible:** Manager Waste Services **Source:** Council records
Maintain expenditure from Council's community rebate program for smart energy and water saving **initiatives at 100% each year.**	**Responsible:** Manager Environment and Sustainability **Source:** Council records
Monitor the number of approvals and partnerships for environmental research projects with Council.	**Responsible:** Manager Environment and Sustainability **Source:** Council records (includes MOUs, research approvals and collaborations)
Increase the number of residents involved in Council's community environmental programs and events to **above 7,500 each year.**	**Responsible:** Manager Environment and Sustainability **Source:** Council records
Monitor the **number of hectares of bushland under regeneration.**	**Responsible:** Manager Environment and Sustainability **Source:** Council records

Outcome 2:
Sustainable urban growth and change

Council provides the following key services under this outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and term achievements in Council's four-year Delivery Program.

Heritage and Urban Planning - Strategic land use planning, zoning and management, heritage planning, development contributions planning and management, strategic and integrated transport planning, public domain planning, open space planning, master planning and consultation, special projects, community engagement and consultation.

Development Assessment - Assessment and management of development and related applications, specialist landscape, heritage and ecological advice, engineering and traffic advice, Land & Environment Court representation, coordination and support to the Ku-ring-gai Local Planning Panel and Sydney North Planning Panel.

Strategy - Community Strategic Plan **U1:** Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.					
Term Achievement **U1.1:** Planning for housing is responsive and addresses the supply, choice, adaptability and affordability needs of the community and the changing population. *Lead: Manager Urban and Heritage Planning*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U1.1.1:	Monitor and process proponent led and Council's planning proposals for additional housing. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
U1.1.2:	Implement the Affordable Housing Policy and Affordable Housing Contributions Plan consistent with the Local Strategic Planning Statement (LSPS). *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
Contributing service/sub – service Strategic land use planning					
Term Achievement **U1.2:** Expanded community engagement in shaping the future of the Ku-ring-gai area provides enhanced opportunities to provide input on strategic planning policy decisions. *Lead: Manager Urban and Heritage Planning*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U1.2.1:	Undertake engagement activities for identified strategic land use plans and policies consistent with Council's Community Engagement Strategy. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
Contributing service/sub – service Community engagement and consultation					

Outcome 2:
Sustainable urban growth and change (continued)

Strategy - Community Strategic Plan **U2:** Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.					
Term Achievement **U2.1:** Community confidence has continued in our assessment and regulatory processes. *Lead: Manager Development Assessment Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U2.1.1:	Development is assessed against all relevant federal, state and local planning policies and their objectives to ensure consistent quality urban design outcomes for the natural and built environment, that ecologically sensitive areas are protected and enhanced and the natural and built heritage of Ku-ring-gai is conserved and enhanced. *Responsible: Manager Development Assessment Services*	✓	✓	✓	✓
U2.1.2:	Review and improve development assessment processes to increase efficiency, improve decision times and deliver outcomes consistent with Council's policies. *Responsible: Manager Development Assessment Services*	✓	✓	✓	✓
U2.1.3:	Facilitate community participation through Council's Community Participation Plan and the Ku-ring-gai Local Planning Panel (KLPP) consistent with the Code of Meeting Practice. *Responsible: Manager Development Assessment Services*	✓	✓	✓	✓
U2.1.4:	Provide regulatory compliance services consistent with state and local controls including community education and engagement in local policy reviews. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
U2.1.5:	Review Council's Compliance Policy and Local Approvals Policy. *Responsible: Manager Regulation and Compliance*	✓	✓		
U2.1.6:	Review and monitor Council's design quality and building sustainability standards. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
Contributing service/sub – service Assessment and management of development and related applications					
Term Achievement **U2.2:** Ku-ring-gai's visual and landscape character is preserved and enhanced. *Lead: Manager Environment and Sustainability*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U2.2.1:	Administer and implement Council's tree preservation policies and procedures. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
U2.2.2:	Maintain a register of properties under order to restore tree canopy and report quarterly on compliance progress. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
U2.2.3:	Continue implementation of tree replacement orders and investigation of illegal tree works. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
U2.2.4:	Oversee implementation of the Urban Forest Strategy. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
U2.2.5:	Progress the urban forest replenishment program for Ku-ring-gai. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
U2.2.6:	Undertake priority monitoring from the Urban Forest Strategy. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
U2.2.7:	Develop and implement a volunteer based Treecare program to assist in the protection, enhancement and monitoring of selected indigenous canopy trees in key locations. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
U2.2.8:	Deliver programs to reduce litter and graffiti and provide street cleaning operations to improve drainage and the appearance of Ku-ring-gai. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
Contributing service/sub – service Tree management, street and public space cleaning, graffiti removal, biodiversity monitoring and protection					

Outcome 2:
Sustainable urban growth and change (continued)

Strategy - Community Strategic Plan (continued)
U2: Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.

Term Achievement
U2.3: Strategies, plans and processes are prepared, implemented and reviewed to effectively manage the impact of new development.
Lead: Manager Urban and Heritage Planning

Operational Plan Actions		25/26	26/27	27/28	28/29
U2.3.1:	Continue to review the effectiveness of existing strategies, local environmental plans, development control plans and processes across all programs. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
U2.3.2:	Investigate the inclusion of Local Character Controls within the Ku-ring-gai Development Control Plan. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
U2.3.3:	Commence review of the implementation of the Local Strategic Planning Statement (LSPS). *Responsible: Manager Urban and Heritage Planning*	✓	✓		
U2.3.4:	Commence review of the Cultural Facilities Strategy and Community Facilities Strategy. *Responsible: Manager Urban and Heritage Planning*	✓	✓		
U2.3.5:	Prepare a new Employment Lands Strategy in accordance with Department of Planning, Housing and Infrastructure guidelines. *Responsible: Manager Urban and Heritage Planning*	✓	✓		

Contributing service/sub – service
Strategic land use planning, land zoning (retail, commercial residential, infrastructure, open space)

Strategy - Community Strategic Plan
U3: Facilitate the transformation of local centres as vibrant residential, business and community hubs through partnerships and appropriate mixed-use development.

Term Achievement
U3.1: Plans to revitalise local centres are progressively implemented and achieve quality design and sustainability outcomes in collaboration with key agencies, landholders and the community.
Lead: Manager Urban and Heritage Planning

Operational Plan Actions		25/26	26/27	27/28	28/29
U3.1.1:	Integrate all transport modes for the primary local centres through the traffic and transport studies in collaboration with Transport for NSW. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
U3.1.2:	Actively engage with residents, key agencies, landholders, businesses and other stakeholders to assist with the delivery of the streetscape projects. *Responsible: Manager Project Services*	✓	✓	✓	✓
U3.1.3:	Complete detail design plans for priority streetscapes in Pymble, Roseville, St Ives and Turramurra. *Responsible: Manager Project Services*	✓	✓		
U3.1.4:	Commence stage 3 construction of streetscape improvement works incorporating Heritage Park and Werona Avenue, Gordon. *Responsible: Manager Project Services*	✓	✓		
U3.1.5:	Progress delivery of Lindfield Avenue and Tryon Road streetscape upgrade. *Responsible: Manager Project Services*	✓	✓	✓	
U3.1.6:	Progress delivery of works for Fitzsimons Lane/Merriwa Street (east)/Pacific Highway (north), Gordon. *Responsible: Manager Project Services*	✓	✓		
U3.1.7:	Review the feasibility of the Lindfield Village Hub and if viable, progress towards securing a development partner. *Responsible: Group Lead Major Projects*	✓	✓		
U3.1.8:	Progress the staged delivery of the Turramurra Community Hub. *Responsible: Group Lead Major Projects*	✓	✓	✓	✓
U3.1.9:	Examine options for progressing development of the Gordon Community Hub. *Responsible: Group Lead Major Projects*	✓	✓		
U3.1.10:	Oversee and monitor the implementation of the Ku-ring-gai Public Domain Plan. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓

Outcome 2:
Sustainable urban growth and change (continued)

Strategy - Community Strategic Plan (continued) **U3:** Facilitate the transformation of local centres as vibrant residential, business and community hubs through partnerships and appropriate mixed-use development.					
U3.1.11:	Oversee and monitor the implementation of Council's Open Space Acquisitions Program. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
Contributing services/sub – services Urban planning • Integrated transport planning • Public domain planning					
Term Achievement **U3.2:** Appropriate place making programs are implemented to suit the needs and character of centres and locations. *Lead: Manager Project Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U3.2.1:	Progress delivery of Bedes Forest upgrade. *Responsible: Manager Project Services*	✓	✓		
U3.2.2:	Develop concept plans and deliver improvements to selected neighbourhood centres that achieve place making objectives, informed by community engagement. *Responsible: Manager Project Services*	✓	✓	✓	✓
Contributing service/sub – service Project delivery - design and construction					

Strategy - Community Strategic Plan **U4:** Protect Ku-ring-gai's heritage and character through appropriate planning controls.					
Term Achievement **U4.1:** Strategies, plans and processes are in place to effectively protect, preserve and manage Ku-ring-gai's heritage assets. *Lead: Manager Urban and Heritage Planning*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U4.1.1:	Protect and effectively manage Ku-ring-gai's Aboriginal heritage assets in conjunction with the Aboriginal Heritage Office. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
U4.1.2:	Promote local heritage in consultation with key stakeholders. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
U4.1.3:	Cultural and heritage assets in open space areas are protected, preserved, restored and maintained. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
U4.1.4:	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
Contributing service/sub – service Heritage planning					

Strategy - Community Strategic Plan **U5:** Work with partners to support local businesses and strengthen Ku-ring-gai's local economic base.					
Term Achievement **U5.1:** Strategies and plans are in place that support business growth, including a night-time economy. *Lead: Manager Corporate Communications*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
U5.1.1:	Investigate opportunities for developing Ku-ring-gai's night-time economy. *Responsible: Manager Corporate Communications*	✓	✓		
Contributing service/sub – service Business engagement and support					

Outcome 2:
Sustainable urban growth and change (continued)

Strategy - Community Strategic Plan (continued)
U5: Work with partners to support local businesses and strengthen Ku-ring-gai's local economic base.

Term Achievement
U5.2: Ku-ring-gai's business community, government agencies and regional partners are working in an effective and integrated way to strengthen Ku-ring-gai's local economy.
Lead: Manager Corporate Communications

Operational Plan Actions		25/26	26/27	27/28	28/29
U5.2.1:	Continue to engage and collaborate with the local business community on local centre upgrades, economic development priorities, actions and relevant issues. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
U5.2.2:	Collaborate with Chamber of Commerce, other local councils, NSW State Government and other stakeholders to identify and implement initiatives to support local businesses. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
U5.2.3:	Continue Council's comprehensive business engagement events program offering a range of in person and online events. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓

Contributing service/sub – service
Business engagement and support

Term Achievement
U5.3: Destination business has been strengthened and expanded through attractions and events that draw local and regional visitors.
Lead: Manager Visitor Experience and Events

Operational Plan Actions		25/26	26/27	27/28	28/29
U5.3.1:	Promote destination-related facilities and events using Council channels including social media. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
U5.3.2:	Consult, review and update the Destination Management Plan. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
U5.3.3:	Implement an annual program of destination festivals and events, including key destination partners in events programs. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
U5.3.4:	Continue to develop and promote the Ku-ring-gai Wildflower Garden and St Ives Showground as multi-purpose venues to host community and commercial usage. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓

Contributing service/sub – service
Destination attractions and events management including Ku-ring-gai Wildflower Garden and St Ives Showground

Outcome 2:
Sustainable urban growth and change (continued)

How we will measure our performance

In addition to reporting progress on the delivery of Operational Plan actions, the following performance indicators will be used to assess Council's progress toward achieving **Outcome 2**.

Performance indicators	
Monitor the number of **community engagements facilitated by Council that relate to strategic policy decisions.**	**Responsible:** Manager Urban and Heritage Planning **Source:** Council records
Reduce the **average determination times for development applications to 105 days or less.**	**Responsible:** Manager Development Assessment Services **Source:** NSW Department of Planning, Housing and Infrastructure, Development Application Lodgement Performance
Maintain the proportion of **tree health inspections required annually for replacement tree orders at or above 95%.**	**Responsible:** Manager Regulation and Compliance **Source:** Council records
Maintain expenditure from **Council's Heritage Home Grant contributions at or above 80% each year.**	**Responsible:** Manager Urban and Heritage Planning **Source:** Council records
Maintain the number of **participants involved in Council's business engagement activities facilitated by Council at or above 400 each year.**	**Responsible:** Manager Corporate Communications **Source:** Council records
Increase the number of **cars visiting St Ives Showground and Ku-ring-gai Wildflower Garden to above 104,000 each year.**	**Responsible:** Manager Visitor Experience and Events **Source:** Council records
Maintain the percentage of **tree management requests actioned within agreed service delivery standards at or above 80%.**	**Responsible:** Manager Assets and Technical Services **Source:** Council records

Outcome 3:

Infrastructure and assets support community needs

Council provides the following key services under this outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and term achievements in Council's four-year Delivery Program.

Asset management – Establish, review and implement asset management plans for all Council assets in line with Council's Long Term Financial Plan and Asset Management Strategy.

Project delivery - design and construct - Deliver projects in accordance with Council's programs for capital works and community engagement.

Infrastructure services - Maintenance of roads infrastructure, footpaths, drainage, buildings, parks, open spaces, sportsfields, golf courses, playgrounds, bushland, trees, public place cleansing, litter and fleet. Emergency management including planning and hazard reduction.

Traffic and transport including road safety - Traffic management, transport planning, parking management, traffic investigations and compliance, stakeholder engagement, secure state and federal funding for infrastructure upgrades and implement road safety programs.

Strategy - Community Strategic Plan
A1: Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.

Term Achievement
A1.1: Plans are in place to effectively fund public infrastructure and assets to meet the needs of a growing and changing population.
Lead: Manager Urban and Heritage Planning

Operational Plan Actions		25/26	26/27	27/28	28/29
A1.1.1:	Continue to progress the review of the s7.11 Contributions Plan. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A1.1.2:	Oversee the implementation of the s7.12 Contributions Plan. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A1.1.3:	Oversee the drafting and implementation of a s7.32 Affordable Housing Contributions Scheme. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓

Contributing service/sub – service
Development contributions planning and management

Term Achievement
A1.2: Assets are managed in accordance with asset management plans and agreed service standards.
Lead: Manager Assets and Technical Services

Operational Plan Actions		25/26	26/27	27/28	28/29
A1.2.1:	Programs to upgrade, renew and maintain infrastructure and assets are developed in accordance with adopted Asset Management Plan, including capital works programs. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A1.2.2:	Asset Management Plans are reviewed to align with the Resourcing Strategy. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A1.2.3:	Plan, design and deliver projects and assets in line with Council's Project Management Framework to ensure best practice in project delivery. *Responsible: Manager Project Services*	✓	✓	✓	✓
A1.2.4:	Deliver adopted Road and Carparks Capital Works Programs on time and within budget. *Responsible: Manager Project Services*	✓	✓	✓	✓
A1.2.5:	Deliver adopted Stormwater Drainage Capital Works Programs on time and within budget. *Responsible: Manager Project Services*	✓	✓	✓	✓

Outcome 3:

Infrastructure and assets support community needs (continued)

Strategy - Community Strategic Plan (continued) **A1:** Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.					
A1.2.6:	Deliver adopted stormwater relining program to increase the useful life of pipes and reduce future maintenance costs. *Responsible: Manager Project Services*	✓	✓	✓	✓
Contributing service/sub – service Asset management					
Term Achievement **A1.3**: The community is engaged on infrastructure priorities and the design and upgrade of new facilities with regular updates on project progress. *Lead: Manager Project Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
A1.3.1:	Undertake engagement activities for identified projects consistent with Council's Community Engagement Strategy and provide regular updates on progress. *Responsible: Manager Project Services*	✓	✓	✓	✓
Contributing service/sub – service Community engagement and consultation					

Strategy - Community Strategic Plan **A2:** Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population.					
Term Achievement **A2.1:** A program is implemented to provide, improve and maintain open space, recreation and sporting facilities including multi-use facilities. *Lead: Manager Project Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
A2.1.1:	Deliver Council's adopted Open Space Capital Works Program on time and within budget. *Responsible:* Manager Project Services	✓			
A2.1.2:	Maintain existing recreation and sporting facilities in accordance with the Asset Management Plan. *Responsible:* Manager Infrastructure Services	✓	✓	✓	✓
A2.1.3:	Actively engage with sporting organisations and clubs, user groups and residents during the preparation of plans, policies and strategies for sport and recreation. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A2.1.4:	Progressively review Plans of Management for Community land in consultation with Crown Lands. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A2.1.5:	Implement priority actions from the Recreation in Natural Areas Strategy. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
A2.1.6:	Progress preparation of recreation and open space strategies, plans and policies identified as priorities in the Recreation Needs Study. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A2.1.7:	Explore options for Bannockburn Oval in consultation with user groups including Little Athletics and the local community. *Responsible: Manager Project Services*	✓	✓		
A2.1.8:	Continue to engage with the relevant stakeholders in progressing the development of the North Turramurra Recreation Area grandstand. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A2.1.9:	Manage water harvesting and reuse sites according to Water Reuse Management Plans. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
A2.1.10:	Progress preparation of the Green Grid Strategy consistent with Council's Local Strategic Planning Statement (LSPS). *Responsible: Manager Urban and Heritage Planning*	✓	✓		
A2.1.11:	Complete remaining works for the implementation of the adopted Masterplan at Robert Pymble Park. *Responsible: Manager Project Services*	✓			

Outcome 3:

Infrastructure and assets support community needs (continued)

Strategy - Community Strategic Plan (continued)
A2: Provide, upgrade and maintain open space, recreation and sporting facilities to meet the needs of current and future user groups and a growing population.

Term Achievement (continued)
A2.1: A program is implemented to provide, improve and maintain open space, recreation and sporting facilities including multi-use facilities.
Lead: Manager Project Services

Operational Plan Actions		25/26	26/27	27/28	28/29
A2.1.12:	Prepare a masterplan for the former Gordon Bowling Club site (4 Pennant Avenue, Gordon) for public open space uses consistent with Council resolution. *Responsible: Manager Urban and Heritage Planning*	✓	✓		
A2.1.13:	Prepare a masterplan for the future recreational use of the Roseville Bowling Club site (former site at 47 Warrane Road, Roseville Chase) consistent with Council resolution. *Responsible: Manager Urban and Heritage Planning*	✓	✓		
A2.1.14:	Monitor and oversight the construction of the indoor sports facility at St Ives High School by School Infrastructure NSW. *Responsible: Manager Urban and Heritage Planning*	✓			
A2.1.15:	Implement an amenities improvement program to recreational and sporting fields in line with adopted building prioritisation matrix or in conjunction with other funded and programed capital upgrades. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A2.1.16:	Deliver Play Spaces in accordance with the adopted Ku-ring-gai Play Space Strategy. *Responsible: Manager Project Services*	✓	✓	✓	✓

Contributing services/sub – services
Project delivery - design and construct • Maintenance of parks, open spaces, sportsfields, golf courses, playgrounds, bushland • Open space planning

Term Achievement
A2.2: Partnerships with community groups and organisations assist to optimise the availability and use of open space, recreation and sporting facilities.
Lead: Manager Assets and Technical Services

Operational Plan Actions		25/26	26/27	27/28	28/29
A2.2.1:	Engage with community partners to improve sporting, leisure and recreational facilities through partnerships, grant funding and other external funding opportunities. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A2.2.2:	Facilitate a regular sporting forum and ongoing communication with sporting users. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓

Contributing service/sub – service
Community partnerships

Strategy - Community Strategic Plan
A3: Provide, upgrade and maintain community buildings and facilities to meet the needs of current and future user groups and a growing population.

Term Achievement
A3.1 The condition, environmental performance and functionality of existing assets is improved, including multipurpose opportunities, and new assets achieve agreed standards.
Lead: Manager Assets and Technical Services

Operational Plan Actions		25/26	26/27	27/28	28/29
A3.1.1:	Develop and implement a prioritised program of improvements to community meeting rooms, halls, buildings and facilities. *Responsible: Manager Assets and Technical Services*	✓			
A3.1.2:	Integrate sustainability and climate resilience measures, incorporating minimum performance standards, into the building upgrade and renewal program. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
A3.1.3:	Continue to take action to achieve substantial commencement by August 2026 in order to preserve the current Marian Street Theatre development consent. *Responsible: Director Strategy and Environment*	✓	✓	✓	✓

Contributing services/sub – services
Project delivery - design and construct • Maintenance of buildings • Sustainability • Climate change mitigation

Outcome 3:

Infrastructure and assets support community needs (continued)

Strategy - Community Strategic Plan (continued) **A3:** Provide, upgrade and maintain community buildings and facilities to meet the needs of current and future user groups and a growing population.					
Term Achievement **A3.2:** Usage of existing community buildings and facilities is optimised. *Lead: Manager Assets and Technical Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
A3.2.1:	Maximise the use and efficiency of the existing community property portfolio to facilitate greater public access, including multi-use, in line with Council's Management of Community and Recreation Land and Facilities Policy. *Responsible: Manager Property*	✓	✓	✓	✓
A3.2.2:	Continue to develop and deliver professional services including programs, services and ongoing marketing to club members and public players at Council's golf courses to industry standards. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A3.2.3:	Continue to implement the Ku-ring-gai Fitness and Aquatic Centre (KFAC) management contract to maximise utilisation of this facility. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A3.2.4:	Develop and implement the St Ives High School Indoor Multipurpose Sports Facility management contract to maximise utilisation of this facility. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A3.2.5:	Align capital works programs with adopted open space and recreational assets management plans to ensure Council's recreation services meet customer needs. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
Contributing services/sub – services Leasing and licensing of Council properties • Recreational services – KFAC and golf courses • Project delivery - design and construct					

Strategy - Community Strategic Plan **A4:** Provide, upgrade and maintain Ku-ring-gai's local road and footpath network, traffic facilities and other road infrastructure.					
Term Achievement **A4.1:** The footpath network is expanded and maintained to provide improved connectivity, safety and accessibility. *Lead: Manager Assets and Technical Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
A4.1.1:	Programs for infrastructure and asset maintenance management are delivered in accordance with the adopted Asset Management Plan. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A4.1.2:	Deliver Council's annual Capital Works Program for new footpaths within the allocated financial year. *Responsible: Manager Project Services*	✓			
Contributing services/sub – services Maintenance of footpaths • Project delivery - design and construct (new footpaths)					
Term Achievement **A4.2:** The local road network and associated traffic facilities are improved and maintained. *Lead: Manager Traffic and Transport Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
A4.2.1:	Obtain endorsement and approval from the Ku-ring-gai Traffic Committee and Council for new or upgraded traffic and pedestrian facilities at identified sites and secure funding. *Responsible: Manager Traffic and Transport Services*	✓	✓	✓	✓
A4.2.2:	Support monthly meetings of the Ku-ring-gai Traffic Committee or as required. *Responsible: Manager Traffic and Transport Services*	✓	✓	✓	✓
A4.2.3:	Deliver road safety education programs and initiatives to the community. *Responsible: Manager Traffic and Transport Services*	✓	✓	✓	✓
Contributing services/sub – services Project delivery - design and construct (roads, traffic facilities) • Maintenance of roads and traffic facilities					

Outcome 3:

Infrastructure and assets support community needs (continued)

Strategy - Community Strategic Plan
A5: Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.

Term Achievement
A5.1: A network of safe and convenient links to local centres, major land uses and recreation opportunities, including active transport, is progressively implemented and promoted to meet the access and travel needs of the community.
Lead: Manager Urban and Heritage Planning

Operational Plan Actions		25/26	26/27	27/28	28/29
A5.1.1:	Implement the improvement plan for bikeways, pedestrian facilities and footpath networks having regard for the access, health and recreational needs of the community. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.1.2:	Progressively upgrade bus stops in accordance with the Disability Discrimination Act requirements to allocated budget. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓
A5.1.3:	Review and implement appropriate recommendations from the Ku-ring-gai Integrated Transport Strategy to align with the Local Strategic Planning Statement (LSPS), North District Plan and Future Transport Strategy. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.1.4:	Coordinate the design for traffic signal upgrades in Lindfield. *Responsible: Manager Urban and Heritage Planning*	✓	✓		
A5.1.5:	Facilitate the implementation of paid parking in major project car parks. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.1.6:	Deliver community education and awareness programs focused on alternatives to private car use, including walking and cycling. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓

Contributing services/sub – services
Integrated transport planning • Project delivery - design and construct (traffic and pedestrian safety facilities)

Term Achievement
A5.2: Advocate to relevant government agencies and private companies for integrated public transport facilities and service improvements that meet community needs.
Lead: Manager Urban and Heritage Planning

Operational Plan Actions		25/26	26/27	27/28	28/29
A5.2.1:	Liaise with Transport for NSW to improve access (via all modes) to rail stations in Ku-ring-gai. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.2.2:	Advocate to Transport for NSW and bus operators to target improvements to bus services connecting nearby centres with Ku-ring-gai including Mona Vale-Macquarie Park route, and Chatswood-Dee Why/Northern Beaches route. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.2.3:	Collaborate with Transport for NSW to co-ordinate and implement connections and upgrades to bus interchanges. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓

Contributing service/sub – service
Integrated transport planning

Term Achievement
A5.3: A strategic access, traffic and transport plan is being implemented for the Northern Sydney region.
Lead: Manager Traffic and Transport Services

Operational Plan Actions		25/26	26/27	27/28	28/29
A5.3.1:	Collaborate with regional partners to advocate for improved traffic and transport in the Northern Sydney region aligned with the Local Strategic Planning Statement (LSPS), North District Plan and Future Transport Strategy. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.3.2:	Plan for works in response to development in local centres. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
A5.3.3:	Continue to implement the 10-year Traffic and Transport Program. *Responsible: Manager Traffic and Transport Services*	✓	✓	✓	✓

Contributing service/sub – service
Integrated transport planning (advocacy and collaboration)

Outcome 3:

Infrastructure and assets support community needs (continued)

Strategy - Community Strategic Plan (continued) **A5:** Work with the NSW government and partners to improve local integrated transport connections, public transport and the regional road network.					
Term Achievement **A5.4:** Council engages with the State Government to upgrade regional roads and reduce congestion in the local road network. *Lead: Manager Urban and Heritage Planning*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
A5.4.1:	Pursue funding opportunities with Transport for NSW for improvement works on regional roads and at blackspot locations. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
Contributing service/sub – service Integrated transport planning (advocacy and collaboration)					

Outcome 3:
Infrastructure and assets support community needs (continued)

How we will measure our performance

In addition to reporting progress on the delivery of Operational Plan actions, the following performance indicators will be used to assess Council's progress toward achieving **Outcome 3.**

Performance indicators	
At least 85% of Council's capital works programs for roads, carparks and stormwater drainage are completed each year.	**Responsible:** Manager Project Services **Source:** Council records
Monitor the number of **Council's community engagement activities on infrastructure projects**.	**Responsible:** Manager Project Services **Source:** Council records
At least 85% of Council's capital works program for open space assets is completed each year.	**Responsible:** Manager Project Services **Source:** Council records
At least 85% of Council's prioritised program of improvements to building assets is delivered to agreed milestones each year.	**Responsible:** Manager Assets and Technical Services **Source:** Council records
Monitor potable water consumption from Council operations.	**Responsible:** Manager Environment and Sustainability **Source:** Council records
Monitor energy consumption of Council's fixed assets.	**Responsible:** Manager Environment and Sustainability **Source:** Council records
Total greenhouse gas emissions from Council operations are trending downwards on a pathway to Net Zero by 2040.	**Responsible:** Manager Environment and Sustainability **Source:** Council records (tonnes of CO2-e emissions from Council operations including electricity, gas, fleet, street lighting)
Monitor the **usage of the Ku-ring-gai Fitness and Aquatic Centre recreational facility**.	**Responsible:** Manager Assets and Technical Services **Source:** Council records
Complete the **construction of at least 2.5kms of new footpaths each year.**	**Responsible:** Manager Assets and Technical Services **Source:** Council records
Monitor the number of **improvements to traffic facilities delivered each year.**	**Responsible:** Manager Traffic and Transport Services **Source:** Council records
Monitor the **patronage of rail services in Ku-ring-gai**.	**Responsible:** Manager Urban and Heritage Planning **Source:** Transport for NSW
Progress **at least 2 improvements to regional traffic and transport facilities** that benefit Ku-ring-gai.	**Responsible:** Manager Urban and Heritage Planning **Source:** Council records
Maintain the number of grant applications for blackspot or improvement works submitted by Council at or above 3 each year.	**Responsible:** Manager Urban and Heritage Planning **Source:** Council records

Outcome 4:
An inclusive, connected and safe community

Council provides the following key services under this outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and term achievements in Council's four-year Delivery Program.

Community development - Community engagement and inclusion initiatives, children's services including early childhood education at Thomas Carlyle Children's Centre, vacation care centres and family day care, targeted youth and aged services, programs and initiatives supporting diversity, vulnerable and disability groups, volunteer support and coordination, active lifestyle and recreation programs, community hall and meeting room bookings, community safety and local crime prevention initiatives.

Library services - Local library services provided through central library (Gordon), branch libraries (Lindfield, St Ives and Turramurra), e-Library and home library service. Includes a range of physical and digital resources, local history collection, internet and computer access, programs and events and study/meeting spaces.

Ku-ring-gai Art Centre - Provision of classes (adult, children and young adult), workshops, school holiday programs and an exhibition space.

Visitor experience and events - Ku-ring-gai Wildflower Garden and St Ives Showground destination management and venue hire, Visitors Centre management (Wildflower Garden), community and commercial events and festivals, tours and workshops, environmental education programs, community nursery and citizenship ceremonies.

Community health, safety and regulation - Public health services, companion animal administration and control, building inspections, building fire safety compliance, development compliance, parking and traffic regulation and control, area rangers, waste investigation, swimming pool safety and compliance, information and advice on environmental health matters, community education and engagement.

Strategy - Community Strategic Plan
C1: Work with partners to promote a diverse and inclusive community that cares and provides for all residents.

Term Achievement
C1.1: Access to services and programs is equitable for all community members.
Lead: Manager Community Development

Operational Plan Actions		25/26	26/27	27/28	28/29
C1.1.1:	Oversee the management and booking of community facilities, including tennis courts, recreational spaces and other venues, and ensure facilities meet the necessary standards to support programs and activities that enhance community well-being. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.1.2:	Review and implement the Access, Disability and Inclusion Plan. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.1.3:	Resource and support the Ku-ring-gai Dementia Alliance and assist in the implementation of the Dementia Friendly Community Action Plan. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.1.4:	Strengthen partnerships to support and advocate for vulnerable groups while tailoring services and programs to meet their needs. *Responsible: Manager Community Development*	✓	✓	✓	✓

Contributing service/sub – service
Targeted programs • Community engagement and inclusion initiatives, community hall and meeting room bookings.

Outcome 4:

An inclusive, connected and safe community (continued)

Strategy - Community Strategic Plan (continued) **C1:** Work with partners to promote a diverse and inclusive community that cares and provides for all residents.					
Term Achievement **C1.2:** The development of young people is supported by services and programs designed to address their needs and interests. *Lead: Manager Community Development*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C1.2.1:	Develop programs and partnerships that address the evolving needs of young people guided by evidence-based approaches. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.2.2:	Develop and implement the Youth Action Plan. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.2.3:	Provide professional advice and administrative support for the Youth Advisory Committee. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.2.4:	Coordinate the St Ives and Gordon Youth Hubs. *Responsible: Manager Community Development*	✓	✓	✓	✓
Contributing service/sub – service Targeted programs					
Term Achievement **C1.3:** Programs that promote gender equality and the prevention of family violence are supported. *Lead: Manager Community Development*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C1.3.1:	Develop and implement the Action Plan for the Prevention of Violence Against Women. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.3.2:	Provide professional advice and administrative support for the Status of Women's Advisory Committee. *Responsible: Manager Community Development*	✓	✓	✓	✓
Contributing service/sub – service Community engagement and inclusion initiatives					
Term Achievement **C1.4:** Partnerships assist to promote access to services, active lifestyles and programs that support the health and wellbeing of older residents. *Lead: Manager Community Development*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C1.4.1:	Support and resource community organisations, including governance, training and management assistance. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.4.2:	*Develop and implement the Senior Support and Engagement Program in collaboration with key partners.* *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.4.3:	Deliver healthy and active lifestyle programs in collaboration with partner agencies. *Responsible: Manager Community Development*	✓	✓	✓	✓
C1.4.4:	Develop programs that address the evolving needs of older residents, guided by evidence-based approaches. *Responsible: Manager Community Development*	✓	✓	✓	✓
Contributing service/sub – service Active lifestyle and recreation programs					

Outcome 4:
An inclusive, connected and safe community (continued)

Strategy - Community Strategic Plan
C2: Support communities that understand, value and accept each other and embrace our evolving cultural identities.

Term Achievement
C2.1: Culturally appropriate services and programs are developed and delivered to meet the needs of diverse communities.
Lead: Manager Community Development

Operational Plan Actions		25/26	26/27	27/28	28/29
C2.1.1:	Deliver culturally appropriate services and programs that cater to diverse communities. *Responsible: Manager Community Development*	✓	✓	✓	✓
C2.1.2:	Provide professional advice and administrative support for the Multicultural Advisory Committee. *Responsible: Manager Community Development*	✓	✓	✓	✓
C2.1.3:	Develop and implement a Multicultural Inclusion Plan to foster diversity and community cohesion. *Responsible: Manager Community Development*	✓	✓	✓	✓
C2.1.4:	Implement a civic engagement program for new residents to increase local government understanding. *Responsible: Manager Community Development*	✓	✓	✓	✓
C2.1.5:	Deliver cultural and community related festivals and events that celebrate our diversity. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓

Contributing service/sub – service
Targeted programs

Term Achievement
C2.2: Reconciliation and acknowledgement of Aboriginal and Torres Strait Islander heritage is advanced.
Lead: Manager Visitor Experience and Events

Operational Plan Actions		25/26	26/27	27/28	28/29
C2.2.1:	Develop and implement a Reconciliation Action Plan. *Responsible: Manager Urban and Heritage Planning*	✓	✓	✓	✓
C2.2.2:	Recognise and promote the histories, cultures and ongoing contributions of Aboriginal and Torres Strait Islander peoples. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
C2.2.3:	Deliver Indigenous programs and events at the Ku-ring-gai Wildflower Garden and St Ives Showground. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓

Contributing service/sub – service
Heritage

Strategy - Community Strategic Plan
C3: Facilitate and deliver community risk and safety programs that enhance neighbourhood connections and community responses to emergency events.

Term Achievement
C3.1: Programs are implemented to manage risks and impacts on public safety.
Lead: Manager Regulation and Compliance

Operational Plan Actions		25/26	26/27	27/28	28/29
C3.1.1:	Undertake responsibilities for managing regulated premises and maintaining Council's register including stakeholder engagement to update information. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
C3.1.2:	Implement Council's Companion Animals Management Plan 2020-2025, having regard to new controls imposed via amended legislation. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
C3.1.3:	Ensure all buildings and multioccupancy residential buildings are compliant with Council's Annual Fire Safety Program, including stakeholder engagement to update information. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
C3.1.4:	Undertake mandatory inspections of swimming pools as prescribed under legislation and stakeholder engagement to ensure information is updated and pool barriers are compliant. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓
C3.1.5:	Undertake inspections of all premises used for the preparation of food for sale and report findings to NSW Food Authority. *Responsible: Manager Regulation and Compliance*	✓	✓	✓	✓

Outcome 4:

An inclusive, connected and safe community (continued)

Strategy - Community Strategic Plan (continued) **C3:** Facilitate and deliver community risk and safety programs that enhance neighbourhood connections and community responses to emergency events.					
Term Achievement (continued) **C3.1:** Programs are implemented to manage risks and impacts on public safety. *Lead: Manager Regulation and Compliance*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C3.1.6:	Prepare new Companion Animals Plan for 2025-2030. *Responsible: Manager Regulation and Compliance*	✓			
C3.1.7:	Participate in the NSW Government review of the Companion Animals Act, 1998 in line with Office of Local Government requirements. *Responsible: Manager Regulation and Compliance*	✓			
Contributing service/sub – service Public safety, compliance and regulation					
Term Achievement **C3.2:** Community safety through crime prevention initiatives, events and partnerships with local law enforcement is enhanced. *Lead: Manager Community Development*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C3.2.1:	Facilitate, resource and promote collaborative approaches to community safety that prevent anti-social behaviour and support local crime prevention initiatives. *Responsible: Manager Community Development*	✓	✓	✓	✓
C3.2.2:	Attend police community safety meetings, implement safety and security improvements to facilities and public spaces, organise stakeholder meetings to address local issues, and establish regular communication with police to enhance community safety and prevent anti-social behaviour. *Responsible: Manager Community Development*	✓	✓	✓	✓
Contributing service/sub – service Community safety and local crime prevention					
Term Achievement **C3.3:** Emergency Management Plans are developed and implemented in partnership with emergency service agencies and key stakeholders. *Lead: Manager Infrastructure Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C3.3.1:	Communicate emergency management plans to residents and the community to improve their preparedness for emergency events. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
C3.3.2:	Integrate Ku-ring-gai's Bushfire Prone Land Map into Council systems. *Responsible: Manager Environment and Sustainability*	✓	✓		
C3.3.3:	Implement and report on the Emergency Management Plan (EMPLAN) in consultation with the Hornsby Ku-ring-gai Local Emergency Management Committee. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
C3.3.4:	Implement the Hornsby Ku-ring-gai Bush Fire Risk Management Plan, in consultation with the Hornsby Ku-ring-gai Bush Fire Management Committee. *Responsible: Manager Infrastructure Services*	✓	✓	✓	✓
C3.3.5:	Complete flood risk management studies in consultation with the Flood Risk Management Committee and investigate priority management actions. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
Contributing service/sub – service Emergency management					

Outcome 4:

An inclusive, connected and safe community (continued)

Strategy - Community Strategic Plan **C4:** Cultivate lifelong learning, foster local arts and creativity and celebrate our cultural diversity.					
Term Achievement **C4.1:** Enhanced library services act as hub for lifelong learning and social connections. *Lead: Manager Library Services*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C4.1.1:	Develop and curate diverse information collections, including local studies and electronic resources, that reflect cultural diversity and local community pride. *Responsible: Manager Library Services*	✓	✓	✓	✓
C4.1.2:	Deliver accessible and inclusive library services, including information and lending, aligned with social justice principles. *Responsible: Manager Library Services*	✓	✓	✓	✓
C4.1.3:	Provide and promote cultural, creative, literacy and informational programs that encourage lifelong learning and community engagement. *Responsible: Manager Library Services*	✓	✓	✓	✓
C4.1.4:	Complete an extended hours library service trial to assess feasibility and appropriate service model. *Responsible: Manager Library Services*	✓			
Contributing service/sub – service Library services					
Term Achievement **C4.2:** The creative arts sector and local artists are provided opportunities to participate in Council's programs and events that showcase our diverse and talented arts sector. *Lead: Manager Visitor Experience and Events*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C4.2.1:	Provide professional advice and administrative support for the Arts and Culture Advisory Committee. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
C4.2.2:	Provide opportunities for the local arts and cultural community through the annual Arts and Culture Festival. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
C4.2.3:	Deliver community education programs, cultural festivals and events that celebrate cultural diversity. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
C4.2.4:	Promote opportunities to stage or participate in events through Council's destination events program. *Responsible: Manager Visitor Experience and Events*	✓	✓	✓	✓
Contributing services/sub – services Arts and culture support • Ku-ring-gai Art Centre • Visitor experience and events					

Strategy - Community Strategic Plan **C5**: Foster a volunteer community that contributes to shared goals, builds strong social networks and empowers individuals.					
Term Achievement **C5.1**: Increase participation in volunteering and recognition of volunteers. *Lead: Manager Community Development*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
C5.1.1:	Coordinate and strengthen the Volunteer Coordination Service and Hub to provide resources, information, training and participation opportunities for volunteers. *Responsible: Manager Community Development*	✓	✓	✓	✓
C5.1.2:	Establish formal and informal mechanisms to recognise and celebrate the contributions of volunteers, including those in sporting organisations, natural environment initiatives and volunteer emergency agencies. *Responsible: Manager Community Development*	✓	✓	✓	✓
C5.1.3:	Resource and support local volunteer organisations and initiatives through the Community Grants Program. *Responsible: Manager Community Development*	✓	✓	✓	✓
C5.1.4:	Deliver environmental volunteering programs. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓
Contributing service/sub – service Volunteer support and coordination					

Outcome 4:
An inclusive, connected and safe community (continued)

How we will measure our performance

In addition to reporting progress on the delivery of Operational Plan actions, the following performance indicators will be used to assess Council's progress toward achieving **Outcome 4**.

Performance indicators	
Implement at least **5 accessibility and inclusion initiatives each year.**	**Responsible:** Manager Community Development **Source:** Council records (Access, Disability and Inclusion Plan and other strategic plans).
Increase the number of **participants in Council's youth service programs above 6,500 each year.**	**Responsible:** Manager Community Development **Source:** Council records
Implement at least **5 strategies for the prevention of violence against women.**	**Responsible:** Manager Community Development **Source:** Council records (Action Plan for the Prevention of Violence Against Women)
Increase the number of **participants in Council's programs for older residents above 2,800 each year.**	**Responsible:** Manager Community Development **Source:** Council records
Implement at least **5 diversity and inclusion initiatives each year.**	**Responsible:** Manager Community Development **Source:** Council records (Multicultural Inclusion Plan and other strategic plans)
Maintain and update **100% of public registers for swimming pool barriers, cooling towers and fuel vapour collection each year.**	**Responsible:** Manager Regulation and Compliance **Source:** Council records
Implement at least **4 collaborative community safety initiatives in partnership with key stakeholders including NSW Police each year.**	**Responsible:** Manager Community Development **Source:** Council records
Complete **100% of the fire trail maintenance program each year.**	**Responsible:** Manager Infrastructure Services **Source:** Council records (Bush Fire Risk Management Plan)
Increase visitation to **Council's libraries above 450,000 each year.**	**Responsible:** Manager Library Services **Source:** Council records
Increase the number of **local artists and members of the creative arts sector participating in Council's programs and events.**	**Responsible:** Manager Visitor Experience and Events **Source:** Council records
Increase the number of **volunteers in Council's environmental programs above 800.**	**Responsible:** Manager Environment and Sustainability **Source:** Council records (includes Bushcare, Streetcare, Parkcare, Trailcare, Treecare, Native Bee Program, Propagating Shed, Streamwatch, EPP monitoring)
Increase the number of **participants in Council's events and programs above 60,000 each year.**	**Responsible:** Manager Visitor Experience and Events **Source:** Council records (excludes St Ives Showground vehicle counts and Ku-ring-gai Wildflower Garden trail walkers)

Outcome 5:
Leadership and service excellence

Council provides the following key services under this outcome. These services and their sub-services contribute to the delivery of actions, projects and programs in Council's 2025-2026 Operational Plan and Term Achievements in Council's four-year Delivery Program.

Governance and corporate strategy – Integrated Planning and Reporting, including the Community Strategic Plan and associated plans, performance reporting, service improvement reviews, council meeting support, councillor support and development, policy and procedures review, records management, archival services and information access.

Financial management and procurement – Financial planning, budgeting, reporting and compliance, financial advice and support, and procurement.

Property management – Strategic property management, property acquisition and divestment, statutory land management, leasing and licensing of public assets including commercial, retail, childcare, community, sporting and residential property.

People and culture – Workforce management including strategic workforce planning, strategies, policies and compliance, staff recruitment and selection, employee relations, learning and development, payroll management, enterprise risk management, work, health and safety, insurance portfolio management, advisory and support services.

Information management – ICT infrastructure management, software and systems support, cybersecurity, data management, help desk and technical support, spatial mapping services, IT strategy and planning.

Communications and engagement – Internal and external communications, media liaison, website and intranet, social media and e-news, graphic design, digital communications, printing, marketing and promotions, community consultation and engagement coordination.

Customer service – Direct assistance to customers via customer service desk and phone service, management of complaints and service requests and customer feedback.

Outcome 5:

Leadership and service excellence (continued)

Strategy - Community Strategic Plan
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.

Term Achievement
L1.1: The Community Strategic Plan drives delivery of community priorities through effective strategic planning, prioritisation, advocacy, partnerships and reporting to the community on performance.
Lead: Manager Governance and Corporate Strategy

Operational Plan Actions		25/26	26/27	27/28	28/29
L1.1.1:	Implement a new integrated planning and reporting framework to support the implementation of Council's strategies and plans, and prioritisation of projects and initiatives based on strategic alignment, community needs and availability of resources. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L1.1.2:	Update reports and supporting system to deliver clear and comprehensive reporting to councillors and the community on performance and delivery. *Responsible: Manager Governance and Corporate Strategy*	✓	✓		
L1.1.3:	Proactively influence and respond to Commonwealth and NSW policy development and reforms affecting Ku-ring-gai, including the NSW Government's proposed housing policies. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L1.1.4:	Engage with government agencies, community groups and organisations in the development and implementation of plans and policies. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓

Contributing service/sub – service
Integrated planning and reporting

Term Achievement
L1.2: Council's governance framework supports probity, transparency, compliance with legislative requirements and a culture of ethical conduct and informed decision-making.
Lead: Manager Governance and Corporate Strategy

Operational Plan Actions		25/26	26/27	27/28	28/29
L1.2.1:	Review and update Councils Procurement Policy & Procedures in line with best practice in procurement and sustainability initiatives. *Responsible: Manager Procurement and Contracts*	✓			
L1.2.2:	Address potential Modern Slavery risk in Council's supply chain in line with Modern Slavery Act (2018) requirements. *Responsible: Manager Procurement and Contracts*	✓	✓		
L1.2.3:	Improve opportunities for local businesses to work with Council through education and review of procurement information on Council's website. *Responsible: Manager Procurement and Contracts*	✓	✓	✓	✓
L1.2.4:	Coordinate, support and facilitate effective probity around procurement and provide support for the Contract Management Framework. *Responsible: Manager Procurement and Contracts*	✓	✓	✓	✓
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. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L1.2.6:	Prepare and deliver a professional development program for Councillors to ensure they are aware of their responsibilities and have the skills necessary to perform their roles. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L1.2.7:	Provide legal advice and services that support decision-making, promote the public interest and minimise Council's legal risks and liabilities. *Responsible: Corporate Lawyer*	✓	✓	✓	✓

Outcome 5:

Leadership and service excellence (continued)

Strategy - Community Strategic Plan (continued)
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.

Term Achievement (continued)
L1.2: Council's governance framework supports probity, transparency, compliance with legislative requirements and a culture of ethical conduct and informed decision-making.
Lead: Manager Governance and Corporate Strategy

Operational Plan Actions		25/26	26/27	27/28	28/29
L1.2.8:	Improve staff awareness and compliance with information access and privacy legislation, policy and practices. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L1.2.9:	Implement delegations renewal program to ensure all delegations and authorisations are current, accurate and comply with relevant legislation. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L1.2.10:	Implement a new records management strategy to ensure compliance with recordkeeping requirements and support more efficient business operations. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓

Contributing service/sub – service
Governance

Term Achievement
L1.3: Council's risk management, compliance, and internal control systems foster a culture of safety and accountability while ensuring adherence to legislative requirements and alignment with industry best practices.
Lead: Manager People and Culture

Operational Plan Actions		25/26	26/27	27/28	28/29
L1.3.1:	Manage and coordinate a compliant and effective Enterprise Risk Management system. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L1.3.2:	Act as a central point of contact to the Internal Audit Shared Service (hosted by NSROC) to support and facilitate Council's internal audit function. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L1.3.3:	Coordinate, support and facilitate the effective management of Council's Insurance portfolio. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L1.3.4:	Manage and coordinate a compliant and effective Workplace, Health and Safety Management System. *Responsible: Manager People and Culture*	✓	✓	✓	✓

Contributing service/sub – service
Risk management and compliance

Strategy - Community Strategic Plan
L2: Support the long-term financial sustainability of Council through sound financial and asset management.

Term Achievement
L2.1: Council takes action towards financial sustainability.
Lead: Manager Finance

Operational Plan Actions		25/26	26/27	27/28	28/29
L2.1.1:	Council commences comprehensive community engagement on rate rise options described in the Long Term Financial Plan. *Responsible: Manager Corporate Communications*	✓			
L2.1.2:	Ensure financial performance aligns with strategic plans by managing income and expenditure in line with adopted budget. *Responsible: Manager Finance*	✓	✓	✓	✓
L2.1.3:	Review the Long Term Financial Plan and identify options such as a special rate variation to maintain financial sustainability. *Responsible: Manager Finance*	✓	✓	✓	✓
L2.1.4:	Actively pursue external funding opportunities through grants, partnerships and other external funding sources. *Responsible: Manager Governance and Corporate Strategy*	✓	✓	✓	✓
L2.1.5:	Ensure compliance with statutory financial reporting requirements, align with external audit requirements and strive for continuous improvements. *Responsible: Manager Finance*	✓	✓	✓	✓

Outcome 5:

Leadership and service excellence (continued)

Strategy - Community Strategic Plan
L2: Support the long-term financial sustainability of Council through sound financial and asset management.

Contributing service/sub – service
Financial management

Strategy - Community Strategic Plan (continued)
L2: Support the long-term financial sustainability of Council through sound financial and asset management.

Term Achievement
L2.2: Council's property assets are managed to achieve Ku-ring-gai's strategies and priority projects contained within the Community Strategic Plan and Delivery Program.
Lead: Manager Property

Operational Plan Actions		25/26	26/27	27/28	28/29
L2.2.1:	Progress Council approved property acquisitions and divestments. *Responsible: Manager Property*	✓	✓	✓	✓
L2.2.2:	Optimise financial returns from Council's existing property portfolio, given the prevailing market conditions. *Responsible: Manager Property*	✓	✓	✓	✓

Contributing service/sub – service
Property management

Term Achievement
L2.3: Council maintains its commitment to infrastructure asset management priorities.
Lead: Manager Finance

Operational Plan Actions		25/26	26/27	27/28	28/29
L2.3.1:	Identify available funding sources in the Long Term Financial Plan for infrastructure renewal. *Responsible: Manager Finance*	✓	✓	✓	✓
L2.3.2:	Review the Asset Management Strategy, policy and plans and align with Council's infrastructure priorities. *Responsible: Manager Assets and Technical Services*	✓	✓	✓	✓

Contributing service/sub – service
Financial management

Term Achievement
L2.4: Council services are progressively reviewed to determine agreed service levels and improvements to service efficiency and sustainability within available resources.
Lead: Manager Governance and Corporate Strategy

Operational Plan Actions		25/26	26/27	27/28	28/29
L2.4.1:	Prepare a framework (policy and supporting procedures) for service improvement reviews and develop measures and key performance indicators to track and report on service performance and organisation efficiency. *Responsible: Manager Governance and Corporate Strategy*	✓	✓		
L2.4.2:	Conduct the environment and sustainability programs service review in line with Council's targeted service review program. *Responsible: Manager Environment and Sustainability*	✓			
L2.4.3:	Conduct the stormwater management service review in line with Council's targeted service review program. *Responsible: Manager Assets and Technical Services*	✓			
L2.4.4:	Conduct the tree management service review in line with Council's targeted service review program. *Responsible: Manager Assets and Technical Services*	✓			
L2.4.5:	Conduct the libraries service review in line with Council's targeted service review program, through the participation in the Local Government Professionals "Service Reviews in a Box" program. *Responsible: Manager Library Services*	✓			
L2.4.6:	Complete the community development programs service review in line with Council's targeted service review program. *Responsible: Manager Community Development*	✓			
L2.4.7:	Continue to integrate sustainability practices into Council's business framework and service delivery. *Responsible: Manager Environment and Sustainability*	✓	✓	✓	✓

Contributing service/sub – service
Service improvement reviews

Outcome 5:

Leadership and service excellence (continued)

Strategy - Community Strategic Plan **L3:** Deliver services effectively and efficiently on the basis of equity, community priorities and best value within available resources.					
Term Achievement **L3.1:** Workforce capacity is strengthened through skill development, continuous learning, and the attraction and retention of talented, engaged employees. *Lead: Manager People and Culture*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
L3.1.1:	Effectively deliver learning and development strategies and programs in line with identified priorities and the objectives of Council's adopted Workforce Management Strategy. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L3.1.2:	Deliver an effective and efficient payroll service. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L3.1.3:	Effectively deliver services across all workforce management areas including recruitment, employee relations and industrial relations. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L3.1.4:	Continuously improve People & Culture services, business processes and systems. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L3.1.5:	Design and deliver workforce policies and strategies to support the organisation's culture in line with the objectives of Council's adopted Workforce Management Strategy. *Responsible: Manager People and Culture*	✓	✓	✓	✓
L3.1.6	Review the Workforce Management Strategy as part of Council's adopted Resourcing Strategy. *Responsible: Manager People and Culture*	✓	✓	✓	✓
Contributing service/sub – service Workforce management					
Term Achievement **L3.2:** Technology enhances service delivery and improves operational efficiency and effectiveness while ensuring the security of data. *Lead: Manager Information Management*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
L3.2.1:	Maintain, update and support Council's core business systems, coordinate reviews and facilitate enhancements to address identified requirements. *Responsible: Manager Information Management*	✓	✓	✓	✓
L3.2.2:	Develop, maintain and deliver quality property and geographic information services including advice and training. *Responsible: Manager Information Management*	✓	✓	✓	✓
L3.2.3:	Maintain, update and support Council's Information Technology infrastructure and systems. *Responsible: Manager Information Management*	✓	✓	✓	✓
L3.2.4:	Coordinate and facilitate the implementation of the ICT and Digital Strategy action plan and initiatives and ensure appropriate funding is identified. *Responsible: Manager Information Management*	✓	✓	✓	✓
Contributing service/sub – service Information management					

Outcome 5:

Leadership and service excellence (continued)

Strategy - Community Strategic Plan **L4**: Provide a high-quality customer experience that meets expectations.					
Term Achievement **L4.1**: Best practice customer service is provided to the community through benchmarking, community feedback and complaints management. *Lead: Manager Corporate Communications*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
L4.1.1:	Improve the delivery of customer service through regular training, benchmarking and feedback. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L4.1.2:	Continue to benchmark and improve customer service across the organisation. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L4.1.3:	Report annually to the Audit, Risk and Improvement Committee (ARIC) on complaints as defined by Council's adopted Complaints Policy. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
Contributing service/sub – service Customer service					

Strategy - Community Strategic Plan **L5:** Provide high quality community engagement and communications to enhance collaboration, participation and decision-making.					
Term Achievement **L5.1:** Innovative and effective community engagement increases opportunities for participation by all members of the community. *Lead: Manager Corporate Communications*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
L5.1.1:	Liaise with staff to ensure the Community Engagement Policy and Community Engagement Strategy is understood and provide support as needed. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.1.2:	Convene regular meetings of the community engagement champions to report, plan and improve community engagement delivery. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.1.3:	Continue to enhance engagement with people with disabilities, culturally and linguistically diverse groups, LGBTQI+ and young people. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.1.4:	Monitor and report on the outcomes of community engagement and consultation. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
Contributing service/sub – service Community engagement and consultation					
Term Achievement **L5.2:** Council's website and other communication channels provide a reputable source of information on policies, projects and programs. *Lead: Manager Corporate Communications*					
Operational Plan Actions		**25/26**	**26/27**	**27/28**	**28/29**
L5.2.1:	A wide range of communication channels are used to promote Council services to agreed corporate standards. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.2.2:	Council services, programs, policies and achievements are promoted across all media and outcomes are monitored. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.2.3:	Monitor Council's website and report on usage. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.2.4:	Proactively manage Council's reputation through the media and other channels. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
L5.2.5:	Promote Council festivals and events using Council communication channels. *Responsible: Manager Corporate Communications*	✓	✓	✓	✓
Contributing service/sub – service Corporate communications					

Outcome 5:

Leadership and service excellence (continued)

How we will measure our performance

In addition to reporting progress on the delivery of Operational Plan actions, the following performance indicators will be used to assess Council's progress toward achieving **Outcome 5.**

Performance indicators	
Maintain the **percentage of planned actions, programs and projects completed or on track in the Operational Plan above 90%.**	**Responsible**: Manager Governance and Corporate Strategy **Source:** Council records
Maintain the **percentage of policies reviewed by their due date at or above 70%.**	**Responsible:** Manager Governance and Corporate Strategy **Source:** Council records
Maintain the **Lost Time Injury Frequency Rate (LTIFR) below the national industry average of 13.2.**	**Responsible:** Manager People and Culture **Source:** Council payroll data and Safe Work Australia
Maintain **leasing of Council's commercial property portfolio at or above 90%.**	**Responsible:** Manager Property **Source:** Council records (includes properties in a lettable condition only)
Complete or significantly **progress 100% of Council's annual service review program each year.**	**Responsible:** Manager Governance and Corporate Strategy **Source:** Council records
Maintain the **turnover rate for permanent employees below the NSW Local Government industry average of 18%.**	**Responsible:** Manager People and Culture **Source:** Council records, Annual LGNSW HR Metrics Survey
Maintain customer service **enquiries responded to within 48 hours at or above 85%.**	**Responsible:** Manager Corporate Communications **Source:** Council records
Monitor the **number of participants in community engagement programs.**	**Responsible**: Manager Corporate Communications **Source:** Council records
Increase the number of people **subscribed to Council newsletters to at least 75,000.**	**Responsible:** Manager Corporate Communications **Source:** Council records

Finance

This section contains Council's financial management framework, budget, Statement of Revenue Policy and Capital Works Program. Council's Fees and Charges 2025-2026 are detailed in a separate document.

All Integrated Planning and Reporting plans are available on Council's website, the four Council libraries and the Customer Service Centre in Gordon.

This section includes the following components: **Page**

Financial summary 60
Statement of revenue policy 66
Pricing – goods and services 70
Budget statements 71
Summary of Capital Works Program and Operational Projects 2025/2026 73
Capital Works Program & Operational Projects 2025/2026 74
Capital Works Program & Operational Projects 2026/2027 77
Capital Works Program & Operational Projects 2027/2028 80
Capital Works Program & Operational Projects 2028/2029 82
Special Rate Variation for Infrastructure Summary 2025/2026 84
Road Rehabilitation Program 2025/2026 84
New Footpath Program 2025/2026 85
Ordinary and Special Rates Map 2025-2026 87

Financial summary

Ku-ring-gai Council's financial position is currently satisfactory. The 2025/26 budget projects an operating surplus of $16.7 million, which includes capital grants and contributions. Excluding capital grants and contributions, the operating result is a modest surplus of $114,000. The operational budget for Council's services is $165 million, while the capital works budget is $71.8 million. See diagrams 4 and 5.

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

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

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

To successfully deliver key projects and increase funding to renew ageing infrastructure like buildings, recreational facilities, footpaths, and drains, additional rates revenue will be necessary. This requirement is modelled in the Long Term Financial Plan (LTFP), which includes scenarios for potential future rate increases. The budget for the years 2026/27 to 2028/29, reflects the Renew and Enhance Infrastructure scenario (30.4% overall rate increase) in the proposed LTFP.

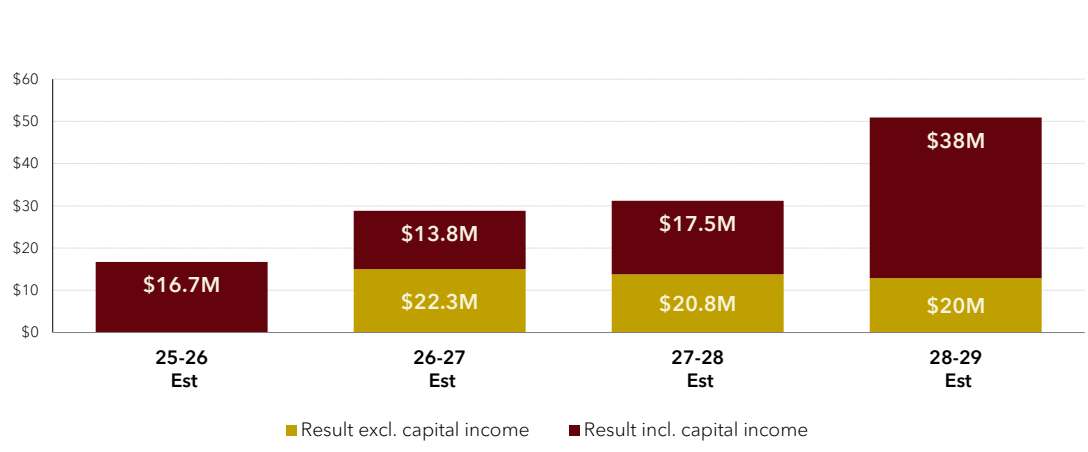


Diagram 4: Operating result including capital grants and contributions ($million) (chart to be updated)

Capital Budget: In 2025/26 the allocated budget for the capital works program is $71.8 million (refer to diagram 5). A further $6.7 million is estimated for operational projects and is included in the operational budget.

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

amenities will receive $6.6 million (9%), and $2.6 million (4%) will be spent on stormwater assets. The remaining budget will support natural environment, planning and community projects.

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

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

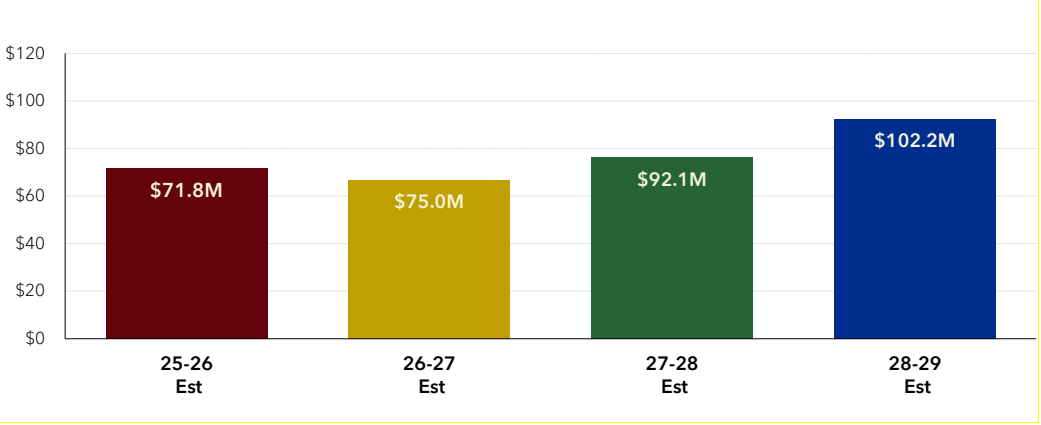


Diagram 5: Capital works ($million) (chart to be updated)

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

Council's budget maintains a 'good' unrestricted current ratio of 2:36:1 on average which is favourable compared to the benchmark of 2:1. This is an indication that Council will be able to maintain adequate cash levels to meet current liabilities (see diagram 6).

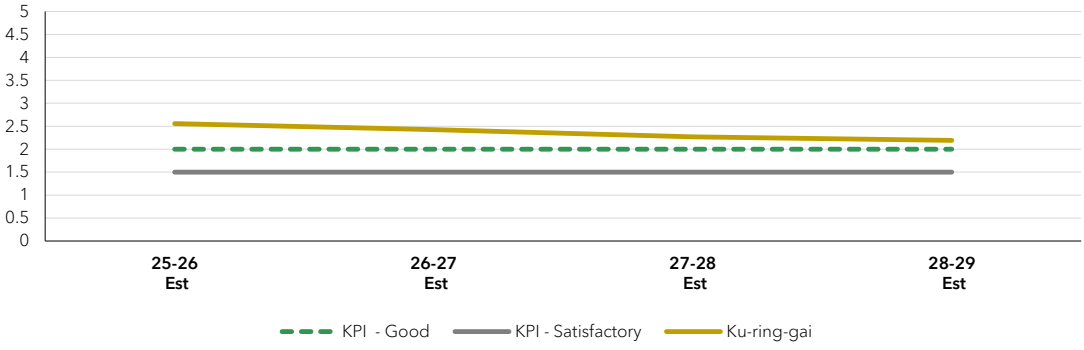


Diagram 6: Unrestricted current ratio

Debt management: Council's budget provides for loan capital repayments (interest and principal) of $4.3 million in 2025/26 and $4.1 million in 2028/29 reducing the outstanding debt to $10.4 million by the end of 2028/29. This will include the remaining loans of $5.7 million for the acquisition of Council's investment property at 828 Pacific Highway, Gordon and $4.7 million to fund a component of the St Ives Indoor Sports Centre.

Council has sufficient cash to discharge loan repayments as they fall due and is actively monitoring its debt portfolio. Debt management is discussed in more detail in Council's Long Term Financial Plan. Diagram 7 shows outstanding loan balances from 2025/26 – 2028/29.

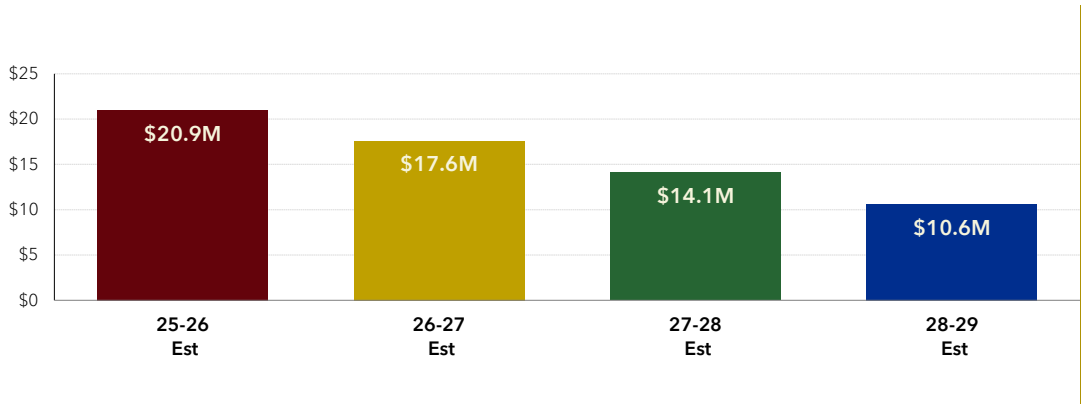


Diagram 7: Loan balance ($million)

Development Contributions (s7.11): Council collects s7.11 contributions from developers to help pay for new infrastructure and facilities for the growing population of the area. Some of the works to be undertaken in the Development Contributions Plan cater for the existing population and these works require a co-contribution from Council's general funds. A total of $32 million projects funded from s7.11 and grants and contributions will be delivered in 2025/26. Funding by specific project is detailed in the capital works program later in this report.

The funding allocated to works programmed to be undertaken over the next four years are shown in Diagram 8.

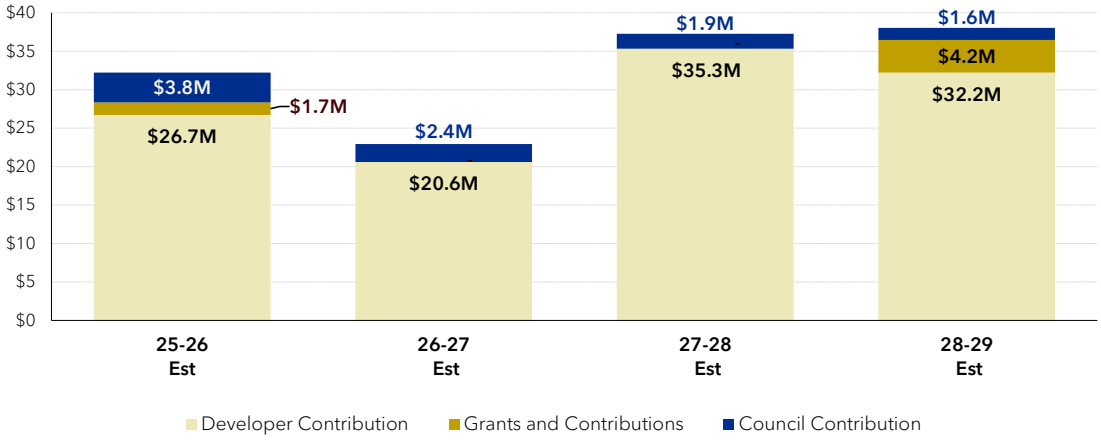


Diagram 8: s7.11 works program ($million)

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

In the 2025/26 budget the projected rates income is $84 million. This amount includes the permanent existing Special Rate Variations for Infrastructure ($3.7 million) and the Environmental Levies ($3.8 million).

The proposed rates restructure for 2025/26 is outlined further in this document.

Funding Statement: A summary of Council's Funding Statement for the next years is provided below.
Pending Council and IPART approval, a special rate variation (SRV) is assumed to begin in 2026/27 and has been included in the projected operating income from that year onward. The SRV funds will be allocated specifically to infrastructure assets.

The funding statement outlines the capital movements, the funding of the capital works program, and a stable forecast for working capital changes. If Council does not approve the SRV, an equivalent amount of funding will need to be removed from infrastructure assets, resulting in faster deterioration of Council's assets.

Funding Statement ($000's)	2025/2026	2026/2027	2027/2028	2028/2029
Operating Revenue	181,900	205,970	214,951	241,250
Operating Expense	165,192	169,845	176,676	183,159
Net Operating Result for the Year (after Capital Grants & Contributions)	**16,708**	**36,125**	**38,275**	**58,091**
Net Operating Result for the Year (before Capital Grants & Contributions)	114	22,312	20,819	20,075
Operating Surplus (after Capital Grants & Contributions)	16,708	36,125	38,275	58,091
Plus: Depreciation & Amortisation	29,525	30,228	31,584	32,798
Plus: Book Value of Assets sold & Other Non-cash items	-	25	108	-
Plus/Less Net Loan borrowing	-3,338	-3,397	-3,460	-3,525
Plus/Less Net Transfers from Reserves	29,023	12,091	25,715	14,952
Capital Works	-71,818	-74,972	-92,122	-102,216
Net Change in Working Capital	**100**	**100**	**100**	**100**

Domestic Waste Management

Sections 496 and 504 of the *Local Government Act 1993* (as amended), require councils to make and levy an annual charge for the provision of a domestic waste management (DWM) service for each parcel of rateable land for which the service is available, to ensure that the cost of providing the service is met by the charge and that the charge is reasonable for the services provided. In the current environment of rising costs and high inflation DWM contractors, materials and other costs directly associated with providing the service have increased resulting in an increase of 7% for 2025/26. A council cannot use income from its ordinary rate towards the cost of providing DWM services.

Ku-ring-gai Council's Domestic Waste Management service is provided on the following basis:

A. Single residential dwellings/base service

- A weekly general waste collection service from a container provided by Council.
- A weekly green waste collection service from a container provided by Council.
- A fortnightly recycling collection service for paper products from a container provided by Council.
- A fortnightly recycling collection service for food and beverage containers from a container provided by Council.
- By appointment and subject to availability, a maximum of four kerb-side clean-ups per year each having a maximum of three cubic metres per service. Clean-ups nominated as having metals, e-waste and/or mattresses will now have these materials collected separately for recycling.
- By appointment and subject to availability, four bulky green waste collections for tree pruning each having a maximum of three cubic metres per service.

B. Flats and home units

- A weekly general waste collection service per unit occupancy of 120 litres per week from a container provided by Council.
- A weekly recycling collection service for paper products and food and beverage containers from a container provided by Council.
- By appointment and subject to availability, a maximum of four kerb-side clean-ups per year each having a maximum of three cubic metres per service. Clean-ups nominated as having metals, e-waste and/or mattresses will now have these materials collected separately for recycling.
- By appointment and subject to availability, four bulky green waste collections for tree pruning each having a maximum of three cubic metres per service.

C. Medium density residential/base service

- A weekly general waste collection service per occupancy using 120 litre bins.
- A fortnightly recycling collection per occupancy using 120 litre containers for paper/cardboard products.
- A fortnightly recycling collection per occupancy using 120 litre containers for food and beverage containers.
- By appointment and subject to availability, a maximum of four kerb-side clean-ups per year each having a maximum of three cubic metres per service. Clean-ups nominated as having metals, e-waste and/or mattresses will now have these materials collected separately for recycling.
- By appointment and subject to availability, four bulky green waste collections for tree pruning each having a maximum of three cubic metres per service.

D. General

- Rehabilitation and maintenance of former domestic waste landfill sites to meet environmental guidelines and statutory responsibilities.
- Single residential domestic waste service upgrades to 240 litre waste bins or additional green waste bins are provided for a minimum period of 12 months from date of purchase.

Charges for 2025/26 are shown below

Category	Charge per Occupancy	Service/ Properties	Estimated Yield
Base service with green waste	$533.00	24,105	$12,847,965
Base service without green waste	$357.00	366	$130,662
Flat, home unit 120L	$462.00	14,244	$6,580,728
Flat, home unit 240L	$695.00	10	$6,950
Additional green waste bin	$198.00	4,324	$856,152
240L bin with green waste	$764.00	7,029	$5,370,156
Additional 120L waste bin	$233.00	202	$47,066
Additional 240L recycle bin	$89.00	177	$15,753
Availability/vacant land	$210.00	250	$52,500
240L waste bin without green waste	$590.00	49	$28,910
Additional 240L waste bin, flat, home unit	$494.00	65	$32,110
			$25,968,952

Note: For aged care/retirement villages rated or exempt, charge is applied per service as follows:

- Base service without green waste plus 25% and 50% respectively for each room or apartment.
- Boarding house/single room serviced apartment - Base service without green waste plus 25% for each additional room or apartment – service level is 30 litres waste and 60 litres recycling per week per apartment.

Note: New services for flat, home unit additional bin weekly collections subject to Body Corporate approval are as follows:

- Additional 660L waste bin per bin per year $1,330.00
- Additional 660L recycle bin per bin per year $233.00

Statement of revenue policy

Rates Statement

Ordinary rate

The land within the Ku-ring-gai local government area is divided into two categories: residential and business. Council has two ordinary rates being a general residential rate and a general business rate. Business and residential categories can be defined as follows:

- **Residential Rate** - each parcel of land valued as one assessment whose dominant use is for residential accommodation (other than as a hotel, motel, guesthouse, boarding house, nursing home or any other form of residential accommodation whose dominant use is for business or profit).
- **Business Rate** - each parcel of land valued as one assessment whose dominant use is for business, commerce or associated with business for profit; whether profitable or not. In accordance with the *Local Government Act 1993*, land is to be categorised as 'business' if it cannot be categorised as farmland, residential or mining.

Those properties that are subject to a Mixed Development Apportionment Factor (MDAF) as supplied by the Valuer General are rated as part Residential and part Business on the basis that MDAF are not categorised according to dominant use.

Special rates

Council has the following current special rates:

- **Infrastructure – Primary Rate and Special Rate Variation:** used to maintain, renew and upgrade Council's infrastructure. The Infrastructure Rate will be levied on all rateable land within the Ku-ring-gai local government area.
- **Environmental - Special Rate Variation:** used to implement and continue a range of environmental programs. The Environmental Levy will be levied on all rateable land within the Ku-ring-gai local government area.

Refer to the Appendices for Ku-ring-gai Council's ordinary and special rates map for 2025-2026.

Rates Structure

Each year the NSW State Government approves a maximum percentage increase in the total income a council can receive from rates, known as the 'rate peg'. In 2025/26 the rate peg has been determined by IPART based on a population growth factor for each council in NSW and Ku-ring-gai Council was 6.1%.

The details of rates levied will be as follows:

Rates structure including rate pegging increase of 6.1%

Type	Category	Rate in $	Min/base amount ($)	% of Revenue from Base for each rate	Yield $
Ordinary	Residential	0.00041512	669		39,368,272
Ordinary	Business	0.00326394	669		5,813,979
Special	Infrastructure - Primary Rate	0.00019785			15,737,109
Special	Infrastructure - Primary Rate		339	49.88%	15,660,444
Special	Infrastructure - Special Rate Variation	0.00002345			1,865,334
Special	Infrastructure - Special Rate Variation		39	49.13%	1,801,644
Special	Environmental - Special Rate Variation	0.00004808			3,824,278
Total					**$84,071,061**

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

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

Payment of Rates

Ratepayers may pay their rates in four instalments being:

31 August, 30 November, 28 February and 31 May each year. Council is required to forward notices one month in advance. Council's payment options include:

- A telephone payment service
- Payble – payments using online platform named Payble
- Direct debit
- Payments at Australia Post
- Credit card, cheque, money order or cash payments at Council Chambers
- BPay
- Internet payments by credit card via Council's website.

Interest is charged on each instalment not paid by the due date.

The applicable interest rate is set each year by the Minister for Local Government. Council will adopt the maximum rate applicable as set by the Minister. The rate for 2025/26 is 10.5%.

Statutory Pensioner Rebate

Eligible pensioners receive a statutory reduction of 50% of the combined rates and domestic waste management charge to a maximum of $250. Council receives a subsidy of 55% of the total statutory rebate. To be eligible for a full year rebate, the date on which the person becomes eligible must be on the date rates and charges are levied in any rating year. Pensioners who become eligible after the date on which rates and charges are levied will receive a rebate proportionate to the number of full quarters remaining in the rating year after the day on which the person becomes an eligible pensioner (*Local Government Act 1993* section 575).

Those pensioners who are uncertain of their status should contact Council for assistance and advice. The granting of the Statutory Pensioner Rebate to eligible pensioners is limited to the current year and previous year only.

Voluntary Pensioner Rebate

In addition to the Statutory Pensioner Rebate, Council will grant a voluntary pensioner rebate in accordance with the adopted rates structure discussed in section 'Rates Structure' on page 65.

This voluntary rebate will apply to pensioners who are eligible for the Statutory Rebate. It will be granted to all eligible pensioners on the same basis as the Statutory Pensioner Rebate for 2025/26. The granting of Council's Voluntary Pensioner Rebate to eligible pensioners is limited to the current year and previous year only.

Other Rating Issues

Aggregation of rates in accordance with section 548A of the *Local Government Act 1993* (as amended) will apply in the following situations:

- For all lots categorised as Residential or Business for rating purposes, one separately titled car-space and one separately titled utility lot that are in the same ownership as the residential or business lot and are within the same building or Strata Plan. All aggregations will only apply from the commencement of the quarter following the lodgement of the application with Council.
- Upon registration of a plan of subdivision or consolidation with the registrar general Council will re-rate the property(s) from the commencement of the following quarter of the rating year.
- Councils obtain new land values from the NSW Valuer General at least every three years. For the 2025/26 rating year, the base date for Land Values is 1/7/2022.
- Council's current Policy 'Rates, Charges and Sundry Debts – Assistance, Concessions and Recovery Policy' documents provisions for assistance in paying rates, charges and sundry debts, entitlement to pensioner concessions and requirements for debt recovery.

The policy is available at www.krg.nsw.gov.au

Other Charges

Fees & Charges

Council's Fees & Charges for 2025/26 have been reviewed to ensure closer alignment with increases in costs. This resulted in an increase of 3.9% for a variety of non-statutory fees as reflected in the Fees & Charges schedule.

Stormwater management charge

The stormwater management service charge for 2025/26 is levied under Section 496A of the *Local Government Act 1993* (as amended).

The charges have been set in accordance with the Local Government Amendment (Stormwater) Bill 2005 and for 2025/26 are as follows:

- Strata/Company titled residential home units: $12.50 per Unit
- Other residential property: $25.00 per rateable property
- Business rateable property: $25.00 per 350 square metres of land area (a maximum charge of $1,500.00 applies to land area greater than 21,000 square metres)
- Strata/Company titled business units: a minimum of $5.00 or the relevant proportion of the maximum annual charge that would apply to the land subject to the strata scheme if it were a parcel of land subject to the Business rateable property charge.

Waste management charge

The waste management charge for 2025/26 is levied under Section 501 of the *Local Government Act 1993* (as amended).

Section 611 charge - Gas Mains

Under Section 611 of the *Local Government Act 1993* (as amended) a council may make an annual charge on the person for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under or over a public place.

For the purpose of gas supplies, a charge is equal to 0.75% of average sales for five years plus a main apportionment calculated according to the percentage of mains within Ku-ring-gai. This is assessed in accordance with the judgement by Justice Pike (AGL v. Glebe Municipal Council) and the charge to be calculated using the independent audited figures prepared for the Local Government NSW (LGNSW) and the apportionment determined by the LGNSW.

Pricing – goods and services

Council's pricing methodology is detailed below. The Schedule of Fees and Charges (see separate document) also details the principles employed by Council in determining each fee and charge.

Pricing Principles

Code	Pricing basis	Pricing principle includes
F	**Full Cost Recovery** Council recovers all direct and indirect cost of the service, including depreciation of assets.	The service benefits particular users, making a contribution to their individual income, welfare or profits or a private benefit being provided without any broader benefits to the community. Council has a monopoly over the provision of the service and there are no community service or equity obligations. *Example of Full Cost Recovery - application for drainage easement and abandoned vehicle, removal and storage. Standard fee to be paid prior to release of the vehicle.*
P	**Partial Cost Recovery** Council recovers less than full costs, reasons may include community obligation or legislative limits on charging.	The benefits from provision of the service accrue to the community as whole as well as individual users. Charging prices to recover full cost may result in widespread evasion. The service promotes or encourages local economic activity. *Example of Partial Cost Recovery - tree preservation orders, youth program fees and freedom of information.*
L	**Statutory** Price of the service is determined by Legislation. Price may or may not recover full cost.	The service is a regulatory or statutory service and where the fee is determined by Council in accordance with a pricing principle prescribed in regulations (e.g. a maximum price). The amount of the fee is prescribed in regulations or determined by the Director General of the Office of Local Government or another authorised authority. Council has no discretion to determine the amount of the fee for a service when the amount is fixed by regulation or by another authority. *Example of Statutory - Certificates for classification of Council land.*
M	**Market Pricing** Price of the service is determined by examining alternative prices of surrounding service providers. Price may or may not recover full cost.	The service provided is in competition with that provided by another Council or agency (private or public) and there is pressure to set a price which will attract adequate usage of the service. *Example of Market Pricing - copying of documents.*
R	**Rate of Return** This would include full cost pricing in addition to a profit margin to factor in a return to Council.	The service is a profit making activity and the price paid by users should recover greater than the full cost of providing the service; (a) fees charged are greater than the full cost of the service to act as a disincentive; (b) fee charged for possession, occupation or enjoyment of Council land and air space by Gas, Electricity, Water and Telecommunications. *Example of Rate of Return – road restorations.*
Z	**No Charge** Some services may be provided free of charge and the whole cost determined as a community obligation or may be classed as a public good.	Service provides a broad community benefit. Impractical to charge for service on a user basis. Service is a minor part of the overall operation of Council. The potential for revenue collection is minor and is outweighed by the cost of collection. *Example of No Charge – Public access internet provision.*

Budget statements

4 Year Financial Plan for the years ending 30 June 2029
Income Statement

$'000	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29
Income from Continuing Operations				
Rates & Annual Charges	110,063	137,616	142,499	148,137
User Charges & Fees	23,956	24,899	25,619	26,332
Interest & Investment Revenue	8,204	5,809	4,944	4,062
Other Revenues	13,895	14,384	14,772	15,159
Grants & Contributions for Operating Purposes	9,188	9,390	9,380	9,544
Grants & Contributions for Capital Purposes	16,594	13,813	17,456	38,016
Other Income:				
Net gains from the disposal of assets	-	59	281	
Total Income from Continuing Operations	**181,900**	**205,970**	**214,951**	**241,250**
Expenses from Continuing Operations				
Employee Benefits & On-Costs	54,159	56,555	58,698	60,921
Borrowing Costs	1,139	998	856	705
Materials & Contracts	68,500	70,201	73,363	75,316
Depreciation & Amortisation	29,525	30,228	31,584	32,798
Other Expenses	5,130	5,257	5,390	5,518
Other Operational Projects Expenses	6,739	6,606	6,785	7,901
Total Expenses from Continuing Operations	**165,192**	**169,845**	**176,676**	**183,159**
Net Operating Result for the Year	**16,708**	**36,125**	**38,275**	**58,091**
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	**114**	**22,312**	**20,819**	**20,075**

4 Year Financial Plan for the years ending 30 June 2029
Funding Statement

Projected Funding $'000	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29
Net Operating Result for the Year	16,708	36,125	38,275	58,091
Add: (Non-Cash) - Depreciation	29,525	30,228	31,584	32,798
Add: Book Value of Asset Disposals	-	25	108	-
Cash Available to Fund Projects	**46,233**	**66,378**	**69,967**	**90,889**
Capital Works Project Expenditure				
Planning, Community & Other	- 2,666	- 6,496	- 2,447	- 3,613
Roads & Transport	- 15,109	- 23,671	- 26,779	- 26,715
Streetscape & Public Domain	- 11,903	- 7,706	- 26,163	- 39,722
Parks & Recreation	- 30,878	- 15,292	- 12,166	- 13,707
Stormwater Drainage	- 2,600	- 7,664	- 8,936	- 9,151
Council Buildings	- 6,636	- 9,715	- 14,823	- 8,537
Trees & Natural Environment	- 2,026	- 4,428	- 808	- 771
Total Capital Projects	**- 71,818**	**- 74,972**	**- 92,122**	**- 102,216**
Cash Flow Surplus/(to Fund)	**- 25,585**	**- 8,594**	**- 22,155**	**- 11,327**
FINANCED BY:				
New Borrowings	-	-	-	-
Less: Loan Repayments	3,338	3,397	3,460	3,525
Net Loan Funds (Paid/Received)	**- 3,338**	**- 3,397**	**- 3,460**	**- 3,525**
Funds To Restricted Assets	45,067	65,951	69,793	74,476
Funds From Restricted Assets				
Internal Reserves	26,158	41,163	47,998	44,011
Section 7.11 Plans	36,126	26,876	39,484	36,966
Infrastructure Levy	3,650	3,771	3,885	4,002
Environmental Levy	4,084	4,501	3,962	4,035
DWM & Grants Reserves (Net)	4,072	1,731	179	414
Net Funding from Reserves	**29,023**	**12,091**	**25,715**	**14,952**
Net Working Capital Change	**100**	**100**	**100**	**100**
Opening Working Capital	9,189	9,289	9,389	9,489
Closing Working Capital	**9,289**	**9,389**	**9,489**	**9,589**

Summary of Capital Works Program and Operational Projects 2025/2026

(in 2025/2026 prices – $000's)

Project Group	Project SubGroup/Asset Sub Category (Programs)	Suburb	Capital Works	Operating Projects	Total Cost	General Funds	Development Contributions	Grants	Infrastructure Levy	Environmental Levy	Infrastructure & Facilities	Other Internal Reserves	Loans
Council Buildings	Building Works & Maintenance	Gordon	1,544	0	**1,544**	0	0	0	0	0	1,544	0	0
	Capital Building Works	Various	2,330	0	**2,330**	388	0	0	0	0	1,488	455	0
	Community Centres & Halls	Various	69	159	**227**	159	0	0	0	0	69	0	0
	Public Toilets	Various	2,694	0	**2,694**	0	0	335	0	0	2,359	0	0
Parks & Recreation	Fencing & Parking Areas	Various	746	0	**746**	0	515	0	0	0	232	0	0
	Open Space Acquisition	Various	6,173	0	**6,173**	0	6,173	0	0	0	0	0	0
	Open Space/Recreational Assets	Various	720	0	**720**	0	720	0	0	0	0	0	0
	Parks Development	Wahroonga	7,276	0	**7,276**	0	6,971	0	0	0	306	0	0
	Playgrounds	West Pymble	3,258	0	**3,258**	0	2,625	0	0	0	633	0	0
	Sports Courts	Various	10,708	0	**10,708**	0	5,184	1,650	0	0	977	0	2,897
	Sportsfields	Various	1,995	0	**1,995**	0	69	0	0	0	1,927	0	0
	Tree Planting	Various	0	71	**71**	71	0	0	0	0	0	0	0
Planning, Community & Other	Community Development	Various	0	65	**65**	0	0	65	0	0	0	0	0
	Community Projects	Various	265	169	**434**	169	0	0	0	0	265	0	0
	Contributions Program Administration	Various	45	393	**439**	0	439	0	0	0	0	0	0
	Heritage Planning	Various	0	58	**58**	58	0	0	0	0	0	0	0
	Human Resources	Various	0	74	**74**	0	0	74	0	0	0	0	0
	Information Technology	Various	0	476	**476**	476	0	0	0	0	0	0	0
	Library Resources	Various	787	0	**787**	787	0	0	0	0	0	0	0
	Other Operating Projects	Various	0	16	**16**	16	0	0	0	0	0	0	0
	Planning Projects	St Ives	303	60	**363**	0	296	0	0	0	6	60	0
	Plant & Vehicles	Various	1,266	0	**1,266**	1,266	0	0	0	0	0	0	0
Roads & Transport	Footpaths	Various	2,210	0	**2,210**	0	0	0	0	0	2,210	0	0
	Roads New & Upgrade	Various	412	429	**841**	0	412	429	0	0	0	0	0
	Roads Renewal Program	Various	11,483	375	**11,858**	0	0	1,575	3,650	0	6,632	0	0
	Street Furniture	Various	116	0	**116**	0	0	0	0	0	116	0	0
	Traffic Facilities	Various	888	157	**1,045**	0	12	819	0	0	214	0	0
Stormwater Drainage	Drainage Structures	Various	2,600	72	**2,672**	0	0	0	0	0	2,672	0	0
Streetscape & Public Domain	Town Centre & Urban Design	Various	0	376	**376**	376	0	0	0	0	0	0	0
	Town Centre Streetscape	Various	5,924	170	**6,094**	170	5,924	0	0	0	0	0	0
	Town Centres	Turramurra	5,979	0	**5,979**	0	5,979	0	0	0	0	0	0
Trees & Natural Environment	Biodiversity	Turramurra	0	989	**989**	0	0	123	0	866	0	0	0
	Catchment Management & Analysis	Various	0	631	**631**	244	0	0	0	351	0	36	0
	Community Partnerships	Various	1,029	1,003	**2,032**	122	807	0	0	1,103	0	0	0
	Environmental Levy projects	Various	0	634	**634**	0	0	0	0	634	0	0	0
	Sustainable Energy	Various	491	259	**750**	285	0	0	0	404	0	61	0
	Transport	Various	257	100	**357**	0	0	0	0	357	0	0	0
	Water Sensitive Urban Design	Various	249	0	**249**	0	0	0	0	249	0	0	0
	Total at 2025/2026 Prices		**71,818**	**6,739**	**78,557**	**4,589**	**36,126**	**5,071**	**3,650**	**3,964**	**21,648**	**611**	**2,897**

Capital Works Program & Operational Projects 2025/2026

(in 2025/2026 prices - $000's)

Year: 2026

				78,557,300	34,462,900	36,125,800	5,071,200	2,897,400
Project SubGroup/Asset Sub Category (Programs)	**Suburb**	**Location**	**Description of Work**	**Estimated Total Costs**	**General Funds**	**Development Contributions**	**Grants**	**CP2010 Asset Sales**
Council Buildings								
Building Works & Maintenance	Gordon	818 Pacific Highway	Undertake upgrade work to Council Chambers, with special attention to building footings, internal fit-out, and upgrading HVAC	926,100	926,100	0	0	0
	Gordon	818 Pacific Highway	Council chambers Upgrade	617,400	617,400			
	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	842,500	842,500	0	0	0
Capital Building Works	Killara	Marian Street	Marian Street Theatre - capital works	514,500	514,500	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	558,400	558,400	0	0	0
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	414,900	414,900	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	158,800	158,800	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	68,700	68,700	0	0	0
Public Toilets	Pymble	Bannockburn Oval	Refurbishment of building	2,166,900	1,831,700	0	335,200	0
	Various	LGA	Two amenities will be refurbished	526,800	526,800	0	0	0
Parks & Recreation								
Fencing & Parking Areas	St Ives	St Ives Showground - Mona Vale Road	St Ives Showground car park upgrade including the main area and new areas at regional playground to improve parking capacity, protect and aid recovery of Duffys Forest Endangered Ecological Community within car parks, and control sediment runoff and erosion in adjacent Duffys Forest bushland	514,500	0	514,500	0	0
	Various	LGA	Fencing and car park upgrades at parks and sportsgrounds in accordance with prioritisation matrix	231,700	231,700	0	0	0
Open Space Acquisition	Various	LGA	Land acquisition and embellishment of new parks	5,454,100	0	5,454,100	0	0
	Various	LGA	Open space planning and acquisition of land for new parks	719,100	0	719,100	0	0
Open Space/Recreational Assets	Lindfield	Ibbitson Park, cnr Worsley Road	Upgrade centre park to urban park standard inclusive of new playground, new fixtures and associated landscaping works	720,300	0	720,300	0	0
	Killara	Killara Park	Accessible toilet facilities - Design	309,300	0	309,300	0	0
Parks Development	Pymble	Robert Pymble Park, cnr Park Crescent and Alma Street	Upgrade works to park and surrounding streets - project management and construction	3,087,000	0	3,087,000	0	0
	Roseville	Roseville Memorial Park - cnr Pacific Highway and McLaurin Parade	Upgrade existing centre park to urban park standard	72,000	0	72,000	0	0
	St Ives	Bedes Forest Reserve cnr Stanley Street and Yarrabung Road	Construction of new park in accordance with adopted concept plan	3,296,500	0	3,296,500	0	0
	Various	LGA	Parks Development Program	305,700	305,700	0	0	0
	Wahroonga	The Glade	Construction of Stage 1 works in accordance with adopted landscape master plan	205,800	0	205,800	0	0
	East Lindfield	Carlyle Road	Carlyle Road Reserve - Playground conversion to open space	55,400	55,400	0	0	0
Playgrounds	East Lindfield	Pleasant Avenue Reserve	Playground conversion to nature play	38,300	38,300	0	0	0
	Lindfield	Bradfield Road	Queen Elizabeth Reserve playground upgrade	926,900	103,000	823,900	0	0
	Roseville	Roseville Park	Roseville Park Play Space Upgrade	740,900	0	740,900	0	0
	South Turramurra	Mimosa Reserve/ Rofe Park, Mimosa Road	Playspace upgrade	367,300	67,300	300,000	0	0
	St Ives	420 Mona Vale Road	Ku-ring-gai Wildflower Garden - district playspace upgrade	611,500	68,000	543,500	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	62,800	62,800	0	0	0
	Wahroonga	Curtin Avenue	McMahon Park Reserve- Playground conversion to nature play	38,300	38,300	0	0	0
	Wahroonga	The Glade, Koora Avenue	Playspace upgrade	142,600	53,900	88,700	0	0
	West Pymble	Next to 11 Henry Street	Applegum Way playground – Playground conversion to nature play in line with Playspace Strategy 2020	55,400	55,400	0	0	0
	West Pymble	Sequoia Close	Playground upgrade	161,900	33,800	128,100	0	0
	West Pymble	Camira Street	Claire Taylor Park - Playground conversion to nature play	57,200	57,200	0	0	0
Sports Courts	St Ives	St Ives Indoor Sports Courts – located on the grounds of the St Ives High School, Horace Street	New St Ives Indoor Sports Courts (joint usage with Department of Education)	10,158,100	426,500	5,184,200	1,650,000	2,897,400
	Various	LGA	Sports Courts Development Program as per prioritisation matrix	550,100	550,100	0	0	0
	Pymble	Bannockburn Oval, cnr Bannockburn Road and Birubi Avenue	Sportsfield upgrade of playing surface, irrigation, drainage and water harvesting	801,900	801,900	0	0	0
Sportsfields	Roseville	Charles Bean Oval	Synthetic sportsfield replacement	828,200	828,200	0	0	0
	St Ives Chase	Warrimoo Sportsground, Warrimoo Avenue	Sportsfield upgrade with consideration for synthetic surface and floodlights. Undertake hydrological investigations to determine ecological impacts and installation of synthetic playing field subject to technical investigations and findings of Sport and Recreation Strategy	68,800	0	68,800	0	0
	Various	LGA	Matching funding opportunities and design and project management	232,700	232,700	0	0	0
	Various	LGA	Sportsfield Optimisation Trial	63,800	63,800			
Tree Planting	Various	LGA	Tree planting	71,300	71,300	0	0	0
Planning, Community & Other								
Community Development	Various	LGA	Local Priority Grant (State govt funding)	65,200	0	0	65,200	0

Capital Works Program & Operational Projects 2025/2026
(in 2025/2026 prices - $000's)

Year: 2026 (continued)

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales
	Gordon	707 Pacific Highway	Tulkiyan Building - Change of use access improvements	264,700	264,700	0	0	0
Community Projects	Gordon		Multicultural Festival	51,500	51,500	0	0	0
	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	32,800	32,800	0	0	0
	Various	LGA	Improvements to facilities	85,000	85,000	0	0	0
	Various	LGA	Contributions management, data and supporting studies	172,400	0	172,400	0	0
Contributions Program	Various	LGA	S7.12 (S94A) Plan projects	45,400	0	45,400	0	0
Administration	Various	LGA	S7.12 (S94A) Contribution Plan management	221,100	0	221,100	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	58,200	58,200	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	74,500	0	0	74,500	0
Information Technology	Various	LGA	IT systems projects	170,000	170,000	0	0	0
	Various	LGA	IT digital transformation	305,700	305,700	0	0	0
Library Resources	Various	LGA	Library resources	787,100	787,100	0	0	0
Other Operating Projects	Various	LGA	Governance and delegations management system	16,400	16,400	0	0	0
Planning Projects	Gordon	Pennant Avenue	Landscape masterplan for former Gordon Bowling Club	60,300	60,300	0	0	0
	St Ives	St Ives Showground	St Ives Showground Master Plan	302,500	6,000	296,500	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,266,300	1,266,300	0	0	0
Roads & Transport								
Footpaths	Various	LGA	Footpaths - rehabilitation and maintenance program	229,600	229,600	0	0	0
	Various	LGA	Footpaths - new footpath program	1,483,100	1,483,100	0	0	0
	Various	LGA	Footpaths - renewal program	497,700	497,700	0	0	0
Roads New & Upgrade	Gordon	Between Moree Street And St Johns Avenue, Gordon 70M	New 15M Wide Street, Two Way Traffic, With On street Parking	411,600	0	411,600	0	0
	Various	LGA	Traffic facilities maintenance	429,100	0	0	429,100	0
	Gordon	Road Resurfacing - St Johns Avenue, Gordon (Pacific Hwy to Vale St)	Road Rehabilitation Program - Road to Recovery Grant FY25-26	1,200,000	0	0	1,200,000	0
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	6,632,500	6,632,500	0	0	0
	Various	LGA	Roads maintenance (block grant)	374,800	0	0	374,800	0
	Various	Various	Road Rehabilitation Program - Infrastructure Levy FY25-26	3,650,500	3,650,500	0	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	116,400	116,400	0	0	0
	Gordon	Robert Street	Roberty Street, Gordon - Pedestrian crossing outside Gordon Railway station	74,400	0	0	74,400	0
Traffic Facilities	LGA - North	All	Speed cushions installation	56,700	56,700	0	0	0
	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following. 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities. 2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street. 4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road	12,100	0	12,100	0	0
	Lindfield	Lindfield CBD	HPAA - Lindfield CBD	361,600	0	0	361,600	0
	North Turramurra	Bobbin Head Road	Bobbin Head Road, North Turramurra - Wombat crossing outside Ku-ring-gai High School	55,600	0	0	55,600	0
	Roseville	Margaret Street	Margaret Street, Roseville - Wombat crossing for Roseville Public School	86,400	0	0	86,400	0
	St Ives	Mudies Road	Mudies Road, St Ives - Wombat crossing	76,900	0	0	76,900	0
	Turramurra	Nambucca Street	Nambucca Street, Turramurra - Pedestrian Refuge Island	55,000	0	0	55,000	0
	Turramurra	Eastern Road	Eastern Road, Turramurra - Wombat crossing outside Karuah Oval	109,400	0	0	109,400	0
	Various	LGA	Audit of signs and linemarking	156,900	156,900	0	0	0
Stormwater Drainage								
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	898,300	898,300	0	0	0
	Various	LGA	Stormwater drainage - flooding impact reduction	741,200	741,200	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	880,900	880,900	0	0	0
	Various	LGA	Stormwater drainage - minor works	79,400	79,400	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	72,000	72,000	0	0	0
Streetscape & Public Domain								
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	376,200	376,200	0	0	0
Town Centre Streetscape	Gordon	Fitzsimons Lane	Gordon North streetscape improvements - tender and construction of works in accordance with adopted concept plan	4,643,000	0	4,643,000	0	0
	Gordon		Heritage Park and Werona Ave Streetscape Improvements.	205,800	0	205,800	0	0

Capital Works Program & Operational Projects 2025/2026
(in 2025/2026 prices - $000's)

Year: 2026 (continued)

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales
	Pymble	Pymble Local Centre - East side	Preparation of construction documentation for streetscape improvement works in accordance with Public Domain Plan	541,300	0	541,300	0	0
	Turramurra	Eastern Road	East Turramurra Neighbourhood Centre upgrade	533,600	0	533,600	0	0
	Various	LGA	Renewing streetscape garden beds	170,500	170,500	0	0	0
	Lindfield	Woodford Lane Carpark, 2-12 Bent Street and Drovers Way	Lindfield Village Hub - project management	1,131,900	0	1,131,900	0	0
Town Centres	Lindfield	Lindfield Avenue	Detail design, tender and construction of streetscape improvement works in accordance with endorsed concept plan	4,333,000	0	4,333,000	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	514,500	0	514,500	0	0
Trees & Natural Environment								
Biodiversity	Various	LGA	Biodiversity & Bushfire Management (EL)	865,700	865,700	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	123,100	0	0	123,100	0
Catchment Management & Analysis	Various	LGA	Water & Catchment Management (EL)	351,300	351,300	0	0	0
	Various	LGA	Catchment management - operational and maintenance	279,500	279,500	0	0	0
Community Partnerships	St Ives	St Ives Showground, 450 Mona Vale Road	St Ives Cultural and Environmental Education Centre - design and construction	1,029,000	222,100	806,900	0	0
	Various	LGA	Community Engagement & Environmental Education (EL)	848,200	848,200	0	0	0
	Various	LGA	Better Business Partnership program	155,400	155,400	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	634,000	634,000	0	0	0
Sustainable Energy	Various	LGA	Alternative energy and energy efficiency projects	145,300	145,300	0	0	0
	Various	LGA	Energy efficient lighting and initiatives	60,400	60,400	0	0	0
	Various	LGA	Energy Management (EL)	259,100	259,100	0	0	0
	Various	LGA	Reinvestment of savings from energy projects	285,500	285,500	0	0	0
Transport	Various	LGA	Management of recreation in natural areas	151,400	151,400	0	0	0
	Various	LGA	Sustainable Transport & Recreation in Natural Areas (EL)	100,000	100,000	0	0	0
	Various	All	Sustainable transport initiatives projects	105,900	105,900	0	0	0
	Various	LGA	Stormwater harvesting and reuse projects	153,500	153,500	0	0	0
Water Sensitive Urban Design	Various	LGA	Bio filter systems and tree pits	63,500	63,500	0	0	0
	Various	LGA	Buildings and facilities - water projects	31,100	31,100	0	0	0

Capital Works Program & Operational Projects 2026/2027

(in 2026/2027 prices – $000's)

Year: 2027

				81,551,000	30,533,200	26,875,600	2,778,500	223,700	21,140,000
Project SubGroup/Asset Sub Category (Programs)	**Suburb**	**Location**	**Description of Work**	**Estimated Total Costs**	**General Funds**	**Development Contributions**	**Grants**	**CP2010 Asset Sales**	**SRV**
Council Buildings									
Building Works & Maintenance	Gordon	818 Pacific Highway	Undertake upgrade work to Council Chambers, with special attention to building footings, internal fit-out, and upgrading HVAC	1,582,100	1,582,100	0	0	0	0
	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	397,700	397,700	0	0	0	0
Capital Building Works	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	6,700,000	0	0	0	0	6,700,000
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	425,300	425,300	0	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	162,800	162,800	0	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	70,400	70,400	0	0	0	0
Public Toilets	Various	LGA	Two amenities will be refurbished	540,000	540,000	0	0	0	0
Parks & Recreation									
Fencing & Parking Areas	Various	LGA	Fencing and car park upgrades at parks and sportsgrounds in accordance with prioritisation matrix	237,500	237,500	0	0	0	0
	Pymble	Pymble Local Centre	Preparation of concept design for new park - for Council endorsement. Note - timing of project is subject to completion of land acquisition	416,200	0	416,200	0	0	0
Open Space Acquisition	Various	LGA	Land acquisition and embellishment of new parks	976,500	0	976,500	0	0	0
	Various	LGA	Open space planning and acquisition of land for new parks	1,122,500	0	1,122,500	0	0	0
Open Space/Recreational Assets	Various	LGA	Infrastructure renewal - enhanced program - open space/recreational assets	2,145,500	45,500	0	0	0	2,100,000
	Various	LGA	Developer Contribution Infrastructure	2,109,400		2,109,400		0	0
	Killara	Selkirk Park	Outdoor amphitheatre in park for performances next to Marian Street Theatre	102,400	3,900	27,400	0	71,100	0
Parks Development	Pymble	Robert Pymble Park, cnr Park Crescent and Alma Street	Upgrade works to park and surrounding streets - project management and construction	2,414,200	0	2,414,200	0	0	0
	Roseville	Roseville Memorial Park - cnr Pacific Highway and McLaurin Parade	Upgrade existing centre park to urban park standard	535,800	0	535,800	0	0	0
	St Ives	St Ives Village Green	Masterplan implementation works at Village Green and William Cowan Oval	1,215,800	800	1,215,000	0	0	0
	Various	LGA	Parks Development Program	313,400	313,400	0	0	0	0
	Wahroonga	The Glade	Construction of Stage 1 works in accordance with adopted landscape master plan	896,900	0	896,900	0	0	0
Playgrounds	Lindfield	Primula Oval	Princes Park/Primula Oval playground upgrade	226,000	27,100	198,900	0	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	94,200	94,200	0	0	0	0
	Wahroonga	The Glade, Koora Avenue	Playspace upgrade	818,200	0	818,200	0	0	0
Sports Courts	Various	LGA	Sports Courts Development Program as per prioritisation matrix	563,900	563,900	0	0	0	0
Sportsfields	Turramurra	North Turramurra Recreational Area	NTRA Synthetic Sportsfield replacement	954,400	954,400	0	0	0	0
	Various	LGA	Sportsfield Optimisation Trial	65,400	65,400	0	0	0	0
	Various	LGA	Matching funding opportunities and design and project management	84,000	84,000	0	0	0	0
Tree Planting	Various	LGA	Tree planting	73,100	73,100	0	0	0	0
Planning, Community & Other									
Community Development	Various	LGA	Local Priority Grant (State govt funding)	66,800	0	0	66,800	0	0
	Gordon		Multicultural Festival	52,700	52,700	0	0	0	0
Community Projects	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	33,600	33,600	0	0	0	0
	Various	LGA	Improvements to facilities	87,100	87,100	0	0	0	0
	Various	LGA	Contributions management, data and supporting studies	176,700	0	176,700	0	0	0
Contributions Program Administration	Various	LGA	S7.12 (S94A) Plan projects	56,800	0	56,800	0	0	0
	Various	LGA	S7.12 (S94A) Contribution Plan management	113,300	0	113,300	0	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	59,600	59,600	0	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	76,300	0	0	76,300	0	0
	Various	LGA	IT equipment replacement	225,700	225,700	0	0	0	0
Information Technology	Various	LGA	IT systems projects	174,300	174,300	0	0	0	0
	Various	LGA	IT digital transformation	313,300	313,300	0	0	0	0
Land Acquisition	Pymble	Grandview Lane	Extension of existing lane - land acquisition component only of new road	3,798,600	0	3,798,600	0	0	0
Library Resources	Various	LGA	Library resources	806,800	806,800	0	0	0	0
Other Operating Projects	Various	LGA	Governance and delegations management system	16,800	16,800	0	0	0	0
Planning Projects	St Ives	St Ives Showground	St Ives Showground Master Plan	310,100	6,200	303,900	0	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,298,000	1,298,000	0	0	0	0
Roads & Transport									

Capital Works Program & Operational Projects 2026/2027
(in 2026/2027 prices - $000's)

Year: 2027 (continued)

	Various	LGA	Footpaths - rehabilitation and maintenance program	235,400	235,400	0	0	0	0
Footpaths	Various	LGA	Footpaths - new footpath program	5,320,300	1,520,300	0	0	0	3,800,000
	Various	LGA	Footpaths - renewal program	1,450,200	510,200	0	0	0	940,000
Roads New & Upgrade	Gordon	Between Moree Street And St Johns Avenue, Gordon 70M	New 15M Wide Street, Two Way Traffic, With On street Parking	843,800	0	843,800	0	0	0
	Various	LGA	Traffic facilities maintenance	439,800	0	0	439,800	0	0
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	10,551,400	10,551,400	0	0	0	0
	Various	LGA	Roads maintenance (block grant)	384,200	0	0	384,200	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	119,300	119,300	0	0	0	0
Traffic & Transport Facilities	Gordon	Robert Street	Roberty Street, Gordon - Pedestrian crossing outside Gordon Railway station	200,000	0	0	200,000	0	0
	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following.1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities.2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street.4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.	1,582,100	1,265,000	164,500	0	152,600	0
	North Turramurra	Bobbin Head Road	Bobbin Head Road, North Turramurra - Wombat crossing outside Ku-ring-gai High School	400,000	0	0	400,000	0	0
	Roseville	Margaret Street	Margaret Street, Roseville - Wombat crossing for Roseville Public School	350,000	0	0	350,000	0	0
	St Ives	Mudies Road	Mudies Road, St Ives - Wombat crossing	150,000	0	0	150,000	0	0
	Turramurra	Nambucca Street	Nambucca Street, Turramurra - Pedestrian Refuge Island	200,000	0	0	200,000	0	0
	Turramurra	Eastern Road	Eastern Road, Turramurra - Wombat crossing outside Karuah Oval	350,000	0	0	350,000	0	0
	Various	LGA	Traffic facilities program allocation - Works to be Defined	218,900	218,900	0	0	0	0
	Various	LGA	Traffic & Transport Infrastructure Upgrade - enhanced program	1,700,000					1,700,000
Stormwater Drainage									
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	5,900,000	0	0	0	0	5,900,000
	Various	LGA	Stormwater drainage - flooding impact reduction	759,700	759,700	0	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	922,500	922,500	0	0	0	0
	Various	LGA	Stormwater drainage - minor works	81,400	81,400	0	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	54,300	54,300	0	0	0	0
Streetscape & Public Domain									
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	385,700	385,700	0	0	0	0
	Pymble	Pymble Local Centre - East side	Preparation of construction documentation for streetscape improvement works in accordance with Public Domain Plan	554,800	0	554,800	0	0	0
Town Centre Streetscape	St Ives	St Ives Local Centre	Detail design for streetscape improvement works in accordance with Public Domain Plan	1,022,000	0	1,022,000	0	0	0
	Various	LGA	Renewing streetscape garden beds	174,800	174,800	0	0	0	0
	Lindfield	Woodford Lane Carpark, 2-12 Bent Street and Drovers Way	Lindfield Village Hub - project management	1,160,200	0	1,160,200	0	0	0
Town Centres	Lindfield	Lindfield Avenue	Detail design, tender and construction of streetscape improvement works in accordance with endorsed concept plan	4,441,300	0	4,441,300	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	527,400	0	527,400	0	0	0
Trees & Natural Environment									
Biodiversity	Various	LGA	Biodiversity & Bushfire Management (EL)	894,100	894,100	0	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	161,400	0	0	161,400	0	0
Catchment Management & Analysis	Various	LGA	Water & Catchment Management (EL)	362,200	362,200	0	0	0	0
	Various	LGA	Catchment management - operational and maintenance	249,600	249,600	0	0	0	0
Community Partnerships	St Ives	St Ives Showground, 450 Mona Vale Road	St Ives Cultural and Environmental Education Centre - design and construction	3,801,800	820,500	2,981,300	0	0	0
	Various	LGA	Community Engagement & Environmental Education (EL)	877,700	877,700	0	0	0	0
	Various	LGA	Better Business Partnership program	161,500	161,500	0	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	657,400	657,400	0	0	0	0
Sustainable Energy	Various	LGA	Alternative energy and energy efficiency projects	86,800	86,800	0	0	0	0
	Various	LGA	Energy efficient lighting and initiatives	61,900	61,900	0	0	0	0
	Various	LGA	Energy Management (EL)	267,400	267,400	0	0	0	0

Capital Works Program & Operational Projects 2026/2027
(in 2026/2027 prices - $000's)

Year: 2027 (continued)

	Various	LGA	Reinvestment of savings from energy projects	292,600	292,600	0	0	0	0
Transport	Various	LGA	Sustainable Transport & Recreation in Natural Areas (EL)	102,500	102,500	0	0	0	0
	Various	LGA	Management of recreation in natural areas	86,800	86,800	0	0	0	0
Water Sensitive Urban Design	Various	LGA	Bio filter systems and tree pits	65,100	65,100	0	0	0	0
	Various	LGA	Buildings and facilities - water projects	32,600	32,600	0	0	0	0

Capital Works Program & Operational Projects 2027/2028

(in 2027/2028 prices - $000's)

Year: 2028 98,879,200 36,043,100 39,484,000 1,120,800 562,500 21,668,800

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Council Buildings									
Capital Building Works	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	407,700	407,700	0	0	0	0
	Various	LGA	Council Chambers Upgrade	6,486,600	6,486,600	0	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	6,867,500	0	0	0	0	6,867,500
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	435,900	435,900	0	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building – operational contributions	166,900	166,900	0	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	72,100	72,100	0	0	0	0
Public Toilets	Various	LGA	Two amenities will be refurbished	553,500	553,500	0	0	0	0
Parks & Recreation									
Fencing & Parking Areas	Various	LGA	Fencing and car park upgrades at parks and sportsgrounds in accordance with prioritisation matrix	243,400	243,400	0	0	0	0
	Pymble		New park - Pymble - Construction	1,919,300	0	1,919,300	0	0	0
Open Space Acquisition	Various	LGA	Land acquisition and embellishment of new parks	2,483,500	0	2,483,500	0	0	0
Open Space/Recreational Assets	Various	LGA	Infrastructure renewal - enhanced program - open space/recreational assets	2,661,600	509,000	0	0	0	2,152,600
	Various	LGA	New enhanced infrastructure assets	2,162,200		2,162,200		0	0
Parks Development	Various	LGA	Parks Development Program	321,200	321,200	0	0	0	0
	Lindfield	Primula Oval	Princes Park/Primula Oval playground upgrade	231,600	27,800	203,800	0	0	0
Playgrounds	St Ives	59B Yarrabung Road	Yarrabung Reserve playground upgrade	231,600	27,800	203,800	0	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	157,400	157,400	0	0	0	0
	West Pymble	37 Kiparra Street	Peewee Park playground upgrade	231,600	27,800	203,800	0	0	0
Sports Courts	Various	LGA	Sports Courts Development Program as per prioritisation matrix	578,000	578,000	0	0	0	0
Sportsfields	East Lindfield	Lindfield Soldiers Memorial Oval No.1, Tryon Road	Upgrade of playing surface and installing turf wicket, drainage and automated irrigation. Stormwater - planning, investigation and design	791,300	0	393,800	0	397,500	0
	Various	LGA	Matching funding opportunities and design and project management	86,100	86,100	0	0	0	0
	Various	LGA	Matching funding opportunities and design and project management	67,000	67,000			0	0
Tree Planting	Various	LGA	Tree planting	75,000	75,000	0	0	0	0
Planning, Community & Other									
Community Development	Various	LGA	Local Priority Grant (State govt funding)	68,500	0	0	68,500	0	0
	Gordon		Multicultural Festival	54,100	54,100	0	0	0	0
Community Projects	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	34,500	34,500	0	0	0	0
	Various	LGA	Improvements to facilities	89,300	89,300	0	0	0	0
	Various	LGA	Contributions management, data and supporting studies	336,100	0	336,100	0	0	0
Contributions Program	Various	LGA	S7.12 (S94A) Plan projects	58,200	0	58,200	0	0	0
Administration	Various	LGA	S7.12 (S94A) Contribution Plan management	116,200	0	116,200	0	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	61,100	61,100	0	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	78,300	0	0	78,300	0	0
	Various	LGA	IT equipment replacement	231,300	231,300	0	0	0	0
Information Technology	Various	LGA	IT systems projects	178,600	178,600	0	0	0	0
	Various	LGA	IT digital transformation	321,100	321,100	0	0	0	0
Library Resources	Various	LGA	Library resources	827,000	827,000	0	0	0	0
Other Operating Projects	Various	LGA	Governance and delegations management system	17,200	17,200	0	0	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,330,400	1,330,400	0	0	0	0
Roads & Transport									
Footpaths	Various	LGA	Footpaths – rehabilitation and maintenance program	241,200	241,200	0	0	0	0
	Various	LGA	Footpaths - new footpath program	5,453,300	1,558,200	0	0	0	3,895,100
	Various	LGA	Footpaths - renewal program	1,486,400	522,800	0	0	0	963,600
Roads New & Upgrade	Gordon	Between Moree Street And St Johns Avenue, Gordon 70M	New 15M Wide Street, Two Way Traffic, With On street Parking	3,523,000	0	3,523,000	0	0	0
	Turramurra	Between Gilroy Road and Turramurra Avenue	Land acquisition for new street (15m wide road reserve, two way traffic)	1,548,900	0	1,548,900	0	0	0
	Various	LGA	Traffic facilities maintenance	450,800	0	0	450,800	0	0

Capital Works Program & Operational Projects 2027/2028
(in 2027/2028 prices - $000's)

Year: 2028 (continued)

Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	10,815,700	10,815,700	0	0	0	0
	Various	LGA	Roads maintenance (block grant)	393,800	0	0	393,800	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	122,300	122,300	0	0	0	0
Traffic & Transport Facilities	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following: 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities.2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of Tryon Road and Lindfield Avenue.3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street.4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.	1,621,600	1,288,000	168,600	0	165,000	0
	Various	Works to be Defined	Traffic facilities program allocation - Works to be Defined	224,400	224,400	0	0	0	0
	Various	LGA	Traffic & Transport Infrastructure Upgrade - enhanced program	1,742,500					1,742,500
Stormwater Drainage									
Drainage Structures	Various	LGA	Infrastructure renewal - enhanced program	7,128,600	1,081,100	0	0	0	6,047,500
	Various	LGA	Stormwater drainage - flooding impact reduction	778,700	778,700	0	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	945,600	945,600	0	0	0	0
	Various	LGA	Stormwater drainage - minor works	83,400	83,400	0	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	55,600	55,600	0	0	0	0
Streetscape & Public Domain									
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	395,300	395,300	0	0	0	0
	Killara	Marian Street	Killara Village - Neighbourhood Centre upgrade	1,202,200	0	1,202,200	0	0	0
Town Centre Streetscape	Pymble	Pymble Local Centre	Construction of streetscape improvement works in accordance with Public Domain Plan	5,623,300	0	5,623,300	0	0	0
	St Ives	St Ives Local Centre	Construction of streetscape works in accordance with Public Domain Plan	5,223,800	0	5,223,800	0	0	0
	Various	LGA	Renewing streetscape garden beds	179,100	179,100	0	0	0	0
Town Centres	Lindfield	Woodford Lane Carpark, 2-12 Bent Street and Drovers Way	Lindfield Village Hub - project management	1,082,100	0	1,082,100	0	0	0
	Lindfield	Lindfield Precinct L2, L3, L5 and L6	Lindfield Village Hub - construction	12,490,900	0	12,490,900	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	540,500	0	540,500	0	0	0
Trees & Natural Environment									
Biodiversity	Various	LGA	Biodiversity & Bushfire Management (EL)	923,400	923,400	0	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	129,400	0	0	129,400	0	0
Catchment Management & Analysis	Various	LGA	Water & Catchment Management (EL)	373,500	373,500	0	0	0	0
	Various	LGA	Catchment management - operational and maintenance	255,900	255,900	0	0	0	0
Community Partnerships	Various	LGA	Community Engagement & Environmental Education (EL)	906,300	906,300	0	0	0	0
	Various	LGA	Better Business Partnership program	33,200	33,200	0	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	681,800	681,800	0	0	0	0
	Various	LGA	Alternative energy and energy efficiency projects	89,000	89,000	0	0	0	0
Sustainable Energy	Various	LGA	Energy efficient lighting and initiatives	63,400	63,400	0	0	0	0
	Various	LGA	Energy Management (EL)	276,400	276,400	0	0	0	0
	Various	LGA	Reinvestment of savings from energy projects	299,900	299,900	0	0	0	0
Transport	Various	LGA	Sustainable Transport & Recreation in Natural Areas (EL)	105,100	105,100	0	0	0	0
	Various	LGA	Management of recreation in natural areas	89,000	89,000	0	0	0	0
	Various	LGA	Stormwater harvesting and reuse projects	166,900	166,900	0	0	0	0
Water Sensitive Urban Design	Various	LGA	Bio filter systems and tree pits	66,700	66,700	0	0	0	0
	Various	LGA	Buildings and facilities - water projects	33,400	33,400	0	0	0	0

Capital Works Program & Operational Projects 2028/2029

(in 2028/2029 prices - $000's)

Year: 2029

				110,087,100	49,295,800	36,965,600	1,466,500	170,300	22,188,900
Project SubGroup/Asset Sub Category (Programs)	Suburb	Location	Description of Work	Estimated Total Costs	General Funds	Development Contributions	Grants	CP2010 Asset Sales	SRV
Council Buildings									
Capital Building Works	Gordon	Pacific Highway	828 Pacific Highway - leasing CAPEX	417,400	417,400	0	0	0	0
	Various	LGA	Infrastructure renewal - enhanced program - capital building works - specific projects to be defined	7,032,400	0	0	0	0	7,032,400
	Various	LGA	Building services capital program. Various air-conditioning units within Council require replacement	446,400	446,400	0	0	0	0
Community Centres & Halls	Gordon	Pacific Highway	Tulkiyan Building - operational contributions	170,900	170,900	0	0	0	0
	Various	LGA	Minor upgrades and replacements for community facilities (halls and meeting rooms)	73,900	73,900	0	0	0	0
Public Toilets	Various	LGA	Two amenities will be refurbished	566,800	566,800	0	0	0	0
Parks & Recreation									
Fencing & Parking Areas	Various	LGA	Fencing and car park upgrades at parks and sportsgrounds in accordance with prioritisation matrix	249,300	249,300	0	0	0	0
	Pymble		New park - Pymble - Construction	2,028,700	0	2,028,700	0	0	0
Open Space Acquisition	Various	LGA	Land acquisition and embellishment of new parks	2,625,100	0	2,625,100	0	0	0
	Various	LGA	Open space planning and acquisition of land for new parks	2,206,100	0	2,206,100	0	0	0
Open Space/Recreational Assets	Various	LGA	Infrastructure renewal - enhanced program - open space/recreational assets	2,204,200	0	0	0	0	2,204,200
	Various	LGA	New enhanced infrastructure assets	2,214,100	0	2,214,100	0	0	0
Parks Development	Various	LGA	Parks Development Program	328,900	328,900	0	0	0	0
	East Killara	Saiala Road	Allan Small Park playground upgrade	237,200	28,500	208,700	0	0	0
Playgrounds	Killara	Marian Street	Selkirk Park Playground Upgrade	298,200	0	298,200	0	0	0
	St Ives	59B Yarrabung Road	Yarrabung Reserve playground upgrade	237,200	28,500	208,700	0	0	0
	Various	LGA	Playground upgrade as per Playground Strategy priority matrix	161,200	161,200	0	0	0	0
	West Pymble	37 Kiparra Street	Peewee Park playground upgrade	237,200	28,500	208,700	0	0	0
Sports Courts	Various	LGA	Sports Courts Development Program as per prioritisation matrix	591,800	591,800	0	0	0	0
Sportsfields	Various	LGA	Matching funding opportunities and design and project management	88,100	88,100	0	0	0	0
Tree Planting	Various	LGA	Tree planting	76,700	76,700	0	0	0	0
Planning, Community & Other									
Community Development	Various	LGA	Local Priority Grant (State govt funding)	70,100	0	0	70,100	0	0
	Gordon		Multicultural Festival	55,400	55,400	0	0	0	0
Community Projects	Various	LGA	Ku-ring-gai Council Access and Disability Inclusion Plan actions	35,300	35,300	0	0	0	0
	Various	LGA	Improvements to facilities	91,400	91,400	0	0	0	0
Contributions Program Administration	Various	LGA	Contributions management, data and supporting studies	409,400	0	409,400	0	0	0
	Various	LGA	S7.12 (S94A) Plan projects	59,600	0	59,600	0	0	0
	Various	LGA	S7.12 (S94A) Contribution Plan management	118,900	0	118,900	0	0	0
Heritage Planning	Various	LGA	Ku-ring-gai Heritage Fund	62,600	62,600	0	0	0	0
Human Resources	Various	LGA	Workplace, Health and Safety management projects	80,100	0	0	80,100	0	0
	Various	LGA	IT equipment replacement	236,900	236,900	0	0	0	0
Information Technology	Various	LGA	IT systems projects	182,900	182,900	0	0	0	0
	Various	LGA	Enhanced infrastructure - New assets	1,107,000	1,107,000	0	0	0	0
	Various	LGA	IT digital transformation	328,800	328,800	0	0	0	0
Library Resources	Various	LGA	Library resources	846,800	846,800	0	0	0	0
Other Operating Projects	Various	LGA	Engagement of the NSW Electoral Commission to conduct the September 2024 Ku-ring-gai Local Government election	1,026,500	1,026,500	0	0	0	0
	Various	LGA	Governance and delegations management system	17,700	17,700	0	0	0	0
Plant & Vehicles	Various	LGA	Operational and passenger fleet	1,362,400	1,362,400	0	0	0	0
Roads & Transport									
	Various	LGA	Footpaths - rehabilitation and maintenance program	247,000	247,000	0	0	0	0
Footpaths	Various	LGA	Footpaths - new footpath program	5,584,200	1,595,600	0	0	0	3,988,600
	Various	LGA	Footpaths - renewal program	1,522,100	535,400	0	0	0	986,700
Roads New & Upgrade	Turramurra	Between Gilroy Road and Turramurra Avenue	Construction of new street (15m wide road reserve, two way traffic)	3,819,600	0	3,819,600	0	0	0
	Various	LGA	Traffic facilities maintenance	461,600	0	0	461,600	0	0
Roads Renewal Program	Various	LGA	Roads - Rehabilitation Program	11,742,000	11,433,300	0	308,700	0	0
	Various	LGA	Roads maintenance (block grant)	403,300	0	0	403,300	0	0
Street Furniture	Various	LGA	Streetlighting standardisation, following streetlight audit plan recommendations	125,200	125,200	0	0	0	0
Traffic & Transport Facilities	Lindfield	Pacific Highway	Lindfield Local Centre. New traffic infrastructure - design and construction of following. 1. Intersection Pacific Highway and Strickland Avenue - new traffic signals with pedestrian crossing facilities. 2. Intersection Lindfield Avenue and Tryon Road - removal of existing mid-block pedestrian activated signals on Lindfield Avenue and installation of new traffic signals with pedestrian crossing facilities at intersection of	1,660,600	1,329,300	161,000	0	170,300	0

Capital Works Program & Operational Projects 2028/2029
(in 2027/2028 prices - $000's)

Year: 2029 (continued)

			Tryon Road and Lindfield Avenue. 3. Intersection Pacific Highway and Balfour Street/Havilah Road - localised widening of Pacific Highway to accommodate extension of existing right turn bay on the Pacific Highway for vehicles turning into Balfour Street. 4. Grosvenor Road at intersection with Pacific Highway - localised road widening to accommodate an additional approach lane on Grosvenor Road.						
	Various	LGA	Traffic facilities program allocation - Works to be Defined	229,700	229,700	0	0	0	0
	Various	LGA	Traffic & Transport Infrastructure Upgrade - enhanced program	1,784,300					1,784,300
Stormwater Drainage									
	Various	LGA	Infrastructure renewal - enhanced program	7,299,700	1,107,000	0	0	0	6,192,700
Drainage Structures	Various	LGA	Stormwater drainage - flooding impact reduction	797,400	797,400	0	0	0	0
	Various	LGA	Stormwater drainage - renewal and relining	968,300	968,300	0	0	0	0
	Various	LGA	Stormwater drainage - minor works	85,400	85,400	0	0	0	0
	Various	LGA	Stormwater drainage - CCTV inspection	57,000	57,000	0	0	0	0
Streetscape & Public Domain									
Town Centre & Urban Design	Various	LGA	Planning study updates in response to implementing North District Plan	404,800	404,800	0	0	0	0
	Gordon	Pacific Highway	Streetscape improvement - detail design, tender and project management	451,000	0	451,000	0	0	0
Town Centre Streetscape	Lindfield	Moore Avenue	West Lindfield - Neighbourhood Centre upgrade	1,415,800	0	1,415,800	0	0	0
	Pymble	Pymble Local Centre	Construction of streetscape improvement works in accordance with Public Domain Plan	5,758,300	0	5,758,300	0	0	0
	Roseville	Hill Street And Pacific Highway	Upgrade Existing & New Bus Stops	286,600	0	286,600	0	0	0
	St Ives	St Ives Local Centre	Construction of streetscape works in accordance with Public Domain Plan	5,349,200	0	5,349,200	0	0	0
Town Centres	Lindfield	Lindfield Precinct L2, L3, L5 and L6	Lindfield Village Hub - construction	13,099,000	13,099,000	0	0	0	0
	St Ives	St Ives Local Centre	Construction of improvement works in accordance with Public Domain Plan. This project to be undertaken in conjunction with PRJ-100397	2,449,300	0	2,449,300	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - project management	676,600	0	676,600	0	0	0
	Turramurra	Turramurra Local Centre - precinct T1 & T2	Turramurra Community Hub - Construction	10,236,700	4,224,700	6,012,000	0	0	0
Trees & Natural Environment									
Biodiversity	Various	LGA	Biodiversity & Bushfire Management (EL)	953,400	953,400	0	0	0	0
	Turramurra	Rofe Park, Sheldon Forest and Comenarra Creek Reserve	Linking landscapes/biobanking - works	142,700	0	0	142,700	0	0
Catchment Management & Analysis	Various	LGA	Water & Catchment Management (EL)	385,000	385,000	0	0	0	0
	Various	LGA	Catchment management - operational and maintenance	262,000	262,000	0	0	0	0
Community Partnerships	Various	LGA	Community Engagement & Environmental Education (EL)	936,900	936,900	0	0	0	0
	Various	LGA	Better Business Partnership program	38,300	38,300	0	0	0	0
Environmental levy projects	Various	LGA	Environmental Levy	706,700	706,700	0	0	0	0
	Various	LGA	Alternative energy and energy efficiency projects	91,100	91,100	0	0	0	0
Sustainable Energy	Various	LGA	Energy efficient lighting and initiatives	64,900	64,900	0	0	0	0
	Various	LGA	Energy Management (EL)	285,600	285,600	0	0	0	0
	Various	LGA	Reinvestment of savings from energy projects	307,100	307,100	0	0	0	0
Transport	Various	LGA	Management of recreation in natural areas	91,100	91,100	0	0	0	0
	Various	LGA	Sustainable Transport & Recreation in Natural Areas (EL)	107,600	107,600	0	0	0	0
	Various	All	Sustainable transport initiatives projects	113,900	113,900	0	0	0	0
Water Sensitive Urban Design	Various	LGA	Bio filter systems and tree pits	68,300	68,300	0	0	0	0
	Various	LGA	Buildings and facilities - water projects	34,200	34,200	0	0	0	0

Special Rate Variation for Infrastructure Summary 2025/2026

Capital Projects funded from Special Rate Variation 2025/2026

Suburb	Location	Project Description	Special Rate Variation ($)
Wahroonga	Larbert Avenue	Halcyon Avenue to Cul-De-Sac	305,400
Wahroonga	Chilton Parade	Davison Avenue to Young Street	483,600
St Ives	Yarrabung Road	Hunter Ave to Kelvin Road	504,600
Wahroonga	Halcyon Avenue	Chilton Parade to Billyard Avenue	763,600
Wahroonga	Braeside Street	Westbrook Avenue to Eastern Road - Stage 1	763,600
South Turramurra	Vernon Street	Chisholm Street to End - Stage 2	829,700

Council's *Special Rate Variation for Infrastructure Summary for* 2025/2026 is subject to change based on community and organisational priorities.

Road Rehabilitation Program 2025/2026

Suburb	Name	Project Description	Estimated Cost ($)
East Killara	Eastgate Avenue	Springdale Road to Fairbairn Road	381,800
East Killara	Killara park - Carpark	Carpark adjacent to Preschool KU (72a Springdale Rd, Killara)	130,800
East Killara	Monash Avenue	Springdale Road to Cul De Sac	627,600
East Killara	Saiala Road	Barrie Street to Parnell Street	368,200
East Lindfield	Ailsa Close	Tryon Road to Cul-de-sac	125,500
East Lindfield	Cranbrook Avenue	Clanville Road to HN1	138,100
East Lindfield	Melbourne Road	Hobart Avenue to Woodlands Road	169,500
Gordon	Metzler Place	Carlotta Avenue to Cul-de-sac	261,500
Gordon	St Johns Avenue	Pacific Highway to Vale Stret	1,200,000
Killara	Rosebery Road	Springdale Road to Wattle Street	741,100
North Turramurra	Stonecrop Road	Gwydir Avenue to End	392,300
Pymble	Livingstone Avenue	Penrhyn Avenue to Cross Street	190,400
Pymble	Ward Street	Livingstone Avenue to Yarrara Road	261,500
Roseville	The Grove	Clanville Road to Oliver Road	221,800
Roseville	Toongarah Road	Shirley Road to End	209,200
South Turramurra	Hudson Close	The Comenarra Parkwy to Cul-De-Sac	184,100

Suburb	Name	Project Description	Estimated Cost ($)
South Turramurra	Saddington Street	Kissing Point Road to End- Design only	104,600
South Turramurra	Vernon Street	Chisholm Street to End - Stage 2	829,700
St Ives	Athena Avenue	Hayle Street to Acron Road	313,800
St Ives	Yarrabung Road	Hunter Ave to Kelvin Road	504,600
St Ives Chase	Robina Street	Awatea Road to Cul-de-sac	230,100
Turramurra	Catalpa Crescent	Barellan Avenue to Kissing Point Road	679,800
Turramurra	Karloo Street	Bobbin Head Road to Billabong Ave	78,500
Turramurra	Kate Street	Waratah Road to End	363,000
Turramurra	Murdoch Street	Sandford Road to End	380,800
Wahroonga	Braeside Street	Westbrook Avenue to Eastern Road - Stage 1	763,600
Wahroonga	Chilton Parade	Davison Avenue to Young Street	483,600
Wahroonga	Halcyon Avenue	Chilton Parade to Billyard Avenue	763,600
Wahroonga	Larbert Avenue	Halcyon Avenue to Cul-De-Sac	305,400
Wahroonga	Wahroonga Avenue	Boundary Road to Carrington Road- Design only	78,500

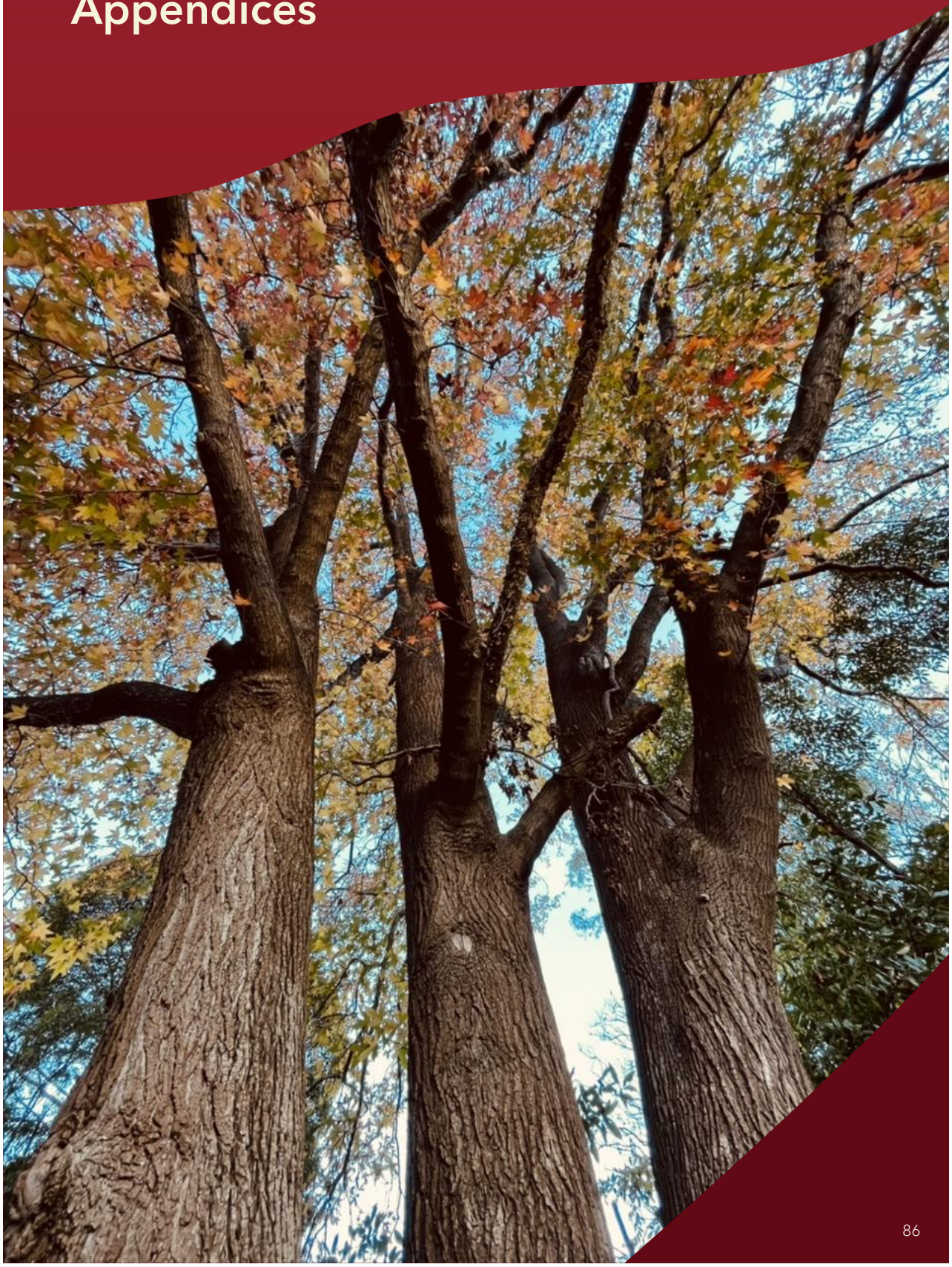
Council's Road Rehabilitation Program for 2025/2026 is subject to change based on community and organisational priorities.

New Footpath Program 2025/2026

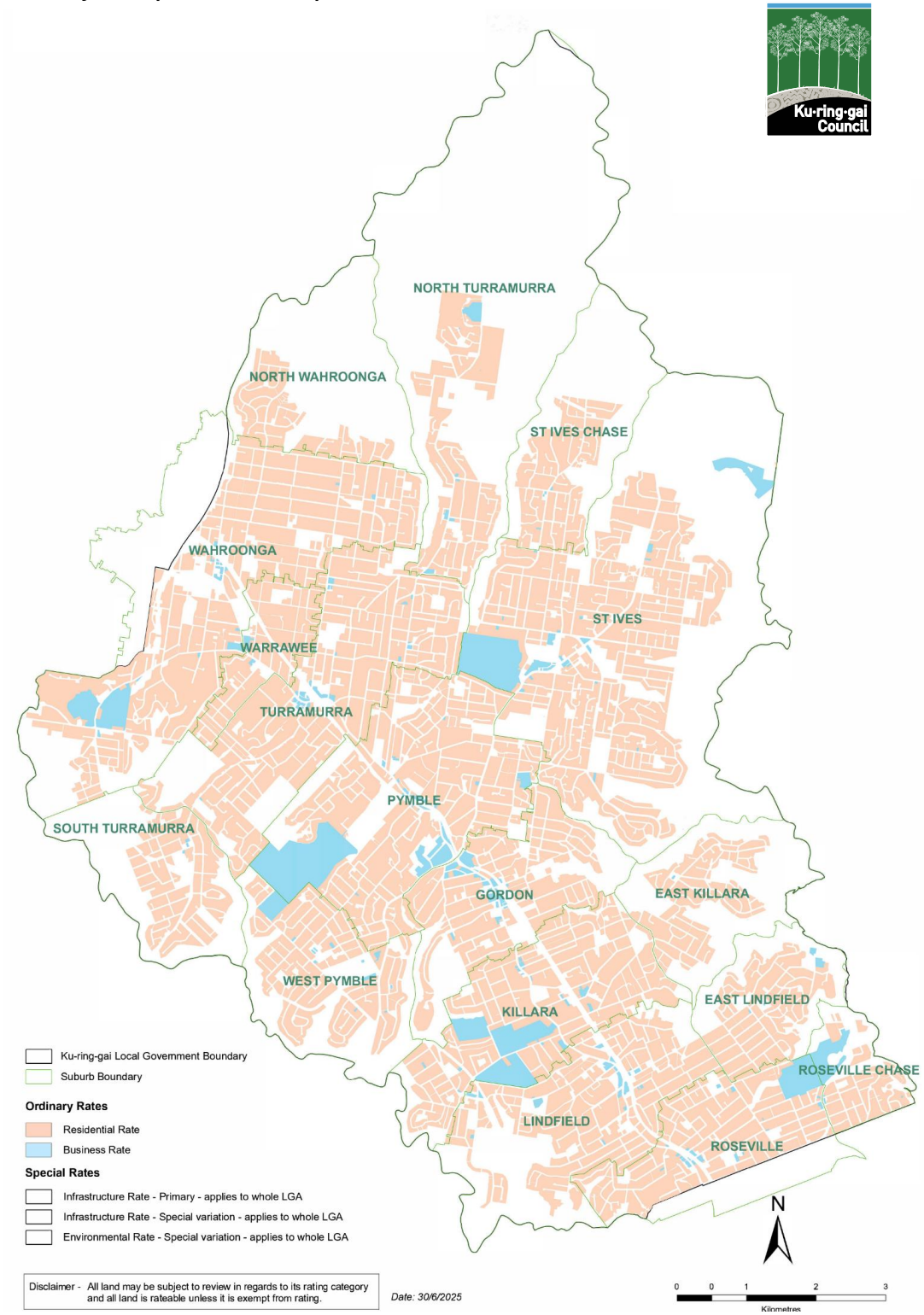
Suburb	Name	Project Description	Estimated Cost ($)
East Killara	Cunliffe Road & Barrie Street	Koola Avenue to Wentworth Avenue	**180,800**
Wahroonga	Kintore Street	Eastern Road to Westbrook Avenue	**127,900**
St Ives Chase	Collins Road	Dalton Road to Shelby Road	**156,500**
St Ives Chase	Dalton Road	Waiport Street to Collins Road	**147,900**
Killara	Kardella Avenue	Springdale Road to Stanhope Road	**166,200**
Wahroonga	Cherrywood Avenue	Clissold Road to Hampden Avenue	**117,300**
Lindfield	Primula Street	Provincial Road to Dorman Crescent	**89,200**
West Pymble	Kamilaroy Road	Yanko Road to Ryde Road	**166,100**
Wahroonga	Campbell Drive	No.22 Campbell Drive to Rainforest Close	**176,400**
Lindfield	Winchester Avenue	Eton Road to Lyle Avenue	**154,800**

Council's New Footpath Program for 2025/2026 is subject to change based on community and organisational priorities.

Appendices



Ordinary and Special Rates Map 2025-2026



Contact us

For assistance or information regarding any of Council's services or facilities please contact us. Business hours are Monday to Friday, 8.30 am – 5.00 pm.

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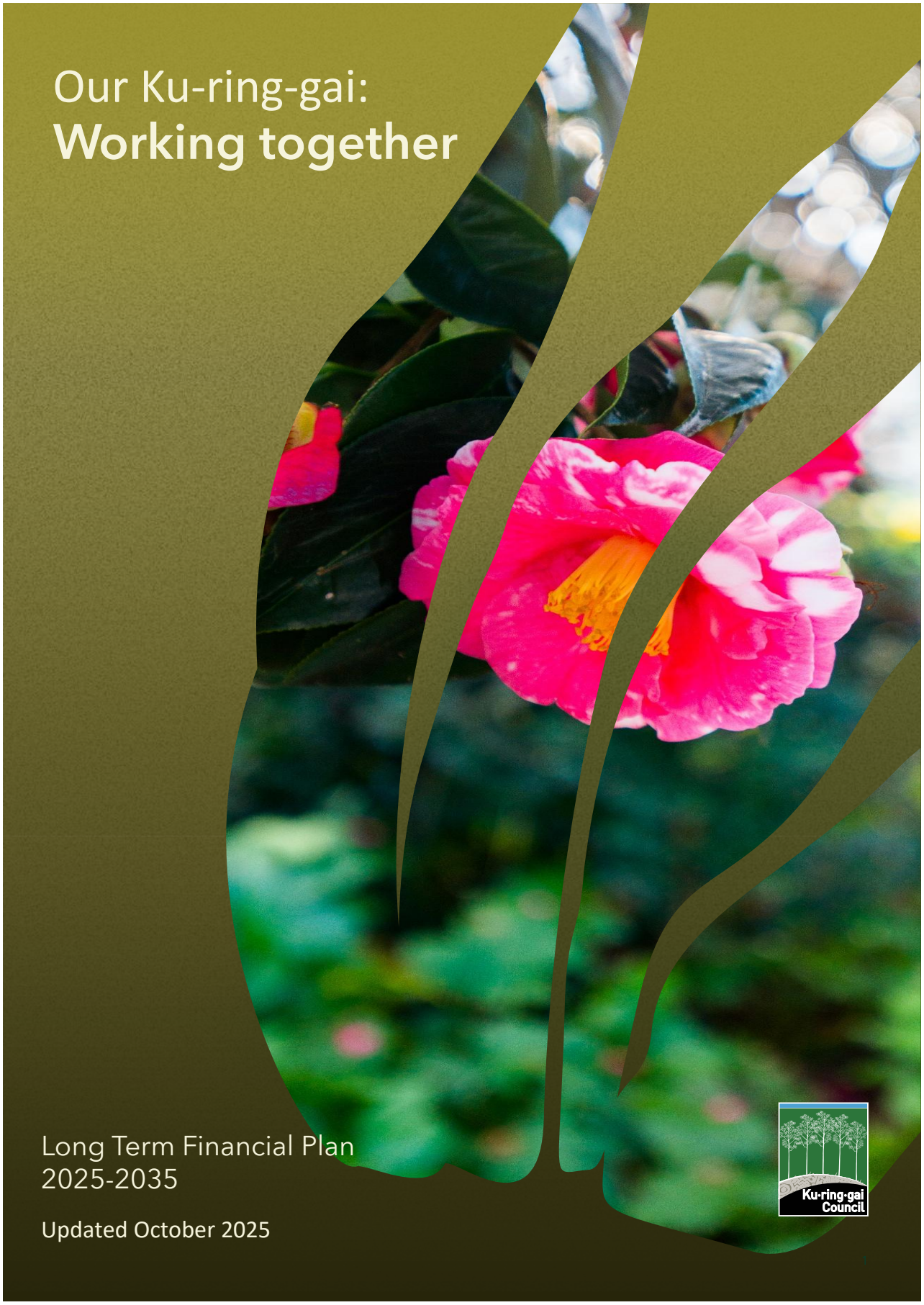
Our Ku-ring-gai:
Working together
Long Term Financial Plan
2025-2035
Updated October 2025
Ku-ring-gai Council

Need help?

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450 to request the service contact Ku-ring-gai Council on your behalf on T: 02 9424 0000 during business hours, Monday to Friday, 8.30 am - 5.00 pm.

Simplified Chinese

需要帮助吗？

本文件包含重要信息。如果您不理解本文件，请致电翻译口译服务 131 450。 让其代表您致电 9424 0000 联系Ku-ring-gai议会。营业时间：周一至周五，上午8.30—下午5:00。

Traditional Chinese

需要幫助嗎？

本檔包含重要資訊。如果您不理解本檔，請致電翻譯口譯服務 131 450。 讓其代表您致電 9424 0000 聯繫Ku-ring-gai議會。營業時間：週一至週五，上午8.30—下午5:00。

Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450번으로 전화하십시오. 9424 0000번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일–금요일, 오전 8시30분–오후 5시.

Persian

آیا به کمک نیاز دارید؟

این مدرک حاوی اطلاعات مهمی است. اگر آنها را نمی فهمید، خواهش می کنیم به خدمات ترجمه نوشتاری و گفتاری (Translating and Interpreting Service) به شماره ۱۳۱ ۴۵۰ تلفن کنید و از آن سرویس بخواهید از جانب شما با شهرداری کورینگای (Ku-ring-gai Council) در ساعات کاری، دوشنبه تا جمعه از ساعت ۸:۳۰ صبح تا ساعت ۵:۰۰ بعد از ظهر با شماره تلفن ۰۲ ۹۴۲۴ ۰۰۰۰ تماس بگیرند.

Japanese

ご質問がありますか？

当文書には重要な情報が記載されています。もし何か不明な点があれば、月曜から金曜の午前8:30から午後5:00までの受付時間内に、まず131 450の通訳翻訳サービスにお電話いただき、通訳を介してKu-ring-gai Councilのサービス担当（電話:02 9424 0000）までお問合せください

Hindi

सहायता चाहिए?

इस दस्तावेज़ में महत्वपूर्ण जानकारी है। यदि यह आपको समझ नहीं आती, तो कृपया अनुवाद और दुभाषिया सेवा को 131 450 पर कॉल करें, और इस सेवा को आपकी ओर से फ़ोन: 02 9424 0000 पर व्यावसायिक घंटों के दौरान, सोमवार से शुक्रवार, सुबह 8.30 से शाम 5.00 बजे तक कू-रिंग-गई काउन्सिल से संपर्क करने के लिए अनुरोध करें।

These languages were chosen as they are the most widely spoken by Ku-ring-gai residents indicated by ABS Census data.

Need assistance with hearing or speaking?

Contact Ku-ring-gai Council using the 24-hour **National Relay Service:**

TTY users: Call 133 677 then dial 02 9424 0000.

Voice Relay users: Call 1300 555 727 then ask for 02 9424 0000.

NRS Chat:
Go to www.accesshub.gov.au/services/nrs-chat and enter 02 9424 0000.

For all other assistance options see www.accesshub.gov.au

Need help to access Council's building?

Disability parking and access are available via a ramp and lift, off Radford Place at the rear of Council's building, at 818 Pacific Highway, Gordon, NSW.

Call 02 9424 0000 Monday to Friday 8.30 am - 5.00 pm if you need further assistance.

KU-RING-GAI COUNCIL

818 Pacific Highway, Gordon NSW 2072

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W: krg.nsw.gov.au

Acknowledgment of traditional owners

Ku-ring-gai Council recognises the traditional custodians of the lands and waters, and pays respect to Elders past, present and emerging

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Executive summary

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

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

The LTFP includes an analysis of:

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

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

Overview

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

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

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

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

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

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

The financial challenges and risks facing Council include the following:

<u>Normal Operations</u>

- Limited revenue growth poses significant challenges for Council in keeping pace with rising costs. In 2026/27, rates revenue is projected to increase by 4.4% in line with the rate peg set by the NSW Independent Pricing and Regulatory Tribunal (IPART). From 2027/28 onwards, a rate peg of 3% is assumed, yet Council anticipates a series of underlying operating deficits. This situation primarily

flows from cost increases in asset depreciation, labour and material and contracts, outweighing increases in Council's revenue sources.

Asset Management

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

Debt Management

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

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

Base Case (rate peg), which projects a 'business as usual' scenario leading to accelerated asset degradation

Under this scenario:

- The 2026/27 rate revenue peg of 4.4% would apply.
- Council will record annual operating deficits averaging $1.59 million (excluding capital grants and contributions).
- Without additional funds to address infrastructure needs, Council's infrastructure backlog is projected to grow significantly over the next 10 years. The cost to bring unsatisfactory assets to a satisfactory condition would increase by 92.3% to $180.09 million, while the cost to bring them to a new condition would grow by 41.3% to $274.2 million.
- Potential review and cuts to Council services or projects will be required

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

Renew and Enhance Infrastructure (Special Rate Variation)

Under this scenario:

- A 30.4% rate increase, including a Special Rate Variation (SRV) of 26% above a confirmed 4.4% rate peg would apply, providing $22.6 million in additional revenue per annum, commencing in 2026/27.
- Council would record operating surpluses averaging $19.5million (excluding capital grants and contributions).
- With these surpluses, Council would be able to undertake extensive renewal and upgrade work to existing stormwater and drainage, community building, recreational facility, footpath infrastructure, and build new footpaths and traffic and transport related infrastructure.
- Compared to the Base Case, Council would be able to spend an additional $216.6 million in capital expenditure over 10 years.
- Council's infrastructure backlog is projected to decrease over the next 10 years. The cost to bring assets to a satisfactory condition (CTS) would fall from $93.65million in 2025/26 to $23.80 million in 2034/35, while the cost to bring assets to a new condition would reduce to $116.49 million.
- Inclusive of the rate peg, in 2026/27, average residential rates would increase by $523 and average business rates would increase by $1,757.

The Renew and Enhance Infrastructure scenario is Council's preferred scenario as it:

- Will provide major infrastructure improvements, namely extensive renewal and upgrade work to existing stormwater and drainage, community buildings, recreational facilities, footpath infrastructure renewal. In addition, it will provide funding for construction of new footpaths and traffic and transport related infrastructure.
- Will provide a partial funding source for the St Ives Indoor Sports Centre loan. Received substantial support during the exhibition of four rate increase options between July-September 2025 (45% of representative survey respondents stated they were at least somewhat supportive of the Renew and Enhance Infrastructure scenario).
- Is in line with Council's 2024 Community Research Report, which found a majority of community members were at least somewhat supportive of paying higher rates to fund improvements in parks and sportsgrounds, roads, footpaths, stormwater drainage, public toilets, swimming pools and community buildings. [1]
- Will address infrastructure areas which the 2024 Community Research Report found had high levels of community importance but lower levels of satisfaction, namely the condition of footpaths and traffic management. [2]
- Is in line with a capacity to pay analysis and will only be implemented alongside careful consideration of hardship applications, in line with Council's rates hardship policy.
- Represents best balance between good infrastructure outcomes, community feedback and community capacity to pay.

Both scenarios also cater for:

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

[1] See page 49 of 2024 Community Research Report at www.krg.nsw.gov.au/Council/Strategic-plans-finance-reports-and-publications/Performance-reporting/Community-feedback-report
[2] See page 42 of 2024 Community Research Report

About the Ku-ring-gai Council area

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

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

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

Ku-ring-gai Council services are delivered to the community via five departments together with the General Managers unit (Civic) and Major Projects unit. Each discrete service is provided by one of the twenty-two business/service units that operate across the departments. [3]

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

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

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

[3] See page 123 of Council's 2023/24 Annual Report

Long Term Financial Plan (LTFP) objectives and performance monitoring

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

For this LTFP, Council has worked to outline a new and updated set of financial objectives, which are explained further in Table 1 below.

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

Table 1: Council's financial objectives

Performance monitoring

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

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

Terminology

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

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

Existing and emerging challenges to Council's financial position

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

Local government sector-wide financial sustainability challenges

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

In February 2025, the Australian Parliament's Standing Committee on Regional Development, Infrastructure and Transport published an interim report into local government sustainability. [4]

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

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

Separately, in November 2024, the NSW Legislative Council's Standing Committee on State Development published a report which looked at the ability of local governments to fund infrastructure and services. [5]

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

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

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

Cost-shifting

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

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

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

4 Find out more at www.aph.gov.au/Parliamentary_Business/Committees/House/Regional_Development_Infrastructure_and_Transport/Localgovernmentsustaina

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

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

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

These costs represent an average impact of $287 per current Ku-ring-gai ratepayer[6].

Ku-ring-gai rating challenges

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

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

Low rates per capita

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

This largely comes about because Ku-ring-gai is, unlike many other council areas, unable to rely on significant business rating revenue. Ku-ring-gai in 2023/24 earned $40 in business rates per capita, compared to a Sydney council average of $132. Furthermore, in 2023/24, Council's total business rating revenue of $5.2 million was well below the Sydney average of $21.2 million in the same year.

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

[6] Based on 46,280 rates assessments as of March 2025

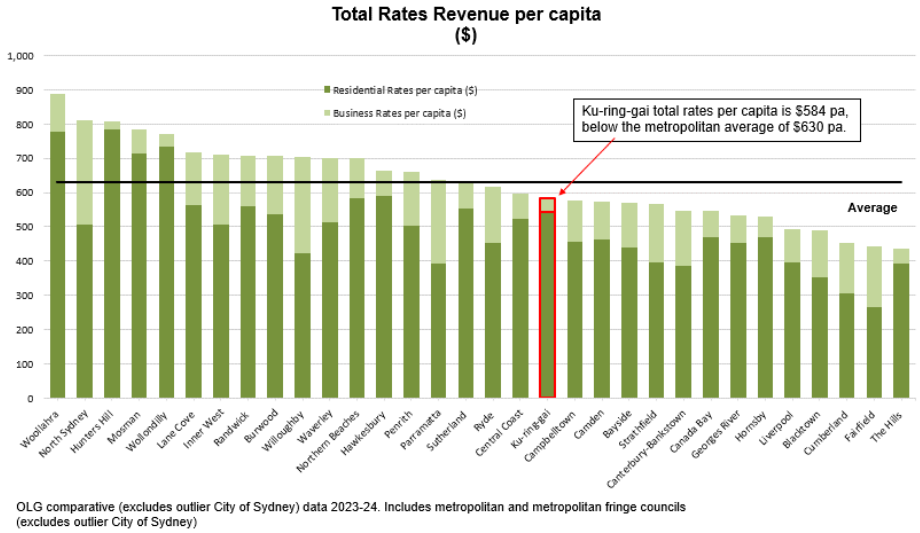


Figure 1: Ku-ring-gai Council's 2023/24 total rates revenue per capita compared to other Sydney councils

Comparatively low available rates per kilometre of road

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

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

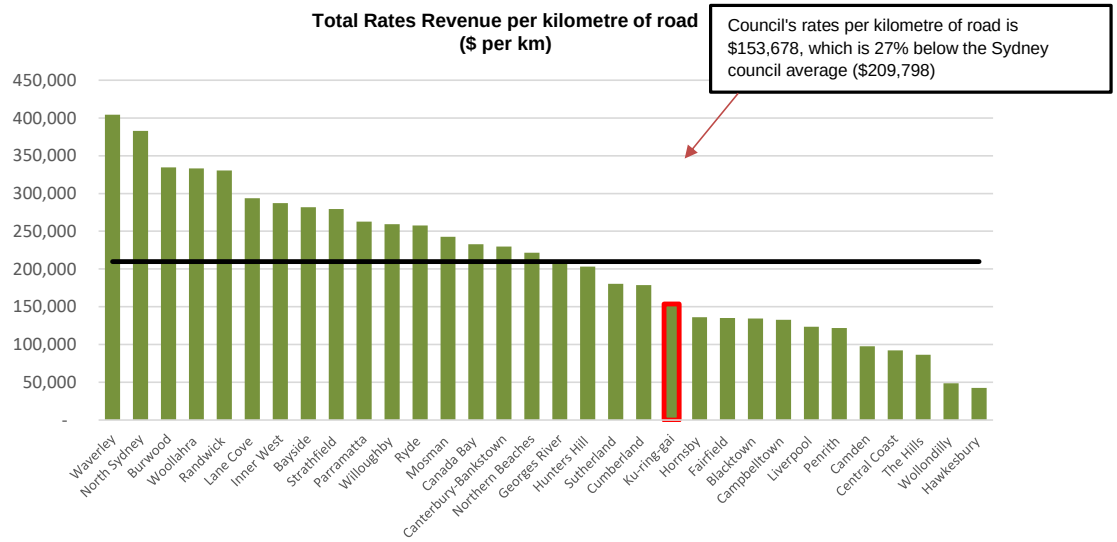


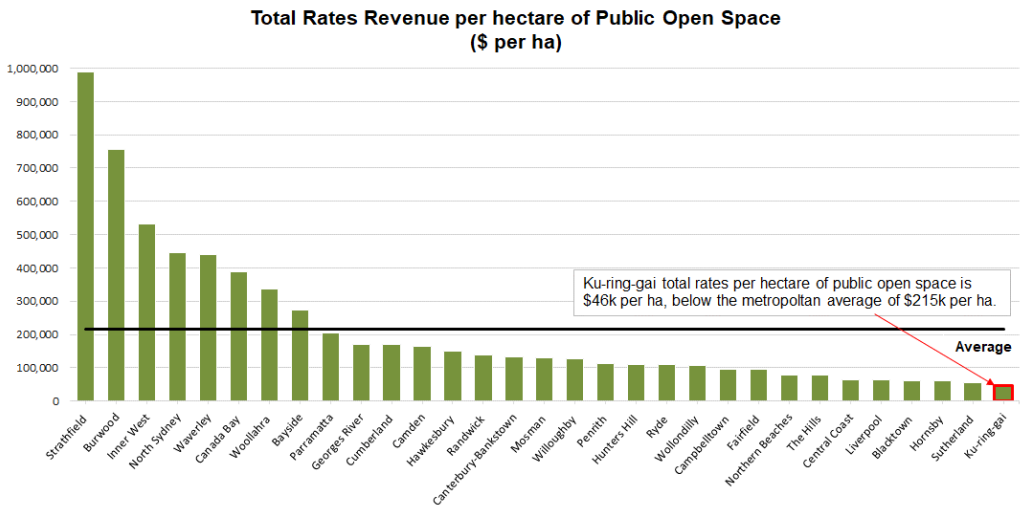
Figure 2: Amount of rates revenue per kilometre of road compared to other Sydney councils

Comparatively low available rates funding per hectare of open space

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

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

Di



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

Figure 3 – Amount of rates revenue available for each hectare of public open space compared to other Sydney councils

Financial Sustainability Review

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

The review examined the following questions:

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

The review found that, Council had:

- Operating expenditure per capita which was below the average amount for major metropolitan councils.
- A relatively efficient staffing structure, with each staff member servicing more residents than any other major metropolitan councils
- An infrastructure backlog which was higher than comparable metropolitan councils

- When coupled with lower operating expense per resident and lower increases in operating expenditure of the past 5 years, it suggests Council has been on an improvement path and further opportunities for improvement may be limited.

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

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

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

Infrastructure assets

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

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

Stormwater drainage condition review

Ku-ring-gai Council is responsible for around 12,000 stormwater drainage pipes which are predominantly located under road reserves and run to a length of nearly 300km. Council is also responsible for around 12,100 drainage pits, headwalls or other inlet structures, and a range of open drainage channels. In 2023/24, the gross replacement cost (GRC) of stormwater assets was $512 million.

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

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

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

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

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

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

Buildings condition review

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

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

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

These buildings typically require works to address:

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

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

Funding gap for asset maintenance

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

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

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

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

Table 2 – Gap between required and actual maintenance since 2021/22

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

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

Rising infrastructure backlog

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

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

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

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

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

Community research

In 2024, Council commissioned independent research on the community perception of its services and facilities. This research involved interviews with 501 randomly selected Ku-ring-gai residents, with the results from these interviews weighted so that they reflected the adult age and sex characteristics of the Ku-ring-gai population[7].

As part of this research, Council asked respondents whether they would be willing to pay higher rates to support improvements in a range of areas.

Table 3 shows the areas which had the highest levels of support in response to this question.

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

Table 3 – Percentage of residents who are at least somewhat supportive of a rate rise to support improvements in certain asset areas

[7] See Community feedback report Ku-ring-gai

Challenges delivering new infrastructure to support growth and changing community needs

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

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

The second of the reforms, known as the Low and Mid-Rise reform, was exhibited in early 2024 and will progressively come into operation across 2025. This reform will see additional dual occupancy, terrace, townhouse and small apartment building development in other well-located areas across the LGA. The precise dwelling yield from this reform is not known at this stage.

To better meet the infrastructure needs of this increased population, Council will review its local infrastructure contributions plan, which outlines how Council requires the development industry to contribute to the cost of delivering infrastructure that supports new development. By undertaking this review, Council will seek to ensure that the plan is aligned with the infrastructure needs of new residents in the precincts.

However, in doing this Council will be limited by the NSW Government's development contribution framework.

Firstly, Council can generally only levy contributions for the infrastructure needs of the new residents, as distinct to the needs of existing residents. This means some new infrastructure will need to be funded by both development contributions and other revenue sources, such as rates.

Secondly, outside of town centres, Council's contribution rate per new dwelling is limited to $20,000. This cap was first issued in a Ministerial Direction in 2009, and the maximum figure has not been inflated at any time over the last fifteen years. Land acquisition and construction costs have increased significantly since this time. This situation places greater pressure on Council's other revenue sources to fund infrastructure for these new residents.

Thirdly, Council, in reviewing its contributions plan, will be limited as to the types of infrastructure it can levy for if it wants to maintain comparable to current contributions rates. For instance, Council will only be able to levy for the land for community facilities, but not the construction of these facilities, which will need to be funded through other means.

Furthermore, while Council will gain additional rate revenue from new dwellings, it will also face additional costs servicing the needs of residents in these dwellings. This revenue will also tend to exacerbate the LGA-specific rating structure disadvantages explored earlier in this chapter.

Council has factored additional rate revenue from dwelling growth into its scenario planning and determined that under a 'business as usual' scenario (known as a Base Case), Council will run operating deficits and have difficulty adequately managing local infrastructure, even with this additional revenue.

Given the above, it is imperative that Council considers alternative financial scenarios to manage the infrastructure for not only existing community members, but also future members.

Scenario planning

The LTFP is a model to consider scenarios for the funding of operating and capital expenditure.

Detailed forecasts of all sources of operating revenue and expenditure are utilised to derive the maximum surplus available to apply to Council's rolling program of capital investments in new or refurbished infrastructure.

Two ten-year financial scenarios have been prepared, to apply for the years from (and including) 2025/26 to 2034/35. These scenarios are:

- **Base Case** (rate peg only)
- **Renew and Enhance Infrastructure** (which incorporates a rate increase of 30.4% (including a Special Rate Variation of 26% and rate peg of 4.4%) to apply in 2026/27, with rates to subsequently increase by the annual rates peg in future years. **This is Council's preferred scenario**)

These scenarios are explained in the following pages.

Council's decision to have a 30.4% rate increase as its preferred scenario followed extensive community feedback on four rate increase options from 21 July to 1 September 2025.

These options were a Base Case (rate peg only) known as the Deteriorating Infrastructure option, and three Special Rate Variation options, namely a 22% increase known as Renew Infrastructure, a 29% increase known as Renew and Enhance Infrastructure and a 33% increase known as Renew, Enhance and Expand Infrastructure. These options were outlined in the LTFP adopted by Council at its June 2025 meeting.

The Renew and Enhance Infrastructure scenario has been updated to incorporate the confirmed 2026/27 rate peg and is Council's preferred scenario as it:

- Will provide major infrastructure improvements, namely extensive renewal and upgrade work to existing stormwater and drainage, community building, recreational facility and footpath infrastructure, and build new footpaths and traffic and transport related infrastructure.
- Will provide a funding source for the St Ives Indoor Sports Centre construction loan.
- Received substantial support during the exhibition of four rate increase options between July-September 2025 (45% of representative survey respondents stated they were at least somewhat supportive of the Renew and Enhance Infrastructure scenario).
- Is in line with Council's 2024 Community Research Report, which found a majority of community members were at least somewhat supportive of paying higher rates to fund improvements in parks and sportsgrounds, roads, footpaths, stormwater drainage, public toilets, swimming pools and community buildings.
- Will address infrastructure areas which the 2024 Community Research Report found had high levels of community importance but lower levels of satisfaction, namely the condition of footpaths and traffic management.
- Is in line with a capacity to pay analysis and will only be implemented alongside careful consideration of hardship applications, in line with Council's relevant hardship policy.
- Represents best balance between good infrastructure outcomes, community feedback and community capacity to pay.

The Delivery Program and Operational Plan meanwhile, have also been prepared in accordance with the Renew and Enhance Infrastructure scenario from 2026/27 .

Revenue and expenditure assumptions applicable to all scenarios

The scenarios are based on a range of revenue and expenditure assumptions, as outlined below. A full list of these assumptions is available at **Appendix A**.

In addition, the Sensitivity Analysis available later in this document tests different outcomes from changes to some key assumptions listed below.

Revenue assumptions

Rates revenue peg

Council will increase rates revenue by 6.1% in 2025/26, in line with the rate peg applied by the NSW Independent Pricing and Regulatory Tribunal (IPART). Council's rate peg for 2026/27 has been confirmed as 4.4%.

From 2027/28 onwards, Council is assuming the IPART will grant a rate peg of 3%, plus a 0.3% population growth component based on historical growth forecasts.

Council has also incorporated, into its scenarios, assumptions that NSW Government-initiated housing reforms will generate additional rate revenue from an increase in dwellings, above historical growth forecasts. Across the life of the LTFP, Council is forecasting an average annual growth in rates revenue of 3.2% due to this situation. This revenue will be needed for meeting the service needs of new residents and for building future infrastructure.

Fees and charges

Council derives approximately 13% from user charges.

The 2025/26 Fees & Charges have been reviewed to ensure closer alignment with increases in costs. This resulted in an average increase of 3.9% for a variety of non-statutory fees as reflected in the fees & charges schedule (2025/26). Fees and charges are expected to increase in line with projected CPI for future years; an average of 2.5% per year in 2026/27 and 2027/28 then 2.4% per year is forecast over the remaining forecast period.

Charges for domestic waste have been increased by 7% in 2025/26 to reflect increased domestic waste management contractor costs. From 2026/27 the charges for domestic waste are assumed to increase by 2.5%

Investment revenue

Investment revenue has been estimated based on current cash levels and future expected earnings of the Bank Bill Swap Rate (BBSW) + 1.1% over the 10-year period.

The forecast annual interest rate is 4.7% in 2025/26, gradually decreasing to an average 3.7% for the remaining years to 2034/35.

Grants for recurrent and capital purposes

Grants are forecast to increase by 2.9% in 2025/26 followed by 2.5% in 2026/27 to 2027/28 and 2.4% for the remaining years in line with the CPI.

Operating grants and contributions are expected to remain static across the next decade.

Council's main form of grant assistance is the Australian Government's Financial Assistance Grant (FAG), which is distributed to councils via State Governments. FAGs consist of two components both of which are

distributed to councils: a general-purpose component and a local road component. Council is projecting a FAG grant of $4.7 million in 2025/26.

Capital grants and contributions are volatile over the forecast period as they can relate to specific one-off major projects.

Asset sales

The LTFP assumes asset sales of $1.2 million from 2025/26 to 2034/35. These asset sales will be used to help fund works identified in the Ku-ring-gai Contributions Plan 2010.

Some of the works in the Plan, however, will also cater for the existing population and therefore require both general Council funding (known as a co-contribution) as well as funding from development contributions. Asset sales will contribute towards this general Council funding.

Expenditure assumptions

Employee costs

Labour costs are projected to increase by 3.8% for each year during the life of the LTFP.

These cost projections are based on:

- The 3% increase outlined in the Local Government Award in 2025/26, and then projecting the same increase for the remaining years of the LTFP.
- An assumption worker's compensation insurance costs will also increase by 3% per annum
- In addition, 0.8% is allowed for performance incentive payments, linked to Council's performance management system, for each year of the LTFP.

The labour costs also include an increase in compulsory superannuation rates by 0.5% to 12%, which will apply from 2025/26.

Operational and capital materials and contracts

Expenditure in this area is estimated to increase by 2.9% in 2025/26, followed by 2.5% in 2026/27 and 2027/28 and 2.4% for remaining years which is in line with CPI forecasts.

Borrowing costs

Borrowing costs have been estimated based on 95 basis points over 90-day BBSW (Bank Bill Swap Rate) per annum, rising to a maximum rate of 4.5%. The average annual interest rate is 3.8% for the ten years to 2034/35.

Depreciation expense

Depreciation is the gradual allocation of the cost of using an asset over its useful life. It reflects the consumption of the asset's service potential in providing services to the community each year. Depreciation forecasts relate to existing assets and to new and upgraded assets.

It is forecast that Council's depreciation expense will increase by an average of 3.7% each year because of new depreciation associated with Council's large capital works program and the large increase in gross replacement cost of existing assets that is recognised each time a revaluation is undertaken. Funding depreciation in future will remain a challenge for Council as the asset portfolio continues to increase.

Other expenses

Other expenses increase by an average of 2.4% per year from 2025/26 and include items like statutory levies, donations, sponsorships and other sundry expenditure.

Both revenue and expenditure

Consumer Price Index (inflation)

A Consumer Price Index (CPI) of 2.9% for 2025/26, followed by 2.5% for 2026/27 and 2027/28 and 2.4% increase in CPI for all remaining years, has been built into the LTFP for a range of revenue and expenditure measures in line with the Access Economics forecast.

Major projects referenced in scenario planning

Four major projects have been referenced in scenario planning. These are listed below. Other major projects being delivered during the LTFP are listed further in this report.

St Ives Indoor Sports Centre

In 2021, the Department of Education completed a two court, indoor basketball facility in the grounds of the St Ives High School. In 2022, Council gained development approval for a second stage of this facility, which joins and extends with the first stage and will have an additional two indoor basketball courts, associated ancillary rooms, café, and car parking.

The school will have use of all four courts during school hours and the community will have use of all four courts after school hours. Construction works are underway, with an anticipated opening in early 2026.

The project's revised budget is $31.2 million, of which $13.5 million is being funded by a loan which is now in place. Recent LTFPs, and this LTFP, refer to the need for a SRV from 2026/27 to fund repayments related to this loan, of around $1.7 million a year. A partial subsidy was secured through the Low-Cost Loan Initiative (LCLI) managed by the Department of Planning, Housing and Infrastructure (DPHI). The total subsidy over the life of the loan secured by Council is $1.2 million.

While the NSW Government will retain ownership of the underlying land, and therefore principal asset management, Council will have a 50-year licence to use the facility.

Costs and income will be shared between Council and NSW Government based on proportionate access to the facility, in accordance with the deed and licence. There will be user charges to use the facility, including for residents. These charges have not been determined at this time,

Major Town Centre Projects

Council is planning for major town centre projects (also known as the hub projects) over the next ten years and beyond in Lindfield, Turramurra and Gordon that will provide civic improvements and community facilities. These projects will proceed under all scenarios.

The Long-Term Financial Plan (LTFP) assumes that the capital and operating costs of these projects will be funded through a combination of development contributions, land contributions from the site, and additional rate revenue generated from new dwellings. The future direction of these projects will depend on the impact of housing reforms and zoning provisions, as their viability may rely on factors such as allowable building heights and density.

Cultural and Environmental Education Centre, St Ives Showground

The primary function of the Cultural and Environmental Education Centre (CEEC) project at St Ives Showground will be the delivery of environmental education, aimed at facilitating increased environmental

awareness in the community and influencing positive behavioural change for the benefit of the environment. This project will proceed under all scenarios.

The CEEC project is partially funded from development contributions and the existing environmental levy as part of Council's rates, with future operational costs funded from general fund.

Cash Reserves

Council has a number of cash reserves which are held for the following reasons:

- Legal constraint (externally restricted) - e.g. Section 7.11 and Section 7.12 Development Contributions, Domestic Waste Reserve
- To manage cash flow for abnormal items and thus reduce impact on service delivery.
- Specific revenue - e.g. contribution to works, unexpended grants.

External reserves can only be used for the purpose for which funds were collected. Internal projects reserves are used solely to provide for future expenditure on assets renewal and other capital projects.

Cash reserves are carefully managed to achieve optimum investment income and to be available when needed for unplanned expenditure. Internal cash reserves are kept at a sustainable level for all future years of the LTFP.

Base Case (rate peg)

Explanation

This scenario is based on Council's current level of service as per the 2025/26 budget expanded over ten years and adjusted for various price forecast indexes. Rates revenue will increase in line with the NSW Government rate peg only.

Under this scenario, Council will deliver a series of underlying operating deficits from 2026/27 onwards. This situation primarily flows from cost increases in asset maintenance, depreciation, labour and material and contracts, outweighing increases in Council's revenue sources.

These ongoing deficits will mean Council will not be able to invest additional funds into asset maintenance and renewal, leading to, a significant increase in Council's infrastructure backlog and a continued under-spending on maintenance.

As a result, Council will be unable to maintain and renew existing infrastructure to meet community needs or key statutory benchmark expectations. This will lead to a noticeable decline in the quality and adequacy of Council existing infrastructure, including additional infrastructure service failures.

Council will, however, maintain adequate liquidity levels to meet its debts and liabilities as they fall due, while also ensuring the capacity to discharge its current debt and fund several major one-off asset upgrades.

The financial tables applicable to this scenario are available at **Appendix B**.

Financial and infrastructure outcomes

Operating results

Under the Base Case scenario, Council is projected to achieve a modest operating surplus of $114,000 in 2025/26, excluding grants and contributions for capital purposes. However, from 2025/26 onward, Council is expected to experience annual operating deficits (excluding capital grants) averaging $1.591 million for the term of the LTFP.

It is also a consequence of Council's operating budget bearing the burden of an annual $1.7 million loan repayment for the St Ives Indoor Sports Centre, in the absence of a Special Rate Variation (as was intended) to fund this cost.

A significant outcome of this situation is that Council will have no ability to invest surpluses into reserves, which could be allocated to fund renewal and upgrade of existing infrastructure and new infrastructure.

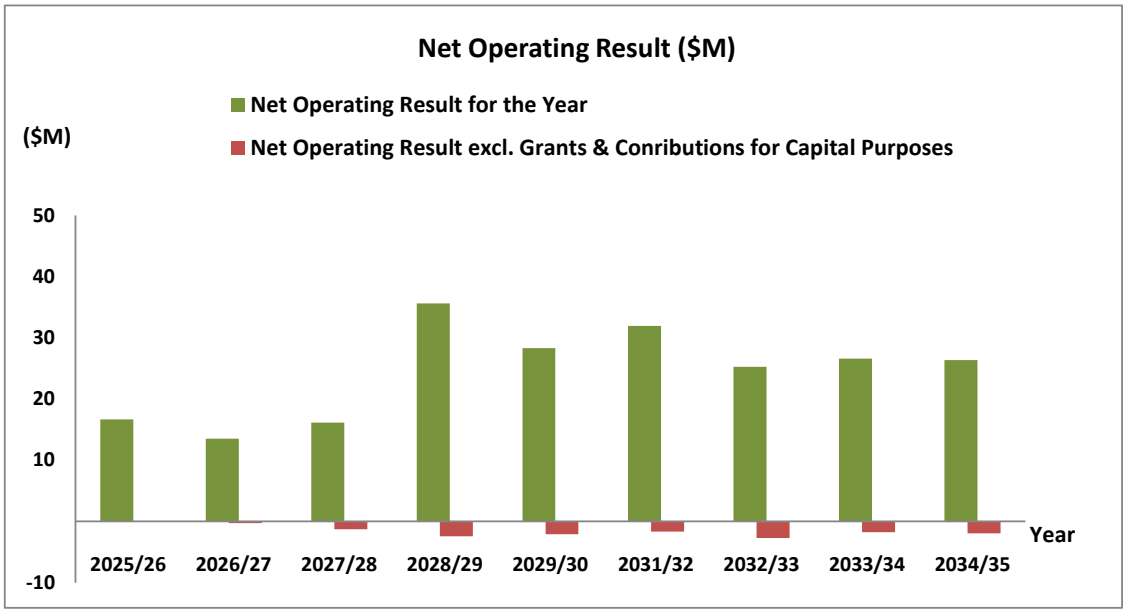


Figure 4 – Operating Result outcomes under Base Case scenario

Performance measures

Under the Base Case scenario, Council will fail to meet a range of performance measures, which is in a sign that Council will not be delivering a level of financial sustainability to support associated good service level and infrastructure outcomes.

In particular Council's:

- Operating Performance Ratio, which measures the ability to contain costs within allocated revenue, will fall short of the benchmark (0%) and deteriorate by an average of 1% per year from 2026/27, as operating deficits are projected in future years. This indicates an ongoing challenge in balancing revenue and expenses, which could impact Council's ability to fund some services, asset maintenance and other projects.
- Building and Infrastructure Asset Renewal Ratio, which measures the rate of asset renewal against depreciation, will decline from 109.8% in 2025/26 to 63.4% in 2034/35. With the benchmark set at 100%, this sharp decrease suggests that Council will struggle to maintain asset renewal at the pace required, leading to significant deterioration key assets and facilities.
- Infrastructure Backlog Ratio (CTS), which measures the cost to bring assets to a satisfactory condition against the net carrying amount of these assets, will increase from 8.6% in 2025/26 to 14.8% in 2034/35. The benchmark of less than 2% indicates that Council will continue to face a growing infrastructure backlog in future years. The Infrastructure Backlog Ratio to bring assets to a new condition, will slightly increase from 10.6% in 2025/26 to 10.9% in 2034/35.

While Council's Asset Maintenance Ratio (which measures actual versus required maintenance) will remain stable, it will still be below the benchmark of 100% in all years of the LTFP. In other words, Council will continue to spend less than is required on asset maintenance, leading to a greater unwanted deterioration of those assets.

Council's Unrestricted Current Ratio, which is a measure of liquidity, will remain above the financial measure of 1.5:1 by averaging 2.1:1 during the life of the LTFP. This is an indication that Council will be

able to maintain adequate cash levels to meet current liabilities, but not to undertake significant investments needed to maintain and renew infrastructure.

Financial Stability Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Operating Performance Ratio	0.1%	-0.2%	-0.9%	-1.3%	-1.1%	-1.1%	-1.0%	-1.3%	-0.9%	-0.9%	>= break-even	Benchmark not met
Own Source Revenue	85.8%	87.3%	85.8%	78.1%	81.4%	79.8%	81.0%	83.5%	83.6%	84.1%	>60%	Meets benchmark
Unrestricted Current Ratio	2.56	2.39	1.97	1.88	1.88	1.89	1.99	2.17	2.19	2.24	>1.5	Meets benchmark

Asset Management Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Building & Infrastructure Asset Renewal Ratio	109.8%	77.8%	69.7%	67.4%	60.4%	63.0%	59.9%	89.9%	92.5%	63.4%	>100%	Benchmark not met
Infrastructure Backlog Ratio (CTS)	8.6%	9.0%	9.6%	10.3%	11.2%	12.1%	13.2%	13.3%	13.9%	14.8%	<2%	Benchmark not met
Asset Maintenance Ratio	93.8%	92.5%	91.4%	90.8%	90.8%	90.7%	90.3%	89.8%	89.1%	87.5%	>100%	Benchmark not met

Table 4 – Base Case performance against performance measures

Impact on infrastructure assets

Council is already facing a large infrastructure backlog. Under the Base Case scenario, this backlog is projected to increase significantly, further exacerbating the challenge of addressing critical infrastructure renewals.

The cost to bring poor and very poor infrastructure assets to a satisfactory condition will increase from $93.6 million in 2025/26 to $180.1 million in 2034/35. Meanwhile the cost to bring these same assets to a new condition would increase from $194 million in 2025/26 to $274.2 million in 2034/35.

The impact of this situation would include:

- A further deterioration in Council's buildings, and the ongoing inability of many of these buildings to respond to community expectations, particularly in the areas of accessibility and adequate facilities for female athletes and users.
- Service failures in Council's stormwater system, including:
    - Increased flooding, causing road detours and also impacts on homes and businesses.
    - The more frequent forming of potholes and sinkholes and road subsidence requiring costly repairs.
    - Pollution and contamination through unwanted sediment and large debris backlogs entering local waterways.
- More footpaths which present as trip hazards
- Less funds being available to upgrade recreational facilities.

Projected income

Council's revenue would increase from $182 million in 2025/26 to $245 million over the ten years, which (after excluding the impact of capital grants and contributions) increases by an average of 3.4% per year.

Council rate revenue would rise in line with the IPART rate peg and no additional SRV is forecasted. This will lead to an average residential rate increase of $76, and average business rate increase of $254, in 2026/27 in line with rate peg only.

Council has projected that recent housing reforms will lead to additional rate revenue through an increase in the number of dwellings, estimated at an average annual growth of 3.2% from 2026/27. However, the uptake of further development remains uncertain, making accurate forecasting challenging. The additional revenue will be allocated to cover the increased expenditure associated with the population growth from these developments. These forecasts will require close monitoring and adjustments as more accurate data becomes available.

Projected operational expenditure

Operating expenditure is forecast to increase from $165 million in 2025/26 to $218 million over the 10-year period, an average increase annual increase of 3%. No additional funding will be allocated to asset maintenance or to address the increased costs of depreciation.

Materials and contracts represent Council's largest expense, an average of 41% over the forecast period, followed by employee costs at 34% and depreciation at 18%.

The following additional operating expenditures, beyond the assumed increases, are included in the projections for the years following 2025/26:

- Borrowing costs for St Ives Indoor Sports Centre with annual repayment of $1.7 million funded from general revenue and a part subsidy secured through the Low-Cost Loan Initiative (LCLI) managed by the Department of Planning, Housing and Infrastructure (DPHI). The total subsidy over the life of the loan secured by Council is $1.2 million.
- Operating costs for Lindfield Major Town Centre project (also known as the Lindfield Village Hub). These costs will average $2 million per annum from 2029/30, funded from general revenue. Additional rates revenue is assumed to be received from supplementary rating, ie dwelling growth to partly cover this cost.

Projected capital expenditure

Council projects a total capital expenditure of $667.7 million over the life of the LTFP. The largest category, 33% is allocated to Streetscape & Public Domain, followed by 31% for Roads & Transport and 19% for Parks & Recreation which includes land acquisitions funded by development contributions.

Assumptions around capital expenditure, asset valuations and asset management are covered in the Asset Management Strategy and have been incorporated into the LTFP.

A summary and breakdown of future capital expenditure by asset category for the next 10 years is provided in Table 5.

$ '000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Planning, Community & Other	2,666	6,496	2,447	3,613	3,699	3,788	4,441	5,782	6,129	7,511	46,572
Roads & Transport	15,109	17,231	20,178	19,955	16,934	26,066	25,739	24,299	26,853	16,679	209,043
Streetscape & Public Domain	11,903	7,706	26,163	39,722	33,745	25,221	19,496	15,710	25,380	17,980	223,026
Parks & Recreation	30,878	13,127	9,946	11,503	7,052	8,603	8,591	10,403	11,295	18,414	129,944
Stormwater Drainage	2,600	1,764	1,808	1,851	1,896	1,941	1,988	2,035	2,084	2,134	20,101
Council Buildings	6,636	3,015	7,956	1,504	1,541	1,578	1,615	1,654	1,694	1,735	28,928
Trees & Natural Environment	2,026	4,428	808	771	314	322	330	338	346	354	10,037
Total Projects	**71,818**	**53,767**	**69,306**	**78,919**	**65,181**	**67,519**	**62,200**	**60,221**	**73,781**	**64,807**	**667,651**

Table 5- Projected capital expenditure under Base Case scenario

Liquidity measures

Working capital is a measure of Council's liquidity and ability to meet its obligations as they fall due. It is one of the primary measures of the overall financial position, which allows for unforeseen expenditure, reductions in revenue or other unplanned events.

The working capital is projected at $9.3 million for 2025/26 and increases by an average 1% p.a. during the forecast years to allow for increases in expenditure in future years. This level of working capital highlights an adequate liquidity position with Council being able to meet its short-term liabilities when they fall due.

Cash reserves are projected to remain at sustainable levels initially; however, ongoing operating deficits and continued investment in infrastructure are expected to reduce these reserves over time.

Debt management

In this scenario, Council's outstanding debt is projected to reduce to $21 million by the end of 2025/26 and will be fully discharged by the end of 2031/32. This includes the repayment of the following loan balances:

- $11.3 million for the acquisition of Council's investment property at 828 Pacific Highway, Gordon. The building is leased and is expected to generate sufficient revenue over the life of the Plan to fully repay the outstanding debt.
- $8.8 million loan to fund Council's contribution to the new St Ives Indoor Sports Centre. Under the Base Case scenario this loan will be repaid over 10 years using general funds offset by the LCLI subsidy.

The LTFP includes provisions for debt repayments to be made according to the repayment schedules outlined in the terms of each individual loan.

The following chart show Council's projected outstanding debt and the net debt service cost for the next 10 years. Total debt service cost includes total interest plus principal repayments. Current loans will be repaid by the end of 2031/32.

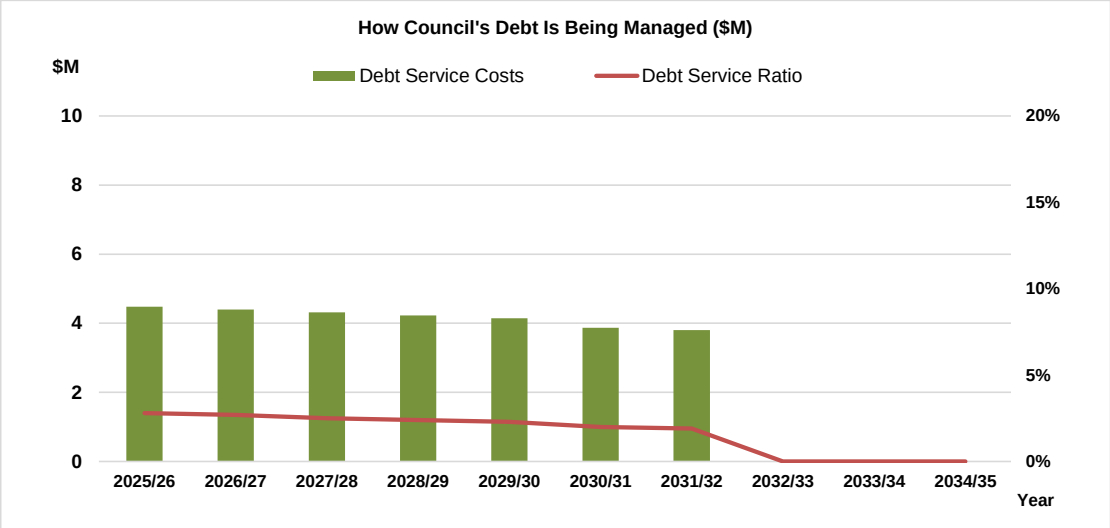


Figure 5 - Council's debt service costs and ratio under Base Case

Renew and Enhance Infrastructure (Special Rate Variation) – preferred scenario

Explanation

Under this scenario, Council would in 2026/27 increase rates by 30.4%, including a 26% Special Rate Variation and 4.4% rate peg in 2026/27. The Special Rate Variation would stay in Council's rate base on a permanent basis with rate revenue increasing from 2027/28 onwards in line with the rate peg announced by IPART.

The SRV would have the effect of providing an additional and ongoing $22.6 million per annum (before indexation for rate pegging).

Compared to the Base Case, this scenario will deliver the following additional funding on an annual basis:

- $5.9 million for stormwater and drainage, including improvements to kerb inlets, pipes and drains to reduce flooding risk and improve stormwater management. Council would seek to reline, rather than replace, pipes to save costs.
- $6.7 million for community buildings, including the renewal and upgrade of buildings such as halls, public toilets and pavilions, Improvements would focus on improved safety, lighting, accessibility and women's facilities
- $2.1 million for recreational facilities, including improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open space, and swimming pool infrastructure upgrades to the Ku-ring-gai Fitness and Aquatic Centre
- $0.94 million for existing footpaths, including removing trip hazards and improving surfaces.
- $3.8 million for new footpaths, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.
- $1.7 million for traffic and transport facilities, including funding for traffic facility, pedestrian safety and bus stop improvements.

It will also generate $1.46 million to fund loan repayments for the construction of the St Ives Indoor Sports Centre.

After this loan is paid off by 2031/32, the funding previously allocated to loan repayment will be invested into renewal of recreational facilities (for example sports fields, parks and open space facilities).

The financial tables which are applicable to this scenario are available at **Appendix C**.

Financial and infrastructure outcomes

Operating result

It is assumed in the LTFP that additional rates, if approved, will commence from 2026/27 resulting in average surpluses of $19.5 million from 2025/26 to 2034/35 which will fund infrastructure renewal works.

The chart below shows the forecast operating result before and after capital grants and contribution items.

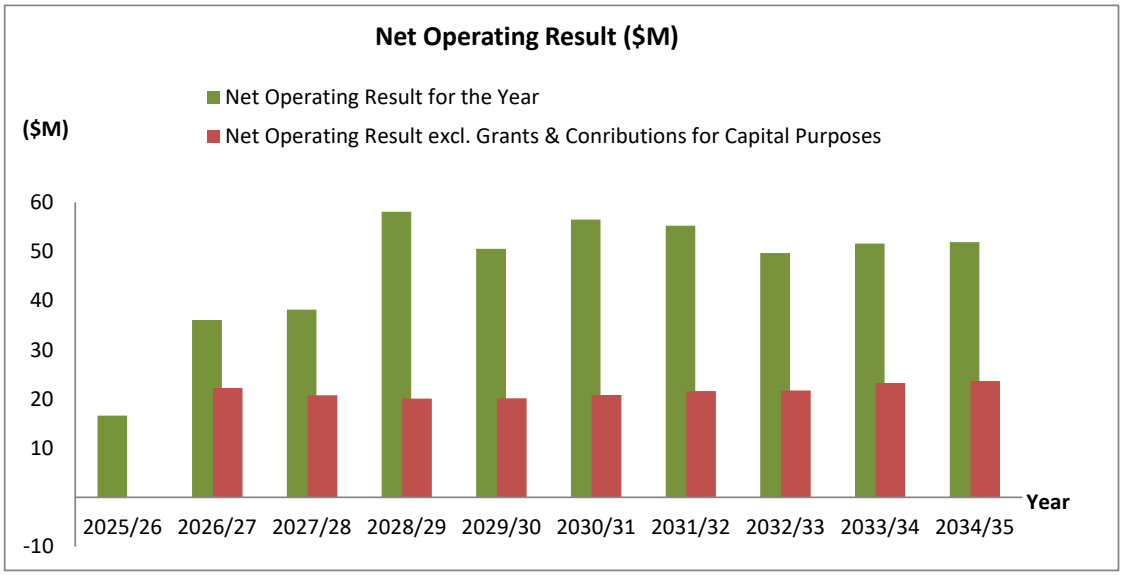


Figure 6 – Operating results under Renew and Enhance infrastructure scenario

Performance measures

This scenario delivers a response to performance measures, which is a significant improvement to the Base Case performance measures.

Financial Stability Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Operating Performance Ratio	0.1%	11.6%	10.4%	9.9%	9.6%	9.5%	9.5%	9.4%	9.7%	9.6%	>= break-even	Meets benchmark
Own Source Revenue	85.8%	88.7%	87.4%	80.3%	83.3%	81.9%	82.9%	85.2%	85.4%	85.8%	>60%	Meets benchmark
Unrestricted Current Ratio	2.56	2.42	1.98	1.88	1.87	1.86	1.94	2.10	2.12	2.19	>1.5	Meets benchmark

Asset Management Ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Benchmark	Status
Building & Infrastructure Asset Renewal Ratio	109.8%	135.2%	129.5%	126.1%	118.2%	119.7%	115.7%	144.1%	142.1%	112.6%	>100%	Meets benchmark
Infrastructure Backlog Ratio (CTS)	8.6%	7.6%	6.6%	5.7%	5.0%	4.4%	3.8%	2.6%	2.0%	1.7%	<2%	Benchmark not met
Asset Maintenance Ratio	93.8%	92.3%	90.8%	90.0%	89.7%	89.2%	88.7%	87.9%	87.0%	85.2%	>100%	Benchmark not met

Table 6 – Renew and Enhance Infrastructure scenario performance against performance measures

Infrastructure backlog and impacts

Under this scenario, the cost to bring poor and very poor infrastructure assets to a satisfactory condition will reduce from $93.6 million in 2025/26 to $23.8 million in 2034/35, a decrease of 74%. Meanwhile the cost to bring these same assets to a new condition would reduce from $194 million in 2025/26 to $116.5 million in 2034/35, a decrease of 40%.

Council will be able to maintain a Building and Infrastructure Asset Renewal Ratio of greater than 100% (in other words over the benchmark).

Projected income

Council's revenue has been forecast to increase from $182 million in 2025/26 to $274 million over the ten years, which (after excluding the impact of capital grants and contributions) increases by an average of 4.6% per year.

Increases in revenue are due to rates and annual charges (including a SRV from 2026/27), user fees and charges and other revenue including rent income from Council's investment property.

In 2026/27, including rate peg, the average residential rate is projected to increase by $523 and the average business rate by $1,757. Information on projected average rate increases, from 2026/27 to 2029/30, under this scenario are available in Appendix D.

A SRV will generate additional $22.6 million rates income (above the rate peg) per year from 2026/27, of which 94% will be allocated to infrastructure renewal works and new footpaths. The remaining 6% of the special rate variation will fund repayment of loan for St Ives Indoor Sports Centre until 2031/32, after which this funding will be allocated to recreational facilities.

Projected operational expenditure

Compared to the Base Case scenario, operational asset maintenance costs will increase by $1.16 million per annum from 2027/28, due to the annual increase of $6.1m in new and upgraded assets delivered under the Renew and Infrastructure scenario. Some funding from additional rates may need to be diverted from asset renewal to asset maintenance to cover the increase.

Projected capital expenditure

Under this scenario, Council would be able to set aside $884 million for capital expenditure during the life of the LTFP, which represents an increase of $217 million compared to the Base Case.

Under this scenario, compared to the Base Case, spending would significantly increase in Roads & Transport (up by 31% to $273 million due to existing and new footpath works), Parks and Recreation (up by 16% to $151), Stormwater Drainage (up by 326% to $86 million) and Council Buildings (up by 230% to $95 million).

Over the 10-year period, this scenario allocates capital expenditure as follows: Streetscape & Public Domain 25%, Roads & Transport 31%, 17% to Parks & Recreation, 11% to Council Buildings and 16% to other asset categories.

Assumptions around capital expenditure, asset valuations and asset management are covered in the Asset Management Strategy and have been incorporated into the LTFP.

$ '000	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Planning, Community & Other	2,666	6,496	2,447	3,613	3,699	3,788	4,441	5,782	6,129	7,511	46,572
Roads & Transport	15,109	23,671	26,779	26,715	23,856	33,154	32,997	31,731	34,463	24,473	272,948
Streetscape & Public Domain	11,903	7,706	26,163	39,722	33,745	25,221	19,496	15,710	25,380	17,980	223,026
Parks & Recreation	30,878	15.292	12,166	13,707	9,309	10,914	10,958	12,827	13,777	20,955	150,783
Stormwater Drainage	2,600	7,664	8,936	9,151	9,370	9,595	9,826	10,061	9,056	9,274	85,533
Council Buildings	6,636	9,715	14,823	8,537	8,742	8,951	9,166	9,386	9,612	9,842	95,410
Trees & Natural Environment	2,026	4,428	808	771	314	322	330	338	346	354	10,037
Total Projects	71,818	74,972	92,122	102,216	89,035	91,945	87,214	85,835	98,763	90,389	884,309

Table 7 - Projected capital expenditure under Renew and Enhance Infrastructure scenario (significant expenditure changes compared to the Base Case scenario highlighted in green)

Liquidity measures

Council's working capital result, under this scenario, is unchanged from the Base Case.

Borrowings

Borrowings between this scenario, and the Base Case scenario, are unchanged. Once the St Ives Indoor Sports Centre loan is discharged by the end of 2031/32, the funds will be reallocated to the recreational facilities category.

Current loans for Council's investment property at 828 Pacific Highway and the St Ives Indoor Sports Centre will be serviced.

The LTFP provides for repayments of debt to occur on either a schedule specified by the terms of individual loans or at a time where funds are available, and the overall cost of debt can be reduced by making opportunistic repayments.

The following chart show Council's projected outstanding debt and the Net Debt Service Cost for the next 10 years. Net Debt Service Cost includes total interest plus principal repayments.

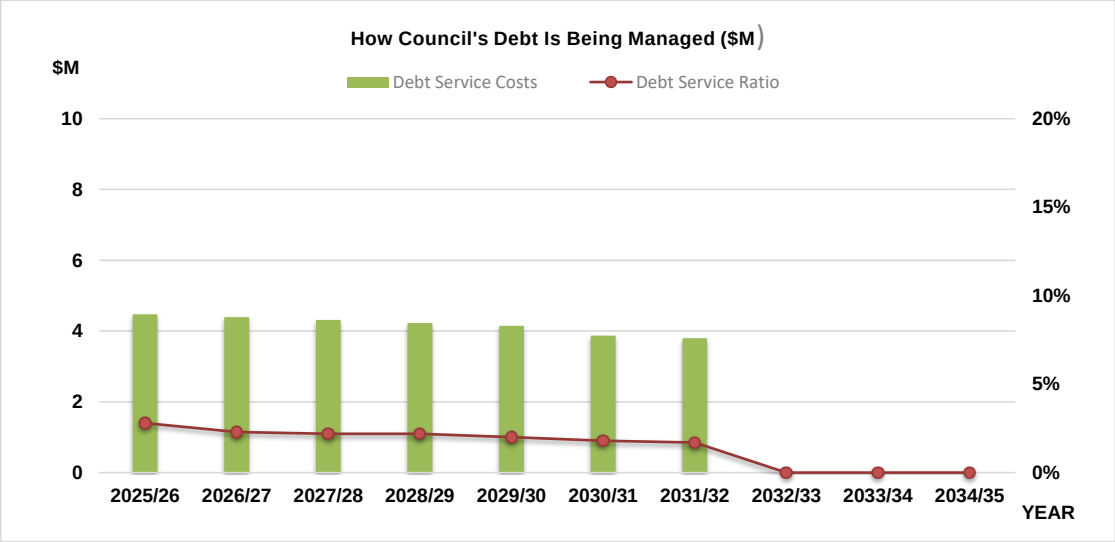


Figure 7 – Council's debt service costs and ratio under the Renew and Enhance Infrastructure scenario

Scenario comparison

The table below provides a comparison of the Base Case and Renew and Enhance Infrastructure scenarios.

Scenario	Base Case	Renew & Enhance Infrastructure
Rate peg (2026/27)	4.4%	4.4%
Special rate variation (2026/27)	0%	26%
Total rate increase (2026/27)	4.4%	30.4%
Average Operating Result [8] from 2025/26 to 2034/35	$1.59m (deficit)	$19.5m (surplus)
Infrastructure Backlog in 2025/26	$194	$194
Infrastructure Backlog in 2034/35 [9]	$274.2	$116.5
% change in Infrastructure Backlog from 2025/26 to 2034/35	41% increase	40% decrease
Focus areas for additional funding for renewal of existing infrastructure	None, no additional funding available	Buildings Footpaths Stormwater Recreational facilities
Funding for new infrastructure projects which are currently not funded	None, no additional funding available	St Ives Indoor Sports Centre Expansion of new footpath program Traffic and transport facilities
Ten-year capital expenditure program	$667.7m	$884.3m
Debt extinguished	2031/32	2031/32

Table 8 – Scenario comparison

[8] Excludes capital grants and contributions.
[9] This is the cost to bring Council's Very Poor and Poor Assets to an agreed level (CTA).

Capacity of ratepayers to afford a Special Rate Variation (SRV)

To progress a SRV application, Council must illustrate that the impact on affected ratepayers is reasonable. This is known as a capacity to pay analysis.

Council has undertaken a preliminary analysis of the capacity of residential ratepayers to afford all the rate increase options exhibited from July-September 2025.

Indicators in favour of a capacity to pay include the fact the Ku-ring-gai LGA has:

- Among Australia's highest levels of advantage and lowest levels of disadvantage, when using the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA) score.
- A lower proportion of vulnerable households, pensioners and people requiring core assistance, compared to Greater Sydney
- A lower percentage of income spent on rates (according to 2021 Census income data) and a higher proportion of full home ownership, compared to Greater Sydney
- An improvement in household savings from 2018/19 to 2023/24, compared to a reduction in savings across Australia during the same period
- At the end of 2024/25, just three ratepayers subject to Council's hardship policy.

Indicators which show capacity to pay limitations include:

- A proportion of households paying mortgages, and overall levels of mortgage stress, which are higher than Greater Sydney
- A lower proportion of working age individuals compared to Sydney
- An average residential rate which, if a 30.4% rate increase is implemented in 2026/27, will move from the 8th highest among Sydney metropolitan and metropolitan fringe councils, to the 3rd highest.
- A percentage of outstanding rates which has increased in each year since 2020/21 and, in 2024/25, sits above the benchmark level of 5%

Overall, it is considered that the indicators in favour of a residential ratepayer capacity to pay outweigh the potential limitations.

In regard to business ratepayers, Ku-ring-gai has historically had average business rates well below the average of comparable councils. With a 30.4% rate increase, Ku-ring-gai will move only slightly above the overall average rate for all councils.

When reviewed in tandem with the low proportion of business ratepayers, positive industry indicators, as well as low levels of outstanding business rates, it is considered that there are good indicators of capacity to pay for business ratepayers.

Below are some of the key data sources in favour of a residential capacity to pay.

Socio-economic advantage

Australian Bureau of Statistics data shows that the population of the Ku-ring-gai local government area has the third highest level of socio-economic advantage among all Sydney, NSW and Australian local government areas.

Advantage ranking	Council	State
1	Woollahra	NSW
2	Mosman	NSW
3	Ku-ring-gai	NSW
4	Darwin Waterfront Precinct	Northern Territory
5	North Sydney	NSW
6	Waverley	NSW
7	Lane Cove	NSW
8	Peppermint Grove	Western Australia
9	Nedlands	Western Australia
10	Cottesloe	Western Australia

Table 9 – Ranking of most advantaged Australian councils under Australian Bureau of Statistics 2021 Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)

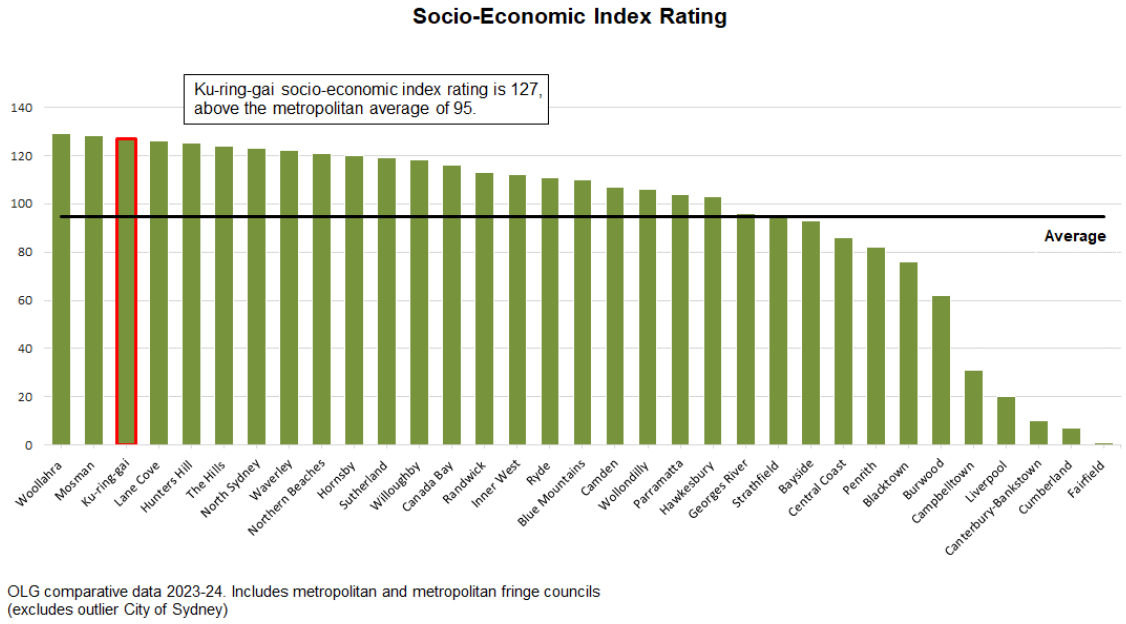
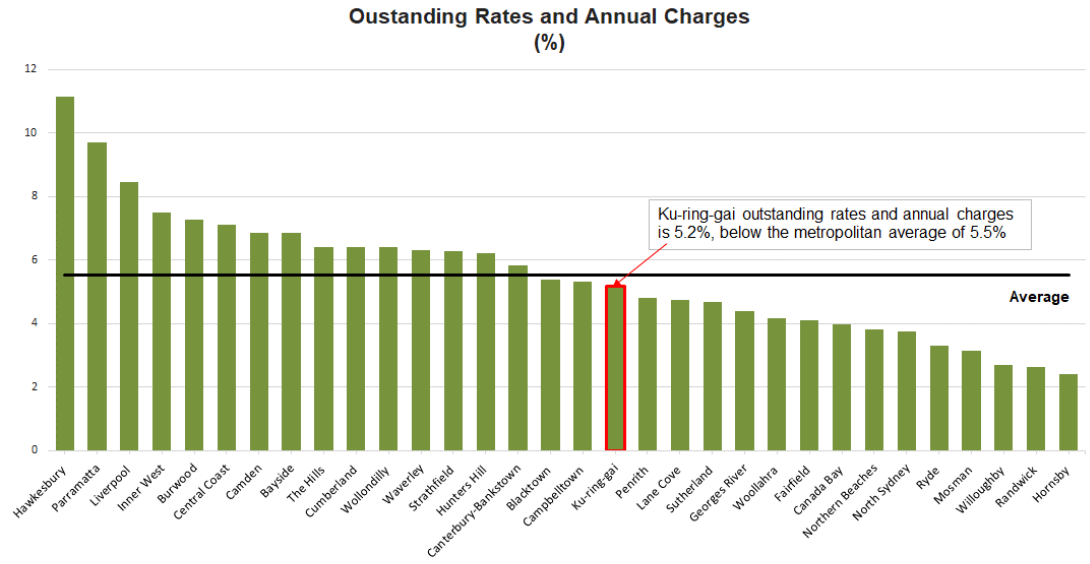


Figure 8 – Ku-ring-gai's socio-economic index rating compared to other Sydney councils 2023/24

Outstanding rates

Ku-ring-gai's percentage of outstanding rates and charges, in 2023/24, was 5.2%, which was slightly below the metropolitan and metropolitan fringe council average of 5.5% in 2023/24, according to Office of Local Government comparative data. Council regularly has below levels of average outstanding rates in NSW, an indication of both capacity and willingness to pay.

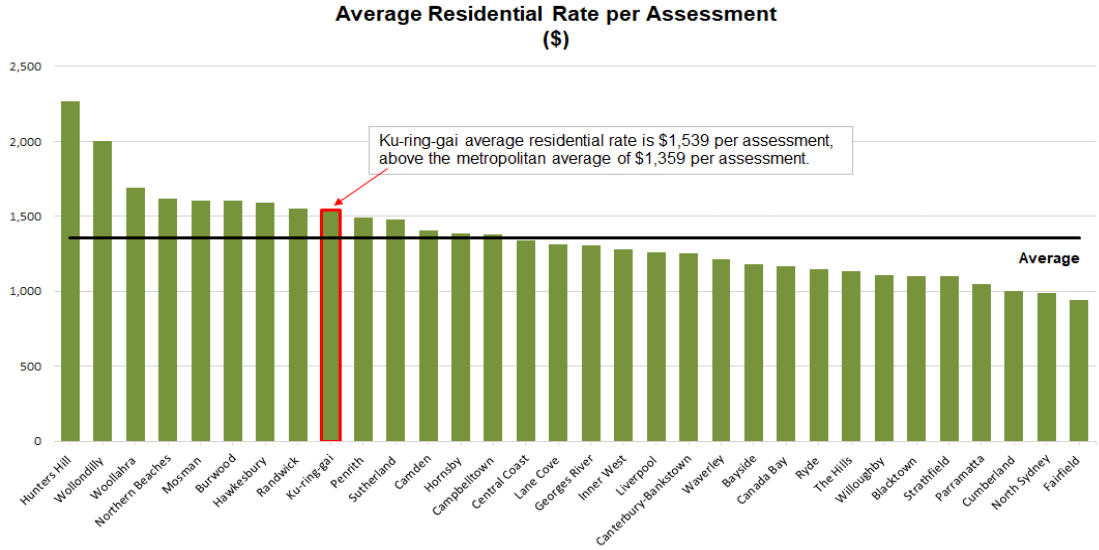


OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Figure 9 – Percentage of rates and charges outstanding among Sydney councils in 2023/24

Average residential rates

Council's average 2023/24 residential rate of $1,539, while above the Sydney council average of $1,359, falls beneath other high socio-economic areas such as Hunters Hill, Woollahra, Northern Beaches, Burwood, Randwick and Mosman. In addition, the table below does not take into account a confirmed SRV in Willoughby which commenced in 2024/25, nor a Special Rate Variation approved for Northern Beaches to commence in 2025/26.



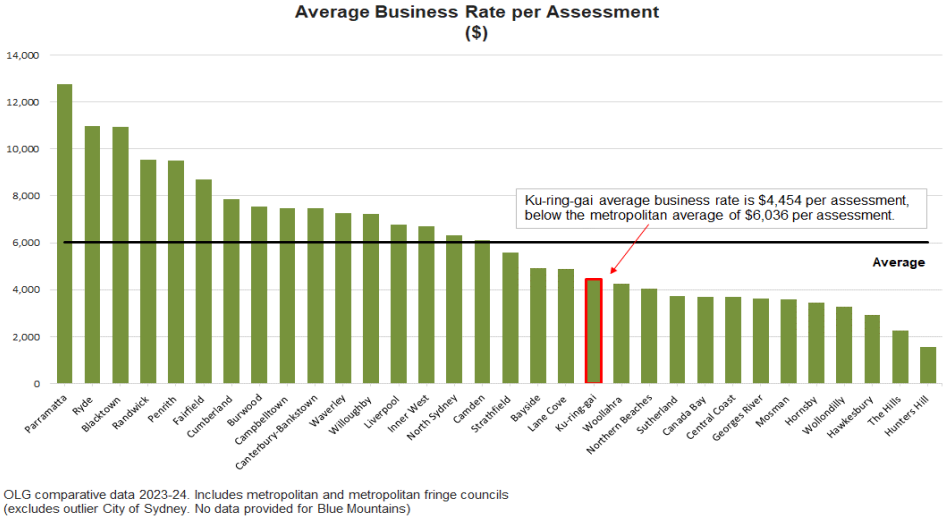
OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Figure 10 – Average residential rate - metropolitan and metropolitan fringe councils in 2023/24

If the preferred SRV option is implemented in 2026/27, this will increase the average residential rate, mainly due to large property land values in the LGA and a low proportion of business rates.

Average business rates

Council's average business rate of $4,454 in 2023/24, was well below the metropolitan average of $6,036**.**

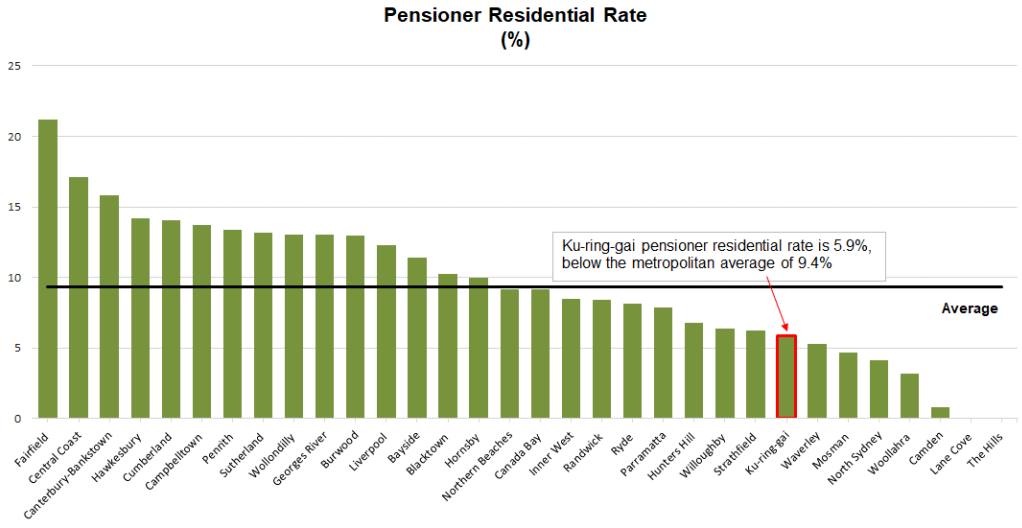


OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Figure 11 – Average business rate among metropolitan and metropolitan fringe councils in 2023/24

Relatively low rate of pensioners paying rates

In 2023/24, on average, some 9.4% of residential ratepayers across Sydney councils were claiming the pensioner rate. In Ku-ring-gai, the figure was 5.9%. Ku-ring-gai's low rate of pensioner ratepayers is therefore a potential indicator of capacity to pay.



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

Figure 12 – Percentage of residential ratepayers who were claiming the pensioner rebate in 2023/24

Residential rates to income ratio

When average weekly residential rates for 2023/24 are compared with the median weekly household income to create a residential rate to income ratio, Ku-ring-gai sits towards the lower end of all metropolitan and metropolitan fringe councils.

This indicates that on average Ku-ring-gai's residential rates are comparatively affordable for its community, with a lower ratio indicating increased affordability. The average across all comparison councils is 1.2%, with Ku-ring-gai sitting below this at 1.0%.

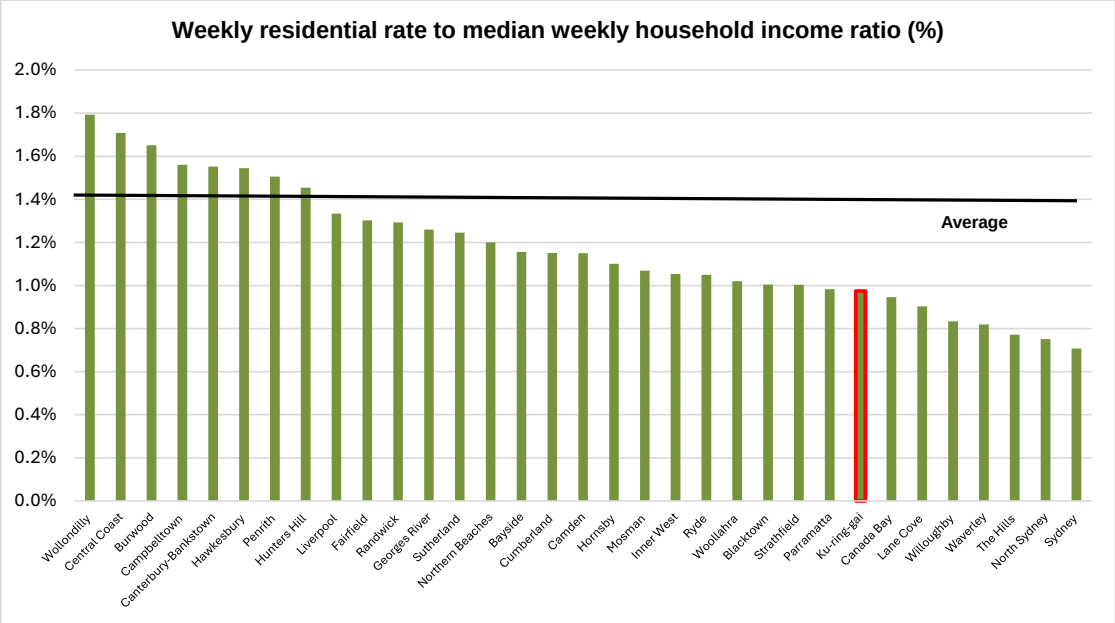


Figure 13 – Weekly residential rate to median weekly household income ratio 2023/24

Hardship provisions

Council has a *Rates, Charges and Sundry Debts – Assistance, Concessions and Recovery Policy,* which is available on Council's website.

The Policy states that Council recognises that ratepayers may at times have difficulty paying their rates and charges and outlines the steps and processes Council will consider in these circumstances. Council will be careful and considerate in the assessment of any hardship applications, if it is successful in obtaining a Special Rate Variation.

Council also provides financial assistance to eligible pensioners by reducing rates, charges, and interest on properties occupied as their principal residence.

This includes a statutory concession of up to $250, which Council is required to provide under the Local Government Act. Council also provides an additional voluntary concession which makes up 8.5% of total rates and charges. In 2025/26, for the average pensioner, this amount is worth an additional concession of $146.

Productivity and cost containment

Council has demonstrated financial discipline over a long period of time, containing the cost of providing services within a culture of continuous productivity improvement.

In progressing its preferred rate increase, Council will continue to take actions to deliver productivity and cost containment, to seek out efficiencies and find alternative revenue sources, to reduce the overall impact on ratepayers.

Council has demonstrated financial discipline over a long period of time, containing the cost of providing services within a culture of continuous productivity improvement.

Our approach to financial management and efficiency is structured around five key elements:

- **Financial management and governance:** Council operates under a stringent legislative and regulatory framework which ensures responsible and sustainable spending.
- **Optimisation of revenue:** Seeking opportunities to increase revenue from diverse sources to minimise the financial burden on ratepayers.
- **Service improvement review program:** Targeted reviews to reallocate resources, streamline business processes, and benchmark operations against best practices and other councils to identify areas for improvement and efficiency.
- **Ongoing business improvements:** Other initiatives to streamline processes, reduce unnecessary administration and waste, and innovations to maintain levels of services within available budgets, and free up funding and staff time.
- **Tracking and reporting performance:** Public reporting on key financial, efficiency and productivity measures, progress of service improvement reviews and delivery of other business improvements.

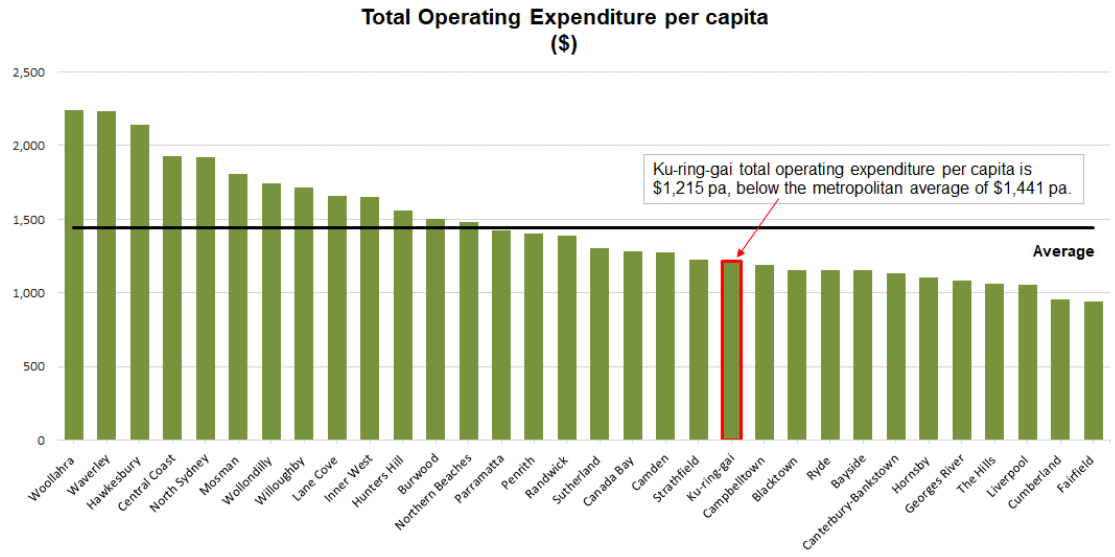
This chapter explains a number of the actions Council has taken, and will continue to take, to reduce the ratepayer burden.

Recent comparative data

Operating expenditure per capita

Expenditure per capita is considered a factor of efficiency because it reflects how effectively a council delivers services and manages resources relative to its population.

In 2023/24, Ku-ring-gai Council had an operating expenditure per capita of $1,215, which was 16% less than the Sydney average of $1,441, and is a further indicator of efficiency. This suggests that the council is managing its operations and delivering services more cost-effectively compared to the average across Sydney.

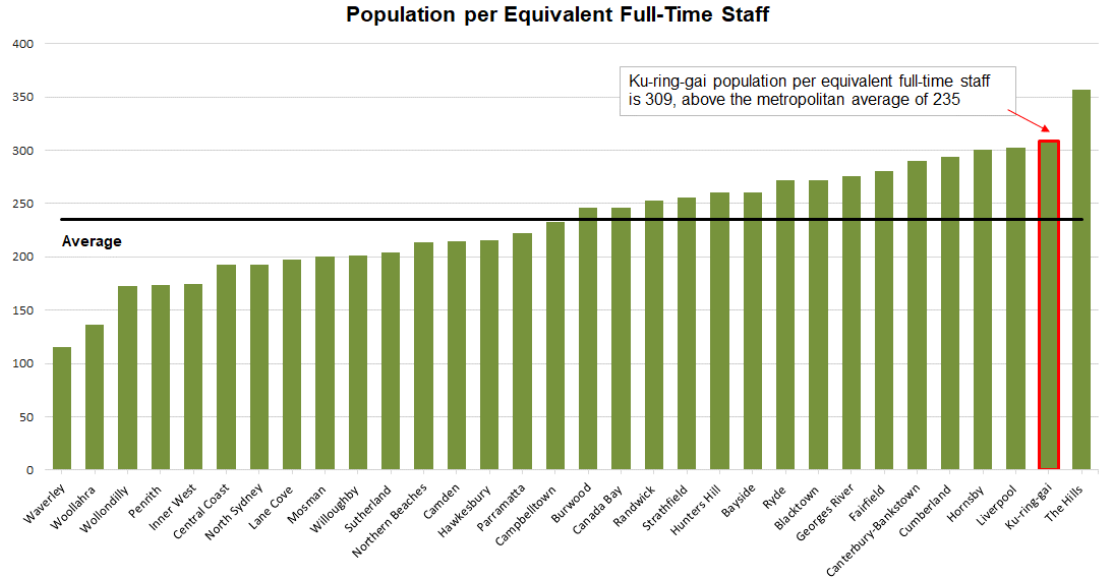


OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Figure 14 – Operating expenditure per capita among Sydney councils 2023/24

Ratio of residents to staff

Each individual Ku-ring-gai Council full-time equivalent staff member in 2023/24 serviced 309 residents, which is the second highest of any Sydney council and well above the Sydney average of 235 residents. The Financial Sustainability Review indicated this was a sign of efficiency.



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

Figure 15 – Number of residents for each full-time equivalent staff member among metropolitan councils in 2023/24

Low operating expenditure cost increases

In recent years, Ku-ring-gai has had the 4th lowest average annual increase in operating expenditure out of any Sydney council, which is a sign of cost containment and efficiency.

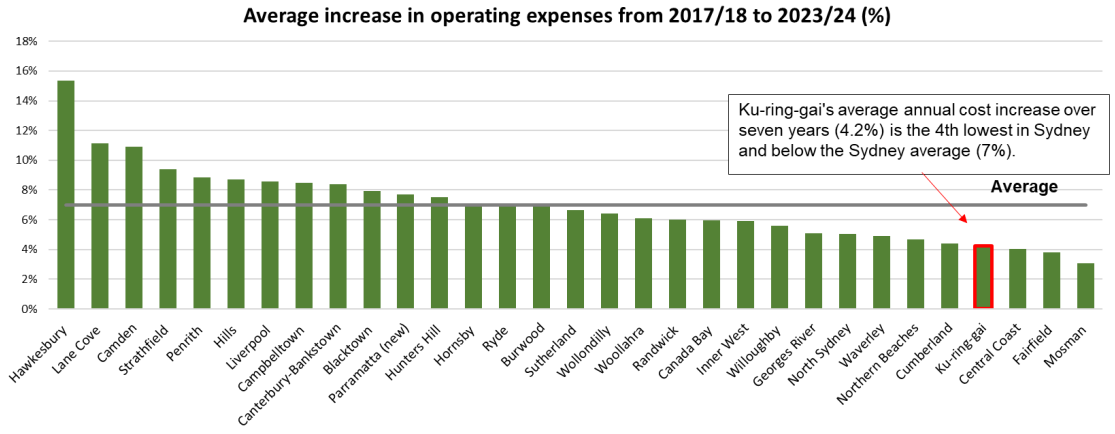
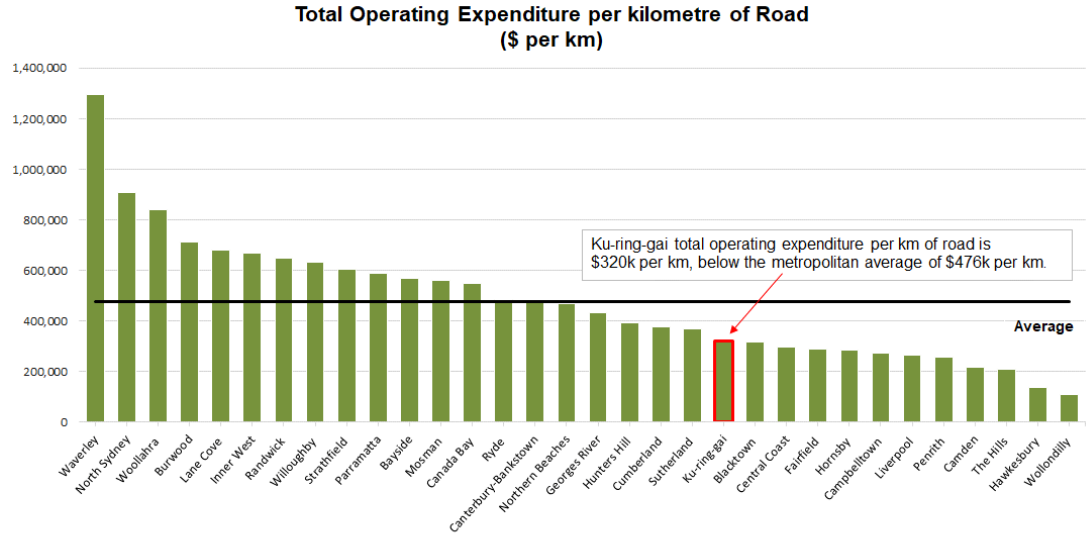


Figure 16 – Average increase in operating expenses among metropolitan councils from 2017/18 to 2023/24 (Source OLG Data 2023/24)

Operating expenditure per km of road

Operating expenditure per km of road includes all operating expenditure, not just the amount spent on roads. It is a useful indicator for urban metropolitan councils as the length of road generally correlates to the amount of area that is developed for human habitation, requiring support from local government services and infrastructure. Ku-ring-gai operating expenditure per km of road is $320,000 which is 32% below the metropolitan average of $476,000 per km or road.



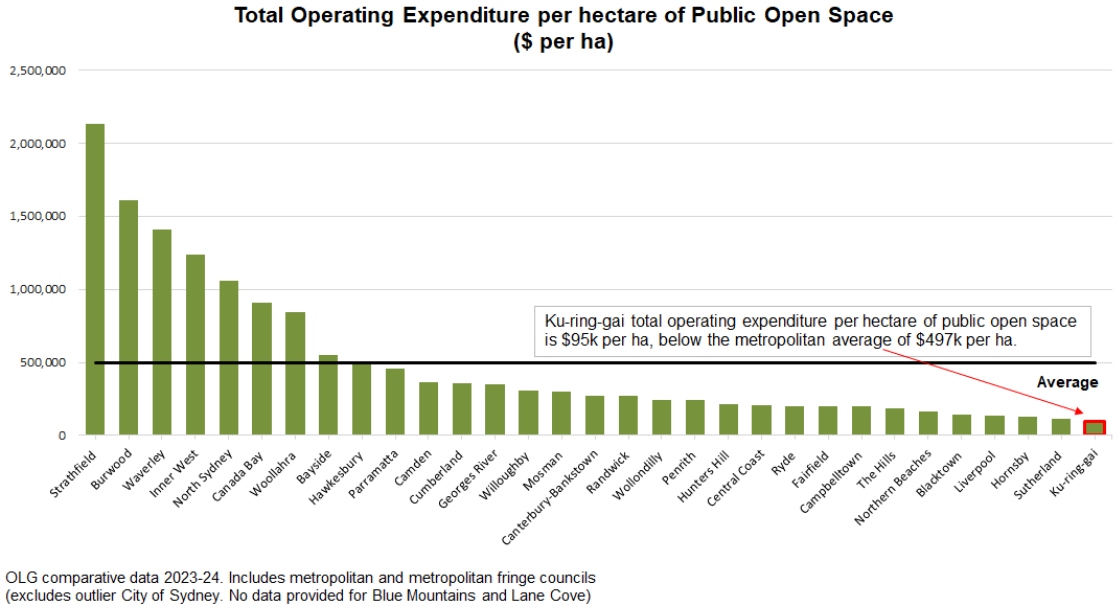
OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Figure 17 – Total Operating Expenditure per kilometre of road among metropolitan councils in 2023/24

Operating expenditure per ha of open space

Ku-ring-gai Council's spending on open space is significantly lower than the group average, at 80% less per hectare.

With an expenditure of $95,486 per hectare, Ku-ring-gai ranks last among thirty-one councils, compared to the group average of $496,516 per hectare. However, this also reflects the financial challenge posed by having a vast area of open space to service with comparatively lower rates revenue.



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

Figure 18 – Total Operating Expenditure per hectare of Public Open Space among metropolitan councils in 2023/24

Service reviews

To further encourage service delivery improvement across Council operations a targeted service review framework commenced development.

The framework includes a service review program to systematically review Council services, identify opportunities to improve efficiency and effectiveness, and support the delivery and evaluation of necessary changes.

The program will also include the identification of key performance indicators and benchmarks to measure and track productivity and performance over time.

The following service improvement reviews are currently underway or have been completed in 2024/25:

- **Communications and engagement**: A key finding from the review was that staffing levels of the Corporate Communications team are lower compared to other benchmarked councils and the unit is operating with a leaner communication and engagement function relative to its peers.
- **Maintenance of sportsfields**: The review highlighted that material and contract costs have increased significantly over the past three years (primarily due to rising contractor expenses and electricity), but that employee costs have remained stable. Comparisons with Northern Sydney Regional Organisation of Councils (NSROC) members revealed that Ku-ring-gai provides a significantly higher number of turf fields per resident, and that operational costs per hectare and per field are amongst the lowest in the region.

- **Development application (DA) assessment service**: The review found that resourcing levels were comparable to other councils but may not be sufficient to meet increasing workload and the requirement to reduce assessment times in the coming years.

Recommendations arising from each of these reviews are being implemented, and progress and the outcomes will be published in Council's Annual Reports.

Targeted reviews of Councils compliance and regulatory functions and community development programs are currently being completed, and reviews of environment and sustainability programs and libraries are commencing in late 2025.

Savings, productivity and revenue measures

Council has implemented a range of measures to increase non-rate revenue and improve efficiency.

Some revenue measures have included:

- Increasing rental returns from property management through repurposing of certain existing buildings, the removal of historical subsidy arrangements and renewals in line with market valuations
- Improving revenue from tennis court bookings, through increased utilisation, an improved online booking system and automated court allocation service
- Reviewing and adjusting fees and charges to reflect costs of providing the services supported by these fees (such as golf course fees to align with other comparable courses within the region and to reflect the increase in maintenance costs.
- Actively pursuing grant opportunities to support asset upgrades, programs and other initiatives.

Other saving and productivity measures included:

- Strict budget control by freezing volume increases, requiring departments to operate within their allocated budgets, redirecting savings to fund capital works and maintain affordability
- Actively managing debt by moving from variable to fixed-rate loan interest rates, to reduce loan costs by managing the risk of increasing rates
- Securing a loan subsidy for a major project through the LCLI (Low-Cost Loan Initiative) managed by the Department of Planning, Housing and Infrastructure (DPHI)
- Introducing a new Application for convenient and efficient payment of rates by ratepayers, along with a new Waste Application to improve the customer experience and reduce enquiries on waste collection.
- Delivering library collection management and technology systems efficiencies
- Improving asset management initiatives through detailed analyses and strategic planning for:
    - Stormwater Management (covered earlier in this report): By optimising the pipe relining methodology, Council achieved cost savings in the replacement of drainage assets and reduced depreciation expenses.
    - Building Portfolio: A comprehensive review enhanced understanding of long-term funding needs and resulted in the development of a prioritised capital upgrade program for Council's buildings.
- Continuing to be part of the shared service for internal audit service, which provides services for six Councils. This enables economies of scale in the provision of internal audit services and improved efficiency.

Council will seek to quantify and further explain these and other measures, and explore new measures, if it decides to progress a SRV.

Alternatives to a Special Rate Variation (SRV)

Service reductions

While Council will continue to look for better ways of delivering services, and is continually examining its service delivery program, it does not believe that wholesale service reductions is a viable alternative to a SRV.

Under the preferred Renew and Enhance Infrastructure scenario, the SRV would yield an additional $22.6 million above rate peg in revenue in 2026/27, and largely be put towards infrastructure renewal, which is equivalent to around 40% of Council's projected employee benefits and on-costs in the same year. The areas subject to service reductions would need to be considered through a consultative budget process and would inevitably results in the removal of services which are currently rated as important by community members.

In addition, the significant reduction in staffing which would come about through the service reductions would severely inhibit the ability of Council to deliver the infrastructure renewal which is needed, nor attract additional or new staff to undertake this work.

Debt and borrowing

Taking out new borrowings to deal with broader financial sustainability and infrastructure provision issues without identified sources of repayment is not considered to be a prudent approach.

This is because borrowing would:

- Worsen Council's Operating Results, by adding debt repayments
- Require future generations to pay for today's expenditure
- Not be linked to an individual asset or project; and
- Not address the underlying business fundamentals.

Further asset sales

The issue of asset sales was examined in Council's Financial Sustainability Review, published in February 2023. It noted that the asset sale strategy originally envisaged in 2016, involving the sale of $111 million in assets to improve Council's financial sustainability and to undertake major projects, was not likely to be implemented at that time (due to a lack of support for the sale of particular assets). It also raised concerns about asset sales being used as a basis for long-term financial sustainability. [10] As such, further asset sales are not proposed as an alternative to a SRV. However, future asset sales to fund major projects remain an option for Council to explore.

Further revenue and efficiency measures

The previous chapter outlines a range of revenue and efficiency measures. It is unlikely that further revenue and efficiency measures will be sufficient to overcome the very significant infrastructure backlog which has been forecast in this LTFP.

[10] Ku-ring-gai Council Financial Sustainability Review, by Morrison Low, published January 2023, pages 14-17

Sensitivity analysis

The following table lists the major assumptions affecting the LTFP results and shows the impact of varying them. This impact is classified as Low, Moderate or Significant in terms of quality and quantum of service delivery to constituents.

	Impact	Comment
Revenue		
Inflation/CPI	Low	Changes in inflation will affect both revenue and expenditure, but increases in the assumption are likely to be negative for the projected operating surplus.
Rates Income – Rate Peg	Moderate to Significant	The official rate peg for 2025/26 announced by IPART was 6.1%, and 4.4% in 2026/27. It is assumed the rate peg will increase by 3.0% for all remaining years, along with a 0.3% population increment. Changes in rate pegging will affect revenue forecasts, and these will have a large impact on the LTFP Model. Non-achievement of property and rates income growth forecasts will directly affect provision of new infrastructure and the rate at which existing infrastructure can be renewed.
Investment Earnings	Moderate	Council's investments portfolio is subject to fluctuations in interest rates. An adverse movement in interest rates will reduce investment income and impact on capital expenditure and service levels, with only a minor offset through savings in variable interest loan costs. Council is forecasting an increase in interest earning in the short term a decrease in interest earnings and has adjusted the future budgets accordingly.
Proceeds from Asset Sales	Moderate	The LTFP assumes sale of assets ($1.2 million) for the 10 years fund Council's co-contribution in its S7.11 Development Contributions Plan. If these asset sales are not realised, either cuts to services and other capital would have to be made or alternatively the s7.11 projects requiring Council co-contributions would have to be deferred or deleted from the program.
Grants	Low for specific purpose grants. Moderate/Significant for general purpose grants (FAG)	The LTFP model includes operational grants and capital grants that have already been awarded. The Council does not have a strong reliance on specific purpose grants revenue in comparison with other sources of revenue. Programs funded by specific purpose grants may not be offered by the Council if the grants were eliminated. The general-purpose (including local roads) component of the Council's Financial Assistance Grant (FAG) is $4.7 million. If this grant were reduced or eliminated, the Council would need to consider significantly reducing capital expenditure and operating service levels.
Expenditure		
Employee Costs	Significant	This is one of Council's largest costs. The number of employees in operating activities is assumed to remain constant with cost increases in line with forecast or known Award changes. This volume assumption is at risk from possible future changes to conditions, further devolvement of functions from other levels of government and from growth in Council services requiring additional staffing. The Award increase assumptions are at risk as Council has no direct control over this. The current estimate of 3.0% although in line with the rate peg in future years it exceeds other cost increases, which puts pressure on balancing future budgets.
Borrowing costs	Moderate	Council's outstanding loan balance will reach $21.0m in 2025/26. The outstanding loans are discharged by 2031/32 from future net revenue generated from leasing out the investment property at 828 Pacific Highway, Gordon, and a proposed special rate variation. This carries a moderate risk in terms of delays in realising income if the current building (investment property) in future is leased out at a lower occupancy rate than predicted in the LTFP. There is also a moderate risk in terms of the SRV if this is not approved by IPART.

Table 10 – Sensitivity analysis

The following table illustrates monetary sensitivity to variations in the assumptions.

Income & Expenditure Categories	Assumption	2025/26 Base $'000	Sensitivity to a 10% Variation in the Assumption $	Sensitivity to a 20% Variation in the Assumption $
Income:				
Rates	6.10%	82,885	505,599	1,011,197
Annual Charges (DW & others)	7.00%	27,178	190,246	380,492
Fees & Charges	3.90%	23,956	93,428	186,857
Operating Grants	2.90%	9,188	26,645	53,290
Interest on Investments	4.67%	8,204	38,313	76,625
Other Income	2.90%	13,895	40,296	80,591
Expenditure:				
Employee Costs	3.80%	54,159	205,804	411,608
Borrowing Costs	4.45%	1,139	5,069	10,137
Materials & Contracts	2.90%	68,500	198,650	397,300
Depreciation	(1.44%)	29,525	(42,438)	(84,876)
Other Expenditure	2.90%	11,932	34,603	69,206

Table 11 – Monetary sensitivity to variations to assumptions

The sensitivity analysis shows that rates income and employee costs would have the greatest impact if there is a future variation from the LTFP assumptions.

If there are adverse variations in the future from the LTFP assumptions, adjustments will need to be made to operations and capital programs to maintain financial sustainability. The sensitivity analysis brings into sharp focus the need to manage employee numbers and costs.

Capital works projects

Council will progress a large number of projects during the life of the LTFP. A sample of these projects are listed below.

Werona Avenue and Heritage Square, Gordon

This project involves upgrade works to Werona Avenue on the eastern side of Gordon and upgrade works to Heritage Square on St Johns Avenue. The works will complement the recently completed St Johns Avenue Streetscape works. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. Construction is planned to commence in late 2025/early 2026.

Bedes Forest Expansion, St Ives

Council adopted a concept plan for the park in 2022 and is currently finalising construction drawings for this new park on the corner of Yarabah Avenue and Stanley Street, St Ives. The park will be almost 8,000 square metres in area, once completed, and will provide a diversity of activity areas including open grass, a playground, basketball facilities, a community garden, as well as an extensive nature play area. Construction is planned to commence in late 2025/early 2026.

Robert Pymble Park

The Robert Pymble Park Master Plan was adopted by Council in March 2020. The Landscape Masterplan aims to conserve, protect, and enhance the landscape character of Robert Pymble Park while improving the amenity and aesthetics of the park.

The first stage of the Master Plan works being the upgrade of the playground was completed in February 2023. Works are on-going for the delivery of the remaining masterplan works which will be undertaken between 2025-2026.

Gordon (North) Streetscape Improvements

This project involves upgrade works to streets in the northern part of Gordon local centre including Fitzsimons Lane, Merriwa Street and the Pacific Highway. The area has undergone extensive renewal in the past 10 years which has brought a large number of new residents. Improved pedestrian safety and amenity have become a priority. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. There have been some significant delays with the detailed design of this project which has pushed construction back, the Construction phase is now planned to commence in late 2025.

Lindfield Streetscape Improvements

This project involves upgrade works to streets on the eastern side of Lindfield including Lindfield Avenue and Tryon Road. The works will complement the recently completed Lindfield Village Green and will focus on improving pedestrian safety by managing traffic and parking conflicts and improving access to the rail station. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. New traffic signals at the intersection of Lindfield Avenue and Tryon Road will replace the existing signals. New traffic signals at the intersection of Strickland Avenue and Pacific highway are also proposed to support the delivery of the Lindfield Village Hub. Construction is planned to commence in 2025.

Pymble Streetscape Improvements

This project involves upgrade works to Grandview Street, Pymble local centre. The works will focus on improving pedestrian conditions and providing outdoor dining areas through footpath extensions and traffic calming measures. Improvements will include new and renewed footpaths with high quality paving; street

trees; new LED street lighting; and street furniture. The project will be handed over to Operations in 2025 to prepare detail design and tender documentation. Construction is planned to commence in 2028.

St Ives Streetscape Improvements

This project involves upgrade works to streets and parks of St Ives local centre including Stanley Street, Porters Lane, Rosedale Road as well as Rotary and Memorial Parks. The works will focus on improving pedestrian conditions and improving conditions for bicycle user. Small parks will be renewed to create environments where residents and workers can rest and linger. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture.

Council adopted the St Ives Public Domain Plan in February 2023. The project will be handed over to Operations in 2025 to prepare detail design and tender documentation. Construction is planned to commence in 2028.

Turramurra Streetscape Improvements

This project involves upgrade works to Rohini Street in Turramurra local centre. The works will focus on improving pedestrian conditions through improved pedestrian crossing points and providing outdoor dining areas. A key focus of the plan will be to upgrade the bus interchange to improve safety, capacity and functionality. Staff are currently working with representatives from TFNSW to finalise the interchange design and funding. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. Construction is planned to commence in 2035.

Roseville Streetscape Improvements

This project involves upgrade works to Hill Street, Roseville. The works will focus on improving pedestrian conditions though footpath widening and traffic calming measures. Improvements will include new and renewed footpaths with high quality paving; street trees; new LED street lighting; and street furniture. Construction is planned to commence in 2036.

Appendix A - LTFP Forecasts and Assumptions

LTFP FORECASTS AND ASSUMPTIONS

REVENUE ASSUMPTIONS	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
FORECASTS - ACCESS ECONOMICS										
Consumer Price Index (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
BBSW - 90 Day	3.5%	2.9%	2.8%	2.7%	2.6%	2.5%	2.5%	2.4%	2.4%	2.4%
INCOME ASSUMPTIONS										
Rates										
Rates Pegging Forecast	6.1%	4.4%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rates Population Growth	0.0%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Total Rates Change	6.1%	4.7%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Fees and Charges	3.9%	3.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Domestic Waste Price Increase	7.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Pensioner Rebate Growth	1.0%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
Stormwater Management Charge (rates growth only)	0.0%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Trade Waste - Annual Charges	7.0%	3.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Interest Income										
Interest Income - Rate based on 90 Days BBSW	4.7%	4.0%	3.9%	3.8%	3.7%	3.6%	3.6%	3.5%	3.5%	3.5%
Grants Income										
Recurrent Grants (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Capital Grants (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Proceeds from Assets Sales										
Asset Sales	0	84	389	0	0	279	380	0	87	0
EXPENDITURE ASSUMPTIONS										
Labour Costs	3.8%	5.2%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
Workers Compensation (= Emp Costs)										
Superannuation	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Material & Contracts - Operational Expenditure										
Operating Expenses (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Street Lighting Charges (IPART Decision)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Building Electricity Charges (IPART)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Water Charges (IPART Determination)	18.0%	6.8%	6.8%	6.8%	6.8%	2.4%	2.4%	2.4%	2.4%	2.4%
Fire Levy (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Planning Levy (CPI)	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Materials & Contracts - Capital Expenditure	2.9%	2.5%	2.5%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
Borrowing Costs										
Loan Rate (95 bps over 90 BBSW or max of 4%)	4.5%	3.9%	3.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%

Appendix B – Base Case (Business as usual) financial tables

Projected Income Statement
Base Case (Business as usual)

$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Income from Continuing Operations												
Rates & Annual Charges	98,307	103,059	110,063	115,016	119,153	124,021	129,098	134,497	139,403	144,643	149,587	154,871
User Charges & Fees	22,959	23,199	23,956	24,899	25,619	26,332	26,959	27,601	28,259	28,933	29,622	30,329
Interest & Investment Revenue	9,321	7,094	8,204	5,780	4,896	4,035	3,544	3,287	3,291	3,289	3,186	3,072
Other Revenues	15,214	14,121	13,895	14,384	14,772	15,159	15,557	15,965	16,384	16,814	17,256	17,710
Grants & Contributions for Operating Purposes	9,982	10,221	9,188	9,390	9,380	9,544	9,733	9,977	10,148	10,365	10,643	10,655
Grants & Contributions for Capital Purposes	20,176	15,502	16,594	13,813	17,456	38,016	30,404	35,652	33,573	27,943	28,355	28,281
Other Income:												
Net gains from the disposal of assets	- 1,070	-	-	59	281	-	-	207	284	-	66	-
Total Income from Continuing Operations	**174,889**	**173,196**	**181,900**	**183,341**	**191,557**	**217,107**	**215,295**	**227,186**	**231,342**	**231,987**	**238,715**	**244,918**
Total Income excluding Proceeds from Asset Sales & Capital Income	155,783	157,694	165,306	169,469	173,820	179,091	184,891	191,327	197,485	204,044	210,294	216,637
Expenses from Continuing Operations												
Employee Benefits & On-Costs	46,974	51,016	54,159	56,555	58,698	60,921	63,229	65,625	68,111	70,692	73,371	76,151
Borrowing Costs	1,322	1,278	1,139	998	856	705	555	405	261	150	150	150
Materials & Contracts	64,297	63,295	68,500	70,201	72,203	73,928	76,694	79,502	81,401	83,347	85,339	87,379
Depreciation & Amortisation	25,949	27,884	29,525	30,142	31,407	32,526	33,342	34,592	35,924	37,183	38,513	40,038
Other Expenses	5,062	5,962	5,130	5,257	5,390	5,518	5,652	5,787	5,926	6,068	6,213	6,362
Other Operational Projects Expenses	9,598	13,199	6,739	6,606	6,785	7,901	7,522	7,543	7,785	9,313	8,549	8,502
Total Expenses from Continuing Operations	**153,202**	**162,634**	**165,192**	**169,759**	**175,339**	**181,499**	**186,994**	**193,454**	**199,408**	**206,753**	**212,135**	**218,582**
Net Operating Result for the Year	**21,687**	**10,562**	**16,708**	**13,582**	**16,218**	**35,608**	**28,301**	**33,732**	**31,933**	**25,234**	**26,580**	**26,336**
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	1,511	- 4,940	114	- 231	- 1,238	- 2,408	- 2,103	- 1,920	- 1,640	- 2,709	- 1,775	- 1,945

10 Year Financial Plan for the Years ending 30 June 2035

Projected Balance Sheet
Base Case (Business as usual)

$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
ASSETS												
Current Assets												
Cash & Cash Equivalents	11,587	25,690	26,018	24,529	18,655	15,954	19,125	19,777	23,594	25,391	28,129	31,158
Investments	94,697	67,600	52,900	47,700	39,300	32,900	29,000	27,500	27,100	28,000	23,100	22,700
Receivables	15,063	14,179	15,147	14,987	15,720	19,358	18,511	19,705	19,784	19,313	19,763	20,078
Inventories	276	225	225	225	225	225	225	225	225	225	225	225
Other	2,904	3,214	3,104	3,074	3,130	3,103	3,102	3,112	3,105	3,106	3,108	3,107
Non-Current Assets Held for Sale	2,850	-	-	25	108	-	-	72	96	-	21	-
Total Current Assets	**127,377**	**110,908**	**97,393**	**90,539**	**77,138**	**71,539**	**69,962**	**70,390**	**73,905**	**76,035**	**74,345**	**77,267**
Non-Current Assets												
Investments	106,337	82,549	64,674	58,369	48,094	40,104	35,372	33,536	33,130	34,231	28,133	27,680
Receivables	71	71	71	71	71	71	71	71	71	71	71	71
Infrastructure, Property, Plant & Equipment	2,714,777	2,750,903	2,793,382	2,817,217	2,855,197	2,901,854	2,933,791	2,966,669	2,992,923	3,016,154	3,051,476	3,076,363
Investment Property	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734
Intangible Assets	567	452	337	222	107	48	48	-	-	-	-	-
Right of Use Asset	1,407	1,310	1,240	1,160	1,070	973	876	779	682	585	488	391
Total Non-Current Assets	**2,873,893**	**2,886,020**	**2,910,438**	**2,927,773**	**2,955,273**	**2,993,784**	**3,020,892**	**3,051,790**	**3,077,539**	**3,101,774**	**3,130,902**	**3,155,239**
TOTAL ASSETS	**3,001,270**	**2,996,928**	**3,007,831**	**3,018,312**	**3,032,411**	**3,065,323**	**3,090,854**	**3,122,180**	**3,151,444**	**3,177,809**	**3,205,247**	**3,232,506**
LIABILITIES												
Current Liabilities												
Payables	37,538	28,273	25,356	24,988	25,834	26,145	26,427	26,972	27,257	27,776	27,998	28,257
Borrowings	3,281	3,281	3,338	3,397	3,460	3,525	3,593	3,465	3,540	-	-	-
Provisions	12,655	13,199	13,701	14,413	14,961	15,529	16,120	16,732	17,368	18,028	18,713	19,424
Total Current Liabilities	**53,474**	**44,753**	**42,395**	**42,798**	**44,255**	**45,199**	**46,139**	**47,170**	**48,164**	**45,804**	**46,711**	**47,681**
Non-Current Liabilities												
Payables	1,549	1,484	1,419	1,354	1,289	1,224	1,159	1,094	1,029	964	899	834
Borrowings	24,317	21,036	17,641	14,185	10,663	7,073	3,412	75	-	-	-	-
Provisions	310	323	336	353	366	380	395	410	425	442	458	476
Total Non-Current Liabilities	26,176	22,843	19,396	15,892	12,318	8,677	4,966	1,579	1,454	1,406	1,357	1,310
TOTAL LIABILITIES	**79,650**	**67,596**	**61,791**	**58,691**	**56,573**	**53,876**	**51,105**	**48,748**	**49,619**	**47,210**	**48,068**	**48,991**
Net Assets	**2,921,620**	**2,929,331**	**2,946,040**	**2,959,622**	**2,975,838**	**3,011,447**	**3,039,749**	**3,073,431**	**3,101,825**	**3,130,599**	**3,157,179**	**3,183,515**
EQUITY												
Retained Earnings	949,893	960,455	977,163	990,745	1,006,963	1,042,571	1,070,872	1,104,604	1,136,538	1,161,772	1,188,352	1,214,688
Revaluation Reserves	1,971,727	1,968,876	1,968,877	1,968,877	1,968,876	1,968,876	1,968,877	1,968,827	1,965,288	1,968,828	1,968,827	1,968,827
Council Equity Interest	**2,921,620**	**2,929,331**	**2,946,040**	**2,959,622**	**2,975,838**	**3,011,447**	**3,039,749**	**3,073,431**	**3,101,825**	**3,130,599**	**3,157,179**	**3,183,515**
Total Equity	**2,921,620**	**2,929,331**	**2,946,040**	**2,959,622**	**2,975,838**	**3,011,447**	**3,039,749**	**3,073,431**	**3,101,825**	**3,130,599**	**3,157,179**	**3,183,515**

10 Year Financial Plan for the Years ending 30 June 2035

Projected Cash Flow Statement
Base Case (Business as usual)

$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	97,602	103,943	109,095	115,176	118,420	120,383	129,945	133,303	139,324	145,114	149,137	154,557
User Charges & Fees	24,574	23,199	23,956	24,899	25,619	26,332	26,959	27,601	28,259	28,933	29,622	30,329
Investment & Interest Revenue Received	8,479	7,094	8,204	5,780	4,896	4,035	3,544	3,287	3,291	3,289	3,186	3,072
Grants & Contributions	31,398	25,723	25,782	23,203	26,836	47,560	40,137	45,629	43,721	38,308	38,998	38,936
Bonds, Deposits, Retention amounts received	4,444	-	-	-	-	-	-	-	-	-	-	-
Other	24,011	13,863	14,005	14,414	14,715	15,187	15,557	15,956	16,390	16,813	17,255	17,711
Payments:												
Employee Benefits & On-Costs	- 49,275	- 50,459	- 53,645	- 55,825	- 58,137	- 60,339	- 62,624	- 64,997	- 67,460	- 70,016	- 72,669	- 75,422
Materials & Contracts	- 78,903	- 72,560	- 71,417	- 70,569	- 71,358	- 73,617	- 76,412	- 78,956	- 81,117	- 82,828	- 85,117	- 87,120
Borrowing Costs	- 1,322	- 1,278	- 1,139	- 998	- 856	- 705	- 555	- 405	- 261	- 150	- 150	- 150
Bonds, Deposits, Retention amounts refunded	- 3,397	-	-	-	-	-	-	-	-	-	-	-
Other	- 8,985	- 19,161	- 11,869	- 11,863	- 12,175	- 13,419	- 13,174	- 13,330	- 13,711	- 15,381	- 14,762	- 14,864
Net Cash provided (or used) in Operating Activities	**48,626**	**30,364**	**42,973**	**44,217**	**47,961**	**65,417**	**63,377**	**68,087**	**68,436**	**64,083**	**65,499**	**67,048**
Cash Flows from Investing Activities												
Receipts:												
Sale of investment securities	124,850	115,528	128,685	93,685	120,414	131,381	116,500	107,611	104,279	103,471	105,368	94,256
Sale of Infrastructure, Property, Plant & Equipment	2,690	-	-	84	389	-	-	279	380	-	87	-
Payments:												
Purchase of investment securities	- 125,604	- 64,644	- 96,109	- 82,181	- 101,739	- 116,991	- 107,868	- 104,275	- 103,473	- 105,471	- 94,370	- 93,403
Purchase of investment property	- 334	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	- 48,520	- 63,798	- 71,819	- 53,832	- 69,373	- 78,920	- 65,182	- 67,518	- 62,200	- 60,221	- 73,781	- 64,806
Purchase of Intangible Assets	- 12	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided in Investing Activities	**- 46,930**	**- 12,914**	**- 39,243**	**- 42,243**	**- 50,309**	**- 64,529**	**- 56,550**	**- 63,904**	**- 61,013**	**- 62,222**	**- 62,696**	**- 63,954**
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayments of Borrowings & Advances	- 3,227	- 3,281	- 3,338	- 3,397	- 3,460	- 3,525	- 3,593	- 3,465	- 3,540	-	-	-
Lease Liabilities (Principal Repayment)	- 46	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65
Net Cash provided in Financing Activities	- 3,273	- 3,346	- 3,403	- 3,462	- 3,525	- 3,590	- 3,658	- 3,530	- 3,605	- 65	- 65	- 65
Net Increase/(Decrease) in Cash & Cash Equivalents	**- 1,577**	**14,104**	**326**	**- 1,488**	**- 5,874**	**- 2,702**	**3,169**	**653**	**3,818**	**1,796**	**2,738**	**3,030**
Plus: Cash & Cash Equivalents - beginning of year	13,164	11,587	25,690	26,018	24,529	18,655	15,954	19,125	19,777	23,594	25,391	28,129
Cash & Cash Equivalents - end of year	11,587	25,691	26,016	24,529	18,655	15,954	19,124	19,778	23,595	25,390	28,129	31,159
Plus: Investments on hand - end of year	201,034	150,149	117,574	106,069	87,394	73,004	64,372	61,036	60,230	62,231	51,233	50,380
Total Cash, Cash Equivalents & Investments	**212,621**	**175,840**	**143,590**	**130,598**	**106,050**	**88,958**	**83,496**	**80,814**	**83,824**	**87,621**	**79,361**	**81,538**

Appendix C – Renew and Enhance Infrastructure financial tables

10 Year Financial Plan for the Years ending 30 June 2035

Projected Income Statement
Renew and Enhance Infrastructure (special rate variation)

$'000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Income from Continuing Operations												
Rates & Annual Charges	98,307	103,059	110,063	137,616	142,499	148,137	154,010	160,231	165,986	172,104	177,954	184,175
User Charges & Fees	22,959	23,199	23,956	24,899	25,619	26,332	26,959	27,601	28,259	28,933	29,622	30,329
Interest & Investment Revenue	9,321	7,094	8,204	5,809	4,944	4,062	3,542	3,248	3,211	3,183	3,087	3,005
Other Revenues	15,214	14,121	13,895	14,384	14,772	15,159	15,557	15,965	16,384	16,814	17,256	17,710
Grants & Contributions for Operating Purposes	9,982	10,221	9,188	9,390	9,380	9,544	9,733	9,977	10,148	10,365	10,643	10,655
Grants & Contributions for Capital Purposes	20,176	15,502	16,594	13,813	17,456	38,016	30,404	35,652	33,573	27,943	28,355	28,281
Other Income:												
Net gains from the disposal of assets	- 1,070	-	-	59	281	-	-	207	284	-	66	-
Total Income from Continuing Operations	**174,889**	**173,196**	**181,900**	**205,970**	**214,951**	**241,250**	**240,205**	**252,881**	**257,845**	**259,342**	**266,983**	**274,155**
Total Income excluding Proceeds from Asset Sales & Capital Income	155,783	157,694	165,306	192,098	197,214	203,234	209,801	217,022	223,988	231,399	238,562	245,874
Expenses from Continuing Operations												
Employee Benefits & On-Costs	46,974	51,016	54,159	56,555	58,698	60,921	63,229	65,625	68,111	70,692	73,371	76,151
Borrowing Costs	1,322	1,278	1,139	998	856	705	555	405	261	150	150	150
Materials & Contracts	64,297	63,295	68,500	70,201	73,363	75,316	78,815	81,874	84,030	85,565	87,770	90,078
Depreciation & Amortisation	25,949	27,884	29,525	30,228	31,584	32,798	33,863	35,167	36,507	37,881	39,330	40,979
Other Expenses	5,062	5,962	5,130	5,257	5,390	5,518	5,652	5,787	5,926	6,068	6,213	6,362
Other Operational Projects Expenses	9,598	13,199	6,739	6,606	6,785	7,901	7,522	7,543	7,785	9,313	8,549	8,502
Total Expenses from Continuing Operations	**153,202**	**162,634**	**165,192**	**169,845**	**176,676**	**183,159**	**189,636**	**196,401**	**202,620**	**209,669**	**215,383**	**222,222**
Net Operating Result for the Year	**21,687**	**10,562**	**16,708**	**36,125**	**38,275**	**58,091**	**50,569**	**56,480**	**55,224**	**49,673**	**51,600**	**51,933**
Net Operating Result for the year before Grants & Contributions provided for Capital Purposes	1,511	-4940	114	22,312	20,819	20,075	20,165	20,828	21,651	21,730	23,245	23,652

10 Year Financial Plan for the Years ending 30 June 2035

Projected Balance Sheet
Renew and Enhance Infrastructure (special rate variation)

$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
ASSETS												
Current Assets												
Cash & Cash Equivalents	11,587	25,690	26,027	23,177	17,462	14,709	17,905	18,511	22,272	23,429	26,152	29,197
Investments	94,697	67,600	52,900	48,400	39,700	33,000	28,700	26,700	25,800	26,800	22,200	22,200
Receivables	15,063	14,179	15,147	16,378	17,144	20,834	20,038	21,281	21,412	20,995	21,501	21,868
Inventories	276	225	225	225	225	225	225	225	225	225	225	225
Other	2,904	3,214	3,104	3,074	3,130	3,103	3,102	3,112	3,105	3,106	3,108	3,107
Non-Current Assets Held for Sale	2,850	-	-	25	108	-	-	72	96	-	21	-
Total Current Assets	**127,377**	**110,908**	**97,402**	**91,279**	**77,769**	**71,871**	**69,970**	**69,901**	**72,911**	**74,555**	**73,206**	**76,596**
Non-Current Assets												
Investments	106,337	82,549	64,675	59,129	48,620	40,408	35,039	32,638	31,631	32,681	27,129	27,201
Receivables	71	71	71	71	71	71	71	71	71	71	71	71
Infrastructure, Property, Plant & Equipment	2,714,777	2,750,903	2,793,319	2,838,142	2,898,628	2,968,310	3,023,581	3,080,313	3,130,996	3,179,144	3,238,632	3,288,160
Investment Property	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734	50,734
Intangible Assets	567	452	337	222	107	48	48	-	-	-	-	-
Right of Use Asset	1,407	1,310	1,240	1,160	1,070	973	876	779	682	585	488	391
Total Non-Current Assets	**2,873,893**	**2,886,020**	**2,910,375**	**2,949,458**	**2,999,230**	**3,060,544**	**3,110,350**	**3,164,534**	**3,214,114**	**3,263,215**	**3,317,055**	**3,366,557**
TOTAL ASSETS	**3,001,270**	**2,996,928**	**3,007,778**	**3,040,736**	**3,076,998**	**3,132,415**	**3,180,320**	**3,234,435**	**3,287,025**	**3,337,770**	**3,390,261**	**3,443,153**
LIABILITIES												
Current Liabilities												
Payables	37,538	28,273	25,366	24,997	26,014	26,347	26,734	27,319	27,640	28,099	28,352	28,649
Borrowings	3,281	3,281	3,338	3,397	3,460	3,525	3,593	3,465	3,540	-	-	-
Provisions	12,655	13,199	13,701	14,413	14,961	15,529	16,120	16,732	17,368	18,028	18,713	19,424
Total Current Liabilities	**53,474**	**44,753**	**42,404**	**42,808**	**44,435**	**45,401**	**46,447**	**47,516**	**48,547**	**46,127**	**47,065**	**48,073**
Non-Current Liabilities												
Payables	1,549	1,484	1,419	1,354	1,289	1,224	1,159	1,094	1,029	964	899	834
Borrowings	24,317	21,036	17,641	14,185	10,663	7,073	3,412	75	-	-	-	-
Provisions	310	323	336	353	366	380	395	410	425	442	458	476
Total Non-Current Liabilities	26,176	22,843	19,396	15,892	12,318	8,677	4,966	1,579	1,454	1,406	1,357	1,310
TOTAL LIABILITIES	**79,650**	**67,596**	**61,800**	**58,700**	**56,754**	**54,079**	**51,413**	**49,095**	**50,002**	**47,532**	**48,423**	**49,383**
Net Assets	**2,921,620**	**2,929,331**	**2,945,978**	**2,982,037**	**3,020,245**	**3,078,336**	**3,128,907**	**3,185,340**	**3,237,024**	**3,290,237**	**3,341,838**	**3,393,770**
EQUITY												
Retained Earnings	949,893	960,455	977,100	1,013,160	1,051,368	1,109,459	1,160,028	1,216,508	1,271,733	1,321,406	1,373,006	1,424,939
Revaluation Reserves	1,971,727	1,968,876	1,968,878	1,968,877	1,968,877	1,968,877	1,968,879	1,968,832	1,965,291	1,968,832	1,968,832	1,968,832
Council Equity Interest	**2,921,620**	**2,929,331**	**2,945,978**	**2,982,037**	**3,020,245**	**3,078,336**	**3,128,907**	**3,185,340**	**3,237,024**	**3,290,237**	**3,341,838**	**3,393,770**
Total Equity	**2,921,620**	**2,929,331**	**2,945,978**	**2,982,037**	**3,020,245**	**3,078,336**	**3,128,907**	**3,185,340**	**3,237,024**	**3,290,237**	**3,341,838**	**3,393,770**

10 Year Financial Plan for the Years ending 30 June 2035

Projected Cash Flow Statement
Renew and Enhance Infrastructure (special rate variation)

$ '000	Actual 2023/24	Forecast 2024/25	Projected 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	97,602	103,943	109,095	136,385	141,733	144,446	154,806	158,989	165,854	172,521	177,449	183,808
User Charges & Fees	24,574	23,199	23,956	24,899	25,619	26,332	26,959	27,601	28,259	28,933	29,622	30,329
Investment & Interest Revenue Received	8,479	7,094	8,204	5,809	4,944	4,062	3,542	3,248	3,211	3,183	3,087	3,005
Grants & Contributions	31,398	25,723	25,782	23,203	26,836	47,560	40,137	45,629	43,721	38,308	38,998	38,936
Bonds, Deposits, Retention amounts received	4,444	-	-	-	-	-	-	-	-	-	-	-
Other	24,011	13,863	14,005	14,414	14,715	15,187	15,557	15,956	16,390	16,813	17,255	17,711
Payments:												
Employee Benefits & On-Costs	- 49,275	- 50,459	- 53,645	- 55,825	- 58,137	- 60,339	- 62,624	- 64,997	- 67,460	- 70,016	- 72,669	- 75,422
Materials & Contracts	- 78,903	- 72,560	- 71,417	- 70,569	- 72,347	- 74,973	- 78,428	- 81,289	- 83,710	- 85,106	- 87,517	- 89,781
Borrowing Costs	- 1,322	- 1,278	- 1,139	- 998	- 856	- 705	- 555	- 405	- 261	- 150	- 150	- 150
Bonds, Deposits, Retention amounts refunded	- 3,397	-	-	-	-	-	-	-	-	-	-	-
Other	- 8,985	- 19,161	- 11,869	- 11,863	- 12,175	- 13,419	- 13,174	- 13,330	- 13,711	- 15,381	- 14,762	- 14,864
Net Cash provided (or used) in Operating Activities	**48,626**	**30,364**	**42,973**	**65,455**	**70,333**	**88,151**	**86,220**	**91,401**	**92,294**	**89,106**	**91,312**	**93,571**
Cash Flows from Investing Activities												
Receipts:												
Sale of investment securities	124,850	115,528	128,685	93,714	122,952	134,449	119,017	109,055	104,616	102,682	104,635	94,402
Sale of Infrastructure, Property, Plant & Equipment	2,690	-	-	84	389	-	-	279	380	-	87	-
Payments:												
Purchase of investment securities	- 125,604	- 64,644	- 96,109	- 83,669	- 103,743	- 119,537	- 109,349	- 104,653	- 102,710	- 104,731	- 94,484	- 94,473
Purchase of investment property	- 334	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	- 48,520	- 63,798	- 71,819	- 74,972	- 92,123	- 102,216	- 89,037	- 91,945	- 87,214	- 85,836	- 98,763	- 90,388
Purchase of Intangible Assets	- 12	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided in Investing Activities	**- 46,930**	**- 12,914**	**- 39,243**	**- 64,842**	**- 72,525**	**- 87,303**	**- 79,368**	**- 87,265**	**- 84,927**	**- 87,885**	**- 88,525**	**- 90,460**
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayments of Borrowings & Advances	- 3,227	- 3,281	- 3,338	- 3,397	- 3,460	- 3,525	- 3,593	- 3,465	- 3,540	-	-	-
Lease Liabilities (Principal Repayment)	- 46	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65	- 65
Net Cash provided in Financing Activities	- 3,273	- 3,346	- 3,403	- 3,462	- 3,525	- 3,590	- 3,658	- 3,530	- 3,605	- 65	- 65	- 65
Net Increase/(Decrease) in Cash & Cash Equivalents	**- 1,577**	**14,104**	**326**	**- 2,849**	**- 5,717**	**- 2,742**	**3,194**	**606**	**3,761**	**1,156**	**2,723**	**3,046**
Plus: Cash & Cash Equivalents - beginning of year	13,164	11,587	25,690	26,018	23,168	17,452	14,709	17,905	18,512	22,273	23,429	26,152
Cash & Cash Equivalents - end of year	11,587	25,691	26,016	23,168	17,451	14,710	17,903	18,511	22,273	23,429	26,152	29,198
Plus: Investments on hand - end of year	201,034	150,149	117,574	107,528	88,319	73,407	63,738	59,336	57,430	59,479	49,328	49,400
Total Cash, Cash Equivalents & Investments	**212,621**	**175,840**	**143,590**	**130,696**	**105,770**	**88,116**	**81,642**	**77,848**	**79,703**	**82,908**	**75,480**	**78,598**

Appendix D – Average rate increases by ratepayer class under Renew and Enhance Infrastructure scenario

Average Residential Rate under assumed rate peg	Base Year	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Cumulative Increase
Annual Residential rate under assumed rate peg	1,720	1,796	1,850	1,905	1,962	242
Annual increase Rate Peg (%)		4.4%	3%	3%	3%	
Annual Increase with SV	1,720	2,243	2,310	2,379	2,451	731
Annual Increase rate peg (%) with an SV of 26% for 4 years		30.4%	3%	3%	3%	
Cumulative impact of SV above base year levels		523	590	659	731	
Difference between SV and rate peg only scenarios		**447**	461	474	489	

Average Business Rate under assumed rate peg	Base Year	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Cumulative Increase
Annual Business rate under assumed rate peg	5,780	6,034	6,215	6,402	6,594	814
Annual increase Rate Peg (%)		4.4%	3%	3%	3%	
Annual Increase with SV	5,780	7,537	7,763	7,996	8,236	2,456
Annual Increase rate peg (%) with an SV of 26% for 4 years		30.4%	3%	3%	3%	
Cumulative impact of SV above base year levels		1,757	1,983	2,216	2,456	
Difference between SV and rate peg only scenarios		**1,503**	1,548	1,594	1,642	

Contact us

For assistance or information regarding any of Council's services or facilities please contact us. Business hours are Monday to Friday, 8.30 am – 5.00 pm.

In person:
818 Pacific Highway, Gordon NSW 2072

Phone:
02 9424 0000

Email:
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Locked Bag 1006, Gordon NSW 2072

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Our Ku-ring-gai: Working together

Asset Management Strategy 2025-2035

Revised October 2025

Ku-ring-gai Council

Need help?

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450 to request the service contact Ku-ring-gai Council on your behalf on T: 02 9424 0000 during business hours, Monday to Friday, 8.30 am - 5.00 pm.

Simplified Chinese

需要帮助吗？

本文件包含重要信息。如果您不理解本文件，请致电翻译口译服务 131 450。 让其代表您致电 9424 0000 联系Ku-ring-gai议会。营业时间：周一至周五，上午8.30—下午5:00。

Traditional Chinese

需要幫助嗎？

本檔包含重要資訊。如果您不理解本檔，請致電翻譯口譯服務 131 450。 讓其代表您致電 9424 0000 聯繫Ku-ring-gai議會。營業時間：週一至週五，上午8.30—下午5:00。

Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450번으로 전화하십시오. 9424 0000번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일–금요일, 오전 8시30분–오후 5시.

Persian

آیا به کمک نیاز دارید؟

این مدرک حاوی اطلاعات مهمی است. اگر آنها را نمی فهمید، خواهش می کنیم به خدمات ترجمه نوشتاری و گفتاری (Translating and Interpreting Service) به شماره ۱۳۱ ۴۵۰ تلفن کنید و از آن سرویس بخواهید از جانب شما با شهرداری کورینگای (Ku-ring-gai Council) در ساعات کاری، دوشنبه تا جمعه از ساعت ۸:۳۰ صبح تا ساعت ۵:۰۰ بعد از ظهر با شماره تلفن ۰۲ ۹۴۲۴ ۰۰۰۰ تماس بگیرند.

Japanese

ご質問がありますか？

当文書には重要な情報が記載されています。もし何か不明な点があれば、月曜から金曜の午前8:30から午後5:00までの受付時間内に、まず131 450の通訳翻訳サービスにお電話いただき、通訳を介してKu-ring-gai Councilのサービス担当（電話:02 9424 0000）までお問合せください

Hindi

सहायता चाहिए?

इस दस्तावेज़ में महत्वपूर्ण जानकारी है। यदि यह आपको समझ नहीं आती, तो कृपया अनुवाद और दुभाषिया सेवा को 131 450 पर कॉल करें, और इस सेवा को आपकी ओर से फ़ोन: 02 9424 0000 पर व्यावसायिक घंटों के दौरान, सोमवार से शुक्रवार, सुबह 8.30 से शाम 5.00 बजे तक कू-रिंग-गई काउन्सिल से संपर्क करने के लिए अनुरोध करें।

These languages were chosen as they are the most widely spoken by Ku-ring-gai residents indicated by ABS Census data.

Need assistance with hearing or speaking?

Contact Ku-ring-gai Council using the 24-hour **National Relay Service:**

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Voice Relay users: Call 1300 555 727 then ask for 02 9424 0000.

NRS Chat:
Go to www.accesshub.gov.au/services/nrs-chat and enter 02 9424 0000.

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KU-RING-GAI COUNCIL

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Acknowledgment of traditional owners

Ku-ring-gai Council recognises the traditional custodians of the lands and waters, and pays respect to Elders past, present and emerging

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Executive summary

Council manages a diverse portfolio of community assets including roads, footpaths, stormwater infrastructure, buildings, open space, and recreational facilities. These assets are fundamental to supporting the delivery of services, maintaining community wellbeing, and ensuring the Council remains liveable, sustainable, and resilient. The scale and value of these assets make asset management a core responsibility of Council, underpinning both financial sustainability and community confidence.

The Asset Management Strategy sets the direction for how Council will plan, deliver, maintain, renew, and dispose of assets to achieve the objectives outlined in the Community Strategic Plan and Long-Term Financial Plan. It provides the framework for balancing community expectations, service levels, risks, and available resources, while responding to growth, climate change, and emerging challenges.

This Asset Management Strategy works alongside Council's Asset Management Policy and detailed Asset Management Plans to guide decision-making. Together, these documents establish a clear line of sight from high-level policy principles, through strategic priorities, to day-to-day asset management practices.

This Asset Management Strategy prioritises proactive, evidence-based management of assets, supported by improved data, integrated systems, and regular monitoring of performance. It also highlights the need for collaboration across Council, clear accountability, and ongoing communication with the community about service levels and satisfaction.

Through this approach, Council will ensure assets are managed responsibly, equitably, and sustainably. The Strategy provides the pathway to achieving long-term financial sustainability, enhanced service delivery, and stronger resilience for the community now and into the future.

Introduction

Purpose

This Asset Management Strategy (AMS) sets out Ku-ring-gai Council's approach to managing community assets in a sustainable and transparent way, and:

- supports the delivery of the community vision in Council's Community Strategic Plan (CSP)
- aligns with the Long Term Financial Plan (LTFP) and Workforce Management Strategy as part of Council's Resourcing Strategy
- includes Council's Asset management Policy
- is supported by a suite of Asset Management Plans (AMPs).

The AMS guides decision-making, prioritisation, and resource allocation to ensure that Council's assets are managed effectively to support the delivery of services to the community.

Strategic context

The AMS has been developed based on:

- the outcomes and objectives in the Community Strategic Plan 2035
- community engagement outcomes and identified service needs and satisfaction
- a review of Council's service delivery practices and asset management maturity
- financial sustainability indicators and long-term funding considerations

The AMS provides direction for managing Council's assets to meet the broader objectives of the Community Strategic Plan, including:

- protecting and enhancing ku-ring-gai's unique natural environment
- supporting sustainable urban growth and change
- ensuring infrastructure and assets support community needs
- promoting an inclusive, connected, and safe community
- driving leadership, and service excellence.

The AMS implements the objectives of the Asset Management Policy and aligns with the Integrated Planning and Reporting (IP&R) framework. It supports the Resourcing Strategy, LTFP, Delivery Program and Operational Plan, ensuring that service levels, financial decisions, and infrastructure outcomes reflect Council priorities. By linking strategic asset management to Council's planning and reporting framework, the AMS ensures transparency, accountability, and alignment between long-term infrastructure planning and community expectations.

The AMS is supported by detailed Asset Management Plans[1] for key asset classes:

- Roads, bridges, traffic facilities, kerb and guttering and carparks
- Footpaths
- Stormwater drainage infrastructure

[1] Note that Council is developing an Asset Plan for plant and fleet (including passenger vehicles and operational plant). Council may also develop Asset Plans for IT and other infrastructure in the future.

- Recreational facilities, parks and playgrounds
- Buildings, including community and commercial assets.

Council delivers a variety of services to the community, supported by a diverse asset portfolio. The management of these assets follows a systematic, whole-of-life approach to optimise asset acquisition, maximise utilisation, manage operational and service costs, and maintain assets in a condition that meets service expectations.

Whole-of-life and whole-of-Council approach

To achieve asset management best practices, industry standards and guidelines have been adopted to ensure assets are planned, created, operated, inspected, renewed and disposed of in accordance with Council's service delivery priorities.

This requires a whole-of-Council approach and commitment to strategic asset management.

Whole-of-life cost will be the basis of decision-making by Council in the acquisition of new assets, specifically considering the implications for maintenance and renewal budgets.

The intention is for Council assets to be utilised to their optimum potential to maximise usage and economic performance. An inspection regime and condition-rating system will be used to ensure agreed service levels, intervention methods, and renewal priorities can be determined across all asset classes.

The AMS applies these approaches to asset management, ensuring that all decisions from planning and acquisition through to operation, inspection, renewal, and disposal are made with consideration of Council's service delivery priorities.

Asset management planning approach

The development of this Strategy follows a structured asset management planning process, including:

- Identifying community and stakeholder needs, legislative requirements, and service expectations
- Reviewing current asset condition, performance, and risk exposure
- Linking asset management decisions to long-term financial planning and service level commitments
- Supporting the delivery of services in a sustainable, cost-effective, and transparent manner.

This approach provides the current situation detailed in the next section, where Council's asset backlog, service gaps and maintenance requirements are assessed over a ten-year horizon, forming the basis for subsequent response options and service level review.

Current situation

Council's infrastructure

Council's infrastructure assets include roads and transport assets, footpaths, recreational facilities, buildings and stormwater drainage. Recent assessments of the asset portfolio have highlighted growth in asset quantity and emerging renewal and maintenance needs. This strategy provides a framework for sustainably managing these assets, ensuring they continue to deliver the required levels of service to the community while optimising lifecycle costs. The estimated cost to fully renew all assets currently in an unsatisfactory condition in 2025/26 is $194 million ($197 million as of 30 June 2025).

Asset cost, condition and value

Council reports the cost, condition and value of assets annually in its Financial Statements. In 2024/25, infrastructure asset values were reported as follows:

Infrastructure asset values 2024/25	Net carrying amount (WDV) $'000	Gross replacement cost $'000
Buildings	162,994	256,655
Other structures	18,866	25,111
Road and transport assets	577,702	877,529
Drainage	277,321	517,019
Open space recreational assets	103,848	169,982
Total	1,140,731	1,846,296

Table 1: Infrastructure Asset Values

Roads, transport, and drainage constitute the majority of Council's infrastructure portfolio. Community feedback highlights these assets, along with parks and gardens, as highest priority. The AMS therefore prioritises these assets while guiding funding for all essential infrastructure.

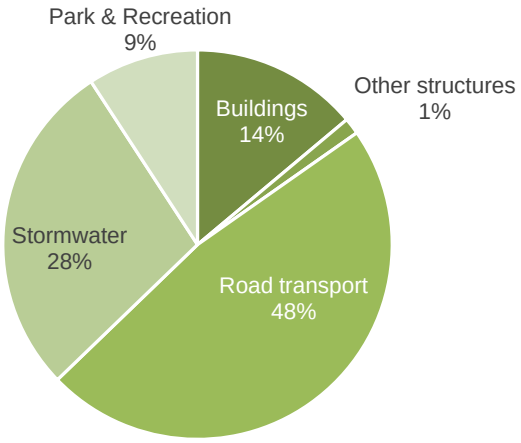

Figure 1: Composition of Assets: Percentage (%) of Total Gross Replacement Cost Ku-ring-gai Council All Asset Classes

Risk management

Council's asset management practices integrate risk management principles throughout strategic and operational processes. However, it is important that the risk management practices are consistent and documented across all of these processes. Council's asset risk management is undertaken as part of individual asset management plans through Council's established Enterprise Risk Management Framework (ERM).

Over the past year, Council has further advanced its risk management capabilities. The comprehensive Enterprise Risk Management (ERM) Framework has been implemented encompassing the ERM Policy, ERM Strategy, Risk Appetite Statement and Risk Register. These elements align with AS ISO 31000:2018, the OLG Guidelines for Risk Management & Internal Audit in Local Government and establish the overarching direction for Council's risk-taking boundaries and governance approach.

Council is undertaking independent ERM maturity assessments, ensuring Council remains on track toward its target maturity level.

Critical assets

Critical assets are those assets where the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. The following buildings are essential for Council's operations and outcomes and are considered critical assets:

- Council's administration buildings located at 818 Pacific Highway Gordon and 31 Bridge Street Pymble
- Council works depot located at 5 Suakin Street Pymble.

The risks associated with these assets include public health and safety, business continuity and emergencies. As part of the ongoing revision of Council's Asset Management Plans, further investigation into critical assets and the development of tailored maintenance strategies will be undertaken. These will help ensure continuity of service delivery and safeguard operational resilience.

As part of Council's commitment to ensuring readiness in the event of a major disruption, annual Business Continuity Planning (BCP) training and exercises are conducted. During these sessions, the Crisis Management Team (CMT), Incident Management Team (IMT), and their subordinate staff are regularly trained and exercised on realistic crisis scenarios, including asset-related emergencies. These exercises are designed to test Council's response capability, validate existing procedures, and strengthen communication and decision-making under pressure.

Council's allocation of funds

Council has undertaken whole-of-life cost assessment of Council's assets. This assessment has confirmed that current funding levels are insufficient to meet the long-term renewal and maintenance needs of the assets. This is creating a widening gap between what is required to sustain assets at agreed service levels and what is actually budgeted.

Cost to Satisfactory

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 Council and community, this is commonly referred to as the backlog. This indicator should not include any planned enhancements. However, it is noted that in practical terms, the asset will be renewed at the time of work.

The estimated cost to bring assets to a satisfactory standard (CTS) currently stands at $93.7 million (2025/26). Table 2 and Figure 2 illustrate that Council does not have adequate funds to meet the current level of service.

	2025/26	*2026/27*	*2027/28*	*2028/29*	*2029/30*	*2030/31*	*2031/32*	*2032/33*	*2033/34*	*2034/35*
Buildings	34,167	36,821	41,037	45,375	49,910	54,574	59,369	64,300	69,371	74,585
Road & Transport	18,435	17,943	17,112	15,685	14,656	14,991	15,638	8,263	7,378	8,574
Stormwater	40,643	44,360	48,143	52,035	56,200	60,482	64,880	69,396	74,024	78,642
Parks & Recreation	409	721	2,030	4,640	7,836	10,173	13,366	14,824	16,145	18,291
Total	**93,655**	**99,845**	**108,323**	**117,734**	**128,602**	**140,220**	**153,253**	**156,783**	**166,918**	**180,091**

Table 2: Infrastructure Backlog - Cost to Bring to Satisfactory (Base Case, rate peg only) ($'000)

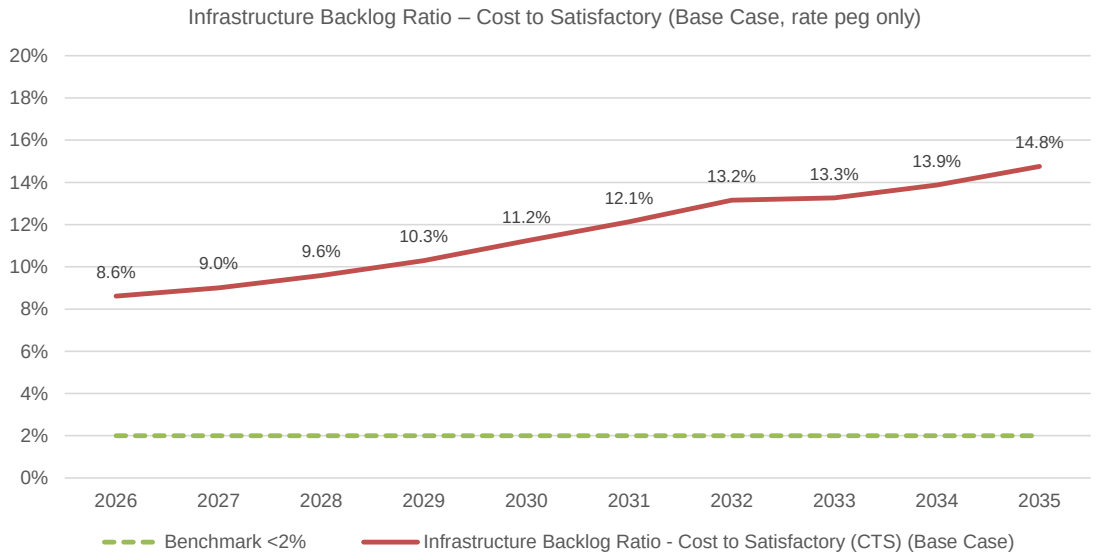

Figure 2: Infrastructure Backlog Ratio – Cost to Satisfactory (CTS) (Base Case, rate peg only)

Cost to Agreed

The cost to bring to the agreed level of service (CTA) is an estimate of the cost to renew or rehabilitate existing assets that have reached the condition-based intervention level adopted by Council. In other words, the cost to bring all assets that are in an unsatisfactory condition up to Condition 1.

When assessed against this higher benchmark, this figure increases to $194 million. Over the past decade, the backlog has grown significantly, particularly following recent reassessments of stormwater and building assets. Projections indicate that without intervention, this backlog will continue to escalate, placing greater pressure on Council's financial position and service delivery capacity.

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	63,166	65,820	70,036	74,374	78,909	83,573	88,368	93,299	98,370	103,584
Roads & Transport	83,616	82,929	82,174	80,878	80,972	81,307	81,954	74,452	66,580	67,380
Stormwater	40,643	44,360	48,143	52,035	56,200	60,482	64,880	69,396	74,024	78,642
Parks & Recreation	6,667	6,979	8,288	10,898	14,094	16,431	19,624	21,082	22,403	24,549
Total	**194,092**	**200,088**	**208,641**	**218,184**	**230,175**	**241,793**	**254,826**	**258,229**	**261,377**	**274,155**

Table 3: Infrastructure Backlog - Cost to Bring to Agreed Level of Service (Base Case, rate peg only) ($'000)

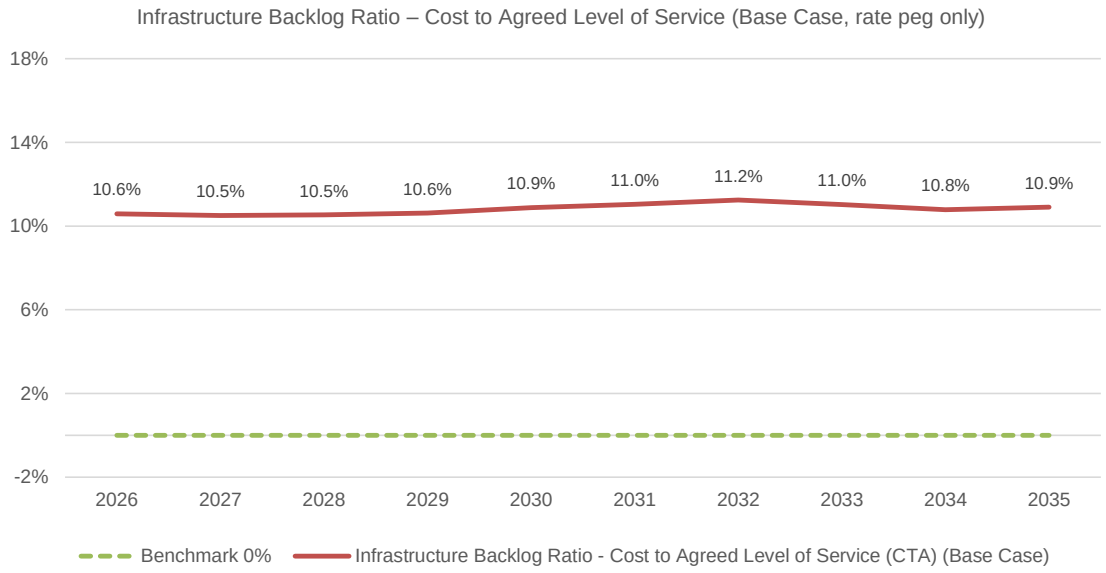

Figure 3: Infrastructure Backlog Ratio – Cost to Agreed Level of Service (CTA) (Base Case, rate peg only)

Maintenance levels

Maintenance expenditure has consistently tracked below benchmark levels. The asset maintenance ratio fell below the Office of Local Government benchmark of 100% in 2024/25 and is projected to remain below this threshold across the life of the LTFP without intervention. This demonstrates that maintenance funding is not keeping pace with asset growth or required service levels. Underfunding maintenance increases reliance on reactive works, raising costs over time and reducing asset reliability. It is expected that an increased injection of capital expenditure would reduce the need for maintenance funds over time. However, the council will review maintenance needs in 3 years' time to improve our asset management.

Asset maintenance - required by asset class $'000 (Base case – rate peg)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Buildings	5,333	5,562	5,846	6,007	6,172	6,342	6,516	6,695	6,878	7,067
Road transport	6,062	6,368	6,713	7,078	7,356	7,690	8,035	8,406	8,809	9,154
Stormwater	1,859	1,909	1,961	2,015	2,069	2,125	2,181	2,238	2,298	2,361
Parks and recreation	6,888	7,276	7,595	7,923	8,215	8,530	8,893	9,339	9,825	10,722
Total required	**20,141**	**21,115**	**22,115**	**23,024**	**23,813**	**24,687**	**25,624**	**26,678**	**27,809**	**29,304**
Actual maintenance	18,895	19,556	20,241	20,949	21,682	22,441	23,227	24,040	24,881	25,752
Variance (actual less required)	-1,247	-1,558	-1,874	-2,074	-2,130	-2,246	-2,398	-2,638	-2,928	-3,552

Table 4: Maintenance Requirements vs Current Maintenance allocations

Renewal shortfall

Council's Buildings and Infrastructure Renewal Ratio was 46.4% as at 30 June 2025, well below the benchmark of >100%. This reflects the significant gap between asset consumption and asset renewal. Projections under the current base rate show that renewal funding will continue to lag behind depreciation, resulting in accelerated deterioration, increased community risk, and reduced long-term sustainability.

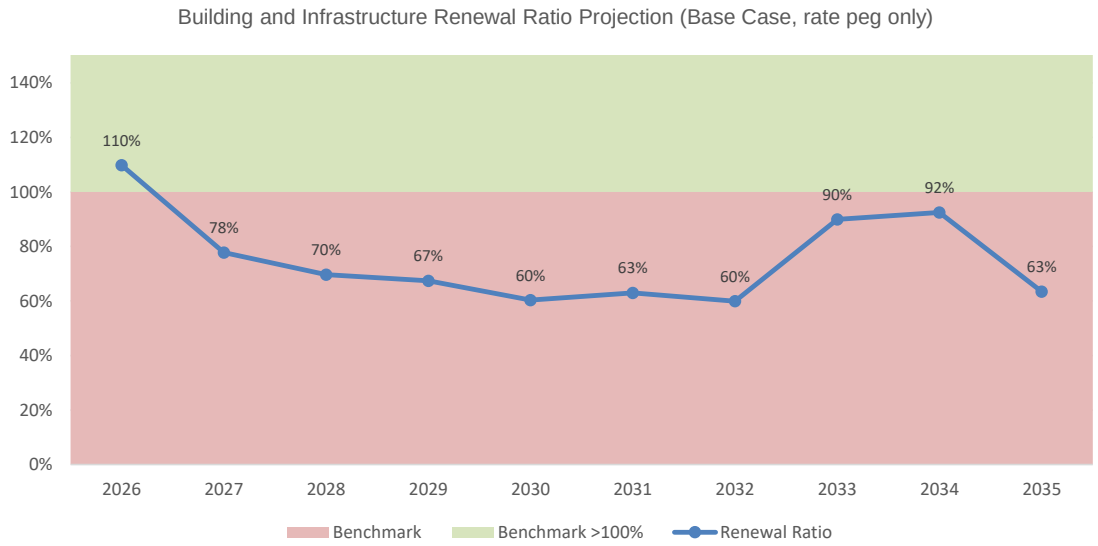

Figure 4: Building and Infrastructure Renewal Ratio Projection (Base Case, rate peg only)

Consequences of no intervention

If current expenditure levels are maintained under the Base Case (rate peg only) scenario:

- asset deterioration will continue to outpace renewal, increasing the backlog year on year
- reactive maintenance will rise, driving higher operational costs
- community service levels will decline as more assets fall below acceptable condition
- long-term liabilities will increase, reducing Council's capacity to invest in future priorities.

Need for intervention

The gap between required and actual funding is clear across all asset classes. Without adequate intervention, Council will be unable to maintain its infrastructure at sustainable levels. Addressing this gap is essential to safeguard service delivery, manage risk, and ensure that assets remain safe and functional for the community.

Response options

Council faces a clear infrastructure funding gap, with renewal and maintenance needs exceeding the resources available under the current funding structure. To address this challenge, a range of response options are considered.

Do nothing (Base Case, rate peg only)

Continuing with the base case means accepting ongoing underfunding. This would result in further asset deterioration, rising maintenance costs, an increasing infrastructure backlog and declining community service levels. Over time, this approach creates greater long-term liabilities and risks.

Reduce Level of Services (LoS)

Council could consider reducing or discontinuing services to redirect funds toward asset renewal. However, many of Council's services are essential and highly valued by the community. This importance was highlighted in the last community survey in 2024. Additionally significant cuts would reduce quality of life, undermine community wellbeing and may be inconsistent with Council's adopted Community Strategic Plan.

Efficiency gains

While ongoing efficiencies are embedded in Council's operations, and efficiency improvements will continue to be pursued, the scale of the infrastructure funding gap far exceeds what can realistically be achieved through further internal efficiency measures.

Special Rate Variation

The introduction of a Special Rate Variation (SRV) provides a sustainable funding source dedicated to addressing the ongoing infrastructure gap. This investment will allow Council to:

- fund a proactive renewal program across all asset classes
- maintain the Building and Infrastructure Asset Renewal Ratio at greater than 100%
- reduce reliance on costly reactive maintenance
- reduce civil liability and risk
- ensure long-term financial sustainability while continuing to deliver valued community services.

Preferred response

Financial analysis undertaken confirms that only the SRV option provides sufficient resources to close the infrastructure funding gap while maintaining service delivery. Unlike the other options, the SRV:

- directly aligns funding with the scale of identified renewal needs
- minimises long-term costs by addressing renewal backlogs now, rather than allowing deterioration to accelerate
- preserves existing service levels without requiring large-scale cuts to community programs or assets
- provides a structured, transparent and sustainable funding approach consistent with the Office of Local Government's financial sustainability benchmarks

In summary, the SRV is the only response option that enables Council to meet renewal requirements, address the infrastructure backlog, and continue delivering safe, reliable and fit-for-purpose assets for the community.

Community priorities

The 2024 Community Research Report asked respondents to state their levels of importance and satisfaction to a range of Council services and facilities. This report found that road assets, footpaths and drainage were areas with high importance but lower levels of satisfaction, and therefore should be the focus of Council attention.

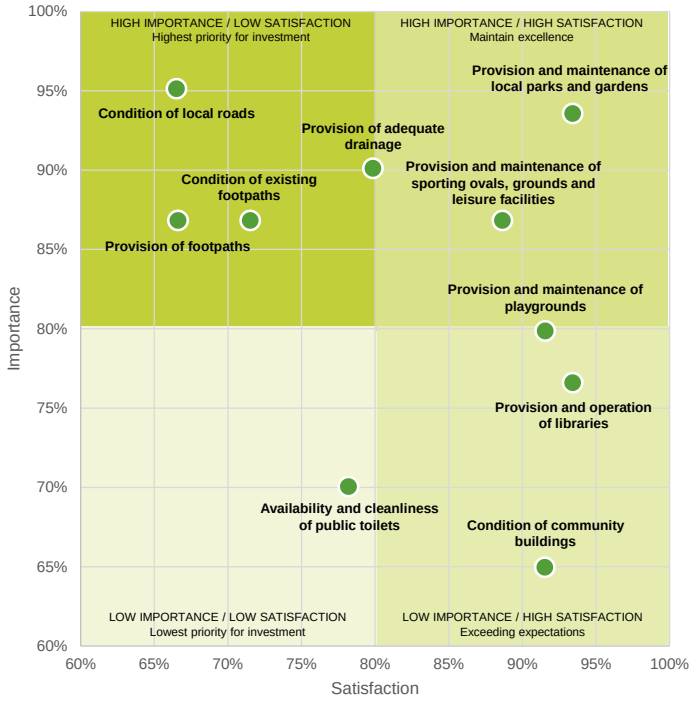

Figure 5: Community research importance / satisfaction matrix. Note: Importance refers to the aggregate percentage (%) score of the top two scores. (i.e. important and very important). Satisfaction refers to the aggregate percentage (%) score of the top three scores (i.e. somewhat satisfied, satisfied and very satisfied). Source: 2024 Community Research Report (Micromex)

The same report asked the community whether they were willing to pay higher rates to fund certain asset classes. The SRV options will also provide a substantial increase in renewal funding to asset classes that the majority of the community was at least somewhat supportive of paying higher rates to address, as outlined in the table below:

Asset Area	% of residents at least somewhat supportive of paying higher rates	Funded by SRV Option
Parks and Sportsgrounds	74%	Yes
Roads	73%	Yes (traffic facilities)
Footpaths	69%	Yes
Stormwater Drainage	62%	Yes
Public Toilets	59%	Yes
Swimming Pools	56%	Yes (KFAC upgrade)
Theatres	54%	No
Other Cultural Facilities	53%	No
Community Buildings	52%	Yes

Table 5: Percentage of residents supportive of higher rates for assets. Source: 2024 Community Research Report 2024 (Micromex)

Renew and Enhance Infrastructure (Special Rate Variation) – preferred scenario

Under this scenario, Council would in 2026/27 increase rates by 30.4%, including a 26% SRV and 4.4% rate peg in 2026/27. This option represents the best balance between service outcomes, backlog reduction and affordability.

- **Backlog reduction:** This scenario delivers a strong and efficient backlog outcome. By 2034/35, the Cost to Satisfactory (CTS) backlog reduces from $93.7 million to $23.8 million (a reduction of $69.9 million or 75%), and Cost To Agreed (CTA) backlog falls from $194.1 million to $116.5 million (a reduction of $77.6 million or 40%). This compares to the Base Case where both the CTS and CTA backlog record substantial growth.
- **Balanced funding**: Provides $22.6 million in additional annual funding, covering renewals for stormwater, buildings, recreation, and footpaths, plus enhancements for new footpaths ($3.8 million) and traffic and transport upgrades ($1.7 million
- **Enhancement connectivity and accessibility:** This is achieved through improved traffic facilities (e.g. signals, crossings, refuge islands and accessible bus stops) and improved mobility for people with a disability, prams and seniors. The preferred rate increase scenario will also deliver enhanced walking and cycling connections to make it safer and easier to access schools, shops, parks, and public transport.
- **Community priorities:** Aligns with community feedback and research, which highlighted road assets, footpaths and drainage as areas of high importance but low satisfaction.
- **Financial sustainability:** Strengthens Council's operating position, generating stable ongoing funding and reducing reliance on reactive repairs and accommodate/ enhancing road safety

This scenario provides the funding necessary to significantly reduce infrastructure backlogs across all major asset classes. By increasing renewal and upgrade investment, Council can address long-standing deficiencies, align infrastructure capacity with forecast demand, and improve community resilience to growth and climate pressures. This option also enables targeted investment in recreational facilities, new footpaths, and other upgrades such as traffic and transport improvements.

The following sections outline how this scenario impacts each major asset class.

Roads and kerb & gutter

The road network backlog can already be eliminated under the Base Case scenario without additional SRV funding. The cost to bring the network to a satisfactory standard fall from $16.9 million in 2025/26 to zero by 2033, showing a clear pathway to sustainability within existing funding. For this reason, this asset class has not been nominated for Special Rate Variation (SRV) funding.

Roads and kerb and gutter backlog

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	16,860	15,521	14,062	11,956	9,964	8,010	6,377	1,085	0	0
Backlog - CTA	75,619	74,280	72,821	70,715	68,723	66,769	65,136	59,844	54,200	52,418
Renewal	11,597	10,663	11,122	12,097	12,264	12,648	12,717	16,678	17,335	13,778
New/Upgrade	1,089	6,829	6,416	5,247	2,270	9,808	7,219	1,460	1,602	799
Maintenance	1,423	1,473	1,524	1,578	1,633	1,690	1,749	1,811	1,874	1,940

Table 6: Roads and Kerb & Gutter Backlog, Capital and Maintenance Projections

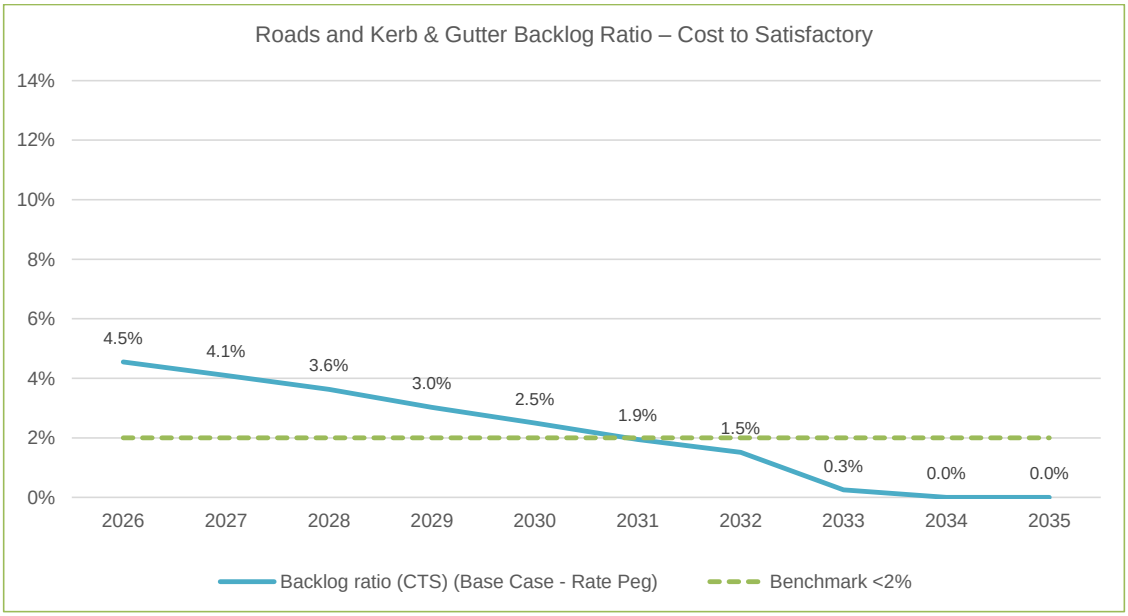

Figure 6: Roads and Kerb & Gutter Backlog Ratio – Cost to Satisfactory

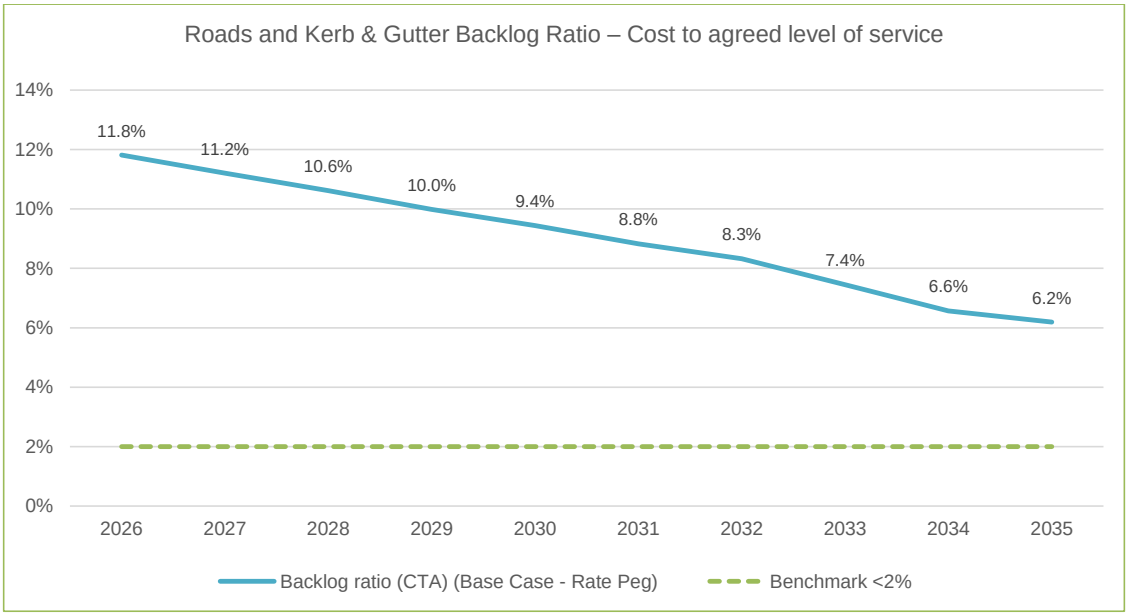

Figure 7: Roads and Kerb & Gutter Backlog Ratio – Cost to agreed level of service

Footpaths

Under the preferred rate increase scenario, the footpath backlog is contained at around $2 million, compared with the Base Case (rate peg only) where the backlog escalates to more than $8 million. The preferred scenario also prevents growth in the backlog against the agreed service level, reflecting community expectations for expanded upgrades.

Tables below present the projected capital and maintenance expenditure, along with backlog forecasts for both scenarios over the next ten years. These backlog projections are based on the reported Cost to Satisfactory (CTS).

Footpaths backlog (Base Case – rate peg)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	1,575	2,422	3,051	3,730	4,428	5,233	6,416	7,178	7,378	8,574
Backlog - CTA	6,577	7,424	8,053	8,732	9,430	10,235	11,418	12,180	12,380	13,576
Renewal	1,316	801	1,105	1,146	1,218	1,200	899	1,431	2,132	1,244
New/upgrade	2,423	1,742	3,224	3,402	3,262	2,929	1,934	4,162	6,070	3,438
Maintenance	1,097	1,135	1,175	1,216	1,259	1,303	1,349	1,396	1,445	1,495

Table 7: Footpaths Backlog, Capital and Maintenance Projections – Base Case ($'000)

Footpaths backlog (Renew and Enhance Infrastructure – SRV)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	1,575	1,535	1,309	1,169	1,086	1,150	1,634	1,742	1,336	1,975
Backlog - CTA	6,577	6,537	6,311	6,171	6,088	6,152	6,636	6,744	6,338	6,977
Renewal	1,316	1,741	2,069	2,132	2,228	2,235	1,958	2,515	3,243	2,381
New/upgrade	2,423	5,542	7,119	7,391	7,346	7,111	6,217	8,548	10,560	8,036
Maintenance	1,097	1,135	1,175	1,216	1,259	1,303	1,349	1,396	1,445	1,495

Table 8: Footpaths Backlog, Capital and Maintenance Projections – Preferred Scenario - Renew and Enhance Infrastructure SRV ($'000)

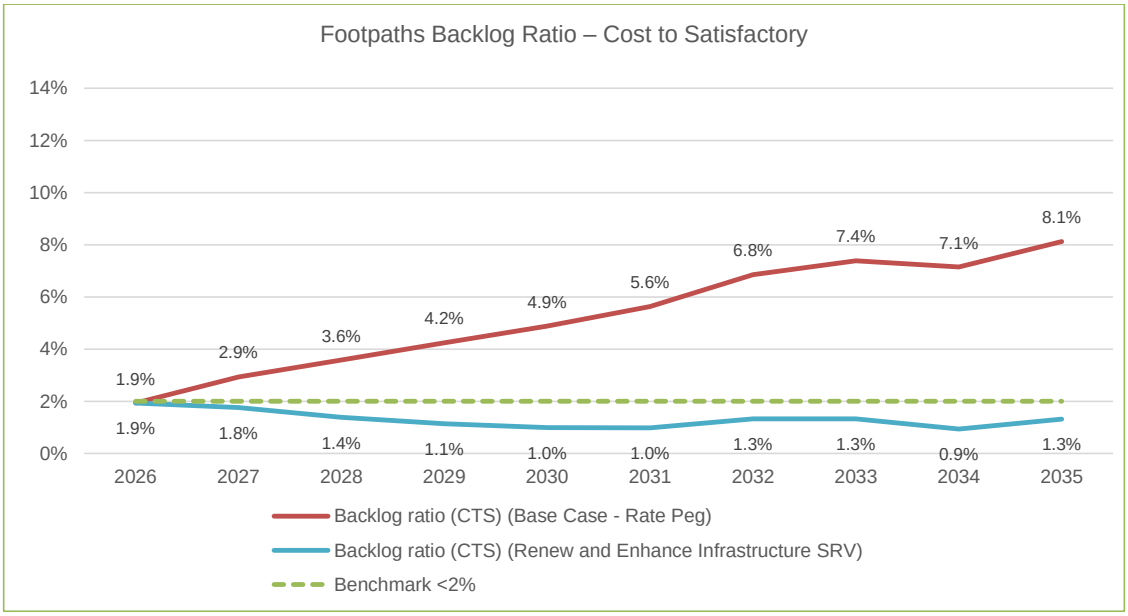

Figure 8: Footpaths Backlog Ratio – Cost to Satisfactory

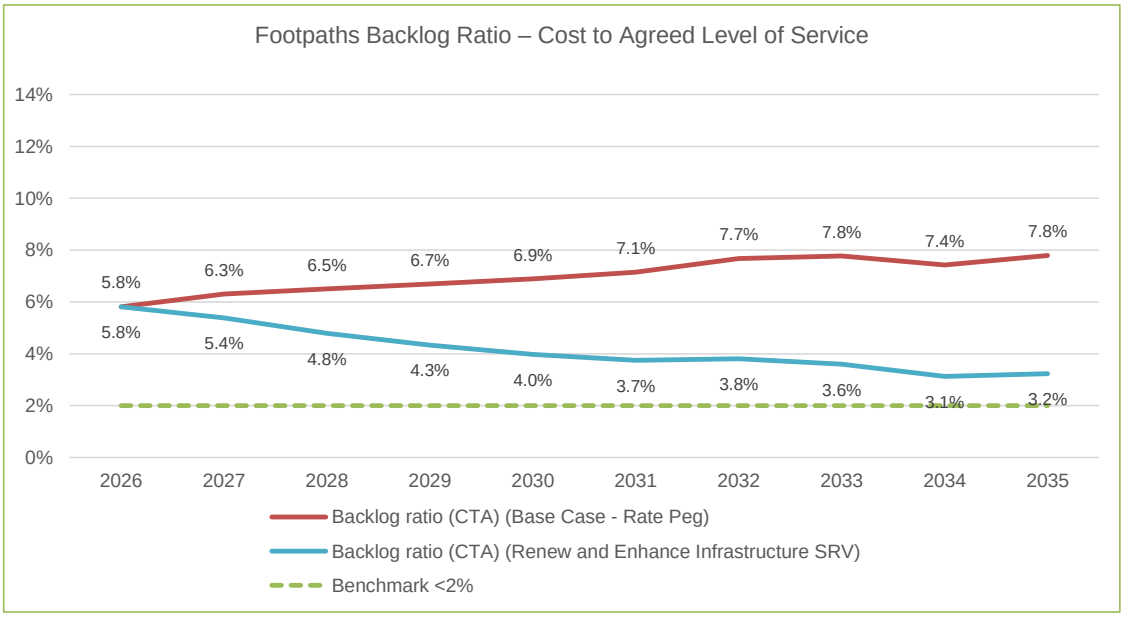

Figure 9: Footpaths Backlog Ratio – Cost to Agreed Level of Service

New footpaths

Across the Local Government Area, an estimated 250 km of new footpaths are required to achieve a network with at least a footpath on one side of every street, while a further 620 km would be needed to provide footpaths on both sides.

Current funding levels are insufficient to fund the renewal of the existing footpath network or deliver new paths at the rate expected by the community. The demographic of the community is changing. With the increase in the average age of the community, there is a greater need to increase footpath on at least one side of the street proportional to the rate of change in demographic. The current annual allocation is only enough to achieve one side of every street by approximately 2082.

The preferred rate increase scenario would increase the annual budget for new footpaths by $3.8 million. This increase in funding will enable a footpath on one side of every street by 2045 instead of 2082. The new footpath network will be made compliant with accessibility standards.

Once this target is met, Council will redirect the additional funding towards completing the second side of streets, ensuring that footpaths are progressively constructed on both sides of the road in line with long-term community expectations.

Car parks, road structures and bridges

The backlog for road structures, car parks and bridges is projected to be managed effectively, with the CTS backlog eliminated by 2033. The backlog against the agreed service level is also expected to be addressed by 2033/34 and then maintained at a sustainable level. As a result, this asset class does not require additional funding through the SRV.

However, Council has identified a critical funding shortfall for traffic and transport assets, including Disability Standard for Accessible Public Transport (DSAPT) compliance for bus stops. Priority safety works including roundabouts, median islands, and wombat crossings are unfunded in the Base Case, despite being recognised as essential. Under the preferred rate increase scenario, an additional $1.7 million per year is allocated to deliver these upgrades. This investment addresses the current funding gap and enables Council to implement targeted road safety improvements across the LGA.

Car parks, road structures and bridges backlog (Base Case – Rate peg)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	-	-	-	-	264	1,748	2,844	-	-	-
Backlog - CTA	1,419	1,226	1,300	1,432	2,819	4,303	5,399	2,428	-	1,386
Renewal	3,893	1,978	1,883	2,019	867	895	1,448	5,701	5,852	1,169
New/upgrade	6,984	5,878	6,630	7,446	2,598	3,551	5,431	6,311	5,823	4,381
Maintenance	1,342	1,389	1,438	1,488	1,540	1,594	1,650	1,708	1,768	1,830

Table 9: Car Parks, Road Structures and Bridges Backlog, Capital and Maintenance Projections – Base Case ($'000)

Car parks, road structures and bridges backlog (Renew and Enhance Infrastructure – SRV)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	-	-	-	-	610	2,275	3,594	890	-	520
Backlog - CTA	1,419	1,259	1,401	1,636	3,165	4,830	6,149	3,445	815	3,075
Renewal	3,893	1,978	1,883	2,019	867	895	1,448	5,701	5,852	1,169
New/upgrade	6,984	7,578	8,373	9,231	4,425	5,422	7,347	8,273	7,832	6,439
Maintenance	1,342	1,389	1,438	1,488	1,540	1,594	1,650	1,708	1,768	1,830

Table 10: Car Parks, Road Structures and Bridges Backlog, Capital and Maintenance Projections – Renew and Enhance Infrastructure SRV ($'000)

Stormwater drainage

Under the preferred rate increase scenario, the stormwater backlog is significantly reduced, falling from $41 million in 2025/26 to approximately $13 million by 2034/35. This represents a reduction of almost two-thirds compared with the Base Case, where the backlog escalates to around $78 million over the same period, placing increasing pressure on network performance. The additional funding provided through increased rates enables stronger drainage capacity, reduces flood risks, and improves overall resilience of the network.

The revised valuation methodology of componentisation treats the agreed level of service as equivalent to the CTS. Once a drainage pipe is relined, its condition rating improves directly from 4 or 5 to 1, restoring the asset to near-new condition. This ensures long-term service outcomes are achieved with greater certainty and supports sustainable backlog management.

Stormwater drainage condition review

Ku-ring-gai Council is responsible for around 12,000 stormwater drainage pipes which are predominantly located under road reserves and run to a length of nearly 300km. Council is also responsible for around 12,100 drainage pits, headwalls or other inlet structures, and a range of open drainage channels. In 2023/24, the gross replacement cost (GRC) of stormwater assets was $512 million.

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

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

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

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

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

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

Stormwater backlog (Base Case - Rate peg)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	40,643	44,360	48,143	52,035	56,200	60,482	64,880	69,396	74,024	78,642
Backlog - CTA	40,643	44,360	48,143	52,035	56,200	60,482	64,880	69,396	74,024	78,642
Renewal	1,981	1,122	1,190	1,218	1,079	1,105	1,131	1,159	1,198	1,367
New/upgrade	954	1,013	1,422	1,456	817	1,202	856	877	1,012	1,551
Maintenance	910	942	975	1,009	1,044	1,081	1,118	1,157	1,198	1,240

Table 11: Stormwater Drainage Backlog, Capital and Maintenance Projections – Base Case ($'000)

Stormwater backlog (Renew and Enhance Infrastructure – SRV)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	40,643	38,460	35,114	31,706	28,397	25,025	21,584	18,074	15,730	13,209
Backlog - CTA	40,643	38,460	35,114	31,706	28,397	25,025	21,584	18,074	15,730	13,209
Renewal	1,981	7,022	8,318	8,518	8,554	8,759	8,969	9,185	8,170	8,507
New/upgrade	954	1,013	1,422	1,456	817	1,202	856	877	1,012	1,551
Maintenance	910	942	975	1,009	1,044	1,081	1,118	1,157	1,198	1,240

Table 12: Stormwater Drainage Backlog, Capital and Maintenance Projections – Renew and Enhance Infrastructure SRV ($'000)

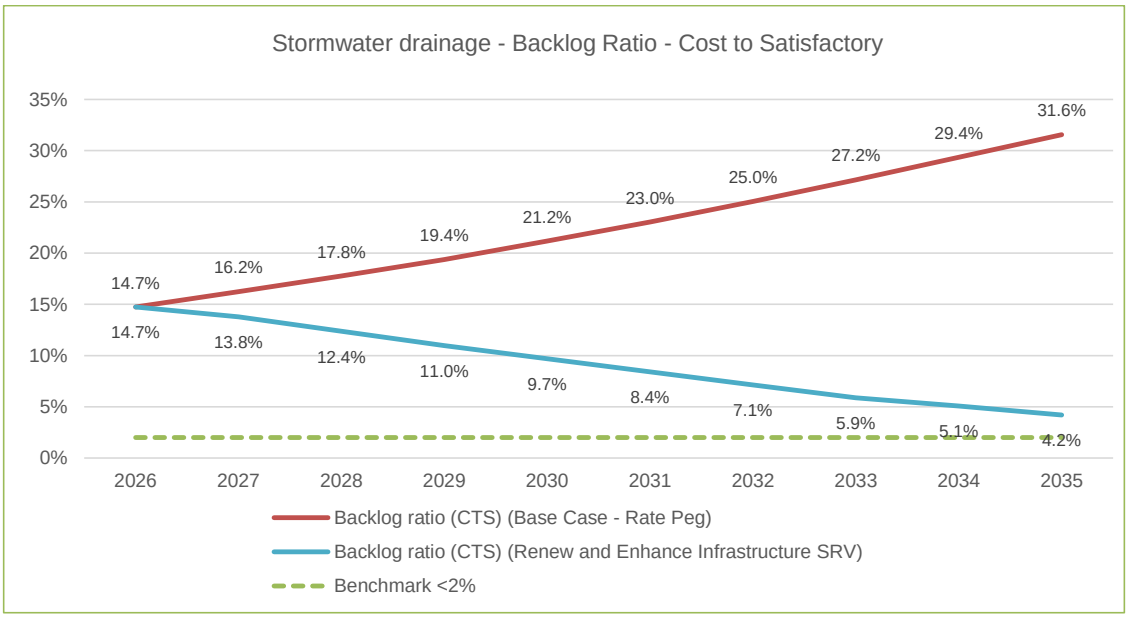

Figure 10: Stormwater Drainage Backlog Ratio – Cost to Satisfactory

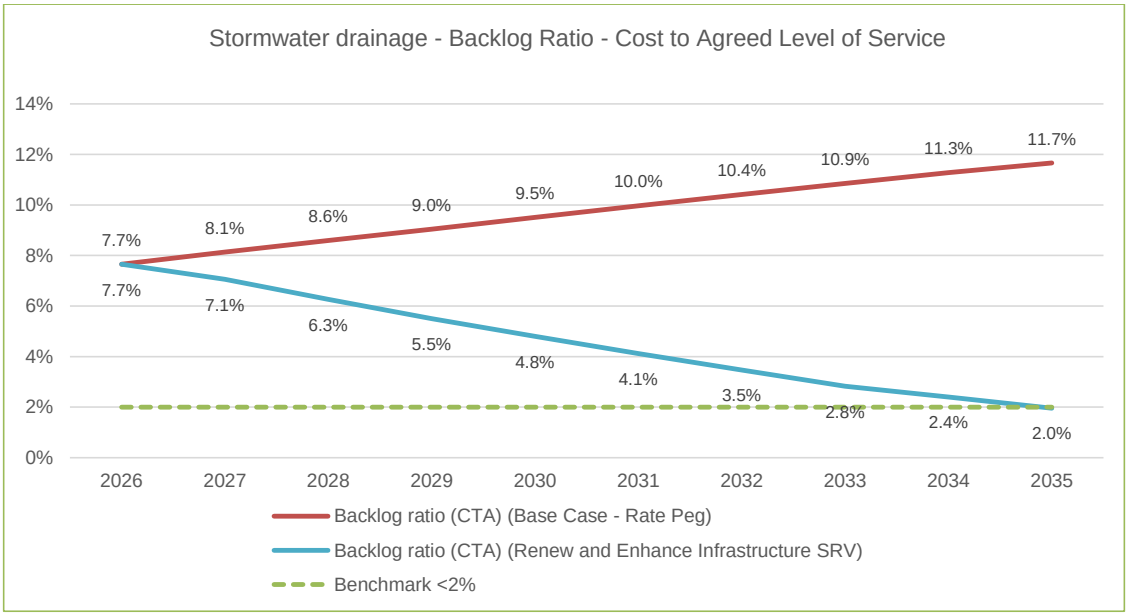

Figure 11: Stormwater Drainage Backlog Ratio - Cost to Agreed Level of Service

Recreational facilities, parks and playgrounds

Recreational facilities include sports fields, parks, playgrounds, courts, walking tracks, fire trails and the Ku-ring-gai Sports and Aquatic Centre. These assets play a central role in supporting community wellbeing, recreation, and inclusion, and are consistently identified as a high priority in community consultation.

Under the Base Case, the backlog for recreational facilities increases sharply, growing from less than $1 million in 2025/26 to over $18 million by 2034/35. The backlog against the agreed level of service also escalates, exceeding $24 million by the end of the period. This reflects the growing demand for high-quality open space and recreation facilities across the LGA, which cannot be met under existing funding.

In contrast, the preferred rate increase option provides the additional resources required to eliminate the Cost to Satisfactory (CTS) backlog by 2026/27 and maintain it at zero through to 2034/35. The backlog against the agreed service level also reduces steadily over the period, ensuring assets are maintained closer to community expectations.

Community consultation highlights that 73% of ratepayers are at least somewhat supportive of paying increased rates to improve recreational facilities, particularly parks and sportsgrounds. The investment under the preferred scenario enables Council to respond directly to this feedback, improving service levels, ensuring more assets are maintained in good condition, and aligning outcomes with the community's expressed priorities.

Recreational facilities backlog (Base Case – Rate peg)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	409	721	2,030	4,640	7,836	10,173	13,366	14,824	16,145	18,291
Backlog - CTA	6,667	6,979	8,288	10,898	14,094	16,431	19,624	21,082	22,403	24,549
Renewal	6,246	4,033	3,225	2,120	1,709	2,755	2,117	4,118	4,545	4,255
New/upgrade	18,357	6,036	3,807	3,877	2,629	3,066	4,185	6,239	7,063	18,207
Maintenance	8,574	8,874	9,185	9,506	9,839	10,183	10,540	10,908	11,290	11,685

Table 13: Recreational Facilities Backlog, Capital and Maintenance Projections – Base Case ($'000)

Recreational facilities backlog (Renew and Enhance Infrastructure – SRV)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	409	0	0	0	0	0	0	0	0	0
Backlog - CTA	6,667	4,879	4,036	4,441	5,380	5,407	6,233	5,267	4,106	3,711
Renewal	6,246	6,133	5,378	4,324	3,966	5,066	4,483	6,542	7,026	6,796
New/upgrade	18,357	6,036	3,807	3,877	2,629	3,066	4,185	6,239	7,063	18,207
Maintenance	8,574	8,874	9,185	9,506	9,839	10,183	10,540	10,908	11,290	11,685

Table 14: Recreational Facilities Backlog, Capital and Maintenance Projects - Renew and Enhance Infrastructure SRV ($'000)

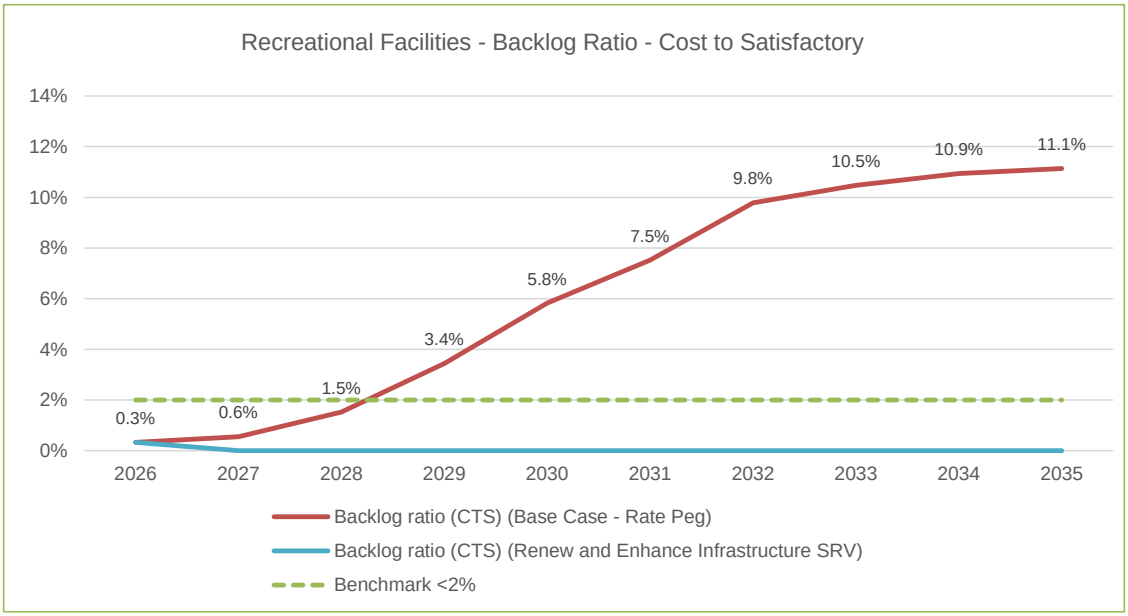

Figure 12: Recreational Facilities Backlog Ratio – Cost to Satisfactory

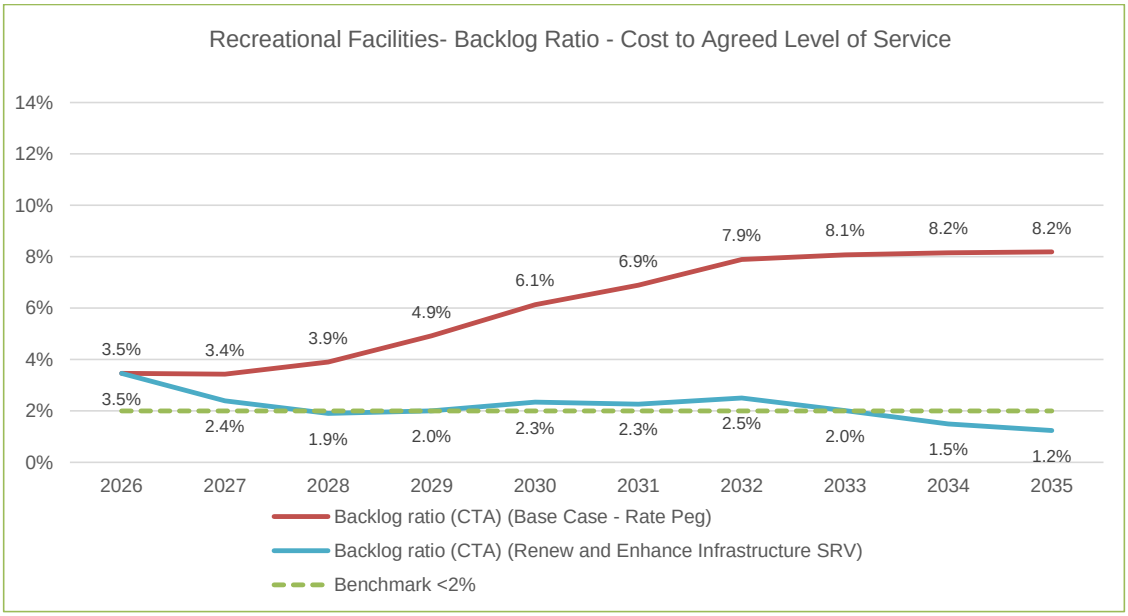

Figure 13: Recreational Facilities Backlog Ratio - Cost to Agreed Level of Service

Buildings

Under the Base Case, the backlog grows significantly, rising from $34.2 million in 2025/26 to $74.6 million by 2034/35 at the satisfactory level, and from $63.2 million to $103.6 million at the agreed level of service.

In contrast, the preferred rate increase scenario reduces the satisfactory level backlog from $34.2 million to $8.1 million by 2034/35. The agreed service level backlog also declines steadily, falling from $63.2 million in 2025/26 to $37.1 million by 2034/35. This reflects increased renewal funding which enables Council to manage the asset base sustainably and address long-term building deficiencies.

Buildings condition review

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

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

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

These buildings typically require works to address:

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

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

Buildings backlog (Base Case – Rate peg)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	34,167	36,821	41,037	45,375	49,910	54,574	59,369	64,300	69,371	74,585
Backlog - CTA	63,166	65,820	70,036	74,374	78,909	83,573	88,368	93,299	98,370	103,584
Renewal	3,406	2,438	1,135	1,162	1,115	1,142	1,169	1,197	1,226	1,255
New/upgrade	3,731	4,792	7,243	775	740	758	776	795	814	833
Maintenance	5,549	5,743	5,944	6,152	6,367	6,590	6,821	7,059	7,306	7,562

Table 15: Buildings Backlog, Capital and Maintenance Projections – Base Case ($'000)

Buildings backlog (Renew and Enhance Infrastructure – SRV)

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Backlog - CTS	34,167	30,121	27,470	24,775	22,109	19,399	16,643	13,842	10,995	8,101
Backlog - CTA	63,166	59,120	56,469	53,774	51,108	48,398	45,642	42,841	39,994	37,100
Renewal	3,406	9,138	8,002	8,194	8,316	8,516	8,720	8,929	9,144	9,363
New/upgrade	3,731	4,792	7,243	775	740	758	776	795	814	833
Maintenance	5,549	5,743	5,944	6,152	6,367	6,590	6,821	7,059	7,306	7,562

Table 16: Buildings Backlog, Capital and Maintenance Projections - Renew and Enhance Infrastructure SRV ($'000)

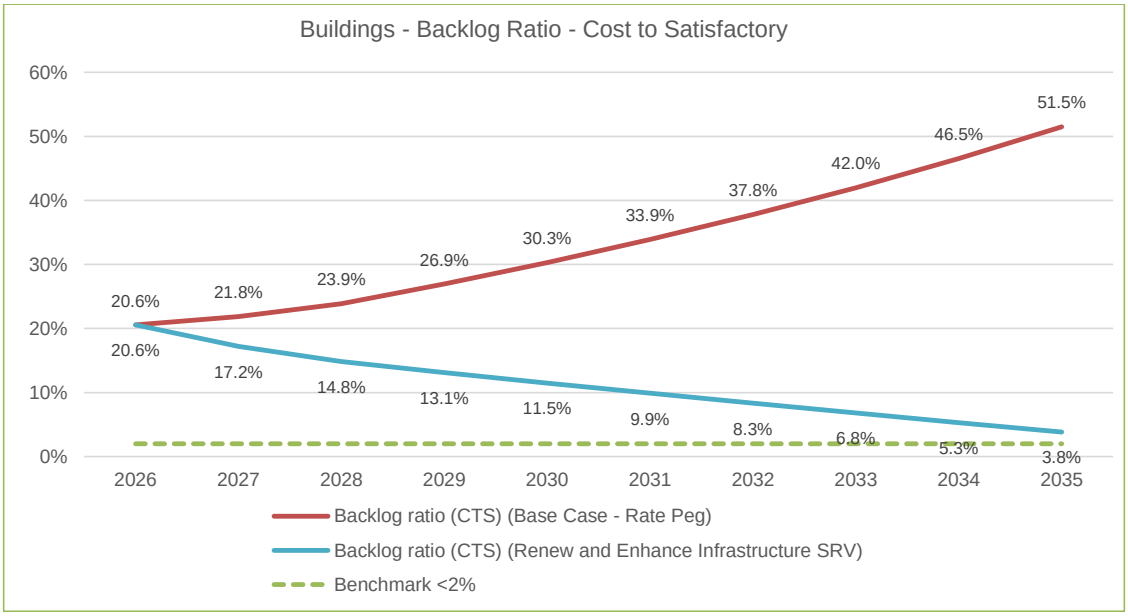

Figure 14: Buildings Backlog Ratio – Cost to Satisfactory

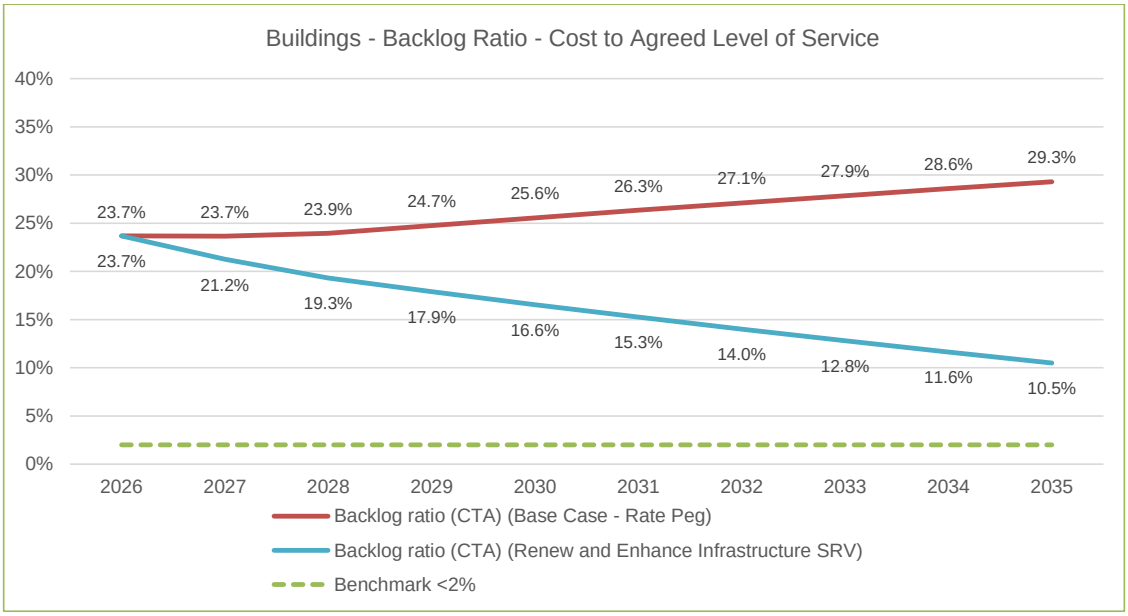

Figure 15: Buildings Backlog Ratio – Cost to Agreed Level of Service

Performance evaluation

To ensure the AMS delivers on the outcomes in a transparent and tangible way, a range of specific and measurable goals have been detailed below:

Action ID	Details	Measure	Due Date
1	Obtain and maintain detailed, reliable condition information for Council-owned assets. Stormwater drainage infrastructure will be assessed with respect to performance, capacity and functionality.	% of asset network with up-to-date condition assessments per asset class	2027/28
2	Re-establish the Asset Management Steering Group	Asset Management Steering Group formally re-established, and meeting schedule implemented	2026/27
3	Develop end-to-end business processes for asset management	Assets planned, delivered, and handed over with complete brief documentation, designs, and QA records	2026/27
4	Review maintenance expenditure for all asset classes	Maintenance expenditure reviewed and benchmarked against asset condition and service levels	2028/29

The Asset Management Strategy proposes the following additional actions to enable the objectives of the Asset Policy and Community Strategic Plan:

	Strategy	Action
1	Long Term Financial Planning.	Regularly update the LTFP
2	Asset Management Plans	Develop and annually review AMPs covering at least 10 years for all major asset classes.
3	Update Long Term Financial Plan to incorporate Asset Management Strategy expenditure projections.	Funding model to provide Council services.
4	Report Council's financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against strategic objectives in Annual Reports.	Financial sustainability information is available for Council and the community. Revaluation of the infrastructure assets at the appropriate time (as required)
5	Ensure Council decisions on asset service level performance and cost and "whole of life" cost are made from accurate and current information in the asset register.	Improved decision making and greater value for money.
6	Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report.	Service delivery is matched to available resources and operational capabilities.
7	Ensure responsibilities for asset management are identified.	Responsibility for asset management is defined.
8	Implement an Improvement Plan to realise 'core' maturity for the financial and asset management competencies within 2 years.	Improved financial and asset management capacity within Council.
9	Report to Council on development and implementation of Asset Management Strategy, Asset Management Plans and Long-Term Financial Plans.	Oversight of resource allocation and performance.

The approach to assessing performance in relation to asset planning and measurement will be both quantitative and qualitative. This will be monitored through Council's asset management system, asset revaluations, service improvement reviews and management reviews and alignment of asset management

plans to the delivery program and operational plan. Individual asset performance will be measured through conditional rating, and this will be reported through special schedules in Council's financial statements.

Council's IP&R processes allow for performance measures relating to the delivery of infrastructure asset programs are contained in the Delivery Program and Operational Plan and are reported on bi-annually and annually to ensure progress and/or achievements are measured and reported.

The Asset Management Policy outlines Council's asset management framework including its integration with the IP&R framework. The Asset Management Steering Group will allow for monitoring of works in progress, reporting and continual improvement of processes, as well as support whole of council responsibility for asset management.

Future services levels will be determined in consultation with the community. Council periodically undertakes community surveys to determine current satisfaction of services and facilities. Future surveys will be tailored to include asset management and to determine the community's expectations for various asset classes and will be used in the development of delivery programs and asset management plans.

Asset Management Plans

Each major asset class is managed through a dedicated Asset Management Plan (AMP). Each AMP identifies the actions and resources required to provide a defined level of service in a cost-effective manner, and provides long-term projections for asset maintenance, rehabilitation, renewal and replacement, including life cycle costs. In accordance with the IP&R framework and best practice asset management principles, the AMPs expand on the high level Asset Management Strategy and provide further detail on the following:

- current and desired levels of service, informed by community research and expectations, strategic goals and legislative requirements
- current condition and capacity / performance of assets
- asset valuations, financial projections and funding strategies
- demand drivers and forecasts, the impact of changing demand on assets and detailed asset programs to meet future needs
- formal risk assessments (with a focus on critical assets)
- detailed strategies for all phases of the asset lifecycle (e.g. acquisition, operations and maintenance, renewal and replacement and disposal).

The following AMPs are under review:

Road and transport assets

- Covers local roads, kerb & gutter, bridges, car parks, and other associated traffic and transport infrastructure.
- Contains asset condition, renewal programs, traffic management priorities, and forward works programs.

Footpaths

- Addresses the footpath network including concrete, asphalt, and paver paths.
- Documents network coverage, connectivity gaps and safety risks.
- Includes new and renewal construction programs to improve accessibility around schools, train stations, and business centres.

Stormwater drainage

- Covers pipes, pits, culverts, and other stormwater drainage assets.
- Illustrates network capacity, condition grading, backlog assessments, and priority flood mitigation and renewal works.

Parks and recreational assets

- Covers parks, sportsgrounds, playgrounds and associated recreational facilities area
- Documents asset condition, lifecycle costs, usage demand, and future enhancements to meet recreational needs.

Building assets

- Encompasses community halls, libraries, depots, amenities, and other Council-owned buildings.
- Outlines accessibility upgrades, compliance with safety and sustainability standards, and renewal requirements.
- Assesses service level gaps and prioritises investment in high-use facilities.

Contact us

For assistance or information regarding any of Council's services or facilities please contact us. Business hours are Monday to Friday, 8.30 am – 5.00 pm.

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Indicative list of projects funded by preferred rate increase (including rate peg) over ten years

This is an indicative list of projects which will be funded by the proposed 30.4% rate increase (including the 4.4% rate peg) over the coming ten years.

This list has been released to build community understanding of infrastructure improvements which could be funded through the rate increase.

The list is subject to further refinement and investigation by staff. Furthermore, funding approval for individual projects is subject to the annual exhibition of the Delivery Program and Operational Plan.

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Traffic and Transport Assets

Location	Description of Works	Suburb	Value	Ward
Bus Stop	Construction of bus stops across the LGA to ensure compliance with Disability Discrimination Act (DDA) standards	LGA	$ 7,100,000.00	LGA
Tryon Road	Construction of dedicated right-turn bays on both legs of the Archbold Road intersection to reduce congestion, improve traffic flow, and enhance safety for turning vehicles.	Lindfield	$ 800,000.00	Roseville
Warrawee Avenue	Widening of the existing asphalt footpath between Hastings Road and Bangalla Street to improve pedestrian capacity, accessibility, and connectivity to key local destinations and train station	Warrawee	$ 600,000.00	Wahroonga
Archbold Road	Installation of new traffic signals at the offset intersection of Clanville Road and Carnarvon Road to improve intersection safety, regulate vehicle movements, and support pedestrian crossing demand.	Roseville	$ 1,500,000.00	Roseville
Lady Game Drive	Installation of a new concrete median near Ryde Road to improve road safety, manage traffic turning movements, and reduce the risk of collisions.	West Pymble	$ 200,000.00	Gordon
Lady Game Drive	Upgrade of the existing roundabout at the intersection with Highfield and Moore Avenues to improve traffic flow, address safety concerns, and accommodate heavy vehicle turning movements.	Lindfield	$ 500,000.00	Roseville
Clanville Road	Construction of a new roundabout at Trafalgar Avenue to improve intersection safety, reduce crash risk, and moderate vehicle speeds in the local road network.	Roseville	$ 500,000.00	Roseville
Dunstan Grove	Installation of a new pedestrian crossing below the overpass to improve safe access between residential areas and nearby recreational facilities.	Lindfield	$ 200,000.00	Roseville
Turramurra Avenue / Boomerang	Construction of a peanut-shaped roundabout to improve intersection control, reduce traffic conflicts, and provide safer pedestrian crossing opportunities.	Turramurra	$ 500,000.00	Wahroonga
Fox Valley Road	Construction of a new roundabout at Roland Avenue to improve intersection efficiency, enhance safety, and moderate vehicle speeds.	Wahroonga	$ 500,000.00	Wahroonga
Eton Road	Replacement of the existing pedestrian refuge at Winchester Avenue with a raised wombat crossing to improve pedestrian safety, visibility, and accessibility.	Lindfield	$ 400,000.00	Roseville
Grosvenor Road	Installation of a new wombat crossing between Austral Avenue and Bent Street to improve pedestrian connectivity and enhance safety near local schools and shops.	Lindfield	$ 400,000.00	Roseville
Ridge Street	Construction of an at-grade pedestrian crossing at Fitzsimons Lane to enhance connectivity and pedestrian priority in the town centre precinct.	Gordon	$ 250,000.00	Gordon
Turra Street	Installation of a wombat crossing with cyclist facilities at Kissing Point Road to improve active transport infrastructure and provide a safer link for school children and cyclists.	Turramurra	$ 400,000.00	Comenarra

Location	Description of Works	Suburb	Value	Ward
Eastern Road	Replacement of the existing pedestrian refuge between Kintore Avenue and Braeside Street to enhance pedestrian safety and comply with updated accessibility standards.	Turramurra	$ 200,000.00	Comenarra
Avon Road	Replacement of the existing at-grade pedestrian crossing at the rail underpass with a raised wombat crossing to improve pedestrian priority and safety near the station.	Pymble	$ 400,000.00	Comenarra
Fox Valley Road	Upgrade of pedestrian refuges at Lucinda Avenue and Ada Avenue to provide wider, more accessible crossings and improve pedestrian safety.	Wahroonga	$ 500,000.00	Comenarra
Nelson Road	Installation of a raised wombat crossing at the Tryon Road intersection to improve pedestrian safety and calm vehicle speeds in the residential area.	Lindfield	$ 400,000.00	Roseville
Lofberg Road	Installation of a wombat crossing at Ryde Road to improve pedestrian connections to bus stops and schools while moderating vehicle speeds.	West Pymble	$ 400,000.00	Comenarra
Rosedale Road	Replacement of the pedestrian refuge island at Edward Street with an at-grade crossing to improve safety and accessibility for local residents and school children.	Gordon	$ 300,000.00	Gordon
Bobbin Head Road	Installation of pedestrian fencing outside North Turramurra Public School to improve student safety by directing pedestrian movement to designated crossing points.	Turramurra	$ 100,000.00	Comenarra
Lindfield Avenue	Construction of a pedestrian crossing at Woodside Avenue, including a permanent refuge island, and replacement of the temporary rubber roundabout with a permanent solution.	Lindfield	$ 750,000.00	Roseville
Kissing Point Road	Installation of pedestrian fencing outside Turramurra Public School to improve safety by guiding students towards formalised crossing points.	Turramurra	$ 100,000.00	Comenarra

Stormwater Drainage

Location	Description of Works	Suburb	Value	Ward
Bannockburn Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 1,879,713.34	Wahroonga
Coonanbarra Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 508,025.26	Comenarra
Billyard Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 401,722.44	Wahroonga
Waipori Street	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives Chase	$ 162,750.00	St Ives
Curagul Road	Drainage renewal, relining of stormwater pipes and replacement of pit	North Turramurra	$ 349,352.66	Wahroonga
Gould Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives Chase	$ 134,940.00	St Ives
Bolwarra Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 463,397.20	Gordon
Grevillea Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 52,500.00	St Ives
Thomas Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 6,300.00	Roseville
Wongalee Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 71,246.76	Comenarra
Larchmont Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	East Killara	$ 315,180.22	Gordon
Garrick Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 433,991.86	St Ives
Seaton Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 52,376.76	Comenarra
Wanganella Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives Chase	$ 134,842.50	St Ives
Sarnia Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 45,417.84	Gordon
Sutherland Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 23,367.84	Wahroonga
Golf Links Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 256,280.00	Gordon
Yeramba Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 102,380.34	Comenarra
Bolton Place	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 18,900.00	Gordon
Ovens Place	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives Chase	$ 88,200.00	St Ives
Boronga Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 116,689.88	Comenarra
Muttama Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 53,812.50	Comenarra
Bluegum Place	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 107,625.00	Roseville
Gerald Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 115,382.10	Roseville
Primula Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 142,866.02	Roseville

ATTACHMENT NO: 8 - INDICATIVE LIST OF PROJECTS TO BE FUNDED BY PREFERRED RATE INCREASE (INCLUDING RATE PEG) OVER TEN YEARS

ITEM NO: GB.4

Location	Description of Works	Suburb	Value	Ward
Prince Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 130,692.38	Roseville
Longford Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 270,430.34	Roseville
Carnarvon Road	Drainage renewal, relining of stormwater pipes and replacement of pit	East Lindfield	$ 126,401.76	Roseville
Kings Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 73,114.26	Roseville
Guyong Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 65,720.96	Roseville
Holmes Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 26,730.00	Comenarra
Calvert Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 594,045.26	Gordon
Hunter Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 433,165.96	St Ives
Greengate Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 488,749.76	Gordon
Yanko Road	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 500,188.80	Comenarra
Bent Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 1,485,514.72	Roseville
Finlay Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 521,335.68	Comenarra
Hope Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 435,158.78	St Ives
Ortona Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 594,396.32	Roseville
Vale Street	Drainage renewal of stormwater pipes and replacement of pit	Gordon	$ 1,850,000.00	Gordon
Dorman Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 205,323.80	Roseville
Ivey Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 218,533.92	Roseville
The Chase Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 677,346.00	Wahroonga
Springdale Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 884,100.54	Gordon
Wembury Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 529,462.50	St Ives
Bobbin Head Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 1,123,236.95	Wahroonga
Clanville Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 441,338.34	Roseville
Bromborough Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 419,343.02	Roseville
Roland Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 18,771.42	Comenarra
Redleaf Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 15,090.92	Comenarra
Winton Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 152,186.92	Comenarra
Inverallan Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 84,562.96	Comenarra

Location	Description of Works	Suburb	Value	Ward
Kamilaroy Road	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 122,774.63	Comenarra
Rosebery Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 62,480.34	Gordon
Beechworth Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 183,369.60	Comenarra
Wellesley Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 1,250,000.00	St Ives
Koombalah Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	South Turramurra	$ 96,969.94	Comenarra
Woonona Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 161,308.92	Comenarra
Gloucester Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 10,500.00	Comenarra
Middle Harbour Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 806,314.94	Roseville
Ellsmore Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 453,969.18	Roseville
Allard Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville Chase	$ 706,171.84	Roseville
Braeside Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 162,604.08	Wahroonga
Marian Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 114,583.92	Gordon
Yarrabung Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 135,589.26	St Ives
Redleaf Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 1,350,000.00	Wahroonga
Koola Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	East Killara	$ 57,492.84	Gordon
Wahroonga Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 112,876.00	Wahroonga
Park Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 97,001.76	St Ives
Lennox Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 124,710.46	Gordon
Miowera Road	Drainage renewal, relining of stormwater pipes and replacement of pit	North Turramurra	$ 136,500.00	Wahroonga
Fairlawn Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 90,290.96	Wahroonga
Duff Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 211,848.18	Comenarra
Highlands Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 72,985.68	Gordon
Cornwall Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 207,653.52	Comenarra
Powell Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 108,291.40	Gordon
Torokina Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 35,051.76	St Ives
Hamilton Parade	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 44,636.92	Gordon
Catherine Street	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 29,901.58	St Ives

Location	Description of Works	Suburb	Value	Ward
Fitzroy Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 83,346.42	Gordon
St Johns Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 11,812.50	Gordon
Exeter Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 206,784.60	Comenarra
Ada Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 242,689.26	Comenarra
Browns Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 72,541.00	Gordon
Narelle Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 79,528.46	Gordon
Cleveland Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 86,203.92	Wahroonga
Stuart Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 45,551.76	Wahroonga
Rawson Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 121,451.76	Wahroonga
Kylie Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 79,519.42	Gordon
Bimburra Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 136,912.44	St Ives
Raglan Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 38,727.38	Wahroonga
Eastgate Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	East Killara	$ 11,812.50	Gordon
Ayres Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 125,141.92	St Ives
Nithdale Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 23,367.84	Wahroonga
Wade Lane	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 29,667.84	Gordon
Acron Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 61,036.32	St Ives
Richmond Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 36,225.00	St Ives
Stanley Street	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 140,681.76	St Ives
Mcrae Place	Drainage renewal, relining of stormwater pipes and replacement of pit	North Turramurra	$ 11,812.50	Wahroonga
Tryon Road	Drainage renewal, relining of stormwater pipes and replacement of pit	East Lindfield	$ 840,024.64	Roseville
Russell Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 475,041.52	Roseville
Provincial Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 485,224.88	Roseville
Wellington Road	Drainage renewal, relining of stormwater pipes and replacement of pit	East Lindfield	$ 875,209.70	Roseville
Fiddens Wharf Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 141,225.00	Gordon
Rosedale Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 848,574.08	Gordon
Marshall Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 302,724.70	Comenarra

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ITEM NO: GB.4

Location	Description of Works	Suburb	Value	Ward
Tennyson Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 254,096.64	Wahroonga
Horace Street	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 218,937.32	St Ives
Putarri Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 167,090.34	St Ives
Turramurra Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 182,795.96	Wahroonga
Wyomee Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 271,307.10	Comenarra
Ancona Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 244,600.26	Wahroonga
Bettowynd Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 158,657.10	Wahroonga
Avon Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 309,583.92	Comenarra
Shinfield Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 228,460.22	St Ives
Merriwa Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 162,025.84	Gordon
Lynbara Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 204,107.10	St Ives
Mcintyre Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 115,333.46	Gordon
Wentworth Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	East Killara	$ 121,676.76	Gordon
Kalang Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 164,583.80	Gordon
Pacific Highway	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 396,765.50	Comenarra
Eastern Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 2,425,478.96	Wahroonga
Shirley Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 185,953.14	Roseville
Ku-Ring-Gai Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives Chase	$ 308,907.78	St Ives
Boundary Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 254,297.26	Wahroonga
Ryde Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 191,111.92	Gordon
Kulgoa Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 191,889.14	Gordon
Bradfield Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 60,602.80	Roseville
Young Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 302,025.38	Wahroonga
Gladstone Parade	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 136,569.92	Roseville
Northcote Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 58,676.76	Roseville
Blytheswood Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 396,331.26	Comenarra
Randolph Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 280,153.70	Wahroonga

Location	Description of Works	Suburb	Value	Ward
Canberra Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 243,076.64	Roseville
Glenview Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 188,069.54	Gordon
Cecil Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 209,880.62	Gordon
Normac Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville Chase	$ 78,364.26	Roseville
Kenthurst Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 515,645.96	St Ives
Boundary Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 154,501.65	Roseville
Moore Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 207,134.91	Roseville
Warrimoo Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 817,438.30	St Ives
Coronga Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 222,060.88	Gordon
Grosvenor Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 1,504,763.50	Roseville
Cocupara Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 320,896.02	Roseville
Illoura Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 363,994.98	Wahroonga
Earl Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 326,470.66	Roseville
Millewa Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 309,769.42	Wahroonga
Chunooma Road	Drainage renewal, relining of stormwater pipes and replacement of pit	North Wahroonga	$ 337,457.10	Wahroonga
Duntroon Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 260,286.32	Roseville
Woodbury Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 519,722.72	St Ives
Carlotta Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 271,708.92	Gordon
Catalpa Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 521,999.94	Comenarra
Cadow Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 224,449.42	Gordon
Maxwell Street	Drainage renewal, relining of stormwater pipes and replacement of pit	South Turramurra	$ 571,339.82	Comenarra
Telegraph Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 208,301.76	St Ives
Pymble Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 772,356.68	Comenarra
Culworth Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 327,010.22	Gordon
Station Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 880,964.64	St Ives
Westbrook Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 445,886.66	Wahroonga
Dumaresq Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 271,788.34	Gordon

Location	Description of Works	Suburb	Value	Ward
Collins Road	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 1,414,023.90	St Ives
Darnley Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 308,705.34	Gordon
Wallalong Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 676,004.00	Comenarra
Beaconsfield Parade	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 367,900.30	Roseville
Ormonde Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville Chase	$ 502,271.58	Roseville
Nola Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville	$ 341,843.14	Roseville
Kedumba Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	North Turramurra	$ 459,375.00	Wahroonga
Eden Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	South Turramurra	$ 12,600.00	Comenarra
Killeaton Street	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 1,044,411.86	St Ives
Kooloona Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	West Pymble	$ 826,003.66	Comenarra
Baldwin Street	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 339,445.52	Gordon
Lady Game Drive	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 1,932,189.48	Gordon
Buckingham Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 362,762.88	Gordon
Robinson Street	Drainage renewal, relining of stormwater pipes and replacement of pit	East Lindfield	$ 438,273.12	Roseville
Chilton Parade	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 533,408.10	Wahroonga
Junction Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 500,237.26	Wahroonga
Lorne Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Killara	$ 391,862.88	Gordon
Strickland Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 393,834.60	Roseville
Valley Road	Drainage renewal, relining of stormwater pipes and replacement of pit	North Turramurra	$ 24,107.29	Roseville
Babbage Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Roseville Chase	$ 443,893.46	Roseville
Carrington Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Wahroonga	$ 627,874.20	Wahroonga
Livingstone Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Pymble	$ 1,140,600.60	Comenarra
Eton Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Lindfield	$ 445,225.76	Roseville
Memorial Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 1,255,396.08	St Ives
Werona Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 529,066.62	Gordon
Pentecost Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	St Ives	$ 1,148,249.72	St Ives
Bushlands Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	Gordon	$ 563,457.00	Gordon

Location	Description of Works	Suburb	Value	Ward
Allara Avenue	Drainage renewal, relining of stormwater pipes and replacement of pit	North Turramurra	$ 536,571.98	Wahroonga
Mitchell Crescent	Drainage renewal, relining of stormwater pipes and replacement of pit	Warrawee	$ 87,814.26	Comenarra
Burns Road	Drainage renewal, relining of stormwater pipes and replacement of pit	Turramurra	$ 70,812.22	Wahroonga

Building Assets

Location	Description of Works	Suburb	Value	Ward
Echo Point Park - Amenities	Refurbishment	Roseville Chase	$ 806,725.31	Roseville
Lindfield Library	Refurbishment	Lindfield	$ 806,725.31	Roseville
Robert Pymble Park - Tennis Club/Amenity	Knockdown & Rebuild	Pymble	$ 501,750.00	St Ives
Bus Shelter - 77 Archbold Road, East Lindfield	Knockdown & Rebuild	East Lindfield	$ 30,000.00	Roseville
Claude Cameron Grove - Amenities	Refurbishment	Wahroonga	$ 476,400.62	Wahroonga
Lindfield Soldiers Memorial Park - Storge Shed	Knockdown & Rebuild	East Lindfield	$ 66,800.00	Roseville
Swain Gardens - Amenities	Refurbishment	Lindfield	$ 538,500.00	Roseville
East Lindfield Community Hall	Refurbishment	East Lindfield	$ 806,725.31	Roseville
Lofberg Oval - Amenities	Refurbishment	West Pymble	$ 1,003,500.00	Comenarra
Carrington Oval - Amenities	Refurbishment	Wahroonga	$ 218,200.62	Wahroonga
North Turra Golf Course - Greenkeepers Building	Refurbishment	North Turramurra	$ 122,500.00	Wahroonga
Wade Lane Car Park - Amenities	Refurbishment	Gordon	$ 269,250.00	Gordon
St Ives YMCA	Refurbishment	St Ives	$ 2,420,175.93	St Ives
Pymble Playgroup	Refurbishment	Pymble	$ 3,173,475.00	St Ives
Lindfield Soldiers Memorial Park - Clubhouse Amenities	Refurbishment	East Lindfield	$ 1,003,500.00	Roseville
Killara Park - Bert Oldfield Oval Pavilion	Refurbishment	Killara	$ 1,003,500.00	Gordon
Barra Brui Oval - Amenities	Refurbishment	St Ives	$ 403,875.00	St Ives
Bus Shelter - 126 Fox Valley Way, Wahroonga	Knockdown & Rebuild	Wahroonga	$ 30,000.00	Comenarra
Browns Field - Amenities	Refurbishment	Wahroonga	$ 215,400.00	Comenarra
Gordon Golf Course - Greenkeepers Building	Knockdown & Rebuild	Gordon	$ 327,000.00	Gordon
Gordon Golf Course Links - Amenities 10th Hole	Knockdown & Rebuild	Gordon	$ 234,000.00	Gordon
Wellington Oval - Amenities	Refurbishment	East Lindfield	$ 269,250.00	Roseville
Bus Shelter - 68 Rosedale Road, Gordon	Knockdown & Rebuild	Gordon	$ 30,000.00	Gordon

Location	Description of Works	Suburb	Value	Ward
St Ives Tree Tip - Leachate Building	Refurbishment	St Ives	$ 10,000.00	St Ives
Wahroonga Park - Cottage	Refurbishment	Wahroonga	$ 1,955,500.00	Wahroonga
Edenborough Oval - Amenities	Refurbishment	Lindfield	$ 538,500.00	Roseville
Golden Jubilee Field - Club/Amenity	Knockdown & Rebuild	North Wahroonga	$ 1,398,000.00	Wahroonga
Gordon Community Preschool	Refurbishment	Gordon	$ 2,808,000.00	Gordon
Lindfield Soldiers Memorial Park - Groundsman Shed	Refurbishment	East Lindfield	$ 32,700.00	Roseville
St Ives Nursery - Office Garage	Refurbishment	St Ives	$ 9,810.00	St Ives
Lindfield Soldiers Memorial Park - Storage	Knockdown & Rebuild	East Lindfield	$ 21,800.00	Roseville
Gordon Bowling Club	Refurbishment	Gordon	$ 1,406,230.00	Gordon
Loyal Henry Park - Amenities	Refurbishment	Roseville	$ 161,550.00	Roseville
Morona Avenue Tennis Centre - Tennis Shelter	Refurbishment	South Turramurra	$ 807,750.00	Comenarra
Kent Oval - Tennis Amenities	Knockdown & Rebuild	Turramurra	$ 501,750.00	Wahroonga
Regimental Park - Amenities	Knockdown & Rebuild	Killara	$ 807,750.00	Gordon
Regimental Park - Park Groundsman Shed	Refurbishment	Killara	$ 4,360.00	Gordon
Lindfield Soldiers Memorial Park - Tennis Amenity	Refurbishment	East Lindfield	$ 66,900.00	Roseville
Mimosa Oval - Amenities	Refurbishment	Turramurra	$ 215,400.00	Comenarra
Roseville Chase Oval - Clubhouse	Refurbishment	Roseville Chase	$ 1,048,500.00	Roseville
Roseville Park - Amenities	Refurbishment	Roseville	$ 807,750.00	Roseville
Boonah Creative Art Centre	Refurbishment	West Pymble	$ 807,750.00	Comenarra
Ku-ring-gai Town Hall	Refurbishment	Pymble	$ 3,469,000.00	St Ives
St Ives Community Groups Centre	Refurbishment	St Ives	$ 3,231,000.00	St Ives
Pymble Presbytery	Refurbishment	Pymble	$ 4,960,440.00	St Ives
The Old School - Restaurant	Refurbishment	St Ives	$ 936,000.00	St Ives
Turramurra Library	Refurbishment	Turramurra	$ 793,750.00	Comenarra
Roseville Park - Oval Store	Refurbishment	Roseville	$ 9,810.00	Roseville
Firs Estate Cottage	Refurbishment	Roseville	$ 1,785,265.00	Roseville

Location	Description of Works	Suburb	Value	Ward
Roseville Park - Amenities (Firs Estate)	Refurbishment	Roseville	$ 468,000.00	Roseville
St Ives Showground - Aero Building	Refurbishment	St Ives	$ 1,801,200.00	St Ives
Ku-ring-gai Support & Services Centre HACC	Refurbishment	Turramurra	$ 702,000.00	Wahroonga
Turramurra Memorial Park - Roller Shed	Refurbishment	Turramurra	$ 13,080.00	Wahroonga
The Glade - Tennis Clubhouse	Refurbishment	Wahroonga	$ 167,250.00	Comenarra
Toolang Oval - Amenities	Refurbishment	St Ives Chase	$ 403,875.00	St Ives
Norman Griffiths Oval - Groundsman Shed	Refurbishment	West Pymble	$ 13,080.00	Comenarra
Roseville Chase Memorial Com Centre Hall	Refurbishment	Roseville	$ 1,346,250.00	Roseville
Swain Gardens - Bird & Garden Room	Refurbishment	Lindfield	$ 1,077,000.00	Roseville
The Glade Oval - Groundsman Shed	Refurbishment	Wahroonga	$ 27,250.00	Comenarra
Commercial Building - 4 Park Avenue, Gordon	Refurbishment	Gordon	$ 1,077,000.00	Gordon
East Roseville Bowling Club - Residence	Refurbishment	Roseville Chase	$ 538,500.00	Roseville
Bradfield Park KU	Refurbishment	Lindfield	$ 690,000.00	Roseville
Bus Shelter - Turramurra Bus Xchange (A)	Refurbishment	Turramurra	$ 10,000.00	Wahroonga
Bus Shelter - Yarrabung Rd (A)	Refurbishment	St Ives	$ 10,000.00	St Ives
Bus Shelter - Yarrabung Rd (B)	Refurbishment	St Ives	$ 10,000.00	St Ives
Bus Shelter - Yarrabung Rd (C)	Refurbishment	St Ives	$ 10,000.00	St Ives
Bus Shelter - Yarrabung Rd (D)	Refurbishment	St Ives	$ 10,000.00	St Ives
Darnley Oval - Amenities	Refurbishment	Gordon	$ 269,250.00	Gordon
Gordon Golf Course - Clubhouse	Refurbishment	Gordon	$ 1,048,500.00	Gordon
Gordon Golf Course - Pro Shop	Refurbishment	Gordon	$ 216,000.00	Gordon
Gordon Library - Old School Building	Refurbishment	Gordon	$ 1,404,000.00	Gordon
East Roseville Bowling Club - Greenkeepers Shed	Refurbishment	Roseville Chase	$ 33,250.00	Roseville
Lofberg Netball Courts - Amenities	Refurbishment	West Pymble	$ 269,250.00	Comenarra
Hassell Park Pavilion - Amenities	Refurbishment	St Ives	$ 2,508,750.00	St Ives
Karuah Oval - Amenities	Refurbishment	Turramurra	$ 669,000.00	Wahroonga

ATTACHMENT NO: 8 - INDICATIVE LIST OF PROJECTS TO BE FUNDED BY PREFERRED RATE INCREASE (INCLUDING RATE PEG) OVER TEN YEARS

ITEM NO: GB.4

Location	Description of Works	Suburb	Value	Ward
Ku-ring-gai Fitness and Aquatic Centre	Refurbishment	West Pymble	$ 1,382,000.00	Comenarra
St Ives Nursery - Bushcare Chemical Storage	Refurbishment	St Ives	$ 6,540.00	St Ives
St Ives Nursery - Polyhouse Potting Shed	Refurbishment	St Ives	$ 136,250.00	St Ives
St Ives Nursery - Potts Storage	Refurbishment	St Ives	$ 13,080.00	St Ives
St Ives Showground - Administration Building	Refurbishment	St Ives	$ 1,801,200.00	St Ives
Warrimoo Oval - Tennis Amenities	Refurbishment	St Ives Chase	$ 183,180.00	St Ives
St Ives Showground - Craft Pavilion	Refurbishment	St Ives	$ 1,801,200.00	St Ives
St Ives Showground - Maintenance Workshop	Refurbishment	St Ives	$ 80,000.00	St Ives
St Ives Showground - Mini Wheels Club	Refurbishment	St Ives	$ 1,615,500.00	St Ives
The Old School - Headmasters Cottage	Refurbishment	St Ives	$ 1,107,950.00	St Ives
Wildflower Garden - Soil and Fertilizer Shed	Refurbishment	St Ives	$ 30,000.00	St Ives
Acron Oval - Clubhouse and Amenities	Refurbishment	St Ives	$ 349,500.00	St Ives
Allan Small Park - Tennis Amenities	Refurbishment	East Killara	$ 100,350.00	Gordon
Cliff Oval - Amenities & Clubhouse	Refurbishment	North Wahroonga	$ 1,077,000.00	Wahroonga
Koola Park - Amenities	Refurbishment	East Killara	$ 538,500.00	Gordon
Koola Park - Pavilion Amenities	Refurbishment	East Killara	$ 1,505,250.00	Gordon
Ku-ring-gai Bush Fire Brigade	Refurbishment	North Wahroonga	$ 1,211,625.00	Wahroonga
Queen Elizabeth Reserve - Amenities	Refurbishment	Lindfield	$ 807,750.00	Roseville
Queen Elizabeth Reserve - Tennis Clubhouse	Refurbishment	Lindfield	$ 501,750.00	Roseville
Gordon Community Preschool - Garage	Refurbishment	Gordon	$ 56,160.00	Gordon
Roseville Chase Oval - Groundsman Shed	Refurbishment	Roseville Chase	$ 27,250.00	Roseville
St Ives Preschool Kindergarten	Refurbishment	St Ives	$ 974,715.00	St Ives
St Ives Showground - Dog Hut B	Refurbishment	St Ives	$ 1,615,500.00	St Ives

Parks and Recreational Assets

Location	Description of Works	Suburb	Value	Ward
Carrington Park	Renewal of park furniture	Wahroonga	$ 127,033.53	Wahroonga
Claude Cameron Grove	Renewal of cricket wicket	Wahroonga	$ 159,534.81	Wahroonga
Killara Park- Bert Oldfield Oval	Park Infrastructure works	Killara	$ 459,144.83	Gordon
Lovers Jump Creek Reserve	Park Infrastructure works	Wahroonga	$ 182,086.84	Wahroonga
Loyal Henry Park	Park Accessibility works	Roseville	$ 129,619.81	Roseville
Myall Avenue Park	Park Infrastructure works	Wahroonga	$ 17,589.36	Wahroonga
North Turramurra Recreation Area	Park Infrastructure works	North Turramurra	$ 1,222,535.84	Wahroonga
Old She Oak Reserve	Park Infrastructure works	East Killara	$ 84,849.04	Gordon
Paddys Forest	Park Infrastructure works	Lindfield	$ 27,295.45	Roseville
Peewee Park	Park Infrastructure works	Pymble	$ 150,193.39	Comenarra
Princes Park	Park access works	Killara	$ 22,288.03	Gordon
Pymble Soldiers Memorial Park	Park Infrastructure works	Pymble	$ 85,529.79	Comenarra
Redfield Reserve	Park Infrastructure works	East Killara	$ 27,066.58	Gordon
Regimental Park	Park access works	Killara	$ 335,661.23	Gordon
Roland Reserve	Park Infrastructure works	Wahroonga	$ 42,745.47	Wahroonga
Sainty Reserve	Park Infrastructure works	Warrawee	$ 49,014.65	Wahroonga
Sir John Northcott Garden	Park Infrastructure works	Wahroonga	$ 8,558.60	Wahroonga
The Glade- Tennis Courts	Park Tennis Court Works	Wahroonga	$ 71,737.74	Wahroonga
The Mall Reserve	Playground equipment works	St Ives	$ 129,514.65	St Ives
Turiban Reserve	Park Infrastructure works	Wahroonga	$ 48,379.88	Wahroonga
Turramurra Memorial	Park Infrastructure works	Turramurra	$ 8,484.10	Comenarra
Turramurra Oval	Park Infrastructure works	Turramurra	$ 1,121,939.96	Comenarra
Turramurra Village Park	Park Infrastructure works	Turramurra	$ 94,829.33	Comenarra
Upper Campbell Reserve	Park Infrastructure works	Wahroonga	$ 8,368.41	Wahroonga

Location	Description of Works	Suburb	Value	Ward
Warrawee Park- Both sides of road	Park Infrastructure works	Warrawee	$ 51,034.24	Comenarra
Wildflower Garden	Perimeter chainwire fence to Office Area	St Ives	$ 996,136.86	St Ives
William Lewis Park	Playground surrounds works	Wahroonga	$ 46,985.16	Wahroonga
Banncokburn Bush	Park Infrastructure works	Turramurra	$ 9,918.26	Comenarra
Blackburn St Reserve	Park Infrastructure works	St Ives	$ 87,224.65	St Ives
Clive Evatt Reserve	Park Infrastructure works	Wahroonga	$ 10,099.15	Wahroonga
Cowan Creek Reserve	Park Infrastructure works	St Ives	$ 1,227,800.00	St Ives
Dairymans Reserve	Park Infrastructure works	North Turramurra	$ 23,330.12	Wahroonga
Honeysuckle Creek Reserve	Park Infrastructure works	Killara	$ 9,806.73	Gordon
Howson Oval	Park Infrastructure works	Turramurra	$ 286,047.55	Comenarra
Linigen Trail	Park Infrastructure works	St Ives	$ 3,304.35	St Ives
Mimosa Oval	Park lighting works	Turramurra	$ 741,752.46	Comenarra
Minnamurra Reserve	Park Infrastructure works	Pymble	$ 19,613.47	Comenarra
Mitchell Cres Reserve	Park Infrastructure works	Turramurra	$ 48,397.79	Comenarra
Morona Tennis courts/Playground area	Access upgrades	Wahroonga	$ 363,254.96	Wahroonga
Mountbatten Park	Construction of accessible staircase	West Pymble	$ 18,338.59	Comenarra
Patricia Gardner Reserve	Renewal of park surrounds	Lindfield	$ 83,208.65	Roseville
Pleasant Ave Reserve	Renewal of playspace and park equipment	Lindfield	$ 78,152.45	Roseville
Princes Park/Primula Oval	Renewal of park infrastructure	Lindfield	$ 180,392.91	Roseville
Ku-ring-gai Fitness and Aquatic Centre Heating Ventilation and Air Conditioning (HVAC) upgrade and electrification project year 2 - Council Contribution	HVAC Upgrade Works	West Pymble	$ 379,200.00	Comenarra
Roseville Park	Renewal of playspace and park furniture, fencing, practice nets	Roseville	$ 375,544.86	Roseville
Queen Elizabeth Reserve	Renewal of playspace and park furniture, fencing, playing courts	Lindfield	$ 830,000.00	Roseville
KFAC HVAC upgrade and Electrification Project year 1 - Council Contribution	HVAC Upgrade Works	West Pymble	$ 120,000.00	Comenarra
Queens Park- The Lookout	Renewal of retaining walls and park furniture	Turramurra	$ 50,000.00	Comenarra

Location	Description of Works	Suburb	Value	Ward
Ramsay Reserve	Renewal of playspace area and surrounds	Pymble	$ 50,000.00	Comenarra
Regimental Park - Tennis Courts & Croquet	Renewal of playing courts, fencing, surrounds	Killara	$ 450,000.00	Gordon
Richmond Park	Renewal of pathways, accessway, fencing	Gordon	$ 200,000.00	Gordon
Richmond Park Tennis Courts	Rewewal of fencing, playing courts	Gordon	$ 400,000.00	Gordon
Rushall Street Reserve	Renewal of fencing and surrounds	Pymble	$ 200,000.00	Comenarra
Cliff Oval Reserve - Sport Field - Rejuvenation	Sport Field - Rejuvenation	Wahroonga	$ 1,200,000.00	Wahroonga
KFAC HVAC upgrade and Electrification Project year 2 - Council Contribution	HVAC Upgrade Works	West Pymble	$ 1,500,000.00	Comenarra
Samuel King Park (North Turramurra Park)	Renewal of playspace and fencing	North Turramurra	$ 489,299.58	Wahroonga
Secret Park	Renewal of lookout area and retaining wall	Pymble	$ 61,574.64	Comenarra
Sheldon Forest	Renewal of walking track	South Turramurra	$ 7,845.39	Comenarra
Bicentennial Park - Stage and lighting upgrade	Renewal of stage and lighting	West Pymble	$ 250,000.00	Comenarra
St Ives Memorial Park	Renewal of surrounds and park furniture	St Ives	$ 29,141.85	St Ives
Ticket Of Leave Park	Renewal of playspace and surrounds	Killara	$ 62,138.94	Gordon
Twin Creek Reserve	Renewal of walking track	South Turramurra	$ 114,150.37	Comenarra
Golden Jubilee Field - Sport Field - Rejuvenation	Sport Field - Rejuvenation	Wahroonga	$ 1,300,000.00	Wahroonga
Upper Lovers Jump creek	Renewal of fencing	Turramurra	$ 50,000.00	Comenarra
Vista St Reserve	Renewal of access pathways	Pymble	$ 35,850.00	Comenarra
William Cowan Oval	Renewal irrigation, field and pathway lighting, safety and perimeter fencing	St Ives	$ 1,080,000.00	St Ives
Two Creeks Walking Track - stage 3,4, 5 & bridge replacement	Two Creeks Walking Track - stage 3,4, 5 & bridge replacement		$ 2,000,000.00	Roseville
Willis Avenue Reserve	Renewal of playspace and surrounds	St Ives	$ 40,987.00	St Ives
Bannockburn Oval	renewal of playspace, athletic area, fencing, floodlights and surrounds	Turramurra	$ 748,454.12	Comenarra
Bicentennial Park-Upper	Renewal of playspace, and surrounds	West Pymble	$ 421,117.00	Comenarra
Toolang Playing Field - Sport Field - Rejuvenation	Toolang Playing Field - Sport Field - Rejuvenation		$ 420,000.00	Roseville
Blackburn Reserve	Renewal of fencing	St Ives	$ 20,000.00	St Ives

Location	Description of Works	Suburb	Value	Ward
Bowes Thistlewayte Park	Renewal of fencing	Gordon	$ 29,441.00	Gordon
Bryce Reserve - Bushland	Renewal of fencing	St Ives	$ 40,000.00	St Ives
Kent Playing Field	Renewal of playing courts and fencing	Turramurra	$ 1,200,000.00	Comenarra
Cherrywood Reserve	Renewal of playspace equipment and fencing	Wahroonga	$ 53,404.24	Wahroonga
Fraser Park	Renewal of fencing	Wahroonga	$ 18,672.02	Wahroonga
Hammond Reserve	Renewal of surrounds	West Pymble	$ 11,000.00	Comenarra
St Ives Showground - Lighting upgrade	St Ives Showground - Lighting upgrade	St Ives	$ 800,000.00	St Ives
Hayle Street Reserve/Banksia Reserve	Renewal of fencing/handrails	St Ives	$ 11,064.00	St Ives
Heritage Square	Renewal of access pathways	Gordon	$ 23,581.09	Gordon
Jinkers Green	Renewal of playspace surfacing and access pathways	Killara	$ 24,799.65	Gordon
Turramurra Memorial Park - Sport Field - Rejuvenation	Turramurra Memorial Park - Sport Field - Rejuvenation	Turramurra	$ 1,200,000.00	Wahroonga
Karuah Park	Renewal of perimeter fence	Turramurra	$ 128,394.97	Gordon
Koola Park	Renewal of irrigation, fencing and surrounds	East Killara	$ 500,000.00	Gordon
Lindfield Park Tennis Courts	Renewal of floodlighting and court surfacing	Lindfield	$ 360,000.00	Roseville
Karuah Park: Oval - Sport Field - Rejuvenation	Karuah Park: Oval - Sport Field - Rejuvenation	Turramurra	$ 400,000.00	Comenarra
Lindfield Rotary Park	Renewal of access pathways and retaining wall	Lindfield	$ 53,538.82	Roseville
Lindfield Soldiers- Gardens and Avenue of Honour	Renewal of surrounds, accessways and flagpole	Lindfield	$ 50,000.00	Roseville
Little Digger Park	Renewal of fencing and accessways	Roseville	$ 80,000.00	Roseville
Claude Cameron Grove - Sport Field - Rejuvenation	Claude Cameron Grove - Sport Field - Rejuvenation	Wahroonga	$ 200,000.00	Wahroonga
Loyal Henry Park- Thomas Ave Tennis Courts	Renewal of playspace and fencing	Roseville	$ 240,000.00	Roseville
Macks Place	Access Infrastructure and surrounds	Lindfield	$ 30,000.00	Roseville
Melaleuca Park	Renewal of existing playspace and surrounds	St Ives	$ 50,000.00	St Ives

Location	Description of Works	Suburb	Value	Ward
Roseville Park Oval - remaining masterplan works (not including field)	Remaining masterplan works (not including field)	Roseville	$ 1,200,000.00	Roseville
Queen Elizabeth Reserve-Tennis Courts	Renewal of existing playspace, tennis court resurface, and surrounds	Lindfield	$ 100,000.00	Roseville
Selkirk Park	Renewal of existing playspace and surrounds	Killara	$ 65,000.00	Gordon
Seven Little Australians Park and reserve	Renewal of existing playspace, furniture, access Infrastructure and surrounds including walking tracks	Lindfield	$ 250,000.00	Roseville
Carrington Park - Sport Field - Rejuvenation	Field renewal	Wahroonga	$ 600,000.00	Wahroonga
St Andrews Forest	Renewal of existing playspace, furniture, access Infrastructure and surrounds	Killara	$ 55,000.00	Gordon
St Crispens Green	Renewal of existing playspace and surrounds	Killara	$ -	Gordon
St Ives Rotary Park	Renewal of existing playspace	St Ives	$ 20,000.00	St Ives
Wahroonga Park	Renewal of existing playspace, retaining walls, furniture, access Infrastructure and surrounds	Wahroonga	$ 600,000.00	Wahroonga
Balcombe Park	Renewal of existing playspace, furniture, access Infrastructure and surrounds	Wahroonga	$ 100,000.00	Wahroonga

Existing footpath renewal

Location	Description of Works	Suburb	Value	Ward
Footpath Minor Works	Scope of works will include replacement of defective footpath slabs	LGA	$ 2,231,000.00	LGA
Treatts Road	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 189,983.39	Gordon
Boundary Street (Section 1)	Scope of works will include replacement of defective footpath slabs	Roseville Chase	$ 116,648.27	Roseville
Kissing Point Road	Scope of works will include replacement of defective footpath slabs	South Turramurra	$ 132,699.57	Comenarra
Fiddens Wharf Road	Scope of works will include replacement of defective footpath slabs	Killara	$ 127,607.89	Roseville
Bushlands Avenue	Scope of works will include replacement of defective footpath slabs	Gordon	$ 116,071.75	Gordon
Mt William Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 96,295.51	Gordon
Yanko Road	Scope of works will include replacement of defective footpath slabs	West Pymble	$ 72,816.67	Comenarra
Lady Game Drive	Scope of works will include replacement of defective footpath slabs	Various	$ 24,200.00	Gordon
Memorial Avenue	Scope of works will include replacement of defective footpath slabs	St Ives	$ 32,670.00	St Ives
Station Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 146,113.63	Wahroonga
Church Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 141,496.27	St Ives
Werona Avenue (Section1)	Scope of works will include replacement of defective footpath slabs	Killara	$ 130,915.17	Gordon
Pacific Highway (Section 3)	Scope of works will include replacement of defective footpath slabs	Gordon	$ 110,068.86	Gordon
Cherry Street	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 55,513.00	Wahroonga
Mona Vale Road (Section 1)	Scope of works will include replacement of defective footpath slabs	Various	$ 124,081.00	St Ives
Kintore Street	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 29,040.00	Wahroonga

Location	Description of Works	Suburb	Value	Ward
Mcintosh Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 188,620.00	Gordon
Braeside Street	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 118,583.71	Wahroonga
Nelson Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 37,375.95	Gordon
Bent Street	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 166,434.37	Roseville
The Comenarra Parkway	Scope of works will include replacement of defective footpath slabs	Various	$ 57,556.15	Comenarra
Merriwa Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 28,022.47	Gordon
Wallalong Crescent	Scope of works will include replacement of defective footpath slabs	West Pymble	$ 30,084.31	Comenarra
Alma Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 182,125.65	St Ives
Essex Street	Scope of works will include replacement of defective footpath slabs	Killara	$ 33,477.03	Gordon
Robert Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 92,965.59	Gordon
Carlotta Avenue	Scope of works will include replacement of defective footpath slabs	Gordon	$ 51,886.09	Gordon
Laneway Taunton Lane	Scope of works will include replacement of defective footpath slabs	Pymble	$ 37,765.39	St Ives
Cowan Road	Scope of works will include replacement of defective footpath slabs	St Ives	$ 35,108.23	St Ives
Post Office Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 29,043.71	St Ives
Salerno Place	Scope of works will include replacement of defective footpath slabs	St Ives Chase	$ 8,275.27	St Ives
Porters Lane	Scope of works will include replacement of defective footpath slabs	St Ives Chase	$ 3,774.07	St Ives
Kitchener Street	Scope of works will include replacement of defective footpath slabs	St Ives	$ 9,849.40	St Ives
Ryde Road (Section 1)	Scope of works will include replacement of defective footpath slabs	Gordon	$ 165,980.00	Gordon

Location	Description of Works	Suburb	Value	Ward
Bangalla Street	Scope of works will include replacement of defective footpath slabs	Warrawee	$ 63,051.97	Wahroonga
Pacific Highway (Section 1)	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 110,068.86	Wahroonga
Tryon Road (Section 1)	Scope of works will include replacement of defective footpath slabs	East Lindfield	$ 150,054.00	Roseville
Turramurra Avenue	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 47,370.37	Wahroonga
Livingstone Avenue	Scope of works will include replacement of defective footpath slabs	Pymble	$ 20,820.55	Comenarra
Archbold Road	Scope of works will include replacement of defective footpath slabs	Roseville	$ 169,386.21	Roseville
Grosvenor Street	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 203,191.75	Wahroonga
Pymble Avenue	Scope of works will include replacement of defective footpath slabs	Pymble	$ 226,091.00	Comenarra
Powell Street	Scope of works will include replacement of defective footpath slabs	Killara	$ 68,417.11	Gordon
Provincial Road	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 268,599.51	Gordon
Mocatta Avenue	Scope of works will include replacement of defective footpath slabs	Pymble	$ 26,122.00	St Ives
Woodbury Road	Scope of works will include replacement of defective footpath slabs	St Ives	$ 27,970.00	St Ives
Ryde Road (Section 2)	Scope of works will include replacement of defective footpath slabs	Comenarra	$ 175,008.99	Comenarra
Car Park 15: Cowan Road	Scope of works will include replacement of defective footpath slabs	St Ives	$ 87,610.13	St Ives
Stanley Street	Scope of works will include replacement of defective footpath slabs	St Ives	$ 23,834.55	St Ives
Pentecost Avenue	Scope of works will include replacement of defective footpath slabs	St Ives	$ 17,839.67	St Ives
Eucalyptus Street	Scope of works will include replacement of defective footpath slabs	St Ives	$ 17,363.00	St Ives
Pacific Highway (Section 2)	Scope of works will include replacement of defective footpath slabs	Gordon	$ 110,068.86	Gordon

Location	Description of Works	Suburb	Value	Ward
Pacific Highway (Section 5)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 110,068.86	Roseville
Werona Avenue (Section 2)	Scope of works will include replacement of defective footpath slabs	Killara	$ 130,915.17	Gordon
Mackenzie Street	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 133,459.45	Roseville
Fox Valley Road	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 188,947.63	Wahroonga
Duff Street	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 98,899.43	Comenarra
Grandview Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 266,832.91	St Ives
Arnold Street	Scope of works will include replacement of defective footpath slabs	Killara	$ 223,100.00	Gordon
Warrimoo Avenue	Scope of works will include replacement of defective footpath slabs	St Ives Chase	$ 28,761.00	St Ives
Khartoum Avenue	Scope of works will include replacement of defective footpath slabs	Gordon	$ 99,511.69	Gordon
Tryon Road (Section 2)	Scope of works will include replacement of defective footpath slabs	East Lindfield	$ 159,987.44	Roseville
Greengate Road (Section 1)	Scope of works will include replacement of defective footpath slabs	Killara	$ 151,897.99	Gordon
Roseville Avenue (Section 1)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 174,900.00	Roseville
Boundary Street (Section 2)	Scope of works will include replacement of defective footpath slabs	Roseville Chase	$ 116,648.00	Roseville
Bannockburn Road	Scope of works will include replacement of defective footpath slabs	Pymble	$ 106,140.07	Wahroonga
Eastern Arterial Road (Section 2)	Scope of works will include replacement of defective footpath slabs	Various	$ 130,915.01	St Ives
Maclaurin Parade	Scope of works will include replacement of defective footpath slabs	Roseville	$ 41,003.35	Roseville
Lucinda Avenue	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 167,905.00	Comenarra
Cook Road	Scope of works will include replacement of defective footpath slabs	Killara	$ 183,444.55	Roseville

Location	Description of Works	Suburb	Value	Ward
Highfield Road	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 179,990.00	Gordon
Killara Avenue	Scope of works will include replacement of defective footpath slabs	Killara	$ 91,649.11	Gordon
Hope Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 84,672.25	St Ives
Pacific Highway (Section 4)	Scope of works will include replacement of defective footpath slabs	Gordon	$ 110,068.86	Gordon
Moree Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 81,267.31	Gordon
Pacific Highway (Section 6)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 110,068.86	Roseville
Eastern Arterial Road (Section 1)	Scope of works will include replacement of defective footpath slabs	Various	$ 128,856.56	Gordon
Duntroon Avenue (Section 1)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 139,591.08	Roseville
Rosedale Road (Section 1)	Scope of works will include replacement of defective footpath slabs	St Ives	$ 150,484.90	St Ives
Mona Vale Road (Section 2)	Scope of works will include replacement of defective footpath slabs	Various	$ 124,080.09	St Ives
Addison Avenue	Scope of works will include replacement of defective footpath slabs	Roseville	$ 186,622.01	Roseville
Kendall Street	Scope of works will include replacement of defective footpath slabs	West Pymble	$ 27,994.83	Comenarra
Beechworth Road	Scope of works will include replacement of defective footpath slabs	Pymble	$ 72,301.21	Comenarra
Werona Avenue (Section 3)	Scope of works will include replacement of defective footpath slabs	Killara	$ 130,915.17	Gordon
Illoura Avenue	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 219,995.00	Wahroonga
Locksley Street	Scope of works will include replacement of defective footpath slabs	Killara	$ 141,196.00	Gordon
Fern Street	Scope of works will include replacement of defective footpath slabs	Pymble	$ 56,350.99	St Ives
Pacific Highway (Section 7)	Scope of works will include replacement of defective footpath slabs	Comenarra	$ 110,068.86	Comenarra

Location	Description of Works	Suburb	Value	Ward
Tryon Road (Section 3)	Scope of works will include replacement of defective footpath slabs	East Lindfield	$ 159,987.44	Roseville
Shirley Road	Scope of works will include replacement of defective footpath slabs	Roseville	$ 67,328.11	Roseville
Womerah Street	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 54,158.47	Wahroonga
Greengate Road (Section 2)	Scope of works will include replacement of defective footpath slabs	Killara	$ 151,897.99	Gordon
Bobbin Head Road	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 168,838.00	Wahroonga
Brisbane Avenue	Scope of works will include replacement of defective footpath slabs	East Lindfield	$ 79,132.87	Roseville
Mcintyre Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 79,803.21	Gordon
Finlay Road	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 18,758.71	Comenarra
Killeaton Street	Scope of works will include replacement of defective footpath slabs	St Ives	$ 18,671.59	St Ives
Doncaster Avenue	Scope of works will include replacement of defective footpath slabs	West Pymble	$ 17,887.51	Comenarra
Ada Avenue	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 15,070.63	Comenarra
Boyd Street	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 14,605.99	Comenarra
Catalpa Crescent	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 15,950.71	Comenarra
Congham Road	Scope of works will include replacement of defective footpath slabs	West Pymble	$ 18,021.55	Comenarra
Wellesley Road	Scope of works will include replacement of defective footpath slabs	Pymble	$ 169,882.87	St Ives
Roseville Avenue (Section 2)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 171,478.46	Roseville
Pearson Avenue	Scope of works will include replacement of defective footpath slabs	Gordon	$ 90,458.47	Gordon
Ridge Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 83,850.00	Gordon

Location	Description of Works	Suburb	Value	Ward
Avoca Road	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 12,237.00	Comenarra
Cyrus Avenue	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 15,789.11	Comenarra
Yarrara Road	Scope of works will include replacement of defective footpath slabs	West Pymble	$ 15,582.07	Comenarra
Pacific Highway (Section 8)	Scope of works will include replacement of defective footpath slabs	Comenarra	$ 110,068.86	Comenarra
Eastern Arterial Road (Section 3)	Scope of works will include replacement of defective footpath slabs	Various	$ 128,856.56	St Ives
Duntroon Avenue (Section 2)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 139,591.08	Roseville
Rosedale Road (Section 2)	Scope of works will include replacement of defective footpath slabs	St Ives	$ 150,484.90	St Ives
Beaconsfield Parade	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 119,263.73	Roseville
Darnley Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 73,818.55	Gordon
Eastern Road	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 241,899.99	Wahroonga
Malvern Avenue	Scope of works will include replacement of defective footpath slabs	Roseville	$ 178,348.03	Roseville
Rosebery Road	Scope of works will include replacement of defective footpath slabs	Killara	$ 73,608.01	Gordon
Buckingham Road	Scope of works will include replacement of defective footpath slabs	Killara	$ 46,259.59	Gordon
Garnet Street	Scope of works will include replacement of defective footpath slabs	Killara	$ 44,459.11	Gordon
Spencer Road	Scope of works will include replacement of defective footpath slabs	Killara	$ 28,167.67	Gordon
Pacific Highway (Section 9)	Scope of works will include replacement of defective footpath slabs	Gordon	$ 110,068.86	Gordon
Rosedale Road (Section 3)	Scope of works will include replacement of defective footpath slabs	St Ives	$ 150,484.90	St Ives
Forsyth Street	Scope of works will include replacement of defective footpath slabs	Gordon	$ 66,703.75	Gordon

Location	Description of Works	Suburb	Value	Ward
Bancroft Avenue (Section 1)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 159,755.73	Roseville
Horace Street (Section 1)	Scope of works will include replacement of defective footpath slabs	St Ives	$ 160,494.83	St Ives
Burns Road (Section 1)	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 192,979.30	Wahroonga
Stanhope Road (Section 1)	Scope of works will include replacement of defective footpath slabs	Killara	$ 147,010.80	Roseville
Hill Street	Scope of works will include replacement of defective footpath slabs	Roseville	$ 158,915.43	Roseville
Warrangi Street	Scope of works will include replacement of defective footpath slabs	Turramurra	$ 221,271.57	Wahroonga
Kelburn Road	Scope of works will include replacement of defective footpath slabs	Lindfield	$ 38,622.07	Gordon
Pacific Highway (Section 10)	Scope of works will include replacement of defective footpath slabs	St Ives	$ 110,068.86	St Ives
Bancroft Avenue (Section 2)	Scope of works will include replacement of defective footpath slabs	Roseville	$ 159,755.73	Roseville
Horace Street (Section 2)	Scope of works will include replacement of defective footpath slabs	St Ives	$ 160,493.83	St Ives
Burns Road (Section 2)	Scope of works will include replacement of defective footpath slabs	Wahroonga	$ 192,979.30	Wahroonga
Stanhope Road (Section 2)	Scope of works will include replacement of defective footpath slabs	Killara	$ 147,010.80	Gordon
Laneway Lynwood Avenue	Scope of works will include replacement of defective footpath slabs	Killara	$ 30,642.00	Gordon

New footpaths

Location	Description of Works	Suburb	Value	Ward
Balmaringa Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 126,862.80	Comenarra
Barrie Street	Scope of works will include the installation of a new footpath	East Killara	$ 150,576.80	Gordon
Bloomsbury Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 66,938.80	Gordon
Borambil Street	Scope of works will include the installation of a new footpath	Warrawee	$ 42,281.40	Comenarra
Canberra Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 51,489.20	Wahroonga
Carlyle Road	Scope of works will include the installation of a new footpath	East Lindfield	$ 52,994.40	Roseville
Chilton Parade	Scope of works will include the installation of a new footpath	Warrawee	$ 205,110.80	Wahroonga
Cranbrook Avenue	Scope of works will include the installation of a new footpath	Roseville	$ 81,905.60	Roseville
Delray Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 70,829.60	Wahroonga
Edenborough Road	Scope of works will include the installation of a new footpath	Lindfield	$ 24,537.60	Roseville
Fox Valley Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 95,367.20	Comenarra
Frederick Street	Scope of works will include the installation of a new footpath	Killara	$ 68,784.80	Gordon
Laurel Avenue	Scope of works will include the installation of a new footpath	Warrawee	$ 26,071.20	Wahroonga
Lovat Street	Scope of works will include the installation of a new footpath	West Pymble	$ 41,492.40	Comenarra
Nola Road	Scope of works will include the installation of a new footpath	Roseville	$ 33,228.00	Roseville
Park Crescent	Scope of works will include the installation of a new footpath	Pymble	$ 145,720.40	St Ives
Shelby Road	Scope of works will include the installation of a new footpath	St Ives Chase	$ 79,690.40	St Ives
Stanhope Road	Scope of works will include the installation of a new footpath	Killara	$ 158,585.60	Roseville
Stokes Place	Scope of works will include the installation of a new footpath	Lindfield	$ 44,435.20	Roseville
Wellington Road	Scope of works will include the installation of a new footpath	East Lindfield	$ 46,888.40	Roseville
Willis Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 156,972.80	St Ives
Woniora Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 29,592.80	Wahroonga
Woonona Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 41,094.80	Wahroonga
Ayres Road	Scope of works will include the installation of a new footpath	St Ives	$ 174,631.60	St Ives
Bandalong Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 114,224.80	Gordon
Bannockburn Road	Scope of works will include the installation of a new footpath	Pymble	$ 25,984.00	Wahroonga
Beaumont Road	Scope of works will include the installation of a new footpath	Killara	$ 93,066.80	Gordon
Bent Street	Scope of works will include the installation of a new footpath	Lindfield	$ 86,591.60	Roseville
Birubi Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 95,622.80	Wahroonga

Location	Description of Works	Suburb	Value	Ward
Burraneer Avenue (Unformed)	Scope of works will include the installation of a new footpath	St Ives	$ 28,000.00	St Ives
Carlyle Road (Unformed)	Scope of works will include the installation of a new footpath	East Lindfield	$ 32,000.00	Roseville
Douglas Street	Scope of works will include the installation of a new footpath	St Ives	$ 428,074.00	St Ives
Du Faur Street	Scope of works will include the installation of a new footpath	North Turramurra	$ 135,240.80	Wahroonga
Gillian Parade	Scope of works will include the installation of a new footpath	West Pymble	$ 134,928.40	Comenarra
Havelock Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 17,778.40	Comenarra
Killara Avenue	Scope of works will include the installation of a new footpath	Killara	$ 34,648.00	Gordon
Kiogle Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 70,261.60	Comenarra
Lachlan Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 84,206.00	Comenarra
Longford Street	Scope of works will include the installation of a new footpath	Roseville	$ 122,120.00	Roseville
Mawson Street	Scope of works will include the installation of a new footpath	St Ives	$ 30,274.40	St Ives
Mt Ida Street	Scope of works will include the installation of a new footpath	Gordon	$ 23,964.40	Gordon
Mt William Street	Scope of works will include the installation of a new footpath	Gordon	$ 90,283.60	Gordon
Oxley Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 171,649.60	St Ives
Pathway 1	Scope of works will include the installation of a new footpath	St Ives	$ 36,667.40	St Ives
Pathway 2	Scope of works will include the installation of a new footpath	West Pymble	$ 26,028.00	Gordon
Pleasant Avenue	Scope of works will include the installation of a new footpath	East Lindfield	$ 184,770.40	Roseville
Spurwood Road	Scope of works will include the installation of a new footpath	Turramurra	$ 183,719.60	Wahroonga
The Glade	Scope of works will include the installation of a new footpath	Wahroonga	$ 74,266.00	Comenarra
Apps Avenue	Scope of works will include the installation of a new footpath	North Turramurra	$ 156,342.00	Wahroonga
Barra Brui Crescent	Scope of works will include the installation of a new footpath	St Ives	$ 112,180.00	St Ives
Bradfield Road	Scope of works will include the installation of a new footpath	Lindfield	$ 310,503.20	Roseville
Cameron Road	Scope of works will include the installation of a new footpath	Pymble	$ 30,000.00	Gordon
Chapala Close	Scope of works will include the installation of a new footpath	St Ives	$ 36,266.80	St Ives
Churchill Road	Scope of works will include the installation of a new footpath	East Killara	$ 152,366.00	Gordon
Clarence Avenue	Scope of works will include the installation of a new footpath	Killara	$ 31,098.00	Gordon
Gilroy Road	Scope of works will include the installation of a new footpath	Turramurra	$ 39,199.80	Wahroonga
Hunter Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 412,277.00	St Ives
Maples Avenue	Scope of works will include the installation of a new footpath	Killara	$ 42,259.20	Gordon
Phillip Mall	Scope of works will include the installation of a new footpath	West Pymble	$ 77,759.20	Comenarra

Location	Description of Works	Suburb	Value	Ward
Reservoir Road	Scope of works will include the installation of a new footpath	Pymble	$ 256,707.60	Wahroonga
Shinfield Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 142,681.60	St Ives
Woodbury Road	Scope of works will include the installation of a new footpath	St Ives	$ 219,162.80	St Ives
Yanilla Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 115,985.60	Comenarra
Bingara Street	Scope of works will include the installation of a new footpath	West Pymble	$ 82,757.60	Comenarra
Blackburn Street	Scope of works will include the installation of a new footpath	St Ives	$ 101,814.00	St Ives
Brandon Place	Scope of works will include the installation of a new footpath	St Ives	$ 59,010.80	St Ives
Carrington Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 410,500.00	Wahroonga
Damour Avenue	Scope of works will include the installation of a new footpath	East Lindfield	$ 104,700.00	Roseville
Echo Street	Scope of works will include the installation of a new footpath	Roseville	$ 53,961.00	Roseville
Eton Road	Scope of works will include the installation of a new footpath	Lindfield	$ 50,151.40	Roseville
Greenhill Crescent	Scope of works will include the installation of a new footpath	St Ives Chase	$ 143,363.20	St Ives
Kendall Street	Scope of works will include the installation of a new footpath	Pymble	$ 101,643.60	Gordon
Kimo Street	Scope of works will include the installation of a new footpath	Roseville	$ 49,813.60	Roseville
Kirkpatrick Street	Scope of works will include the installation of a new footpath	North Turramurra	$ 143,079.20	Wahroonga
Koora Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 146,361.60	Comenarra
Leal Court	Scope of works will include the installation of a new footpath	Pymble	$ 36,360.60	Gordon
Macarthur Street	Scope of works will include the installation of a new footpath	St Ives	$ 55,720.80	St Ives
Morona Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 172,466.00	Comenarra
Olinda Place	Scope of works will include the installation of a new footpath	St Ives	$ 23,742.40	St Ives
Ridgeland Avenue	Scope of works will include the installation of a new footpath	Killara	$ 66,086.80	Gordon
Shirley Road	Scope of works will include the installation of a new footpath	Roseville	$ 117,774.80	Roseville
Strone Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 88,267.20	Comenarra
Toongarah Road	Scope of works will include the installation of a new footpath	Roseville	$ 51,432.40	Roseville
Torokina Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 189,996.00	St Ives
Victoria Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 87,330.00	Comenarra
Waugoola Street	Scope of works will include the installation of a new footpath	Gordon	$ 186,389.20	Gordon
Aronia Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 109,879.60	St Ives
Ashlar Street	Scope of works will include the installation of a new footpath	St Ives	$ 56,345.60	St Ives
Carina Road	Scope of works will include the installation of a new footpath	Turramurra	$ 121,523.60	Comenarra

Location	Description of Works	Suburb	Value	Ward
Curagul Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 189,860.00	Wahroonga
Darnley Street	Scope of works will include the installation of a new footpath	Gordon	$ 120,245.60	Gordon
Dorman Crescent	Scope of works will include the installation of a new footpath	Lindfield	$ 135,411.20	Roseville
Elgin Street	Scope of works will include the installation of a new footpath	Gordon	$ 317,057.60	Gordon
Kent Road	Scope of works will include the installation of a new footpath	Turramurra	$ 50,694.00	Wahroonga
Manning Road	Scope of works will include the installation of a new footpath	Killara	$ 124,552.40	Gordon
Mimosa Road	Scope of works will include the installation of a new footpath	Turramurra	$ 179,686.80	Comenarra
Monterey Street	Scope of works will include the installation of a new footpath	St Ives	$ 80,116.40	St Ives
Murdoch Street	Scope of works will include the installation of a new footpath	Turramurra	$ 302,750.00	Wahroonga
Pathway 3	Scope of works will include the installation of a new footpath	East Lindfield	$ 18,119.20	Roseville
Sequoia Close	Scope of works will include the installation of a new footpath	West Pymble	$ 45,752.40	Comenarra
Tallong Place	Scope of works will include the installation of a new footpath	Turramurra	$ 67,421.60	Wahroonga
Tryon Road	Scope of works will include the installation of a new footpath	East Lindfield	$ 267,414.40	Roseville
Yarrennan Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 66,456.00	Comenarra
Banks Avenue	Scope of works will include the installation of a new footpath	North Turramurra	$ 138,279.60	Wahroonga
Burns Road	Scope of works will include the installation of a new footpath	Turramurra	$ 25,126.80	Wahroonga
Commonwealth Road	Scope of works will include the installation of a new footpath	Lindfield	$ 43,878.00	Roseville
Endeavour Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 25,531.60	Wahroonga
Fitzroy Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 69,608.40	Wahroonga
Garden Square	Scope of works will include the installation of a new footpath	Gordon	$ 29,337.20	Gordon
Holford Crescent	Scope of works will include the installation of a new footpath	Gordon	$ 165,856.00	Gordon
Kanoona Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 42,997.60	St Ives
Kulgoa Road	Scope of works will include the installation of a new footpath	Pymble	$ 285,562.00	Gordon
Mctaggart Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 34,199.80	Wahroonga
Polding Road	Scope of works will include the installation of a new footpath	Lindfield	$ 183,407.20	Roseville
Ravenhill Road (Unformed)	Scope of works will include the installation of a new footpath	Turramurra	$ 39,135.20	Comenarra
Richard Road	Scope of works will include the installation of a new footpath	St Ives	$ 116,042.40	St Ives
Robin Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 142,568.00	Comenarra
Sandford Road	Scope of works will include the installation of a new footpath	Turramurra	$ 145,067.20	Wahroonga
Spencer Road	Scope of works will include the installation of a new footpath	Killara	$ 26,531.00	Gordon

Location	Description of Works	Suburb	Value	Ward
Sylvan Avenue	Scope of works will include the installation of a new footpath	East Lindfield	$ 274,066.00	Roseville
The Crest	Scope of works will include the installation of a new footpath	Killara	$ 78,668.00	Gordon
Vernon Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 189,115.60	Comenarra
Warrego Place	Scope of works will include the installation of a new footpath	East Killara	$ 71,789.00	Gordon
Whitehaven Street	Scope of works will include the installation of a new footpath	St Ives	$ 134,900.00	St Ives
Acron Road	Scope of works will include the installation of a new footpath	St Ives	$ 249,102.40	St Ives
Adams Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 136,547.20	Wahroonga
Athena Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 325,151.60	St Ives
Bangalla Street	Scope of works will include the installation of a new footpath	Warrawee	$ 62,139.20	Wahroonga
College Crescent	Scope of works will include the installation of a new footpath	St Ives	$ 144,442.40	St Ives
Grassmere Road	Scope of works will include the installation of a new footpath	Killara	$ 56,402.40	Roseville
Kirby Place	Scope of works will include the installation of a new footpath	St Ives	$ 57,390.20	St Ives
Larchmont Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 109,993.20	Gordon
Mayfair Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 29,962.00	Roseville
Monmouth Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 44,378.00	Gordon
Parkinson Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 178,664.40	Comenarra
Rosetta Avenue	Scope of works will include the installation of a new footpath	Killara	$ 104,483.60	Gordon
Savoy Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 59,327.60	Gordon
Taylor Street	Scope of works will include the installation of a new footpath	Gordon	$ 80,940.00	Gordon
Warrane Road	Scope of works will include the installation of a new footpath	Roseville Chase	$ 61,429.20	Roseville
Zelda Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 50,211.20	Wahroonga
Bromley Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 26,543.20	Gordon
Challis Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 20,476.40	Wahroonga
Colette Place	Scope of works will include the installation of a new footpath	East Killara	$ 25,531.60	Gordon
Coolabah Place	Scope of works will include the installation of a new footpath	Turramurra	$ 24,452.40	Wahroonga
Eastgate Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 276,502.40	Gordon
Kooloona Crescent	Scope of works will include the installation of a new footpath	West Pymble	$ 321,999.20	Comenarra
Maitland Street	Scope of works will include the installation of a new footpath	Killara	$ 68,500.80	Gordon
Morris Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 118,257.60	Wahroonga
Ormonde Road	Scope of works will include the installation of a new footpath	East Lindfield	$ 177,358.00	Roseville

Location	Description of Works	Suburb	Value	Ward
Penrhyn Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 84,234.40	Gordon
Radnor Place	Scope of works will include the installation of a new footpath	South Turramurra	$ 24,509.20	Comenarra
Taylor Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 66,086.80	Comenarra
Water Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 66,115.20	Wahroonga
Waterhouse Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 335,001.00	St Ives
Browning Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 109,510.40	Wahroonga
Burgoyne Street	Scope of works will include the installation of a new footpath	Gordon	$ 82,558.80	Gordon
Geoffrey Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 223,451.20	Comenarra
Laurence Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 104,597.20	Wahroonga
Lynwood Avenue	Scope of works will include the installation of a new footpath	Killara	$ 84,944.40	Gordon
Murrua Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 173,126.40	Wahroonga
Putarri Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 133,451.60	St Ives
Robinson Street	Scope of works will include the installation of a new footpath	East Lindfield	$ 366,246.40	Roseville
Roma Road	Scope of works will include the installation of a new footpath	St Ives	$ 127,175.20	St Ives
Rosebery Road	Scope of works will include the installation of a new footpath	Killara	$ 94,288.00	Gordon
Taunton Street	Scope of works will include the installation of a new footpath	Pymble	$ 78,866.80	St Ives
Vale Street	Scope of works will include the installation of a new footpath	Gordon	$ 25,957.60	Gordon
Wanganella Road	Scope of works will include the installation of a new footpath	St Ives Chase	$ 91,192.40	St Ives
Yeramba Street	Scope of works will include the installation of a new footpath	Turramurra	$ 196,442.80	Comenarra
Alice Street	Scope of works will include the installation of a new footpath	Turramurra	$ 244,382.00	Wahroonga
Bayswater Road	Scope of works will include the installation of a new footpath	Lindfield	$ 43,537.20	Roseville
Bourke Street	Scope of works will include the installation of a new footpath	Pymble	$ 48,507.20	Wahroonga
Burraneer Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 390,414.80	St Ives
Chisholm Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 212,034.40	Comenarra
Gowrie Close	Scope of works will include the installation of a new footpath	St Ives	$ 35,784.00	St Ives
Hamilton Parade	Scope of works will include the installation of a new footpath	Pymble	$ 123,824.00	Gordon
Kathy Close	Scope of works will include the installation of a new footpath	Pymble	$ 22,265.60	Wahroonga
Milton Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 90,965.20	Wahroonga
Nimbrin Street	Scope of works will include the installation of a new footpath	Turramurra	$ 71,056.80	Comenarra
Oroya Parade	Scope of works will include the installation of a new footpath	Roseville	$ 40,754.00	Roseville

Location	Description of Works	Suburb	Value	Ward
Taylors Street (Unformed)	Scope of works will include the installation of a new footpath	Gordon	$ 27,604.80	Gordon
Wyuna Road	Scope of works will include the installation of a new footpath	West Pymble	$ 208,740.00	Gordon
Yalleroi Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 73,499.20	Comenarra
Yarrabung Road	Scope of works will include the installation of a new footpath	St Ives	$ 196,613.20	St Ives
Amaroo Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 114,139.60	Comenarra
Booraba Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 92,527.20	Roseville
Gleneagles Avenue	Scope of works will include the installation of a new footpath	Killara	$ 152,678.40	Gordon
Iona Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 80,968.40	Comenarra
Ivey Street	Scope of works will include the installation of a new footpath	Lindfield	$ 70,772.80	Roseville
Lawson Parade	Scope of works will include the installation of a new footpath	St Ives	$ 208,654.80	St Ives
Malory Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 163,669.20	Comenarra
Narelle Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 138,705.60	Gordon
Pathway 4	Scope of works will include the installation of a new footpath	North Turramurra	$ 30,615.20	Wahroonga
Raglan Street	Scope of works will include the installation of a new footpath	Turramurra	$ 78,866.80	Wahroonga
Rowe Street	Scope of works will include the installation of a new footpath	Roseville Chase	$ 75,686.00	Roseville
Surrey Road	Scope of works will include the installation of a new footpath	Turramurra	$ 75,742.80	Wahroonga
The Mall	Scope of works will include the installation of a new footpath	Turramurra	$ 114,395.20	Wahroonga
Amesbury Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 41,918.40	St Ives
Awatea Road	Scope of works will include the installation of a new footpath	St Ives Chase	$ 189,655.20	St Ives
Beaconsfield Parade	Scope of works will include the installation of a new footpath	Lindfield	$ 102,069.60	Roseville
Bobbin Head Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 239,866.40	Wahroonga
Bolwarra Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 211,092.00	Gordon
Coronga Crescent	Scope of works will include the installation of a new footpath	Killara	$ 225,013.20	Gordon
Forwood Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 119,450.40	Comenarra
Horwood Avenue	Scope of works will include the installation of a new footpath	Killara	$ 34,636.00	Gordon
Karoo Avenue	Scope of works will include the installation of a new footpath	East Lindfield	$ 100,592.80	Roseville
Ovens Place	Scope of works will include the installation of a new footpath	St Ives Chase	$ 65,348.40	St Ives
Pildra Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 75,572.40	St Ives
Sandford Road (Unformed)	Scope of works will include the installation of a new footpath	Turramurra	$ 120,728.40	Wahroonga
Torres Place	Scope of works will include the installation of a new footpath	St Ives	$ 65,859.60	St Ives

Location	Description of Works	Suburb	Value	Ward
Warrabri Place	Scope of works will include the installation of a new footpath	West Pymble	$ 85,200.00	Comenarra
Buckra Street	Scope of works will include the installation of a new footpath	Turramurra	$ 38,567.20	Wahroonga
Chester Road	Scope of works will include the installation of a new footpath	Turramurra	$ 39,390.80	Wahroonga
Cocupara Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 137,228.80	Roseville
Eden Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 129,333.60	Comenarra
Hillcrest Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 34,250.40	Wahroonga
Karloo Street	Scope of works will include the installation of a new footpath	Turramurra	$ 111,271.20	Wahroonga
Killeaton Street	Scope of works will include the installation of a new footpath	St Ives	$ 255,713.60	St Ives
Koonawarra Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 109,283.20	Roseville
Larbert Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 44,644.80	Wahroonga
Nagle Place	Scope of works will include the installation of a new footpath	North Turramurra	$ 55,834.40	Wahroonga
Pathway 5	Scope of works will include the installation of a new footpath	Pymble	$ 35,307.60	Gordon
Pindari Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 95,622.80	St Ives
Roland Avenue (Unformed)	Scope of works will include the installation of a new footpath	Turramurra	$ 335,460.80	Comenarra
St Johns Avenue	Scope of works will include the installation of a new footpath	Gordon	$ 318,335.60	Gordon
Baldwin Street	Scope of works will include the installation of a new footpath	Gordon	$ 240,491.20	Gordon
Bowes Avenue	Scope of works will include the installation of a new footpath	Killara	$ 36,976.80	Gordon
Carcoola Road	Scope of works will include the installation of a new footpath	St Ives	$ 113,543.20	St Ives
Fairview Avenue	Scope of works will include the installation of a new footpath	St Ives Chase	$ 27,974.00	St Ives
Fiona Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 87,898.00	Wahroonga
Glen Road	Scope of works will include the installation of a new footpath	Roseville	$ 87,188.00	Roseville
Gould Avenue	Scope of works will include the installation of a new footpath	St Ives Chase	$ 275,082.40	St Ives
Howson Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 171,195.20	Comenarra
Leuna Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 114,707.60	Comenarra
Normurra Avenue	Scope of works will include the installation of a new footpath	North Turramurra	$ 58,333.60	Wahroonga
Princes Street	Scope of works will include the installation of a new footpath	Turramurra	$ 60,804.40	Wahroonga
Redbank Road	Scope of works will include the installation of a new footpath	Killara	$ 51,602.80	Roseville
Seymour Close	Scope of works will include the installation of a new footpath	Wahroonga	$ 44,417.60	Comenarra
The Kingsway	Scope of works will include the installation of a new footpath	Roseville Chase	$ 64,439.60	Roseville
Warandoo Street	Scope of works will include the installation of a new footpath	Gordon	$ 45,241.20	Gordon

Location	Description of Works	Suburb	Value	Ward
Warandoo Street (Unformed)	Scope of works will include the installation of a new footpath	Gordon	$ 41,946.80	Gordon
Worcester Place	Scope of works will include the installation of a new footpath	Turramurra	$ 35,244.40	Wahroonga
Albert Drive	Scope of works will include the installation of a new footpath	Killara	$ 333,018.40	Gordon
Alexander Parade	Scope of works will include the installation of a new footpath	Roseville	$ 34,477.60	Roseville
Alvona Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 336,341.20	St Ives
Buller Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 52,540.00	Comenarra
Daly Avenue	Scope of works will include the installation of a new footpath	North Wahroonga	$ 158,301.60	Wahroonga
Elizabeth Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 57,538.40	Comenarra
Erola Circle	Scope of works will include the installation of a new footpath	Lindfield	$ 35,386.40	Roseville
Esk Street	Scope of works will include the installation of a new footpath	North Wahroonga	$ 81,706.80	Wahroonga
Fairlight Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 127,544.40	Gordon
Haig Street	Scope of works will include the installation of a new footpath	Roseville	$ 53,874.80	Roseville
Johore Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 33,483.60	Roseville
Koombalah Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 163,896.40	Comenarra
Lancaster Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 170,343.20	St Ives
Lindel Place	Scope of works will include the installation of a new footpath	Lindfield	$ 45,979.60	Roseville
Lowther Park Avenue	Scope of works will include the installation of a new footpath	Warrawee	$ 60,492.00	Comenarra
Montah Avenue	Scope of works will include the installation of a new footpath	Killara	$ 75,089.60	Gordon
Northcote Road	Scope of works will include the installation of a new footpath	Lindfield	$ 36,124.80	Roseville
Ormiston Avenue	Scope of works will include the installation of a new footpath	Gordon	$ 27,690.00	Gordon
Pathway 6	Scope of works will include the installation of a new footpath	St Ives	$ 31,069.60	St Ives
Rawson Crescent	Scope of works will include the installation of a new footpath	Pymble	$ 78,668.00	Wahroonga
Redfield Road	Scope of works will include the installation of a new footpath	East Killara	$ 157,506.40	Gordon
Cliff Avenue	Scope of works will include the installation of a new footpath	North Wahroonga	$ 171,621.20	Wahroonga
Durack Place	Scope of works will include the installation of a new footpath	St Ives	$ 34,676.40	St Ives
Edenholme Street	Scope of works will include the installation of a new footpath	West Pymble	$ 77,645.60	Comenarra
Griffith Avenue	Scope of works will include the installation of a new footpath	Roseville Chase	$ 291,327.20	Roseville
Hudson Close	Scope of works will include the installation of a new footpath	South Turramurra	$ 78,412.40	Comenarra
Ignatius Road	Scope of works will include the installation of a new footpath	Lindfield	$ 80,542.40	Roseville
Junction Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 23,141.00	Wahroonga

Location	Description of Works	Suburb	Value	Ward
Kywong Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 72,647.20	St Ives
Lady Game Drive	Scope of works will include the installation of a new footpath	Killara	$ 777,677.20	Gordon
Lincoln Road	Scope of works will include the installation of a new footpath	St Ives	$ 55,067.60	St Ives
Lister Street	Scope of works will include the installation of a new footpath	North Wahroonga	$ 93,038.40	Wahroonga
Namoi Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 41,208.40	Roseville
Rand Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 40,044.00	Comenarra
Taylor Street (Unformed)	Scope of works will include the installation of a new footpath	Gordon	$ 85,597.60	Gordon
Terrace Road	Scope of works will include the installation of a new footpath	Killara	$ 171,280.40	Gordon
Boundary Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 531,222.00	Wahroonga
Braeside Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 100,365.60	Wahroonga
Clopton Drive	Scope of works will include the installation of a new footpath	Killara	$ 42,715.20	Gordon
Coopernook Avenue	Scope of works will include the installation of a new footpath	East Lindfield	$ 102,038.80	Roseville
Derby Street	Scope of works will include the installation of a new footpath	St Ives	$ 56,970.40	St Ives
Ellsmore Avenue	Scope of works will include the installation of a new footpath	Killara	$ 91,391.20	Roseville
Flinders Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 255,032.00	St Ives
Glenrock Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 39,983.00	Wahroonga
Grandview Street	Scope of works will include the installation of a new footpath	Pymble	$ 81,451.20	St Ives
Hillary Street	Scope of works will include the installation of a new footpath	West Pymble	$ 78,810.00	Comenarra
Hume Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 98,036.80	St Ives
Moona Parade	Scope of works will include the installation of a new footpath	Wahroonga	$ 87,500.40	Comenarra
Prince Road	Scope of works will include the installation of a new footpath	Killara	$ 101,075.60	Roseville
Tanderra Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 68,642.80	Comenarra
The Comenarra Parkway	Scope of works will include the installation of a new footpath	Turramurra	$ 516,709.60	Comenarra
Attunga Road	Scope of works will include the installation of a new footpath	Roseville Chase	$ 42,543.20	Roseville
Broula Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 50,580.40	Wahroonga
Carnarvon Road	Scope of works will include the installation of a new footpath	Roseville	$ 144,698.00	Roseville
Chatham Place	Scope of works will include the installation of a new footpath	North Turramurra	$ 40,725.60	Wahroonga
Clissold Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 116,837.60	Wahroonga
Grevillea Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 165,572.00	St Ives
Griffith Pathway	Scope of works will include the installation of a new footpath	Roseville Chase	$ 41,748.00	Roseville

Location	Description of Works	Suburb	Value	Ward
Hopkins Place	Scope of works will include the installation of a new footpath	North Turramurra	$ 49,188.80	Wahroonga
Lamond Drive	Scope of works will include the installation of a new footpath	Turramurra	$ 28,598.80	Comenarra
Lennox Street	Scope of works will include the installation of a new footpath	Gordon	$ 140,949.20	Gordon
Lucinda Avenue South	Scope of works will include the installation of a new footpath	Wahroonga	$ 135,666.80	Comenarra
Minns Road (Unformed)	Scope of works will include the installation of a new footpath	Gordon	$ 47,058.80	Gordon
Pathway 7	Scope of works will include the installation of a new footpath	Killara	$ 30,610.00	Gordon
Reynolds Street	Scope of works will include the installation of a new footpath	Pymble	$ 130,668.40	Wahroonga
Toolang Road	Scope of works will include the installation of a new footpath	St Ives	$ 149,781.60	St Ives
Waratah Road	Scope of works will include the installation of a new footpath	Turramurra	$ 209,876.00	Comenarra
Alana Place	Scope of works will include the installation of a new footpath	St Ives Chase	$ 30,643.60	St Ives
Carissa Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 104,994.80	St Ives
Chase Avenue	Scope of works will include the installation of a new footpath	Roseville Chase	$ 168,582.40	Roseville
Coila Street	Scope of works will include the installation of a new footpath	Turramurra	$ 59,895.60	Wahroonga
Forsyth Street	Scope of works will include the installation of a new footpath	Killara	$ 45,184.40	Gordon
Kalang Avenue	Scope of works will include the installation of a new footpath	Killara	$ 118,314.40	Gordon
Lynn Ridge Avenue	Scope of works will include the installation of a new footpath	Gordon	$ 47,428.00	Gordon
Mcrae Place	Scope of works will include the installation of a new footpath	North Turramurra	$ 132,997.20	Wahroonga
Mona Vale Road	Scope of works will include the installation of a new footpath	St Ives	$ 458,489.60	St Ives
Ravenhill Road	Scope of works will include the installation of a new footpath	Turramurra	$ 144,272.00	Comenarra
Stonecrop Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 87,443.60	Wahroonga
Torrens Street	Scope of works will include the installation of a new footpath	St Ives	$ 37,970.80	St Ives
Windsor Place	Scope of works will include the installation of a new footpath	St Ives Chase	$ 105,562.80	St Ives
Wonga Wonga Street	Scope of works will include the installation of a new footpath	Turramurra	$ 61,741.60	Wahroonga
Ailsa Close	Scope of works will include the installation of a new footpath	East Lindfield	$ 71,113.60	Roseville
Babbage Road	Scope of works will include the installation of a new footpath	Roseville Chase	$ 405,324.80	Roseville
Barana Parade	Scope of works will include the installation of a new footpath	Roseville Chase	$ 94,856.00	Roseville
Barton Crescent	Scope of works will include the installation of a new footpath	North Wahroonga	$ 191,330.80	Wahroonga
Clwydon Place	Scope of works will include the installation of a new footpath	Wahroonga	$ 29,024.80	Wahroonga
Curtin Avenue	Scope of works will include the installation of a new footpath	North Wahroonga	$ 455,820.00	Wahroonga
Eastern Arterial Road	Scope of works will include the installation of a new footpath	Gordon	$ 353,182.40	Gordon

Location	Description of Works	Suburb	Value	Ward
Ellalong Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 159,806.80	Wahroonga
Golf Links Road	Scope of works will include the installation of a new footpath	Killara	$ 65,547.20	Gordon
Grosvenor Street	Scope of works will include the installation of a new footpath	North Wahroonga	$ 217,373.60	Wahroonga
Mungarra Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 130,810.40	St Ives
Mycumbene Avenue	Scope of works will include the installation of a new footpath	East Lindfield	$ 75,061.20	Roseville
Myrtle Place	Scope of works will include the installation of a new footpath	St Ives	$ 71,284.00	St Ives
Pathway 8	Scope of works will include the installation of a new footpath	St Ives Chase	$ 22,720.00	St Ives
Romney Road	Scope of works will include the installation of a new footpath	St Ives Chase	$ 237,367.20	St Ives
Bell Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 36,408.80	Roseville
Boundary Street	Scope of works will include the installation of a new footpath	Roseville Chase	$ 148,645.60	Roseville
Fairlawn Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 280,080.80	Wahroonga
Gladstone Avenue	Scope of works will include the installation of a new footpath	Warrawee	$ 41,606.00	Wahroonga
Huon Street	Scope of works will include the installation of a new footpath	North Wahroonga	$ 113,259.20	Wahroonga
Korangi Road	Scope of works will include the installation of a new footpath	Pymble	$ 142,028.40	St Ives
Loorana Street	Scope of works will include the installation of a new footpath	Roseville Chase	$ 94,572.00	Roseville
Lucia Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 53,335.20	St Ives
Minnamurra Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 154,552.80	Gordon
Myall Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 57,794.00	Comenarra
Nelson Street (Unformed)	Scope of works will include the installation of a new footpath	Gordon	$ 81,451.20	Gordon
Palm Street	Scope of works will include the installation of a new footpath	St Ives	$ 173,467.20	St Ives
Wongalee Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 57,055.60	Comenarra
Yuruga Place	Scope of works will include the installation of a new footpath	Lindfield	$ 29,649.60	Roseville
Cadow Street	Scope of works will include the installation of a new footpath	Pymble	$ 65,518.80	Gordon
Caithness Street	Scope of works will include the installation of a new footpath	Killara	$ 31,353.60	Gordon
Canberra Crescent	Scope of works will include the installation of a new footpath	East Lindfield	$ 124,363.60	Roseville
Canoon Road	Scope of works will include the installation of a new footpath	South Turramurra	$ 202,264.80	Comenarra
Cardigan Road	Scope of works will include the installation of a new footpath	Roseville Chase	$ 138,592.00	Roseville
Catherine Street	Scope of works will include the installation of a new footpath	St Ives	$ 223,200.00	St Ives
Dainton Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 54,007.00	St Ives
Ellery Close	Scope of works will include the installation of a new footpath	St Ives Chase	$ 17,096.80	St Ives

Location	Description of Works	Suburb	Value	Ward
Gilda Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 75,260.00	Comenarra
Glengarry Avenue	Scope of works will include the installation of a new footpath	North Turramurra	$ 114,821.20	Wahroonga
Kate Street	Scope of works will include the installation of a new footpath	Turramurra	$ 66,200.40	Comenarra
Lightcliff Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 22,634.80	Roseville
Merrivale Road	Scope of works will include the installation of a new footpath	Pymble	$ 150,065.60	St Ives
Miowera Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 156,200.00	Wahroonga
Solander Close	Scope of works will include the installation of a new footpath	Turramurra	$ 31,012.80	Comenarra
Tamboon Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 67,932.80	Comenarra
Tristania Place	Scope of works will include the installation of a new footpath	West Pymble	$ 15,563.20	Comenarra
Allard Avenue	Scope of works will include the installation of a new footpath	Roseville Chase	$ 185,111.20	Roseville
Carbeen Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 241,343.20	St Ives
Coonanbarra Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 198,998.80	Wahroonga
Crete Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 44,531.20	Roseville
Fisher Avenue	Scope of works will include the installation of a new footpath	North Wahroonga	$ 120,671.60	Wahroonga
Hayle Street	Scope of works will include the installation of a new footpath	St Ives	$ 198,828.40	St Ives
Koongara Road	Scope of works will include the installation of a new footpath	Roseville Chase	$ 46,661.20	Roseville
Monash Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 89,261.20	Gordon
Musgrave Street	Scope of works will include the installation of a new footpath	Turramurra	$ 28,371.60	Wahroonga
Newhaven Place	Scope of works will include the installation of a new footpath	St Ives	$ 17,324.00	St Ives
Orinoco Street	Scope of works will include the installation of a new footpath	Pymble	$ 35,613.60	Gordon
Quebec Avenue	Scope of works will include the installation of a new footpath	Killara	$ 104,512.00	Gordon
Rothery Street	Scope of works will include the installation of a new footpath	Gordon	$ 32,148.80	Gordon
Wyomee Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 253,271.20	Comenarra
Avon Close	Scope of works will include the installation of a new footpath	Pymble	$ 12,325.60	Comenarra
Bass Place	Scope of works will include the installation of a new footpath	St Ives	$ 95,764.80	St Ives
Cawarra Place	Scope of works will include the installation of a new footpath	Gordon	$ 45,695.60	Gordon
Georgina Close	Scope of works will include the installation of a new footpath	Wahroonga	$ 40,810.80	Comenarra
Grant Place	Scope of works will include the installation of a new footpath	St Ives	$ 18,374.80	St Ives
Koola Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 497,364.00	Gordon
Mudies Road	Scope of works will include the installation of a new footpath	St Ives	$ 105,222.00	St Ives

Location	Description of Works	Suburb	Value	Ward
Nelson Street	Scope of works will include the installation of a new footpath	Gordon	$ 17,522.80	Gordon
Richmond Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 289,822.00	St Ives
Skinner Parade	Scope of works will include the installation of a new footpath	Roseville	$ 23,117.60	Roseville
Springdale Road	Scope of works will include the installation of a new footpath	East Killara	$ 189,541.60	Gordon
Browns Road	Scope of works will include the installation of a new footpath	Gordon	$ 183,748.00	Gordon
Carlotta Avenue	Scope of works will include the installation of a new footpath	Gordon	$ 116,127.60	Gordon
Clyde Place	Scope of works will include the installation of a new footpath	Wahroonga	$ 28,258.00	Comenarra
David Close	Scope of works will include the installation of a new footpath	St Ives Chase	$ 29,564.40	St Ives
Glenview Street	Scope of works will include the installation of a new footpath	Gordon	$ 54,698.40	Gordon
Hicks Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 48,109.60	Comenarra
Jordan Road	Scope of works will include the installation of a new footpath	Wahroonga	$ 163,328.40	Comenarra
Kokoda Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 243,814.00	Wahroonga
Massey Place	Scope of works will include the installation of a new footpath	St Ives Chase	$ 28,087.60	St Ives
Pathway 9	Scope of works will include the installation of a new footpath	St Ives	$ 18,119.20	St Ives
Ryde Road	Scope of works will include the installation of a new footpath	West Pymble	$ 19,766.40	Gordon
Slade Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 55,749.20	Roseville
Vals Court	Scope of works will include the installation of a new footpath	St Ives	$ 18,516.80	St Ives
Ward Street	Scope of works will include the installation of a new footpath	Pymble	$ 50,097.60	Gordon
Yirgella Avenue	Scope of works will include the installation of a new footpath	East Killara	$ 72,533.60	Gordon
Anne Place	Scope of works will include the installation of a new footpath	Wahroonga	$ 63,360.40	Wahroonga
Bimburra Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 211,125.60	St Ives
Calga Street	Scope of works will include the installation of a new footpath	Roseville Chase	$ 112,748.00	Roseville
Catalpa Crescent	Scope of works will include the installation of a new footpath	Turramurra	$ 205,502.40	Comenarra
Cherry Street	Scope of works will include the installation of a new footpath	Warrawee	$ 55,834.40	Wahroonga
Cultowa Road	Scope of works will include the installation of a new footpath	Pymble	$ 75,430.40	Gordon
Howard Street	Scope of works will include the installation of a new footpath	Lindfield	$ 38,794.40	Roseville
Joalah Close	Scope of works will include the installation of a new footpath	St Ives	$ 24,310.40	St Ives
Karen Road	Scope of works will include the installation of a new footpath	St Ives	$ 64,780.40	St Ives
Luxor Walk	Scope of works will include the installation of a new footpath	Roseville	$ 20,760.40	Roseville
Lyon Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 54,442.80	Comenarra

Location	Description of Works	Suburb	Value	Ward
Mahratta Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 175,938.00	Comenarra
Maunder Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 91,135.60	St Ives
Mildred Street	Scope of works will include the installation of a new footpath	Warrawee	$ 109,482.00	Comenarra
Moona Parade (Unformed)	Scope of works will include the installation of a new footpath	Wahroonga	$ 16,812.80	Comenarra
Normac Street	Scope of works will include the installation of a new footpath	Roseville Chase	$ 118,541.60	Roseville
Northcote Avenue	Scope of works will include the installation of a new footpath	Killara	$ 23,706.00	Gordon
Rushall Street	Scope of works will include the installation of a new footpath	Turramurra	$ 77,645.60	Wahroonga
Woodlands Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 81,309.20	Gordon
Yarrara Road	Scope of works will include the installation of a new footpath	Pymble	$ 22,521.20	Gordon
Yosefa Avenue	Scope of works will include the installation of a new footpath	Warrawee	$ 49,870.40	Comenarra
Amarna Parade	Scope of works will include the installation of a new footpath	Roseville	$ 52,909.20	Roseville
Arrunga Avenue	Scope of works will include the installation of a new footpath	Roseville	$ 49,870.40	Roseville
Devon Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 30,700.40	Wahroonga
Evans Street	Scope of works will include the installation of a new footpath	West Pymble	$ 60,690.80	Comenarra
Ikara Place	Scope of works will include the installation of a new footpath	St Ives	$ 29,738.00	St Ives
Konda Place	Scope of works will include the installation of a new footpath	Turramurra	$ 74,919.20	Comenarra
Kylie Avenue	Scope of works will include the installation of a new footpath	Killara	$ 159,948.80	Gordon
Luxor Pathway	Scope of works will include the installation of a new footpath	Roseville	$ 44,616.40	Roseville
Mona Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 71,965.60	Wahroonga
Nerang Street (Unformed)	Scope of works will include the installation of a new footpath	Wahroonga	$ 64,127.20	Comenarra
Orchard Street	Scope of works will include the installation of a new footpath	Pymble	$ 67,876.00	Wahroonga
Randolph Street	Scope of works will include the installation of a new footpath	Wahroonga	$ 87,614.00	Wahroonga
Scott Place	Scope of works will include the installation of a new footpath	St Ives	$ 40,810.80	St Ives
Shelley Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 34,108.40	Wahroonga
The Broadway	Scope of works will include the installation of a new footpath	South Turramurra	$ 140,949.20	Comenarra
Adair Place	Scope of works will include the installation of a new footpath	East Killara	$ 33,142.80	Gordon
Azalea Gardens	Scope of works will include the installation of a new footpath	Wahroonga	$ 35,443.20	Wahroonga
Barellan Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 81,394.40	Comenarra
Benwerrin Close	Scope of works will include the installation of a new footpath	East Killara	$ 26,610.80	Gordon
Burdekin Crescent	Scope of works will include the installation of a new footpath	St Ives	$ 267,158.80	St Ives

Location	Description of Works	Suburb	Value	Ward
Charles Street	Scope of works will include the installation of a new footpath	Killara	$ 24,708.00	Gordon
Cove Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 82,388.40	Comenarra
Garnet Crescent	Scope of works will include the installation of a new footpath	Killara	$ 28,400.00	Gordon
Jugiong Street	Scope of works will include the installation of a new footpath	West Pymble	$ 76,168.80	Comenarra
Lockley Parade	Scope of works will include the installation of a new footpath	Roseville Chase	$ 70,744.40	Roseville
Montrose Street	Scope of works will include the installation of a new footpath	Turramurra	$ 32,745.20	Comenarra
Sarnia Crescent	Scope of works will include the installation of a new footpath	Killara	$ 33,966.40	Gordon
Sherwood Place	Scope of works will include the installation of a new footpath	St Ives	$ 19,539.20	St Ives
Talgai Avenue	Scope of works will include the installation of a new footpath	Wahroonga	$ 32,518.00	Comenarra
Alkoomie Place	Scope of works will include the installation of a new footpath	Pymble	$ 30,814.00	Gordon
Bluegum Place	Scope of works will include the installation of a new footpath	Roseville	$ 56,288.80	Roseville
Boronia Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 84,802.40	Comenarra
Braemar Place	Scope of works will include the installation of a new footpath	Roseville	$ 39,532.80	Roseville
Briar Street	Scope of works will include the installation of a new footpath	St Ives	$ 55,152.80	St Ives
Byamee Street	Scope of works will include the installation of a new footpath	East Killara	$ 44,417.60	Gordon
Cambourne Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 409,584.80	St Ives
Cranford Avenue	Scope of works will include the installation of a new footpath	St Ives	$ 80,798.00	St Ives
Dawson Place	Scope of works will include the installation of a new footpath	Turramurra	$ 34,506.00	Comenarra
Garrick Road	Scope of works will include the installation of a new footpath	St Ives	$ 51,631.20	St Ives
Harrington Avenue	Scope of works will include the installation of a new footpath	Warrawee	$ 102,524.00	Wahroonga
Heath Close	Scope of works will include the installation of a new footpath	East Killara	$ 39,703.20	Gordon
Keats Road	Scope of works will include the installation of a new footpath	North Turramurra	$ 102,098.00	Wahroonga
Lee Place	Scope of works will include the installation of a new footpath	St Ives Chase	$ 17,977.20	St Ives
Lowana Avenue	Scope of works will include the installation of a new footpath	Roseville	$ 48,904.80	Roseville
Meadway Close	Scope of works will include the installation of a new footpath	Pymble	$ 35,528.40	Gordon
Page Avenue	Scope of works will include the installation of a new footpath	North Wahroonga	$ 124,647.60	Wahroonga
Preston Place	Scope of works will include the installation of a new footpath	Roseville	$ 28,201.20	Roseville
Rosedale Road (Unformed)	Scope of works will include the installation of a new footpath	St Ives	$ 41,918.40	Gordon
Saddington Street	Scope of works will include the installation of a new footpath	South Turramurra	$ 163,356.80	Comenarra
Shannon Street	Scope of works will include the installation of a new footpath	St Ives	$ 52,483.20	St Ives

Location	Description of Works	Suburb	Value	Ward
Somerset Road (Unformed)	Scope of works will include the installation of a new footpath	Lindfield	$ 67,279.60	Roseville
Tryon Road (Unformed)	Scope of works will include the installation of a new footpath	Lindfield	$ 37,715.20	Gordon
Wolsten Avenue	Scope of works will include the installation of a new footpath	Turramurra	$ 46,831.60	Wahroonga
Allara Avenue	Scope of works will include the installation of a new footpath	North Turramurra	$ 56,629.60	Wahroonga
Arthur Street	Scope of works will include the installation of a new footpath	Killara	$ 109,936.40	Gordon
Badarene Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 34,335.60	Roseville
Bardia Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 20,249.20	Roseville
Bimbil Place	Scope of works will include the installation of a new footpath	Killara	$ 22,038.40	Gordon
Burraga Place	Scope of works will include the installation of a new footpath	Lindfield	$ 61,514.40	Roseville
Cooper Crescent	Scope of works will include the installation of a new footpath	Wahroonga	$ 98,718.40	Comenarra
Dallas Place	Scope of works will include the installation of a new footpath	St Ives	$ 20,448.00	St Ives
Deakin Place	Scope of works will include the installation of a new footpath	East Killara	$ 54,755.20	Gordon
Gipps Close	Scope of works will include the installation of a new footpath	Turramurra	$ 17,380.80	Comenarra
Guyong Street	Scope of works will include the installation of a new footpath	Lindfield	$ 39,248.80	Roseville
Kedumba Crescent	Scope of works will include the installation of a new footpath	North Turramurra	$ 150,012.00	Wahroonga
Kelvin Road	Scope of works will include the installation of a new footpath	St Ives	$ 149,582.80	St Ives
Larnock Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 60,690.80	Gordon
Livingstone Avenue	Scope of works will include the installation of a new footpath	Pymble	$ 31,921.60	Gordon
Lyle Avenue	Scope of works will include the installation of a new footpath	Lindfield	$ 66,257.20	Roseville
Matthew Close	Scope of works will include the installation of a new footpath	St Ives	$ 23,373.20	St Ives
Plymouth Close	Scope of works will include the installation of a new footpath	Wahroonga	$ 23,202.80	Wahroonga
Tarago Place	Scope of works will include the installation of a new footpath	East Lindfield	$ 22,066.80	Roseville
Warrowa Avenue	Scope of works will include the installation of a new footpath	West Pymble	$ 154,694.80	Comenarra
Blytheswood Avenue	Scope of works will include the installation of a new footpath	Warrawee	$ 80,790.00	Comenarra
Field Of Mars Avenue	Scope of works will include the installation of a new footpath	South Turramurra	$ 37,118.80	Comenarra

Morrison Low Advisory

Ku·ring·gai Council
SERVIENDO GUBERNO

Analysis of Capacity to Pay

Ku-ring-gai Council

SEPTEMBER 2025

ATTACHMENT NO: 9 - ANALYSIS OF CAPACITY TO PAY REPORT (MORRISON LOW ADVISORY)

ITEM NO: GB.4

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Executive summary

Background

Ku-ring-gai Council ('Council') is currently considering an application for a special variation ('SV') to rates, and Council has released four rate rise options to the community (which includes option 1 of the rate peg only). These options are designed to help Council address the funding gap to renew and upgrade essential local infrastructure in line with community expectations.

The options it is considering, which all include a rate peg of 3% in 2026/27, are:

- Option 1 (base case - do nothing) consists of a rate peg increase only, at 3% by 2026/27.
- Option 2 (renew infrastructure) proposes a permanent one-year 22% increase in 2026/27.
- Option 3 (renew and enhance infrastructure) proposes a permanent one-year 29% increase in 2026/27.
- Option 4 (renew, enhance and expand infrastructure) proposes a permanent one-year 33% increase in 2026/27.

This report provides an analysis of a wide range of socio-economic factors and other data and evaluates the general financial capacity of ratepayers to pay the proposed rate changes. It also considers the financial vulnerability and exposure of different community groups within the local government area (LGA), as well as current industry trends and business indicators.

It analyses both LGA-wide data along with resident-specific data from three geographic groupings within the Ku-ring-gai LGA. These groupings have been selected because they have aligned geographic and socio-economic characteristics - utilising data from the Ku-ring-gai Council .id community profile[1].

The groupings are Central, East and North-West. A breakdown of the suburbs included within each grouping is detailed on page 4 of this report.

About the Ku-ring-gai LGA

Ku-ring-gai Council encompasses approximately 128,362 residents (estimated resident population 2024) and a total land area of about 85 square kilometres. The Ku-ring-gai local government area is located on Sydney's Upper North Shore and is known for its leafy residential streets, heritage architecture and proximity to natural bushland, including parts of the Ku-ring-gai Chase National Park. The region benefits from elevated terrain and fertile soils, contributing to its lush environment and high-quality domestic gardens. Major transport routes including the Pacific Highway and North Shore railway line provide strong connectivity to the Sydney CBD and surrounding areas.

The LGA is mainly residential with comparably small pockets of business and industry when considered against other neighbouring and similar councils. The LGA has a high socio-economic status, with Socio-Economic Indexes for Areas (SEIFA) scores indicating very low levels of disadvantage and high levels of advantage. Housing tenure is predominantly owner-occupied, with 77% of homes either fully owned or mortgaged, significantly above the Greater Sydney average (59%). The area also boasts high household incomes, with 48% of households in the highest income quartile.

[1]Informed Decisions (.id), August 2025. Ku-ring-gai Council – Community Profile, Social Atlas, Economic Profile. (Sourced from: https://profile.id.com.au/ku-ring-gai)

Overall, the Ku-ring-gai LGA is an affluent and well-connected community, however, there are pockets of vulnerability, particularly among lone-person and one-parent households, which may be more sensitive to changes in council rates. The area's high levels of home ownership and income are indicators of a strong capacity to absorb potential rate increases, although careful consideration should be given to supporting vulnerable groups.

To assist in undertaking detailed analysis, the LGA was divided into three area groupings. By doing this, it was possible to obtain a fine-grain picture of capacity to pay, while still ensuring that datasets were sufficient to support this. The following map outlines the area groupings utilised.

Figure 1 Map of Ku-ring-gai LGA groupings

Ratepayer impacts

Analysis summary for residential ratepayers

There are a range of LGA-wide data sources which indicate a capacity to pay the SV options, including that the Ku-ring-gai LGA has:

- Among Australia's highest levels of advantage and lowest levels of disadvantage, when using the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA) score.
- A lower proportion of vulnerable households, pensioners and people requiring core assistance, compared to Greater Sydney.
- A lower percentage of income spent on rates (according to 2021 Census income data) and a higher proportion of full home ownership, compared to Greater Sydney.
- An improvement in household savings from 2018/19 to 2023/24, compared to a reduction in savings across Australia during the same period.
- A higher proportion of households in the highest equivalised income brackets, compared to Greater Sydney. Equivalised income analysis helps compare the economic resources of households between different geographic areas.
- At the end of 2024/25, just three ratepayers were subject to Council's Assistance, Concession and Recovery Policy.

However, there are also several data sources which indicate potential limitations on capacity to pay, including:

- A proportion of households paying mortgages, and overall levels of mortgage stress, which are higher than Greater Sydney.
- A lower proportion of working age individuals compared to Sydney.
- An average rate which, if any of the SV options are implemented in 2026/27, will move from the eight highest among Sydney metropolitan and metropolitan fringe councils, to either the third or fourth highest.
- A percentage of outstanding rates which has increased in each year since 2022/23 and, in 2024/25, sits above the benchmark level of 5%

These LGA-wide results, where possible, have been analysed at the grouping level and (if data is available) at the suburb level.

Residential ratepayers in the East grouping (including the suburbs of East Killara, East Lindfield, Roseville, Roseville Chase, St Ives and St Ives Chase) would be paying, depending on the SV option, between $362 and $572 more over one year than they would have under the normal rate peg increase.

The Central grouping (Gordon, Killara, Lindfield, Pymble) and North-West grouping (North Turramurra, North Wahroonga, South Turramurra, Turramurra, Wahroonga, Warrawee, West Pymble) would be paying between $300 and $502 more.

This report finds there are strong overall capacity to pay indicators within both the Central and North-West groupings, and moderate capacity within the East grouping.

The finding in relation to the East grouping notes that this grouping, like the rest of the LGA, has relatively high levels of advantage. However, it also notes that this grouping will be paying the highest potential SV increase and – compared to the other groupings – has slightly higher levels of rental and mortgage stress and a lower proportion of working age individuals. In the East grouping, the suburb of East Killara has been highlighted as it has the LGA's highest proportion of households in mortgage stress (affecting 106 or 31% of households) combined with slightly lower levels of equivalised income.

In addition, the LGA, grouping and suburb-level data which shows potential capacity to pay limitations illustrates that the implementation of an appropriate hardship policy remains an important consideration in the implementation of any rate increase. Council's hardship policy is titled Assistance, Concession and Recovery Policy.

Analysis summary for business ratepayers

On average, business ratepayers across the LGA will receive an increase between $531 and $2,713, over one year, depending on the SV option selected. The East grouping will see the highest average increase in rates of between $1,718 and $2,713, however this grouping contains only 221 (or 19%) of the LGA's business ratepayers. Central contains 51% of the LGA's business ratepayers and this grouping will see the lowest increase in averages rates (between $531 and $838 over one year, dependent on the SV option). The North-West grouping, which has the second highest number of business ratepayers and will see an average increase in rates of between $1,046 and $1,651 (depending on the SV option).

Before the proposed rate increases, Ku-ring-gai has average business rates well below the average of comparable councils. Even with the largest SV increase, Ku-ring-gai will move only slightly above the overall average rate for all councils. When reviewed in tandem with the low proportion of business ratepayers, positive industry indicators, as well as low levels of outstanding business rates, it is considered that for business ratepayers there are good indicators of capacity to pay across all groupings.

Introduction

This report provides an analysis and evaluation of relative wealth and financial capacity; it looks at the financial vulnerability and exposure of different community groups within the LGA.

Key considerations include:

- regions of social disadvantage
- particularly vulnerable groups of individuals
- patterns of household expenditure
- industries or businesses that may be more or less vulnerable to rating changes.

These findings will then be compared to proposed changes in rates to identify whether there are any groups or individuals that are being particularly impacted and/or marginalised.

Data for this review was obtained from the following sources:

- Australian Bureau of Statistics 2016 and 2021 Census Data – Data by Regions.
- Australian Bureau Statistics Selected Living Cost Indexes for June 2025.
- Reserve Bank of Australia Statement by the Monetary Policy Board in August 2025.
- Ku-ring-gai Council rating database.
- Ku-ring-gai Council's Your Say website – 'Rate Options'.
- NSW Office of Local Government Time Series data for 2023/24.
- Profile ID – Ku-ring-gai Council Community/Social/Economic Profiles.

We acknowledge that there is a notable gap between the date of the majority of the socio-economic data available for analysis (which is generally drawn from the 2021 Census) and the present date; however, due to the limited specific data available at an LGA and locality level, this is an accepted issue. The next Census is due to take place in 2026.

Background

For the purposes of the report, Ku-ring-gai Council has been divided into three groupings for this analysis. Council is looking to ensure that equity is maintained between areas, as each grouping has slightly differing economic and socio-economic profiles. A summary of the groupings and the suburbs that they encompass has been provided in the following table and figure.

Table 1 Ku-ring-gai Council grouping breakdown

Grouping	Usual resident population (2021)	Suburb
Central	42,127	Gordon, Killara, Lindfield, Pymble
East	37,909	East Killara, East Lindfield, Roseville - Roseville Chase, St Ives, St Ives Chase
North-West	44,033	North Turramurra, North Wahroonga, South Turramurra, Turramurra, Wahroonga, Warrawee, West Pymble
Ku-ring-gai Council area	**124,076**	

Figure 2 Ku-ring-gai Council area grouping map

Methodology

Our methodology in examining the relative wealth between the different groupings focuses on the following:

- **Areas of social disadvantage**

  We will first investigate the different characteristics and make up of each area to determine whether there are any particular areas of social disadvantage. This will include an investigation into:

  - the age structure of each region
  - the typical make up of each household
  - household income, including the effect of dependents
  - SEIFA rankings.

- **Particularly vulnerable groups of individuals**

  We will then investigate whether there are any particular groups within each area that, despite the overall wealth of the area, would be particularly vulnerable and affected by a change in rates. These include:

  - persons who have or need core assistance
  - individuals who are currently unemployed
  - households currently under housing stress
  - pensioners.

- **Patterns in household expenditure**

  We will then examine trends in household expenditure and discuss what impacts they may have on an individual's ability to pay.

- **Industry**

  We will then compare employment by industry type, as well as value added by industry sector and the key productive sectors.

We will then compare these findings to the proposed rating changes, to determine whether there are any particular groups or individuals that would be significantly impacted. Our analysis will also compare with the average rates of other Group 3 and neighbouring councils, in addition to outstanding rates ratios and other factors that can help indicate whether the Ku-ring-gai Council community has a potential willingness to pay increased rates.

Areas of social advantage and disadvantage

Each grouping has differing demographic characteristics, and we first want to identify 'who are the people' that make up each area, 'what do they do' and 'how do they live'.

Socio-economic index

The Socio-Economic Indexes for Areas (SEIFA) is an economic tool developed by the ABS to rank areas in Australia according to their relative socio-economic advantage and disadvantage. It takes into consideration a broad range of variables such as income, education, employment, occupation, housing, etc and is standardised such that the average Australian represents a score of 1,000.

In our research we explored two of the indexes published by the ABS:

- **Index of Relative Socio-Economic Disadvantage (IRSD)**

  This index ranks areas from most disadvantaged to least disadvantaged, i.e., a lower score will have a greater proportion of relatively disadvantaged people in the area.

  From this score however you cannot conclude whether a high-ranking area will have a large portion of relatively advantaged people, just that it has a low proportion of disadvantage.
- **Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD)**

  This index considers variables of both advantage and disadvantage and, as such, scores and ranks areas from most disadvantaged to most advantage.

The ABS has also published the variables which have the most impact on both indices, these include:

- IRSD variables of disadvantage:
  - low equivalised household incomes
  - households with children and unemployed parents
  - percentage of occupied private dwellings paying rent less than $250 per week (excluding $0 per week)
  - percentage of people aged 15 years and over whose highest level of education is Year 11 or lower (Includes Certificate I and II)
  - percentage of employed people classified as labourers.
- IRSAD variables of advantage only (disadvantage similar to IRSD):
  - high equivalised household incomes
  - percentage of households making high mortgage repayments
  - percentage of employed people classified as professionals and/or managers
  - percentage of occupied private dwellings with four or more bedrooms.

A regional summary of SEIFA scores, including national percentiles (based on equivalent percentiles for localities and suburbs across Australia to allow effective comparison), is provided in the following table.

Please note that the SEIFA indexes are two data sources which indicate overall socio-economic advantage and disadvantage, and therefore general capacity to pay. However, they do not capture all data sources considered or indicate the reasons for disadvantage or advantage and should be read alongside the other data analysis in this report.

Table 2 Regional SEIFA scores and percentiles

Area	SEIFA IRSD	Percentile	SEIFA IRSAD	Percentile
Ku-ring-gai Council area	**1,108**	**98**	**1,165**	**100**
Willoughby City	1,075	88	1,142	99
NSROC Region	1,085	92	1,137	99
Northern Sydney	1,086	93	1,133	99
Hornsby Shire	1,082	91	1,116	97
City of Ryde	1,055	76	1,099	95
Greater Sydney benchmark	1,010	48	1,045	82
NSW benchmark	1,000	42	1,016	67
Australian benchmark	1,001	42	1,003	60

Ku-ring-gai Council's IRSD score of 1,108 is well above the benchmark for Greater Sydney and NSW, and slightly above the average for the NSROC Region. The ranking places the LGA in the 98th percentile, meaning approximately 2% of Australian suburbs/localities have a SEIFA ISRD ranking higher than this area (less disadvantaged), while 97% are lower (more disadvantaged). This indicates very low levels of disadvantage within the LGA overall.

IRSAD includes levels of both advantage and disadvantage. Ku-ring-gai Council's score of 1,165 places the LGA into the 100th percentile. This means that the LGA overall is in the top 1% of all Australian suburbs when considering levels of advantage in tandem with proportion of disadvantage. This is slightly above the NSROC ranking of 99th and notably above the Greater Sydney benchmark of 82nd. A higher IRSAD score compared to IRSD score is indicative of greater opportunities within the LGA, e.g., higher equivalised incomes, higher education levels, greater employment opportunities within the area or more skilled jobs.

A grouping-level summary is provided in the table below.

Table 3 Grouping-level SEIFA scores and percentiles

Area	SEIFA IRSD	Percentile	SEIFA IRSAD	Percentile
East	1,113	99	1,169	100
North-West	1,117	99	1,168	100
Central	1,097	95	1,159	100

Analysis at the grouping level demonstrates low levels of inequity between different parts of the LGA, with all groupings sitting within the top 5% for IRSD rankings and the top 1% for IRSAD. This highlights the significant levels of advantage within each grouping and across the LGA generally.

This picture continues when looking at individual suburbs, whilst Gordon does see more disadvantage than other suburbs, sitting in the 90th percentile for IRSD, this is still well above the average for Greater Sydney and many neighbouring councils. There may be a number of reasons for the lower IRSD score for Gordon, however from our analysis it appears it may be due to lower levels of fully owned homes and lower levels of households in the highest equivalised income bracket. All suburbs sit within the 99th or 100th percentile for IRSAD scores, indicating extremely high levels of advantage across all suburbs within the LGA.

Table 4 Suburb SEIFA rankings

Suburb	SEIFA IRSD	Percentile	SEIFA IRSAD	Percentile
Pymble	1,114	99	1,179	100
Warrawee	1,119	99	1,178	100
Roseville - Roseville Chase	1,115	99	1,176	100
East Lindfield	1,115	99	1,174	100
South Turramurra	1,125	100	1,173	100
North Wahroonga	1,114	99	1,173	100
West Pymble	1,122	100	1,172	100
St Ives Chase	1,121	100	1,172	100
Wahroonga	1,115	99	1,169	100
Turramurra	1,109	98	1,166	100
East Killara	1,107	98	1,162	100
St Ives	1,107	98	1,161	100
Lindfield	1,100	97	1,160	100
Killara	1,094	95	1,153	100
North Turramurra	1,113	99	1,147	99
Gordon	1,079	90	1,142	99

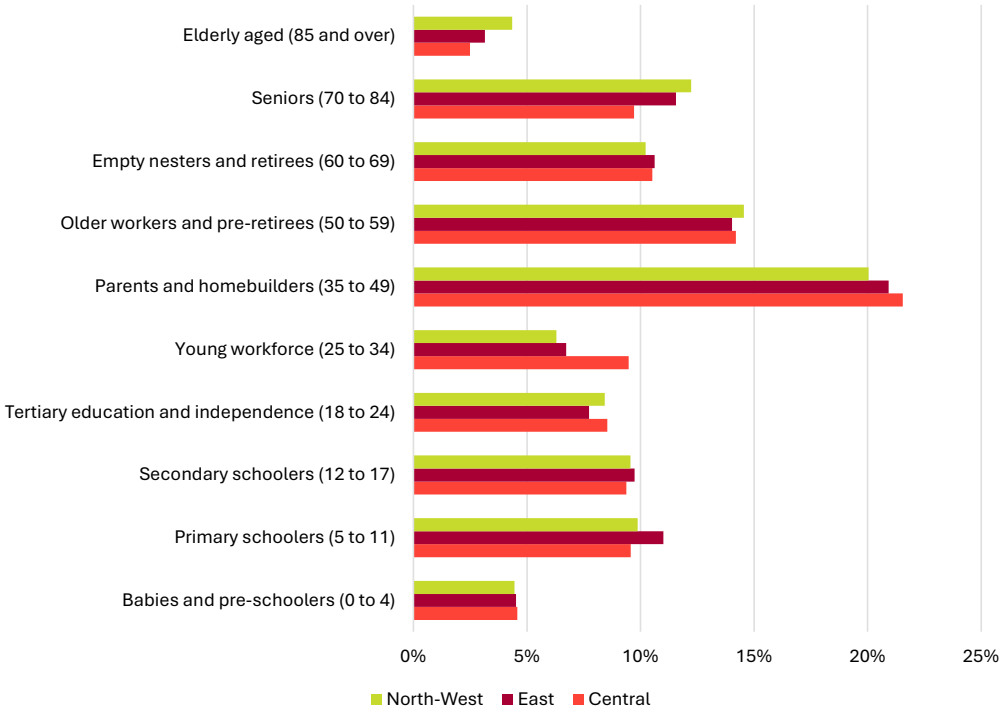
Socio-economic index summary finding

Compared to the rest of Australia, Ku-ring-gai has among the highest possible levels of overall socio-economic advantage, and lowest levels of disadvantage, which are strong indicators of a capacity to pay. Gordon has the highest level of disadvantage in the LGA, however this still has a very low level of disadvantage when compared to other Australian suburbs, with 89% of suburbs seeing higher levels of disadvantage.

Service age groups

Age profiles are used to understand the demand for aged-based services as well as the income earning status of the population. Data has been broken into groups that are reflective of typical life stages. This provides insight into the number of dependents, size of the workforce and number of retirees in each grouping.

Figure 3 Service age groups



Ku-ring-gai Council at an overall level has a greater proportion of dependents (24%) and retirees (25%) than the NSROC (21% and 25%) and Greater Sydney (22% and 20%) averages. There is a notable difference between the LGA's proportion of working age (51%) and the Greater Sydney average (58%). The proportion of individuals in the 18-24 age range (8%), however, is in line with the averages for NSROC (8%) and Greater Sydney (9%). It is the young workforce (25 to 34) causing the difference in working age comparisons, with Ku-ring-gai at 8% compared to 13% and 16% for NSROC and Greater Sydney respectively.

Combining these results in terms of the following categories (dependents, workforce, and retirees) and ranking them in terms of proportion of population (with one representing the largest proportion) generates the following results.

Table 5 Service age rankings

Rank	Central	East	North-West
Dependents	3	1	2
Working age	1	2	3
Retirees	3	2	1
Total population	**42,137**	**37,913**	**44,041**

Generally higher levels of working-age population can indicate increased earning potential and suggest more certainty in relation to ongoing income and can therefore be considered to be a high-level indicator of capacity to pay. As this analysis is based on age-range only, however, it does not account for the proportion of retirees who may be continuing to work and/or individuals under-18 who may have already commenced part- or full-time work.

Looking into specific groupings, we observe the following:

- Central has a notable higher proportion of working age at 54% and the lowest proportion of both dependents and retirees, at 24% and 23% respectively.
- East has a slightly higher proportion of dependents at 25% and the joint lowest proportion of working age at 49%.
- North-West has the highest proportion of retirees at 27% and the joint lowest working age, at 49%.

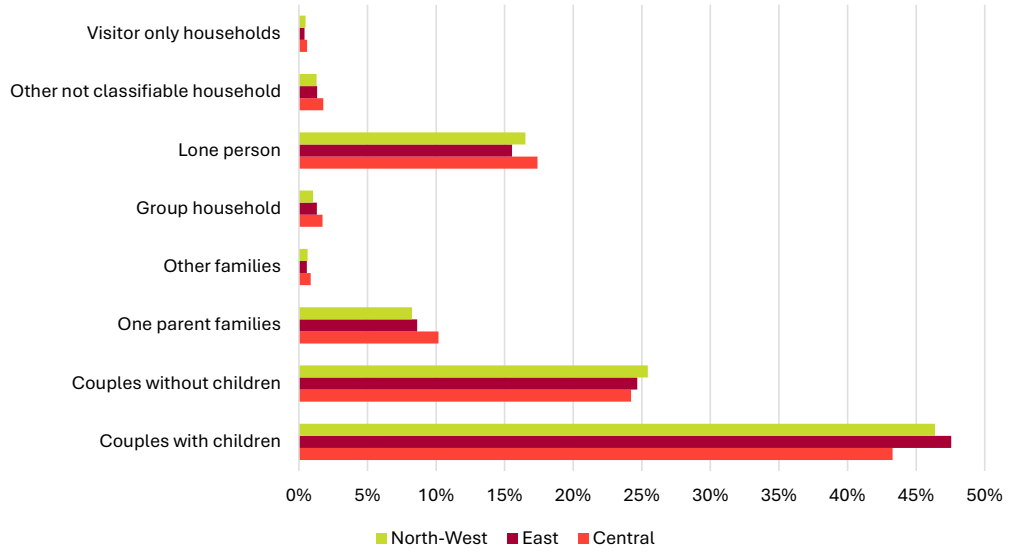
Service age group summary finding

Compared to the Greater Sydney average, Ku-ring-gai has a lower proportion of working age individuals, which is an indicator of a potentially reduced capacity to pay, although this does differ across groupings, with Central having an improved indicator compared to East and North-West.

Household types

Alongside the age structure of each region, it is important to determine the typical trends in the make-up of households. This provides a more complete picture of the people, families, and communities in each area. A summary of household type is provided in the following figure.

Figure 4 Household composition



The proportion of couples with children within the LGA (46%) is substantially higher than both the averages for the NRSOC Region and Greater Sydney (36% and 34% respectively); whilst the proportion of couples without children is in line with that of the NSROC Region (both 25%) and slightly above the Greater Sydney average (23%). The percentage of one parent families in the LGA (9%) is marginally above the average for the NSROC Region (8%) and slightly below the average for Greater Sydney (10%). The LGA has a notably lower proportion of lone person households (17%) when compared to both NSROC Region and Greater Sydney (24% and 22% respectively).

The ‘lone person’ and ‘one parent family’ households are considered to be more vulnerable to the impacts of rate increases due to a reduced/singular income stream. Combining these categories together into an ‘at risk’ group shows that across the LGA as a whole, the at-risk group makes up 26% of the population, which is notably lower than the NSROC and Greater Sydney averages (32% and 33%). When looking at the ‘at risk’ group across each grouping, Central sees a slightly higher proportion (28%) and East a slightly lower proportion (24%).

There are a number of suburbs with an increased proportion of vulnerable households, which puts them more in line with Greater Sydney averages, these are Gordon and Killara (both 30% and within the Central grouping) and North Turramurra (33% and within the North-West grouping). North Turramurra's vulnerable household outcome is due to its relatively high proportion of lone person households (27%), as distinct to its relatively low proportion of one-parent households (5%).

Generally, there are similarities between the groupings, with the main difference being in the proportion of couples with children, which is highest in the East grouping (48%) and lowest within the Central grouping (43%), although all are notably above the comparison averages for NSROC and Greater Sydney.

Household type summary finding

Compared to the Greater Sydney average, Ku-ring-gai has a relatively lower number of vulnerable households, which is an indicator of capacity to pay, although some suburbs (namely Gordon and North Turramurra) have numbers of vulnerable households in line with the Greater Sydney average.

Housing tenure

Analysis of housing tenure levels within the LGA allows us to identify which areas would be most impacted by changes in council rates, i.e., the direct impact of a change in rates will be felt by homeowners, whereas renters may experience an indirect increase/decrease depending on their lease agreement/decisions of their landlord. Furthermore, individuals in social housing are unlikely to be impacted by a change in rates.

Table 6 Housing tenure

Housing tenure (2021)	Central	East	North-West	Ku-ring-gai Council area	Greater Sydney
Fully owned	36.3%	41.5%	41.4%	**39.6%**	26.7%
Mortgage	32.8%	38.1%	39.1%	**36.6%**	31.9%
Renting - Total	26.8%	16.9%	14.6%	**19.6%**	34.7%
Renting - Social housing	0.2%	0.1%	0.4%	**0.3%**	4.1%
Renting - Private	26.5%	16.7%	14.0%	**19.2%**	30.4%
Renting - Not stated	0.1%	0.1%	0.1%	**0.1%**	0.2%
Other tenure type	1.5%	1.6%	2.9%	**2.0%**	1.7%
Not stated	2.5%	1.9%	2.1%	**2.2%**	26.7%
Total households	**14,993**	**12,792**	**14,876**	**42,679**	

The Ku-ring-gai LGA resident ratepayer (fully owned and mortgaged) average of 76% (when rounded to nearest 1 percent) is significantly above the NSROC and Greater Sydney averages of 62% and 59% respectively. This is particularly driven by the high proportion of fully owned homes (40%), compared to Greater Sydney (27%). It is considered that households with fully owned homes have lower non-discretionary outgoings compared to renters and households paying mortgages and therefore likely an increased capacity to absorb rating increases.

The overall proportion of renters within the LGA is notably below the comparison averages – at 20% compared to Greater Sydney's average of 35%. This is driven by the low proportions in both the East and North-West groupings, at 17% and 15% respectively. It is important to note that whilst renters are not directly impacted by an increase in rates, these increases can be passed on by landlords or accommodation providers.

Home ownership levels do vary across the LGA, with Central seeing a lower proportion of fully owned homes at 36% compared to 41% for both the East and North-West groupings. This may be reflective of the slightly higher proportion of one parent families compared to other groupings. Central also sees a lower proportion of households with a mortgage compared to the other two groupings, at 33% compared to 39% for North-West.

When looking at a suburb level, North Turramurra (North-West grouping) sees a majority of its households fully owning their homes, at 54%. The suburbs with the lowest level of fully owned homes, Gordon (Central grouping), still sees 32% which is still above the Greater Sydney and NRSOC averages. South Turramurra (North-West) sees the highest proportion of households with a mortgage, at 49%, which is significantly higher than the NSROC and Greater Sydney averages. North Turramurra (North-West) sees the lowest proportion of households with a mortgage, at 27% followed by Gordon (Central) with 30%.

There are very low levels of social housing within the Ku-ring-gai LGA, with all groupings (and all suburbs) seeing a less than 1% proportion of households living in social housing. Residents in social housing do not pay rates and therefore are not impacted by the proposed SV.

Housing tenure summary finding

Generally, when compared to the Greater Sydney average, Ku-ring-gai has a very high proportion of fully owned homes, particularly in the East and North-West groupings, which is an indicator of capacity to pay. The LGA overall does, however, also have a higher overall proportion of households with a mortgage, which are more susceptible to rating increases and can be an indicator for lower capacity.

Equivalised household income

Equivalised household income can be viewed as an indicator of the economic resources available to a standardised household. It is calculated by dividing total household income by an equivalence factor. The factor is calculated in the following way:

- first adult = 1
- each additional adult + child over 15 = + 0.5
- each child under 15 = + 0.3.

Dividing by the equivalence factor, household income becomes comparable to that of a lone individual, thereby making households with dependents and multiple occupants comparable to those without. By factoring in dependents into household incomes, we are provided with a better indicator of the resources available to a household.

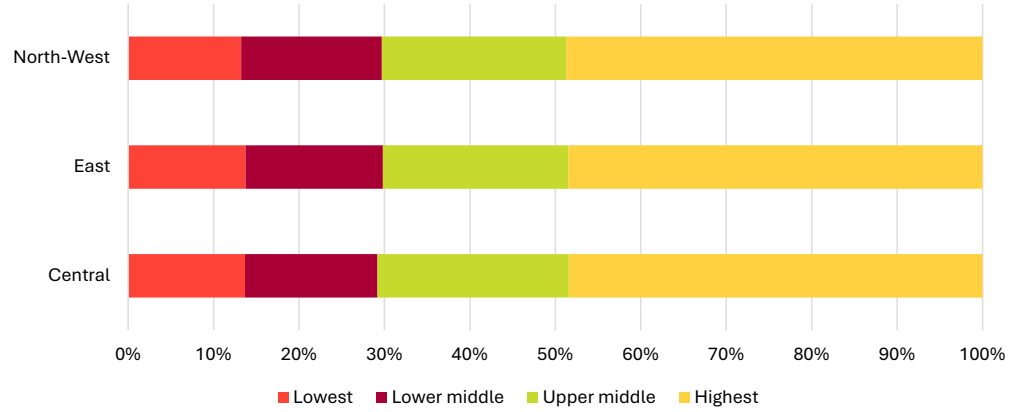
As this is a relative comparison, data has been presented in quartiles; regions of disadvantage will have a higher proportion of households in the bottom two quartiles than those of greater wealth and advantage. These quartiles were determined by reviewing the distribution of household incomes within NSW and then dividing them into four equal groups or quartiles.

The data has been presented in ranges for the following equivalised weekly income levels for 2021:

- Lowest: $0 - $603 – this range is representative of the bottom 25% of all equivalised household incomes in NSW.
- Medium lowest: $604 - $1,096 – this range is representative of the bottom 25% - 50% of all equivalised household incomes in NSW.
- Medium highest: $1,097 - $1,770 – this range is representative of the top 25% - 50% of all equivalised household incomes in NSW.
- Highest: $1,771 and over – this range is representative of the top 25% of all equivalised household incomes in NSW.

Figure 4 summarises the equivalised household income ranges for each area.

Figure 5 Equivalised household income



The LGA as a whole has much higher proportions in the highest income quartile, at 48% compared to 30% for Greater Sydney and 44% for NSROC. All profile areas within the LGA also have the highest proportion of their households in the highest quartile, at either 48% (Central and East) or 49% (North-West). The LGA also has lower proportions in the lowest quartile, at 14% compared to 22% for Greater Sydney (this is in line with the NSROC average of 15%). Across the groupings these proportions are also very similar at 14% (Central and East) or 13% (North-West) in the lowest income quartile.

Table 7 Comparison of equivalised household income

Equivalised income quartiles (2021)	Central	East	North-West	Ku-ring-gai Council area	NSROC Region	Greater Sydney	NSW
Lowest two quartiles	29.2%	29.8%	29.7%	**29.6%**	32.5%	44.6%	50.0%
Middle two quartiles	37.9%	37.8%	38.0%	**37.9%**	40.6%	48.3%	50.0%
Highest two quartiles	70.8%	70.1%	70.2%	**70.4%**	67.5%	55.4%	50.0%

When the quartiles are grouped, as per the table above, it shows that the LGA has a notably high proportion of households within the highest two income quartiles, at 70% compared to the Greater Sydney average of 55%. There also does not appear to be much difference between the groupings, with Central having a 1% larger proportion in the highest two quartiles. This is caused by a very slightly higher proportion in the upper middle income quartile.

When looking at a suburb level there is some slight disparity, with Pymble (Central) and Roseville-Roseville Chase (East) seeing the joint highest proportion in the highest income quartile, at 54%, compared to North Turramurra (North-West) which sees the lowest at 39%. All suburbs, however, do have significantly higher proportions in the highest quartile than the Greater Sydney average and all have their greatest proportion of households in the highest quartile.

Equivalised income summary finding

Overall, the LGA has very high proportions in the highest equivalised income quartile, with all groupings sitting well above the Greater Sydney average and also all having much lower proportions in the lowest income quartile. This is a strong indicator of capacity to pay across the LGA and within each grouping and suburb individually.

Vulnerable groups or individuals

This section of the report considers whether there are any spatial patterns of individuals or groups who either need additional community services or are more sensitive to a change in rates.

Workforce status

The levels of full or part-time employment and unemployment are indicative of the strength of the local economy and social characteristics of the population.

Table 8 Community workforce status

Workforce status (2021)	Central	East	North-West	Ku-ring-gai Council area
Employed	95.5%	95.8%	96.0%	**95.8%**
Employed full-time	58.2%	57.2%	57.2%	**57.5%**
Employed part-time	29.2%	30.2%	30.7%	**30.0%**
Employed, away from work	8.2%	8.4%	8.1%	**8.2%**
Unemployed (unemployment rate)	4.5%	4.2%	4.0%	**4.2%**
Looking for full-time work	2.4%	2.2%	2.2%	**2.2%**
Looking for part-time work	2.1%	2.0%	1.8%	**2.0%**
Total labour force	**21,285**	**18,277**	**21,604**	**61,155**

Note: Pensioners, overseas visitors and other non-participants are not included in the total labour force.

In 2021, unemployment within the LGA (4%) was in line with the NSROC average (4%) and marginally below the Greater Sydney average (5%). Figures are similar across the groupings, with Central seeing a slightly higher proportion of the workforce in full-time employment and North-West a slightly higher proportion in part-time employment.

Whilst the March 2025 unemployment rates aren't available at locality level, the smoothed unemployment rate is published for Statistical Area Level 2s (SA2) and for LGAs[2]. This provides some further insight in relation to areas of potential financial vulnerability, with the Ku-ring-gai LGA overall showing a 3.5% unemployment rate in March 2025. This suggests a slight decrease from the 2021 Census data. At an SA2 level, Wahroonga (West)-Waitara sees the highest unemployment rate, at 6.2%, indicating that there is a potential pocket of vulnerability within the North-West grouping.

Workforce status summary finding

Overall, across the LGA, unemployment rates do not indicate a potentially reduced capacity or that there is an increased need for concern in relation to this section of the workforce, as figures instead provide positive indicators which are slightly below the Greater Sydney average.

[2] Australian Government Department of Employment and Workplace Relations. March 2025. 'Small Area Labour Markets'. Sourced from: *https://www.dewr.gov.au/employment-research/small-area-labour-markets*.

Pensioners

A distinction is made between retirees, and eligible pensioners. To be classified as a pensioner for the purposes of receiving rates rebates, ratepayers must be receiving Centrelink payments such as the age pension or have partial capacity to work such as having a disability, being a carer or being a low-income parent. These individuals have reduced income streams and can be vulnerable to financial shocks and price rises. The following table shows the number of assessments receiving pensioner rebates compared to the total number of assessments for that area.

Table 9 Number of pensioner assessments

Number of pensioner assessments (2025)	Total assessments	Pensioner assessments	Pensioner assessments %
Central	16,829	711	4.2%
East	13,686	889	6.5%
North-West	15,681	974	6.2%
Ku-ring-gai Council total	**46,196**	**2,574**	**5.6%**

The groupings with the largest proportion of pensioners are East and North-West, both with 6%. Central has the lowest proportion and number of pensioner rebates, at 4% or 711 individuals, which is lower than the LGA average of 6%.

The Group 3 (larger metropolitan) council average proportion of residential pensioners for 2023/24 is 10%[3], with a range from 21% to 4%, therefore Ku-ring-gai (also 6% in 2023/24) sits below average for proportion of pensioners when compared to other similar councils, with only two comparable councils having lower proportions of residential pensioners. Ku-ring-gai's proportion of pensioner assessments has also continually reduced since 2020/21 from 6.7% to 5.6% in 2024/25.

Eligible pensioners have access to mandatory rebates (up to a maximum of $250 per year) on their rates. In addition to the statutory pensioner rebate, Council also offers a voluntary rebate of 8.5% of rates to all eligible pensioners on their general rates. All pensioners receiving the statutory rebate also receive the voluntary rebate. This offers further assistance to a potentially more vulnerable portion of the community.

Pensioner summary finding

It is not considered that the LGA shows indicators of reduced capacity in relation to pensioner assessments, as Ku-ring-gai sits below average of comparable councils and the proportion of assessments is reducing year on year.

[3] Office of Local Government, 'Time Series Data 2023-2024'. Retrieved from: https://www.olg.nsw.gov.au/public/about-councils/comparative-council-information/your-council-report/.

Core assistance

Table 11 highlights the areas within the LGA that have higher concentrations of people who need assistance in their day-to-day lives with self-care, body movements or communication – because of a disability, long-term health condition or old age. Individuals requiring assistance may have a higher financial vulnerability to rating increases and therefore it is important for Council to consider this as part of any potential rating restructure.

Table 10 Number of people requiring core assistance

Assistance required (2021)	Number	Percentage
Central	1,368	3%
East	1,372	3%
North-West	2,095	5%
Ku-ring-gai Council area	**4,834**	**4%**
Greater Sydney	270,665	5%
NSROC Region	25,321	4%
NSW	464,712	6%
Australia	1,464,421	6%

We observe that those needing assistance are concentrated in the North-West grouping (5% or 2,095 individuals), with a lower proportion of individuals requiring assistance in both Central and East. Overall, the LGA is sitting slightly below the average for Greater Sydney (5%) and in line with the NSROC average (4%).

This suggests that there is not an increased sensitivity to changing rates within the LGA when compared to other areas, however Council should still ensure its Assistance, Concession and Recovery Policy assists those who may be experiencing financial vulnerability due to day-to-day assistance requirements.

Core assistance summary finding

Overall, the Ku-ring-gai LGA's concentration of people who require assistance in their day-to-day lives is generally below the overall Sydney average. This suggests a reduced vulnerability to increasing rates and is an indicator of capacity to pay. Council's highest concentration of people requiring assistance is in the North-West grouping, and this needs to be considered in the implementation of a potential rate increase.

Housing stress

The National Centre for Social and Economic Modelling (NATSEM) defines households experiencing 'housing stress' as those that satisfy both of the following criteria:

- equivalised household income is within the lowest 40% of the state's income distribution
- housing costs (i.e. mortgage and/or rent repayments) are greater than 30% of household income.

Households facing housing stress are highly likely to be under significant financial stress and vulnerable to sudden increases in council rates.

Mortgage stress

To consider the likelihood of mortgage stress, we have collated the proportion of households where mortgage costs exceed 30% of income and reviewed this alongside the proportion of households in the lowest two equivalised income quartiles. Where both proportions are high, this indicates that there may be mortgage stress within the grouping.

Table 11 Households where mortgage costs exceed 30% of income

Households with mortgage costs >30% of income (2021)	Number of households with a mortgage	Number of households with mortgage costs >30% income	Percentage	Proportion of households in lowest two equivalised income quartiles
Central	4,922	1,223	25%	29%
East	4,866	1,158	24%	30%
North-West	5,799	1,133	20%	30%
Ku-ring-gai Council area	**15,594**	**3,516**	**23%**	**30%**
Greater Sydney	608,735	120,485	20%	45%
NSROC Region	74,004	14,887	20%	33%
NSW	942,804	163,060	17%	50%

Overall, 3,516 (23%) households in the Ku-ring-gai LGA have mortgage costs exceeding 30% of their household income, which is above Greater Sydney and NSROC averages. There are, however, a lower proportion of households (30% compared to Greater Sydney's 45%) in the lowest two equivalised income brackets which would help to mitigate this impact.

Central has the highest proportion of households with mortgages exceeding 30% of income, of all groupings at 25% (1,223 households) followed by East at 24% (1,158 households). Both groupings also have similarly lower proportions in the lowest two income quartiles, which again is likely to assist in mitigating potential impact of rating increases.

When looking at a suburb level, East Killara (East) has the highest proportion of households with mortgage greater than 30% of income, at 31% (or 106 households), and also has 35% in the lowest two income quartiles, therefore there is likely the potential for increased mortgage stress within this suburb relative to other Ku-ring-gai suburbs.

When looking at the comparison between median house prices within the Ku-ring-gai LGA at the date of the 2021 Census (August 2021), compared to November 2024[4], there has been an increase, with the median for August 2025 at $3.3 million, compared to $3.1 million for August 2021. The price of a unit has remained relatively similar at $1.6 million as at August 2025 compared to $1.7 million in 2021. This suggests that mortgage affordability has likely reduced somewhat since 2021 and whilst the Reserve Bank of Australia has reduced the cash rate in recent quarters[5], there is the potential for increased proportion of mortgage stress across the LGA.

Mortgage stress summary finding

The Ku-ring-gai LGA has levels of mortgage stress which are above the Sydney average, which is an indicator of potentially reduced capacity to pay. East Killara has the highest proportion of households with mortgage amounts greater than 30% of income.

However, these levels of mortgage stress are offset by the LGA's comparatively strong levels of equivalised income, which suggest that the LGA's households may have a greater capacity to respond to this stress than the rest of Sydney.

Rental stress

To consider the likelihood of rental stress, we have collated the proportion of households where rental costs exceed 30% of income and reviewed this alongside the proportion of households in the lowest two equivalised income quartiles. Where both proportions are high, this indicates that there may be rental stress within the grouping.

Although renters are not usually immediately directly affected by an increase to council rates, there is generally considered to be a flow-on effect whereby landlords can pass on rate increases to the tenant via an increase in rental payments. It is therefore important to also consider rental stress and any areas within the LGA where this may be higher.

Table 12 Households where rental costs exceed 30% of income

Households with rental costs >30% of income (2021)	Number of households renting	Number of households with rental costs >30% income	Percentage	Proportion of households in lowest two equivalised income quartiles
Central	3,964	1,413	36%	29%
East	2,134	765	36%	30%
North-West	2,160	737	34%	30%
Ku-ring-gai Council area	**8,275**	**2,913**	**35%**	**30%**
Greater Sydney	657,317	231,957	35%	45%
NSROC Region	78,747	25,780	33%	33%
NSW	944,585	335,404	36%	50%

Across the LGA, 2,913 (35%) households have rental costs exceeding 30% of their household income, which is in line with the Greater Sydney average (35%) and slightly above the NSROC average (33%). Again, this is mitigated somewhat by the lower proportions of households in the lowest two income quartiles, at 30%, compared to 45% for Greater Sydney and 33% for NSROC.

[4] Aussie. August 2025. 'Property - Ku-ring-gai Council'. Sourced from: *https://www.aussie.com.au/property/nsw/ku-ring-gai-council/*.
[5] Reserve Bank of Australia. August 2025. 'Statement by the Monetary Policy Board: Monetary Policy Decision'. Sourced from: *https://www.rba.gov.au/media-releases/2025/mr-25-22.html*.

Central and East have the highest proportions of households with rental costs exceeding 30% income, with both at 36% (1,413 and 765 households respectively). East also has a fractionally higher proportion of households in the lowest two equivalised income quartiles, therefore there may be potential for some rental stress within these groupings.

North Turramurra (North-West) and East Killara (East) are the suburbs with the largest proportions of households with rental costs greater than 30% of income, with 46% and 41% respectively. North Turramurra also has 41% of households in the lowest two income quartiles, therefore there is likely increased risk of rental stress within both of these suburbs.

The median weekly rent has seen a 4% increase for houses within the Ku-ring-gai LGA in the last 12 months and a 10% increase for units in the past 12 months. This suggests that rental stress is likely to have increased further, particularly for those living within medium to high density housing.

Rental stress summary finding

Council's levels of rental stress are in line with the overall Sydney average, which is neither an indicator for or against capacity to pay, although rental stress is slightly higher in the Central and East groupings.

As with mortgage stress, Council's comparatively strong equivalised income situation is likely to mitigate against overall rental stress.

Outstanding rates

When looking at outstanding residential rates for the 2024/25 financial year only (as at 30 June 2025), there does not appear to be one grouping that has a notably increased proportion of rates overdue – either in number of ratepayers or overall amount of outstanding rates. Each grouping sits at either 1 or 2% of amount of rates outstanding, owed by between 6-7% of its ratepayers. This indicates that there is generally capacity across the LGA and there is not one grouping experiencing disproportionate levels of outstanding rates.

It is however worthwhile noting that the grouping of North-West does have a higher total amount of residential rates outstanding overall (40% of the LGA's total outstanding rates debt for all financial years), when previous years' rates notices are also included.

Table 13 Outstanding residential rates for 2024/25

Outstanding rates for 2024/25 – as at 30 June 2025	Total amount ($) of residential rates notices issued for 2024/25	Number of residential rate notices overdue (as a proportion of total number of rates notices issued)	Amount of residential rates outstanding (as a proportion of dollar amount of rates notices issued)
Central	$26,419,947	6%	2%
East	$21,961,517	7%	1%
North-West	$24,346,558	7%	2%
Ku-ring-gai Council area	**$72,728,023**	**7%**	**1%**

Outstanding rates summary finding

Levels of outstanding residential rates for 2024/25 are relatively consistent across all geographic groupings in the LGA, which is an indicator there is not one particular area of the LGA experiencing disproportionate capacity to pay issues.

Trends in cost of living

The cost of living can best be described as the cost of maintaining a certain standard of living. Identifying trends in future costs, particularly with regards to discretionary and non-discretionary income. The following table presents the average changes in typical household expenditure in the Ku-ring-gai LGA, between 2018/19 and 2023/24.

Table 14 Five-year comparison of cost of living in Ku-ring-gai LGA[6]

Household expenditure (totals)	2023/24		2018/19		Change between 2028/19 and 2023/24		
	$ per household	% of expenditure	$ per household	% of expenditure	$ per household	% of expend.	% change
Food	$21,134	9%	$20,904	9%	$230	0%	1%
Alcoholic beverages and tobacco	$7,656	3%	$10,072	4%	-$2,416	-1%	-24%
Clothing and footwear	$8,916	4%	$7,660	3%	$1,257	1%	16%
Furnishings and equipment	$10,098	4.5%	$9,905	4.3%	$194	0%	2%
Health	$13,534	6%	$12,266	5%	$1,268	1%	10%
Transport	$19,092	9%	$27,677	12%	-$8,585	-4%	-31%
Communications	$4,131	2%	$3,624	2%	$508	0%	14%
Recreation and culture	$22,746	10%	$22,913	10%	-$167	0%	-1%
Education	$9,046	4%	$8,653	4%	$394	0%	5%
Hotels, cafes and restaurants	$20,836	9%	$20,253	9%	$583	1%	3%
Miscellaneous goods and services	$29,366	13%	$31,997	14%	-$2,631	-1%	-8%
Housing	$50,897	23%	$47,631	21%	$3,265	2%	7%
Utilities	$6,269	3%	$6,995	3%	-$726	0%	-10%
Total expenditure	**$223,721**	**100%**	**$230,548**	**100%**	**-$6,827**	**0%**	**-3%**
Non-discretionary	$123,973	55%	$126,757	55%	-$2,784	0%	-2%
Discretionary	$99,748	45%	$103,793	45%	-$4,045	0%	-4%
Net amount placed into a bank account or other saving entity	$60,890	21%	$60,122	21%	$768	1%	1%
Total disposable income	**$284,611**	**0%**	**$290,670**	**0%**	**-$6,059**	**0%**	**-2%**

*Non-discretionary spending includes the following categories: food, clothing and footwear, health, transport, communications, housing, and utilities.

[6] National Institute of Economic and Industry Research (NIEIR), 2025. Compiled and presented in economy.id by. Data based on 2020–21 price base for all years. NIEIR ID data is inflation adjusted each year to allow direct comparison and annual data releases adjust previous years' figures to a new base year.

Table 15 shows that, over the five-year period, total disposable income within the Ku-ring-gai LGA has reduced by an average of $6,059 (2%), with a total expenditure decrease of $6,827. Net savings have increased slightly by $768. Discretionary spending has reduced by 4% ($4,045), with non-discretionary spending also decreasing by 2% ($2,784). Reductions in both transport costs and utilities are the driving force behind the reduction in non-discretionary spending, with housing having seen an increase ($3,625) compared to costs five years prior.

This differs with the Australian benchmark, as provided in the comparison table below, which shows a much lower reduction in transport costs (-2% compared to -31% for Ku-ring-gai), with the Australian benchmark having seen a lower increase in housing costs (1%) compared to Ku-ring-gai (7%). Ku-ring-gai has seen an overall reduction in total expenditure over the past five years (3% reduction), whereas the Australian benchmark has seen an increase (0.4% increase). Ku-ring-gai has seen an increase in net savings (1%) whereas the Australian benchmark has seen a large decrease (-14%). This suggests that the Ku-ring-gai community is experiencing cost of living pressures in a different way to the Australian benchmark, with expenditure reducing by a greater proportion and an increased proportion of income able to be invested into savings. This indicates that Ku-ring-gai may be seeing a slightly lesser impact overall in relation to the cost of living.

Table 15 Comparison of Ku-ring-gai change in expenditure with Australian averages (between 2018/19 to 2023/24)

Household expenditure (totals)	Change between 2018/19 - 2023/24			
	Ku-ring-gai Council		Australian average	
Food	$230	1%	-$180	-1%
Alcoholic beverages and tobacco	-$2,416	-24%	-$1,706	-29%
Clothing and footwear	$1,257	16%	$813	20%
Furnishings and equipment	$194	2%	$86	1%
Health	$1,268	10%	$774	9%
Transport	-$8,585	-31%	-$377	-2%
Communications	$508	14%	$331	15%
Recreation and culture	-$167	-1%	$1,016	8%
Education	$394	5%	$140	3%
Hotels, cafes and restaurants	$583	3%	$744	8%
Miscellaneous goods and services	-$2,631	-8%	-$936	-5%
Housing	$3,265	7%	$184	1%
Utilities	-$726	-10%	-$411	-9%
Total expenditure	**-$6,827**	**-3%**	**$475**	**0%**
Net amount placed into a bank account or other saving entity	$768	**1%**	-$3,122	**-14%**
Total disposable income	**-$6,059**	**-2%**	**-$2,647**	**-2%**

When looking at the Australian Bureau of Statistic's Selected Living Cost Indexes (LCI)[7] [8] for Australia for June 2025, the Aged Pensioner LCI has seen a 2.7% increase from 12 months prior, with the Employee LCI having seen a 2.6% increase and the Self-funded Retiree LCI having seen a 1.7% increase. The Reserve Bank of Australia also lowered the cash rate to 3.6% in August 2025, the third cut of 2025, which is trending towards the 2-3% target[9] and should therefore see lower interest rates for mortgages.

Noting that Council likely has a higher proportion of self-funded retirees, due to high proportions of individuals over 50 but comparatively lower proportions of pensioners, this would indicate that a larger proportion of the population would have seen a lower LCI increase. When this is taken in line with reduced non-discretionary spending and the Ku-ring-gai LGA's higher proportions in the upper income quartiles and high levels of fully owned homes, this would suggest that the current cost of living impacts are able to be absorbed and that generally there is capacity within the LGA. Council should continue to ensure that financially vulnerable ratepayers, including pensioners, do not become marginalised, including through the promotion of Council's Assistance, Concession and Recovery Policy for those that may require it.

Cost of living summary finding

Compared to the rest of Australia, from 2018/19 to 2023/24, Ku-ring-gai has seen a greater percentage decrease in overall expenditure but a greater percentage increase in savings. This indicates that expenditure is being replaced by savings, which is a potential indicator of capacity to pay.

In addition, Council's relatively high proportion of self-funded retirees (as distinct to pensioners) have experienced comparatively lower cost of living increases over the last 12 months, which - when considered alongside the overall cost of living data across the LGA - would assist this group in absorbing a rate increase, subject to appropriate implementation of the Assistance, Concession and Recovery Policy.

[7] Australian Bureau Statistics. June 2025. 'Selected Living Cost Indexes, Australia'. Sourced from: https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/selected-living-cost-indexes-australia/jun-2025.
[8] The Selected Cost of Living Indexes measure the price change of goods and services and the effect of living expenses for selected household types.
[9] Reserve Bank of Australia. 'Statement by the Monetary Policy Board: Monetary Policy Decision'.

Industry

In 2024, the main industries in order of employment for resident workers in Ku-ring-gai (as percentage FTE employed) were Health Care and Social Assistance (23.5%), Education and Training (17.4%) and Professional, Scientific and Technical Services (15.6%). Overall, there are differences to the Greater Sydney averages, which show a greater reliance on Manufacturing, Construction and Financial and Insurance Services compared to the Ku-ring-gai LGA. The Ku-ring-gai LGA's top three industries by employment account for 56.5% of all employment within the LGA, which compares with 34.6% for those same three industries for the Greater Sydney average. The vast majority of employment within the Education and Training sector in Ku-ring-gai sits within the Preschool and School Education (14.3%) compared to 4.7% for Greater Sydney.

There hasn't been a significant change in industry employment proportions over ten years within the LGA, with the three top employing industries solidifying their proportion. Wholesale trade has seen the largest drop in actual FTE, at 397 less jobs in 2023/24 than 2013/14. Overall, there are 3,704 more jobs (as FTE) for workers living in the LGA in 2023/24 than ten years previously.

It is noted that 70.4% of Ku-ring-gai Council's resident workers work outside of the LGA - mainly in City of Sydney (25.7%), Willoughby (8.2%), North Sydney (6.1%) and Ryde (6.1%) LGAs. 2.9% of resident workers have no fixed place of work.

Figure 6 Resident workers

Table 16 Value added by industry sector[10]

Ku-ring-gai Council area	2023/24			2013/14			Change 2013/14 - 2023/24
Industry	$M	%	Greater Sydney	$M	%	Greater Sydney	
Agriculture, Forestry and Fishing	10.10	0.2	0.3	3.30	0.1	0.3	6.90
Mining	6.00	0.1	0.4	2.00	0.0	0.5	3.90
Manufacturing	165.10	2.9	6.8	143.10	3.0	8.5	22.00
Electricity, Gas, Water and Waste Services	30.20	0.5	1.7	28.20	0.6	2.3	2.00
Construction	639.80	11.2	8.0	727.30	15.5	8.3	-87.50
Wholesale Trade	172.10	3.0	5.7	241.30	5.1	5.9	-69.20
Retail Trade	308.70	5.4	4.7	249.40	5.3	5.2	59.30
Accommodation and Food Services	178.20	3.1	2.7	126.30	2.7	2.9	51.80
Transport, Postal and Warehousing	213.90	3.7	6.5	108.00	2.3	7.1	105.90
Information Media and Telecommunications	145.40	2.5	5.0	76.30	1.6	3.4	69.10
Financial and Insurance Services	471.50	8.3	14.8	350.10	7.4	15.9	121.50
Rental, Hiring and Real Estate Services	427.70	7.5	4.4	355.50	7.6	4.3	72.20
Professional, Scientific and Technical Services	943.70	16.5	13.0	637.20	13.6	10.4	306.50
Administrative and Support Services	213.20	3.7	5.2	188.00	4.0	4.9	25.20
Public Administration and Safety	119.60	2.1	5.1	124.80	2.7	5.0	-5.20
Education and Training	611.60	10.7	5.4	514.70	11.0	5.7	96.90
Health Care and Social Assistance	933.90	16.4	7.7	683.60	14.5	6.4	250.30
Arts and Recreation Services	39.20	0.7	0.9	42.10	0.9	1.0	-2.90
Other Services	77.80	1.4	1.5	97.80	2.1	2.0	-20.00
Total industries	**5,707.70**	**100.0**	**100.0**	**4,699**	**100**	**100**	**1,008.60**

When looking at value added by industry sectors; Professional, Scientific and Technical Services (16.5% or $943.7 million), Health Care and Social Assistance (16.4% or $933.9 million) and Construction (11.2% or $639.8 million) provide the greatest proportion within the LGA.

Professional, Scientific and Technical Services ($306.5 million) has seen the greatest value add increase since 2013/14, followed by Health Care and Social Assistance ($250.3 million). Construction ($87.5 million decrease) and Wholesale Trade ($69.2 million decrease) have seen the largest reductions in value added across the same period.

The overall value added by industries for the Ku-ring-gai LGA has increased by over $1 billion since 2013/14, which, when combined with the increase in full-time equivalent jobs of 3,704, highlights the level of increasing opportunity and advantage for workers in the area.

[10] National Institute of Economic and Industry Research (NIEIR). 2025. Compiled and presented in economy.id by.id (informed decisions).

The Gross Regional Product (GRP) for the Ku-ring-gai LGA as a whole for 2024 was $8.73 billion, an increase of $1.44 billion (20%) since 2014, this is mainly driven by an increasing local industry GRP.

Outstanding rates - business

When looking at outstanding business rates for 2024/25 (as at 30 June 2025), the Central grouping does have a slightly higher proportion of number of rates notices overdue, at 10%, compared to 6% for North-West. However, when looking at the amount outstanding, as a proportion of rates notices issued, this is very low, at 1%. North-West meanwhile has a slightly higher proportionate amount outstanding (2%), indicating that whilst it has low numbers of debtors, these debtors owe larger amounts. It can still be considered, that the overall 1-2% amount of business rates outstanding (as a proportion of the dollar value of rates) is a very low proportion of the overall rate yield and therefore generally there is capacity across the LGA in relation to business ratepayers.

This is slightly increased when outstanding rates from previous years are included, with Central seeing the highest amount of business rates outstanding, at 60% of the total $235,208 overdue from all years' business rates notices. This does suggest however that there is not a notable issue for Council in relation to the collection of business rates, therefore indicating that there is capacity to pay generally within the business category.

Table 17 Outstanding business rates for 2024/25

Outstanding rates for 2024/25 – as at 30 June 2025	Total amount ($) of business rates notices issued for 2024/25	Number of business rate notices overdue (as a proportion of total number of rates notices issued)	Amount of business rates outstanding (as a proportion of dollar amount of rates notices issued)
Central	$3,333,934	10%	1%
East	$1,289,358	7%	0%
North-West	$1,668,078	6%	2%
Ku-ring-gai Council area	**$6,291,369**	**8%**	**1%**

Outstanding business rates summary finding

The overall 1-2% amount of business rates outstanding (as a proportion of the dollar value of rates) is a very low proportion of the overall rate yield and therefore this suggests that generally there is capacity across the LGA in relation to business ratepayers.

Grouping summary

Our analysis shows that Ku-ring-gai Council is an extremely advantaged LGA, with high levels of household income, fully owned homes and high SEIFA rankings. Whilst there are a number of similarities between the groupings, there are still nuances that create some potential vulnerabilities alongside the high levels of advantage seen, particularly when considering individual suburbs.

Table 18 Key features by grouping

Grouping	Key features
Central IRSD: 1,097 IRSAD: 1,159	• IRSD and IRSAD scores well above the NSW and Greater Sydney averages and above the NSROC averages. IRSD score is lowest of the three groupings but still sees comparatively very low levels of disadvantage. • Highest proportion of working age (54%), although this is lower than NSROC and Greater Sydney averages. • Lowest proportions of dependents and retirees (24% and 23% respectively). • Highest proportion of one-parent families, in line with Greater Sydney average and above NSROC averages. • Slightly higher proportion of 'at risk' households (lone person and one-parent families) than other groupings, at 28% - although this is lower than NSROC and Greater Sydney averages. • Lowest proportion of couples with children (43%), although this is still notably higher than the NSROC average. • Higher proportion of private renters compared to other groupings, although still below NSROC and Greater Sydney averages. • Lower proportion of resident ratepayers (fully owned and mortgaged), at 69%, when compared to other groupings – although still notably above NSROC and Greater Sydney averages, particularly for fully owned homes. • High proportion of households in the highest equivalised income bracket (48%), well above Greater Sydney average. • Low level of households in the lowest equivalised income bracket (14%), well below Greater Sydney average. • Lowest proportion of pensioner assessments (4%) of all groupings. • Slightly higher potential for mortgage and rental stress within this grouping.
East IRSD: 1,113 IRSAD: 1,169	• IRSD and IRSAD scores well above the NSW and Greater Sydney averages and above the NSROC averages. • Joint lowest proportion of working age, well below NSROC and Greater Sydney averages. • Highest proportion of dependents (25%), above NSROC and Greater Sydney averages. • Slightly lower proportion of 'at risk' households (24%) and highest proportion of couples with children (48%). • Very high proportions of resident ratepayers (80%), particularly driven by high levels of fully owned homes (41%). • High proportion of households in the highest equivalised income bracket (48%), well above the Greater Sydney average. • Low level of households in the lowest equivalised income bracket (14%), well below the Greater Sydney average. • Slightly higher potential for mortgage and rental stress within this grouping.

Grouping	Key features
North-West IRSD: 1,117 IRSAD: 1,165	• IRSD and IRSAD scores well above the NSW and Greater Sydney averages and above the NSROC averages. • Joint lowest proportion of working age, well below NSROC and Greater Sydney averages. • Highest proportion of retirees (27%) and those aged over 50 (41%), both notably above comparison averages. • Lowest proportion of one-parent families in this grouping (8%), in line with NSROC average. • Very low proportion of private renters (14%) compared to NSROC average. • Very high proportion of resident ratepayers (80%), particularly driven by high levels of fully owned homes (41%). • Highest proportion of households in the highest equivalised income bracket (49%), well above Greater Sydney and NSROC averages. • Lowest levels in the lowest equivalised income bracket (13%), well below the Greater Sydney average. • Highest proportion of individuals requiring assistance (5%), in line with the Greater Sydney average.

Suburb breakdown

As part of our analysis, we also considered the socio-economic data by suburb, where required, to assess whether there may be pockets or suburbs that present indicators of reduced capacity. We noted that East Killara (within the East grouping) has the highest proportion of households with a mortgage greater than 30% of income, at 31% (or 106 households), and also has 35% in the lowest two income quartiles. Therefore, there is likely the potential for increased mortgage stress relative to other Ku-ring-gai suburbs and this is an indicator for reduced capacity within this suburb. This was the only suburb about which we could draw a likely indicator in relation to lower capacity, with all other suburbs either showing indicators of good or strong capacity or some slightly mixed indicators

Proposed rating changes

Ku-ring-gai Council has four options with respect to rates. These options, which are all permanent and all include a rate peg of 3% in 2026/27, are:

- Option 1 (base case - do nothing) consists of rate peg increases only, resulting in a cumulative increase of 3% by 2026/27.
- Option 2 (renew infrastructure) proposes a permanent one-year 22% increase in 2026/27.
- Option 3 (renew and enhance infrastructure) proposes a permanent one-year 29% increase in 2026/27.
- Option 4 (renew, enhance and expand infrastructure) proposes a permanent one-year 33% increase in 2026/27.

We have reviewed average rates by grouping and rate category. We compare the average rates for each scenario against the "do nothing" scenario (option 1 – rates to increase as normal, with rate peg only applied and no SV). The table below summarises the four scenarios and our analysis of each scenario follows.

Table 19 SV options

Option	2026/27
Option 1 is a cumulative increase of 3% at the end of 2026/27	rate peg (3%)
Option 2 is a cumulative increase of 22% at the end of 2026/27	22%
Option 3 is a cumulative increase of 29% at the end of 2026/27	29%
Option 4 is a cumulative increase of 33% at the end of 2026/27	33%

Residential rates – impact analysis by scenario

Table 20 Option 2 residential average rates impact analysis

Residential - average rates	2025/26 average rate by grouping ($)	2026/27 Option 1 - do nothing ($)	2026/27 Option 2 average ($)	Total increase (above rate peg) over 1 year ($)	Weekly increase above rate peg ($)
Central	1,580	1,627	1,928	300	5.77
East	1,907	1,964	2,327	362	6.97
North-West	1,673	1,723	2,041	318	6.11

The impact of increases in rates will be unequal across the LGA due to the wide variance in land value from area to area. Those in the higher land value areas of East (average to increase to $2,327, an increase of $6.97 per week by the end of 2026/27 when compared to option 1 'do nothing') as well as North-West (average to increase to $2,041, an increase of $6.11 per week by the end of 2026/27) are expected to see larger increases in average rates compared to the lower land value area of Central (average to increase to $1,928, an increase of $300 across the one-year SV period).

Table 21 Option 3 residential average rates impact analysis

Residential - average rates	2025/26 average rate by grouping ($)	2026/27 Option 1 - do nothing ($)	2026/27 Option 3 average ($)	Total increase (above rate peg) over 1 year ($)	Weekly increase above rate peg ($)
Central	1,580	1,627	2,038	411	7.90
East	1,907	1,964	2,460	496	9.54
North-West	1,673	1,723	2,158	435	8.37

As with option 2, residential ratepayers in the higher land value areas of East and North-West (averages to increase by $496 and $435 respectively, when compared to option 1 - do nothing, over one year) are expected to see larger increases in average rates, under option 3, compared to the lower land value areas of Central (total average increase of $411 or $7.90 per week).

Table 22 Option 4 residential average rates impact analysis

Residential - average rates	2025/26 average rate by grouping ($)	2026/27 Option 1 - do nothing ($)	2026/27 Option 4 average ($)	Total increase (above rate peg) over 1 year ($)	Weekly increase above rate peg ($)
Central	1,580	1,627	2,101	474	9.12
East	1,907	1,964	2,536	572	11.00
North-West	1,673	1,723	2,225	502	9.65

Under option 4, as with both options above, there will be unequal increases, with residential ratepayers in the lower land value area of Central (average to increase to $2,101, an increase of $474 by the end of 2026/27) expected to see lower increases in average rates compared to the higher land value areas of East (average to increase to $2,536, an increase of $572) and North-West (average to increase to $2,225, an increase of $502 by the end of the SV period).

Business rates – impact analysis by scenario

Table 23 Option 2 business average rates impact analysis

Business - average rates	2025/26 average rate by grouping ($)	2026/27 Option 1 - do nothing ($)	2026/27 Option 2 average ($)	Total increase (above rate peg) over 1 year ($)	Weekly increase above rate peg ($)
Central	2,794	2,878	3,409	531	10.21
East	9,042	9,313	11,031	1,718	33.04
North-West	5,504	5,669	6,715	1,046	20.11

As with the residential rating category, the impact of increases in business rates will also be unequal across the LGA due to the wide variance in land value from area to area. Those in the higher land value area of East will see a notably higher average increase to $9,313 (an increase of $33.04 per week by the end of 2026/27), although noting that this grouping has the lowest number of business ratepayers at 221 therefore the impact will be smaller. Whereas the Central grouping will see a much lower average increase (to $3,409, an increase of $10.21 per week). It is important to note that Central contains the majority of the LGA's business ratepayers (51% or 596) and therefore this indicates that a high proportion of business ratepayers will see lower average rate increases.

Table 24 Option 3 business average rates impact analysis

Business - average rates	2025/26 average rate by grouping ($)	2026/27 Option 1 - do nothing ($)	2026/27 Option 3 average ($)	Total increase (above rate peg) over 1 year ($)	Weekly increase above rate peg ($)
Central	2,794	2,878	3,604	726	13.97
East	9,042	9,313	11,664	2,351	45.21
North-West	5,504	5,669	7,100	1,431	27.52

As with option 2, business ratepayers in the higher land value area of East (average to increase by $2,351, when compared to option 1 - do nothing, over one year) is expected to see larger increases in average rates, under option 3, compared to the lower land value areas of Central (average increase $726 or $13.97 per week) and North-West (average increase of $1,431 or $27.52 per week for one year). North-West has the second highest number of business ratepayers (347 businesses) and will have the median average business rate increase of the three groupings.

Table 25 Option 4 business average rates impact analysis

Business - average rates	2025/26 average rate by grouping ($)	2026/27 Option 1 - do nothing ($)	2026/27 Option 4 average ($)	Total increase (above rate peg) over 1 year ($)	Weekly increase above rate peg ($)
Central	2,794	2,878	3,716	838	16.12
East	9,042	9,313	12,026	2,713	52.17
North-West	5,504	5,669	7,320	1,651	31.75

Under option 4, as with both options above, business ratepayers in the lower land value area of Central (average to increase to $3,716, an increase of $838 over one year to the end of 2026/27) is expected to see lower increases in average rates compared to the higher land value area of East (average to increase to $12,026, an increase of $2,713). It is important to note that the grouping of East contains only 19% of the LGA's business ratepayers, compared to 51% within the Central grouping.

Other rating considerations

Table 26 identifies the estimated average rate in 2026/27 for each LGA within an Office of Local Government's (OLG) metropolitan or metropolitan fringe grouping[11] and therefore comparable to Ku-ring-gai. This uses the OLG's time series data for 2023/24 and multiplies the average rates by the rate peg (and any approved special rate variations) to calculate the estimated rates for 2026/27.

Table 26 Estimated 2026/27 average residential rates for metropolitan and metropolitan fringe

LGA	Estimated 2026/27 average residential rate ($)	Residential rank	Estimated 2026/27 average business rate ($)	Business rank
Bayside	1,349	23	5,620	20
Blacktown	1,285	27	12,779	3
Burwood	1,862	5	8,762	9
Camden	1,685	10	7,339	17
Campbelltown	1,578	14	8,553	11
Canada Bay	1,345	24	4,271	24
Canterbury-Bankstown	1,453	19	8,645	10
Central Coast	1,507	16	4,148	28
Cumberland	1,163	30	9,114	8
Fairfield	1,057	32	9,772	7
Georges River	1,489	17	4,150	27
Hawkesbury	1,778	7	3,278	31
Hornsby	1,671	12	4,188	26
Hunters Hill	2,560	1	1,751	33
Inner West	1,436	21	7,503	16
Ku-ring-gai (base case - option 1)	**1,772**	**8**	**5,953**	**19**
Ku-ring-gai (option 2)	***2,098***	***4***	***7,052***	***19***
Ku-ring-gai (option 3)	***2,219***	***3***	***7,456***	***17***
Ku-ring-gai (option 4)	***2,228***	***3***	***7,687***	***16***
Lane Cove	1,476	18	5,492	21
Liverpool	1,446	20	7,757	15
Mosman	1,812	6	4,059	29
North Sydney	1,109	31	7,106	18
Northern Beaches	2,124	3	5,315	22
Parramatta	1,205	29	14,673	2
Penrith	1,671	13	10,675	6

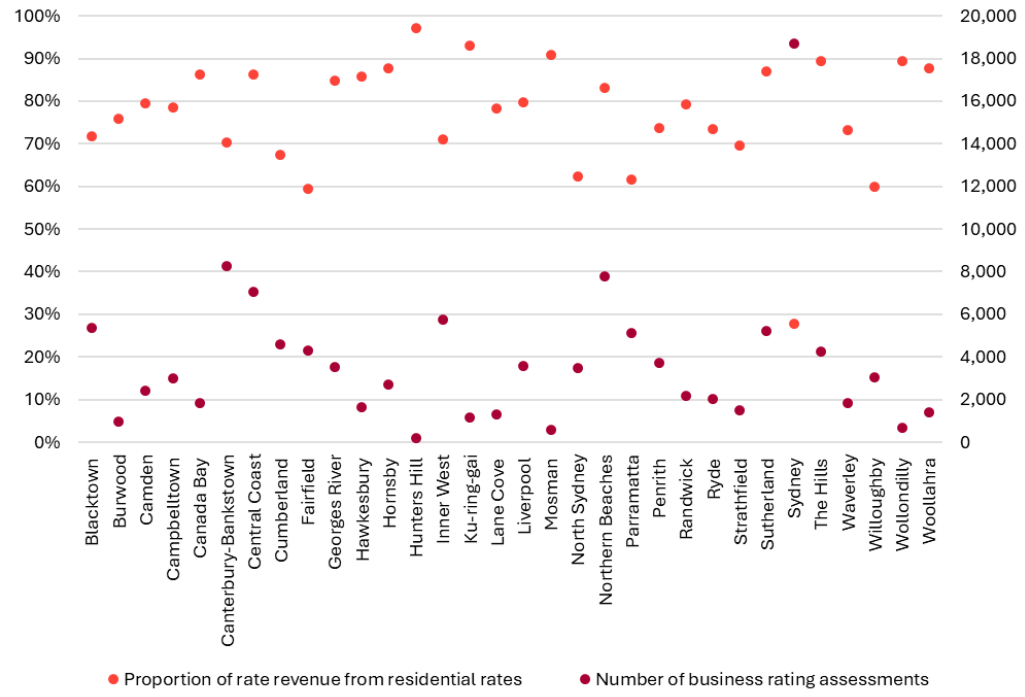
[11] Excluding Blue Mountains City Council as data is not currently publicly available.

LGA	Estimated 2026/27 average residential rate ($)	Residential rank	Estimated 2026/27 average business rate ($)	Business rank
Randwick	1,736	9	10,707	5
Ryde	1,323	25	12,676	4
Strathfield	1,567	15	7,962	14
Sutherland	1,680	11	4,223	25
Sydney	925	33	14,690	1
The Hills	1,305	26	2,584	32
Waverley	1,365	22	8,147	12
Willoughby	1,244	28	8,124	13
Wollondilly	2,260	2	3,688	30
Woollahra	1,951	4	4,890	23

When comparing these rates, Ku-ring-gai sits above average for comparison councils (average $1,551) when the rate peg only is applied and ranks third to fourth dependent on which of the three SV options are applied. For business rates, Ku-ring-gai sits well below average (average $7,230) when the rate peg only is applied and moves to between 16th and 19th, dependent on the SV option. This indicates that both Council's residential rates will remain somewhat comparable, if towards the higher end of comparison councils, whilst business rates will continue to remain at about the average level of comparison councils.

Noting that most Sydney metropolitan and fringe councils draw the majority (if not all) of their rating revenue from business and residential ratepayers, it is important to consider how the number of business ratepayers affects the amount of overall rating revenue. Of all metropolitan and metropolitan fringe councils, Ku-ring-gai has the fifth lowest number of business ratepayers, at 1,154 in 2023/24 compared to the average of 3,761 ratepayers[12]. This therefore requires Ku-ring-gai to draw a greater portion of its rates revenue from residential ratepayers, with 92% of its rating revenue coming from residential rates in 2023/24, as shown in the graph below. This is the second highest proportion of all comparison councils, however, still results in Ku-ring-gai having a below average total revenue from residential rates.

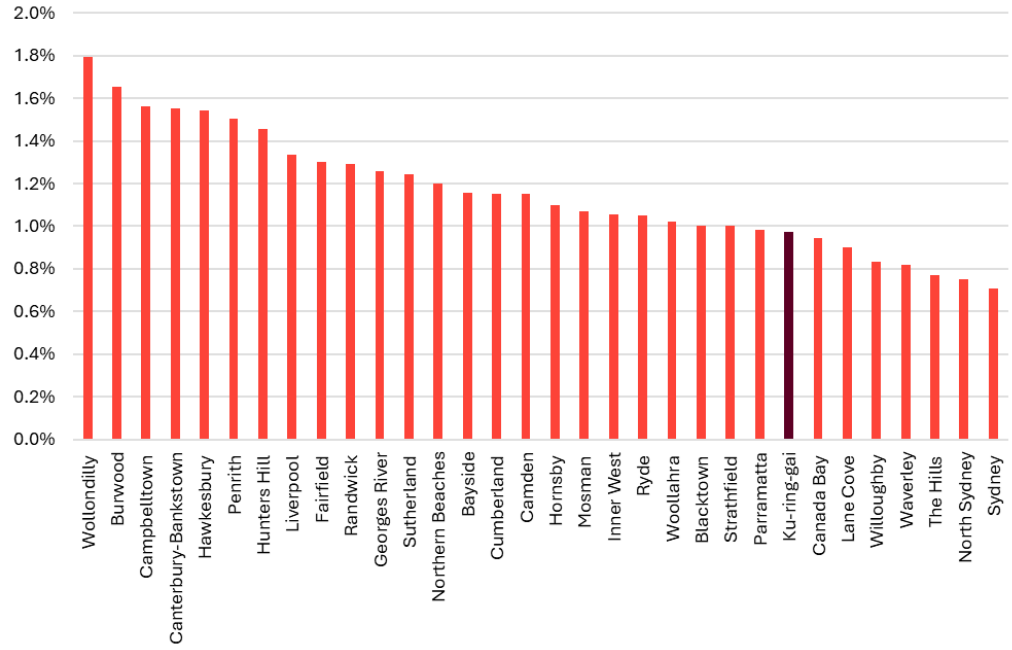
Figure 7 Comparison of number of business rates with proportion of rates revenue from residential rates for metropolitan and metropolitan fringe councils



[12] Office of Local Government, 'Time Series Data 2023-2024'.

As per the figure below, when average weekly residential rates for 2023/24[13] are compared with the median weekly household income[14] to create a residential rate to income ratio, Ku-ring-gai sits towards the lower end of all metropolitan and metropolitan fringe councils. This indicates that on average Ku-ring-gai's residential rates are comparatively affordable for its community, with a lower ratio indicating increased affordability. The average across all comparison councils is 1.2%, with Ku-ring-gai sitting below this at 1.0%.

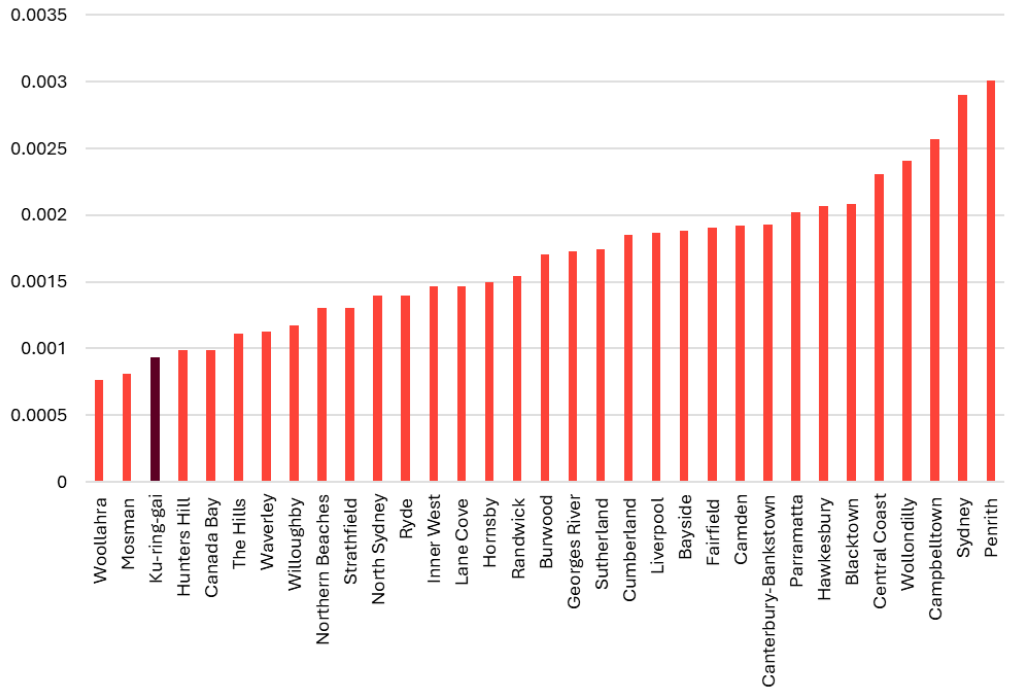
Figure 8 Weekly residential rate to median weekly household income ratio



[13] Ibid.
[14] Australian Bureau of Statistics, 2021 Census data for median weekly household income by Local Government Area.

In addition, when looking at rates charged per dollar of land value (for 2023/24), as per the figure below, Ku-ring-gai ranks among the lowest of all metropolitan and metropolitan fringe councils[15], with a ratio of 0.00093. The average of all comparison councils is 0.0017. This, when combined with the average rate comparisons, suggests that land values are higher within the Ku-ring-gai LGA which is factoring into the higher average rates overall.

Figure 9 Proportion of rates revenue to land value for metropolitan and metropolitan fringe councils



Ku-ring-gai also has a low number of ratepayers utilising Council's Assistance, Concession and Recovery Policy, with an increase in 2023/24 and then a decrease again in 2024/25. The total debt owed (as at 30 June each year) by ratepayers on the Assistance, Concession and Recovery Policy however has notably increased from 2023/24 to 2024/25, therefore Council should continue to monitor this ratio to ensure that vulnerable ratepayers are not marginalised. It is important to note that the 2024/25 figure does include legacy debt from previous year(s) which has not been resolved.

Table 27 Number of ratepayers on the Assistance, Concession and Recovery Policy and amount of rates overdue

Financial year	2020/21	2021/22	2022/23	2023/24	2024/25
Number of ratepayers on Assistance, Concession and Recovery Policy	5	2	1	6	3
Total debt owed at 30 June	12,628	4,558	4,069	12,664	40,553

[15] Ibid.

Table 28 shows outstanding rates and annual charges ratios over the past four reporting years for metropolitan and metropolitan fringe councils[16]. The NSW benchmark for metropolitan and fringe councils is 5.0% and 2023/24 was the first year that Ku-ring-gai had exceeded this benchmark in the previous four years. The average of all councils is 5.4%, an increase of 0.4% since 2022/23, and Ku-ring-gai sits very marginally below this, suggesting that increasing outstanding rate proportions are affecting councils more widely. It is important to note, however that Ku-ring-gai's percentage for 2024/25 is 5.7%, which is a further increase from 5.2% in 2023/24.

Table 28 Actual outstanding rates and charges for metropolitan and metropolitan fringe councils

Rates and annual charges outstanding (%)	2023/24	2022/23	2021/22	2020/21
Bayside	6.9%	7.2%	7.4%	8.3%
Blacktown	5.4%	5.0%	4.8%	5.1%
Burwood	7.3%	6.2%	5.6%	4.5%
Camden	6.9%	6.6%	7.0%	6.3%
Campbelltown	5.3%	4.7%	4.6%	4.6%
Canada Bay	4.0%	4.1%	3.9%	4.4%
Canterbury-Bankstown	5.8%	6.4%	6.2%	6.3%
Central Coast	7.1%	3.2%	2.1%	2.8%
Cumberland	6.4%	6.0%	5.6%	6.4%
Fairfield	4.1%	4.2%	4.5%	4.0%
Georges River	4.4%	4.4%	4.3%	4.5%
Hawkesbury	11.2%	11.2%	8.8%	8.4%
Hornsby	2.4%	2.6%	2.3%	2.3%
Hunters Hill	6.2%	4.8%	5.9%	4.7%
Inner West	7.5%	8.6%	7.9%	8.5%
Ku-ring-gai	**5.2%**	**4.5%**	**4.3%**	**3.6%**
Lane Cove	4.8%	4.3%	4.6%	4.7%
Liverpool	8.5%	7.5%	6.8%	6.2%
Mosman	3.2%	3.6%	2.8%	3.3%
North Sydney	3.7%	2.8%	2.9%	2.8%
Northern Beaches	3.8%	3.6%	3.6%	3.9%
Parramatta	9.7%	7.2%	9.7%	8.6%
Penrith	4.8%	5.0%	5.2%	4.7%

[16] Ibid.

Rates and annual charges outstanding (%)	2023/24	2022/23	2021/22	2020/21
Randwick	2.6%	2.9%	4.5%	3.8%
Ryde	3.3%	3.3%	5.0%	4.6%
Strathfield	6.3%	4.8%	4.4%	5.2%
Sutherland	4.7%	4.7%	4.4%	4.7%
Sydney	2.2%	2.0%	2.0%	2.2%
The Hills	6.4%	5.5%	5.1%	4.7%
Waverley	6.3%	4.4%	4.8%	4.2%
Willoughby	2.7%	2.5%	2.6%	2.2%
Wollondilly	6.4%	5.9%	6.5%	6.2%
Woollahra	4.2%	5.2%	4.5%	4.2%

Ku-ring-gai's number of rates notices overdue has also increased over the past five years, from 6.7% in 2020/21 to 9.3% in 2024/25. This indicates that whilst the dollar amount of rates and charges that are outstanding has increased, it is due to a greater number of ratepayers rather than increasing amounts of rates for the same ratepayers.

Conclusion

Our analysis highlights that the Ku-ring-gai LGA has a high socio-economic status, with SEIFA scores indicating very low levels of disadvantage and high levels of advantage. All groupings have IRSAD scores in the 100th percentile and IRSD scores within the top 5% of all Australian localities. Across the LGA, housing tenure is predominantly owner-occupied, with 76% of homes either fully owned or mortgaged, significantly above the Greater Sydney average. The area also boasts high household incomes, with 48% of households in the highest income quartile. Overall, the Ku-ring-gai LGA is an affluent and well-connected community, however, there are pockets of vulnerability in some suburbs, particularly East Killara which has indicators of lower capacity than other suburbs due to increased likelihood of mortgage stress combined with slightly lower levels of equivalised income.

The Central grouping is characterised by its high proportion of working-age individuals and the lowest proportions of dependents and retirees compared to the other groupings. This area also has the highest proportion of one-parent families and a slightly higher proportion of 'at risk' households. Despite having the lowest proportion of fully owned homes, the Central grouping still maintains a high level of home ownership. The high proportion of households in the highest income quartile indicates a strong financial capacity, although there is a higher potential for mortgage and rental stress within this grouping. Residential ratepayers within this area would have some of the lowest average weekly increases across all options when compared to option 1 (being the normal increases under rate peg). For option 2 (a cumulative increase of 22% by 2026/27) the average increase would be $300 over one year, for option 3 (a cumulative increase of 29% by 2026/27) it would be $411 and option 4 (a cumulative increase of 33% by 2026/27) it would be $474. Given these factors, the Central grouping is showing likely indicators of strong capacity to absorb the proposed rating increases, but careful consideration should be given to supporting vulnerable households.

The East grouping stands out with the highest proportion of dependents and the joint lowest proportion of working-age individuals. This area also has the highest proportion of couples with children and very high proportions of resident ratepayers, driven by high levels of fully owned homes. The East grouping has a high proportion of households in the highest income quartile but also faces a slightly higher potential for mortgage and rental stress. The socio-economic indexes for this grouping are well above the NSW and Greater Sydney averages, indicating a high level of advantage. The East grouping will see the highest average impact on residential ratepayers, with an additional $362 over one year under option 2, $496 under option 3 and $572 under option 4, when compared to normal increases under the rate peg. It is considered that the East grouping is likely to have indicators of a moderate capacity to absorb the proposed rating increases, although there may be an additional opportunity to provide support for households experiencing mortgage and/or rental stress, such as within East Killara, as part of the Assistance, Concession and Recovery Policy, to alleviate some of this impact.

The North-West grouping has the highest proportion of retirees and those aged over 50, which is notably above comparison averages. This area also has the lowest proportion of one-parent families and a very low proportion of private renters. The North-West grouping has very high proportions of resident ratepayers, particularly driven by high levels of fully owned homes. With the highest proportion of households in the highest income quartile and the lowest levels in the lowest income quartile, this grouping demonstrates significant financial capacity. However, it also has the highest proportion of individuals requiring assistance, which aligns with the Greater Sydney average. The grouping will see the medium average increase of the three groupings ($318 under option 2, $435 under option 3 and $502 over one year under option 4). Overall, the North-West grouping is illustrating indicators of strong capacity to absorb the proposed rating increases, but attention should be given to supporting individuals requiring assistance and suburbs where there may be increased vulnerability due to higher levels of lone-person households.

At an overall level, Ku-ring-gai Council's estimated average residential rate is towards the higher end when SV options are applied, when compared with other metropolitan and metropolitan fringe councils, and business rates will sit very slightly above average when compared to these councils. Ku-ring-gai, however, has a below average total revenue from residential rates, even when acknowledging its low levels of business ratepayers which require an increased rating revenue to be drawn from residential ratepayers. Ku-ring-gai also ranks the amongst the lowest of comparable councils, for rates charged per dollar of land value, and sits towards the lower end when looking at the ratio of weekly residential rates to weekly household income, suggesting it has higher levels of affordability. When considered with the significant advantage generally seen across the LGA and the positive indications from our industry analysis, as well as low levels of outstanding residential and business rates, it is considered that these are indicators of capacity to pay the proposed rate increases more widely across the LGA. This is particularly when accompanied by Council's Assistance, Concession and Recovery Policy and voluntary pensioner rebates that assist in mitigating the impact on some of the more vulnerable members of the community.

Document Status

Job #	Version	Written	Reviewed	Approved	Report Date
7879	1 - Draft	M. Drummond	G. Smith	J. McKenzie	1 September 2025
	2 - Draft	M. Drummond	M. Gibbs	M. Gibbs	16 September 2025
	3	M. Drummond	J. McKenzie	J. McKenzie	25 September 2025

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GENERAL AND SPECIAL PURPOSE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present to Council the Annual Financial Statements for the year ended 30 June 2025 and audit reports from the Audit Office of NSW, and to provide a summary of Council's financial performance and financial position at 30 June 2025.
BACKGROUND:	On 23 September 2025, Council resolved to receive and certify the Draft Financial Statements for the 2024/25 and to refer them to the external auditor. Council also resolved to fix 21 October 2025 as the date for the public meeting to present the statements and audit reports in accordance with Section 419(1) and 419(2) of the Local Government Act.
COMMENTS:	The 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 in a sound 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:	That Council receive the audited Financial Statements for the year ended 30 June 2025 and the auditor's report from the Audit Office of NSW.

PURPOSE OF REPORT

To present to Council the Annual Financial Statements for the year ended 30 June 2025 and audit reports from the Audit Office of NSW, and to provide a summary of Council's financial performance and financial position 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 Purpose Financial Reports as to its opinion on the reports prior to referring them to audit.

On 23 September 2025, Council resolved to receive and certify the Draft Financial Statements for 2024/25 and to refer them to the external auditor. The following certifications were made by the Mayor, Deputy Mayor, the General Manager and Responsible Accounting Officer:

That Council's General Purpose Financial Statements have been prepared in accordance with:

* *The Local Government Act 1993 (as amended) and Regulations made thereunder*
* *The Australian Accounting Standards and professional pronouncements*
* *The Local Government Code of Accounting Practice and Financial Reporting*

And that to the best of Council's knowledge and belief that the statements:

* *present fairly the Council's operating result and financial position for the year;*
* *accord with Council's accounting and other records.*

That Council's 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*

And that to the best of Council's knowledge and belief that the statements:

* *present fairly the Council's operating result and financial position of Council's declared Business Activities for the year,*
* *accord with Council's accounting and other records.*

These Financial Statements have been endorsed by the Audit, Risk & Improvement Committee (ARIC) on 4 September 2025.

.

COMMENTS

Council's external auditor, the Audit Office of NSW audited the General Purpose Financial Statements and Special Purpose Financial Statements for the financial year ended 30 June 2025 and expressed an opinion on the financial statements based on their audit. The Auditor's letter forms part of the Annual Financial Statements and includes the following opinion:

Auditor's opinion

In my opinion,

- *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 (the Division)*
- *the financial statements:*
  - *have been prepared, in all material respects, in accordance with the requirements of this Division*
  - *are consistent with the Council's accounting records*
  - *present fairly, in all material respects, the financial position of the Council as at 30 June 2025, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards*
- *all information relevant to the conduct of the audit has been obtained*
- *no material deficiencies in the accounting records or financial statements have come to light during the audit.*

Subsequent to the meeting on 23 September 2025 and the receipt of the Auditor's letter, the Annual Financial Statements were placed on public exhibition. Written submissions from the public were invited, but at the time of writing this report none were received. Submissions received up to 4.30pm on 21 October 2025 will be circulated to Councillors on the night of the meeting. Section 420 of the Act requires that all submissions in respect of the audited Financial Statements must be in writing and must be lodged with the Council within 7 days after this meeting. Copies of all submissions received must be referred to Council's external auditor.

This is the final stage of the process of adopting the Financial Statements for 2024/25.

The audited financial statements, together with the audited reports for the year ended 30 June 2025 are hereby presented to Council. The Financial Statements are presented under separate cover.

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, which were also included in the October OMC Report (General and Special Purpose Financial Statements for the year ended 30 June 2025

A summary of the financial results from the 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**

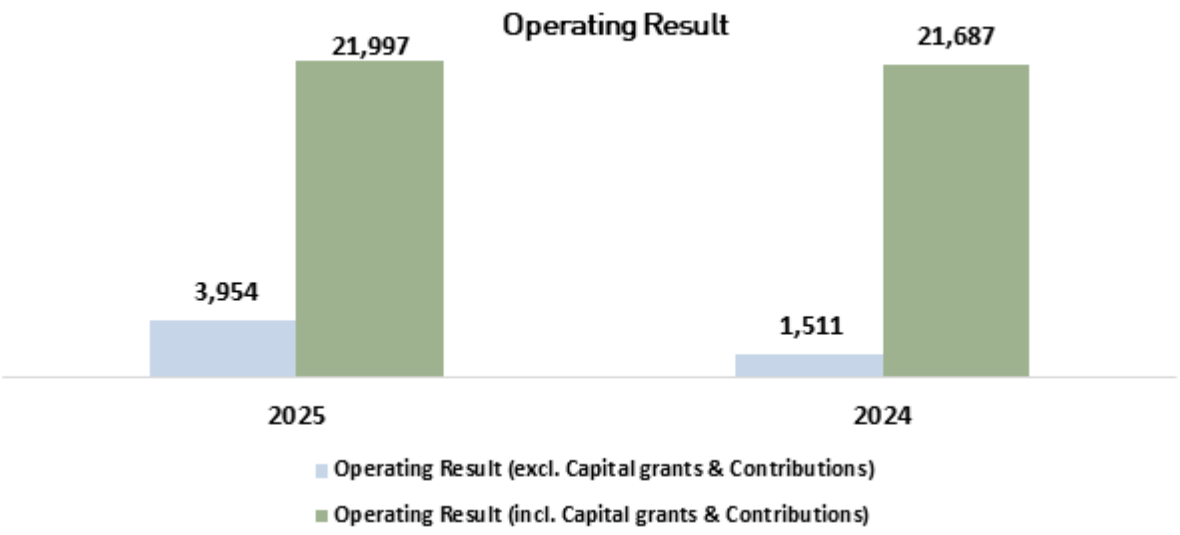
RESULTS FOR THE YEAR

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 $22.00m, 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 ($3.68m), 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.

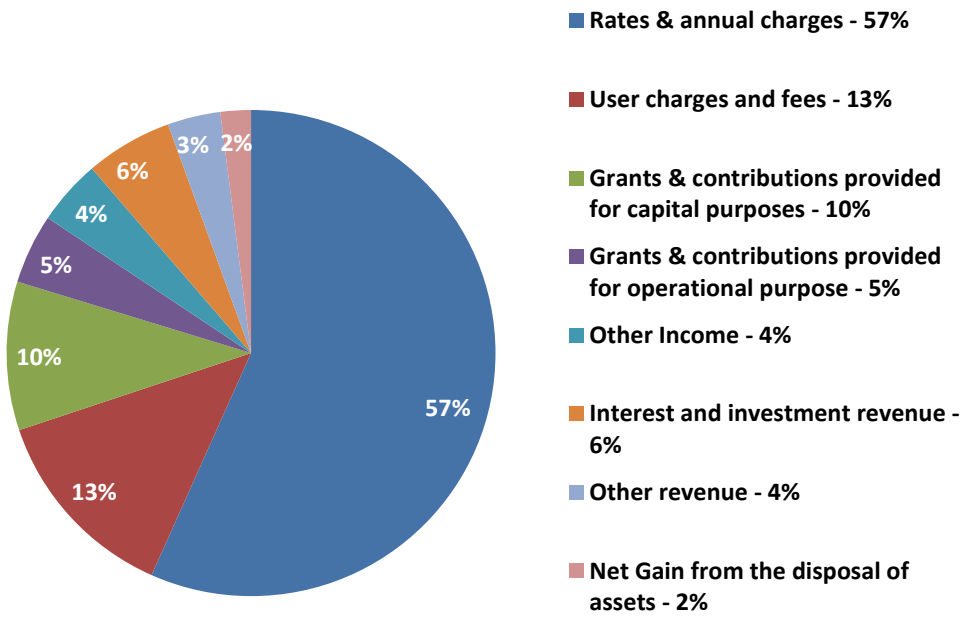

Operating Result
21,997
21,687
3,954
1,511
2025
2024
Operating Result (excl. Capital grants & Contributions)
Operating Result (incl. Capital grants & Contributions)

The Income Statement below sets out the results for the year by revenue and expenditure items and the variance from previous year.

	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.

Operating Grants and Contributions

During 2024/25 a total of $8.46m was received compared to $9.98m (2023/24) in operating grants and contributions. This is a decrease of 15.3% on the previous financial year largely due to a

reduction in the cash received from the financial assistance grant (FAG) advance payment, lower environmental protection grants and recreation and culture grants.

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

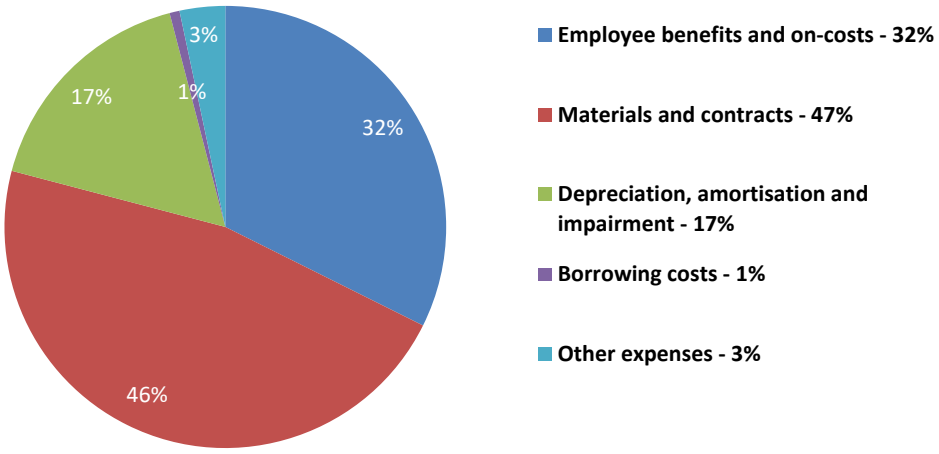
A total of $10.53m compared to $9.32m in 2023/24 was received from interest revenue. The increase is mainly due to higher interest rates on term deposits and other investments in 2024/25. Total Cash and Investments at the end of the financial year totalled $196m with an average return of 4.83% p.a. for 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%	<0%

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.

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 419(1) and 419(2) of the Act:

> *A council must present its audited financial reports together with the auditor's reports at a meeting of Council held on the date fixed for the meeting.*

In addition, Section 417(5) of the Act states that:

> *As soon as practicable after receiving the auditor's reports, the council must send a copy of the auditor's report on the council's financial reports, together with a copy of the council's audited financial reports, to the Director General – Office of Local Government and to the Australian Bureau of Statistics.*

RISK MANAGEMENT

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 Financial Statements were on public exhibition from 29 September 2025 seeking comments from the community on the Statements and the Auditor's Reports. Section 420 of the Act requires that all submissions in respect of the audited Financial Reports must be in writing and must be

lodged with the Council within 7 days after this meeting. Copies of all submissions received must be referred to Council's Auditor.

INTERNAL CONSULTATION

All departments have been consulted on the end of year financial results for 2024/25.

The Financial Statements for the year ended 30 June 2025 have been endorsed by the Audit, Risk & Improvement Committee on 4 September 2025.

SUMMARY

The Annual Financial Statements for the year ended 30 June 2025 and audit reports from Council's external auditor, the Audit Office of NSW, are presented to Council. Written submissions from the public have been invited and may be made up to 28 October 2025. Copies of all submissions must be referred to Council's auditor. This is the final stage of the process of adopting Council's Annual Financial Statements for 2024/25.

RECOMMENDATION:

A. Receive the audited Financial Statements for the year ended 30 June 2025 and the auditor's report from the Audit Office of NSW.

Ann Wang
Financial Accountant

Mette Kofoed
Acting Manager Finance

Angela Apostol
Director Corporate

Attachments:	A1	Ku-Ring-Gai Council - Annual Financial Statements - For the year ending 30/06/2025	Excluded	2025/317658

NEW CODE OF MEETING PRACTICE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To brief Council on the new Model Code of Meeting Practice and approve public exhibition of an updated Code of Meeting Practice for Ku-ring-gai Council.
BACKGROUND:	The 2025 Model Code of Meeting Practice has been issued by the Office of Local Government (OLG) and prescribed under the Local Government (General) Regulation 2021. Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Code by 31 December 2025.
COMMENTS:	The intention of the changes to the Model Code is to ensure meetings are conducted in a dignified and orderly way and to promote community confidence in councils and their decisions. Most of the changes are minor and will have little impact on current meeting procedures, rules of debate or the administrative processes that support council meetings and public forums at Ku-ring-gai. The changes with the most direct and significant impact are the prohibition of pre-meeting briefing sessions, restrictions on attendance by audio-visual link and absences from Council meetings and powers of the Mayor to deal with disorder.
RECOMMENDATION:	That Council: A. determine that a Councillor failing to remedy an act of disorder can only be expelled by resolution of council (or committee of council), and that this be reflected in the draft Code of Meeting Practice. B. approve the draft Code of Meeting Practice (Attachment A1) to be placed on public exhibition for 28 days. If no submissions are received within 42 days, that Council adopt the policy.

PURPOSE OF REPORT

To brief Council on the new Model Code of Meeting Practice and approve public exhibition of an updated Code of Meeting Practice for Ku-ring-gai Council.

BACKGROUND

As part of its reforms to the Councillor Conduct Framework, the NSW Government invited feedback on proposed amendments to the Model Code of Meeting Practice in early 2024. At the 18 February 2024 meeting (ref: GB.10), Council resolved to submit a response to the Office of Local Government's (OLG) on the proposed amendments. Council's submission was broadly supportive of the amendments aimed at improving transparency, integrity and good governance. However, it noted that some of the amendments were impractical, undermined the statutory role of the General Manager or would hinder the smooth running of Council meetings.

The 2025 Model Code of Meeting Practice has been issued by the OLG and was prescribed under the Local Government (General) Regulation 2021 on 3 September 2025.

The Model Code contains mandatory provisions, and non-mandatory provisions covering areas of meeting practice that are common to most councils but where there may be a need for some variation in practice based on local circumstances. The non-mandatory provisions also operate to set a benchmark based on what OLG sees as best practice.

Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Code by 31 December 2025.

COMMENTS

The following is a summary of key changes to the Model Code and the impact on the conduct and administration of meetings.

Extraordinary meetings

The Mayor may now call an extraordinary meeting without the need to obtain the signature of two councillors. This change is intended to strengthen the Mayor's authority and leadership role. The current provision under section 366 of the Local Government Act 1993 where two or more councillors can request an extraordinary meeting remains in place. The change simply adds an additional pathway for the Mayor to call a meeting.

Questions with notice and allegations of breaches of the Code

Mandatory provisions that prevent a councillor from asking a question with notice that comprises a complaint or allegation of wrongdoing against the General Manager or member of staff have been omitted from the new Model Code. The definition of an "act of disorder" has also been amended to remove allegations of a breach of the council's Code of Conduct. However, the definition now includes "unfavourably personally reflects upon any other council official" as an act of disorder.

The Mayor will need to amend their opening address to remove references to allegations of a breach of the Code of Conduct being disorderly. In the same manner, it is recommended that the restriction on members of the public making similar allegations against Councillors and staff

during public forums be lifted, and corresponding changes made to the provisions and terms and conditions relating to public forums. Reference may instead be made to a restriction on making unfavourable personal reflections.

Statement of ethical obligations

The requirement that business papers contain a statement reminding Councillors of their oath or affirmation of office and obligations to disclosure and manage conflicts of interest has been removed from the Model Code. However, there is nothing preventing this statement from being retained in the business papers and so it is recommended that it be preserved.

Dealing with urgent business at meetings

The process for dealing with urgent business at ordinary and extraordinary meetings has been simplified in the Model Code. Business may be considered at a meeting at which all councillors are present, even though due notice has not been given of the business, if the council resolves to deal with the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting. The resolution must state the reasons for the urgency. If all councillors are not present at the meeting, the chairperson must also rule that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.

The changes are minor but provide greater clarity about the process for dealing with urgent business. Only the mover of the motion and the Mayor may speak to the motion to consider urgent business before it is put.

Prohibition on pre-meeting briefing sessions

The Model Code prohibits councillor briefing sessions on business listed on the agenda for meetings of the council or committees of the council. Therefore, Ku-ring-gai's current practice of holding pre-meeting briefings will be discontinued once the new Code of Meeting Practice comes into effect.

The prohibition on briefing sessions does not prevent a councillor from requesting information from the general manager about a matter to be considered at a meeting, provided the information is also available to the public. The information must be provided in a way that does not involve any discussion of the information.

Briefings that would otherwise be provided on confidential items prior to a meeting will be conducted during a Council meeting, following a resolution of Council to close the meeting.

The new code does not prohibit briefings or workshops on matters that are not listed on the council agenda (e.g. training, strategic planning or in-depth discussion on complex topics).

The *Councillor Access to Information, Interaction with Staff and Records Management Policy* will be updated to reflect these changes and reinforce the appropriate process for briefing councillors and handling information requests.

Public forums

The Model Code leaves it to councils to the rules under which public forums are to be conducted and when they are to be held. However, the Model Code requires public forums to be livestreamed.

It is recommended that the Ku-ring-gai Code of Meeting Practice retain current provisions relating to public forums, including the ability for Councillors and staff to attend by audio-visual link, at their discretion (see following section relating to remote attendance at Council meetings). Council's current procedure is for the webcast to be published the day after the public forum. Under the new requirements these will need to be livestreamed, and these provisions have been updated in the draft Code accordingly.

Attendance at meetings by audio-visual link

The provisions governing attendance by councillors at meetings by audio-visual link have been made mandatory and the option to attend meetings by audio-visual link has been restricted to where councillors are prevented from attending a meeting in person because of ill-health or other medical reasons or because of unforeseen caring responsibilities. The provision relating to remote attendance of the General Manager or Council staff has also been removed from the Model Code.

Under the changes, Councillors needing to attend via Zoom will need to formally notify the General Manager, including the specific reason why they cannot attend in person. The Mayor or General Manager will advise the meeting that a request to attend remotely has been received, and the reason why the Councillor cannot attend (without disclosing the nature of the illness in accordance with the Health Records and Information Privacy Act 2002). Council will then be asked to resolve to grant this request, similar to the current process for accepting apologies. Council has previously permitted Councillors to attend remotely during travel or work-related commitments, but they would now need to be taken as absent.

Absences from council meetings

Changes have been made to the provisions in the Model Code governing absences from meetings. Where councillors are unable to attend one or more meetings of the council, the new provisions encourage them to:

- submit an apology for the meetings they are unable to attend,
- state the reasons for their absence from the meetings, and
- request that the council grant them a leave of absence from the relevant meetings.

Where a councillor makes an apology, Council must determine by resolution whether to grant the councillor a leave of absence for the meeting. Council is required to act reasonably when deciding whether to grant a leave of absence to a councillor. To ensure accountability, if Council resolves not to grant a leave of absence for the meeting, it must state the reasons for its decision in its resolution.

The changes are consistent with current procedures at Ku-ring-gai. The only difference is that the Model Code requires Council to state the reasons for any decision to refuse a leave of absence in its resolution.

Livestreaming meetings

As of 1 January 2026, all councils are required to livestream their meetings using an audio-visual recording. Recordings of meetings must be published on the council's website for the balance of the council's term or for 12 months, whichever is the later date. Council already livestreams its meetings and retains them on the website for longer than the prescribed duration, so there is no impact for Ku-ring-gai.

New rules of etiquette at meetings

Councils may determine standards of dress for councillors when attending meetings. Where physically able to, councillors and staff are encouraged to stand when the Mayor enters the chamber and when addressing the meeting. The Model Meeting Code also prescribes modes of address.

Mayoral minutes

The restrictions on mayoral minutes under the previous code have been removed. A mayoral minute may be put to a meeting without notice on any matter or topic that the Mayor determines should be considered at the meeting.

Supporting the neutrality of the General Manager

The Model Code has removed several non-mandatory provisions that previously empowered or required the General Manager to provide a report on legal, strategic, financial or policy implications of a notice of motion proposed by a councillor, and the availability of funds to implement a motion which is not accounted for in the current council operational plan.

Rules of debate

The rules of debate have been simplified and the rules governing the foreshadowing of motions and amendments have been removed from the Model Code. It remains open to councillors to foreshadow that they intend to move an amendment during the debate, but there are no longer formal rules governing this. This is not likely to have a significant impact on the conduct of meetings as Councillors are still able to foreshadow a motion or amendment, but how this is dealt with will be up to the chairperson's discretion.

An amendment has been made to the Model Code to clarify that there is nothing to prevent a further motion from being moved at a meeting on the same item of business where the original motion is lost, provided the motion is not substantially the same as the one that was lost.

Council will no longer have the option of reducing the duration of speeches to less than 5 minutes. However, Council continues to have other options to expedite business at meetings such as moving that a motion be put where the necessary conditions have been satisfied and to resolve to deal with items by exception.

Voting on planning decisions

Consistent with the Independent Commission Against Corruption's (ICAC) recommendations, the Model Code requires that a council must not make a final planning decision at a meeting without

receiving a staff report containing an assessment and recommendation in relation to the matter. This simply formalises current convention at Council.

A "planning decision" is defined as "a decision made in the exercise of a function of a council under the Environmental Planning and Assessment Act 1979 including any decision relating to a development application, an environmental planning instrument, a development control plan, a planning agreement or a development contribution
plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of the EP&A Act"

Where Council makes a planning decision that is inconsistent with the recommendation made in a staff report, it must now provide reasons for its decision and why it did not adopt the staff recommendation.

Representations by the public on the closure of meetings

In the interests of simplifying the code, the rules governing representations by the public on the closure of meetings have been removed. The changes do not prevent Council from hearing representations from members of the public.

Making information considered at closed meetings public

Consistent with ICAC's recommendation, the Model Code includes a new requirement that the General Manager must publish business papers for items of business considered during closed meetings as soon as practicable after the information ceases to be confidential. Before publishing this information, the General Manager must consult with the council and any other affected persons and provide reasons for why the information has ceased to be confidential.

To support this new requirement, authors of confidential reports will need to tag confidential papers with a review date and/or conditions for release. Council staff will establish a regular schedule to review tagged documents, triggered by the review date and/or the conditions for release (e.g. finalisation of a contract). Prior to release, staff will consult with the relevant manager, director and/or General Manager, councillors and any third parties to determine that the primary reason for the confidentiality of the report has lapsed. Any portions of the report that remain confidential (e.g. personal information) would need to be redacted. This would effectively require that all confidential papers be run through a public interest test, determination and release similar to a formal request under the Government Information (Public Access) Act 2008 (GIPA Act).

While it is not clearly specified, it is assumed that the new provision creates a new duty on the General Manager that will only apply to business papers from meetings after the new code is adopted by Council and would not apply retrospectively to matters that were made confidential before the new code comes into force.

Dealing with disorder

Councils will be required to determine whether to authorise the person presiding at a meeting to exercise a power of expulsion on the adoption of the new code and at the commencement of each council term.

The definition of acts of disorder by councillors have been updated to include use of offensive language, disorderly words or discriminatory behaviours. Allegations of a breach of the Code of Conduct have been removed from the definition.

Where a councillor fails to remedy an act of disorder at the meeting at which it occurs, they can be required to do so at each subsequent meeting until they remedy the act of disorder. On each occasion the councillor fails to comply with a direction by the chairperson to remedy an act of disorder, they can be expelled from the meeting and each subsequent meeting until they comply.

Members of the public can be expelled from meetings for engaging in disorderly conduct. Disorderly conduct includes speaking at meetings without being invited, bringing flags, signs or protest symbols, disrupting meetings or making unauthorised recordings of meetings.

The Model Code notes that failure by a councillor or members of the public to leave a meeting when expelled is an offence under section 660 of the Act. Section 660 provides that a person who wilfully obstructs a council, councillor, employee of a council or a duly authorised person in the exercise of any function under the Act, or Regulation is guilty of an offence. An offence under section 660 carries a maximum fine of $2,100.

The new code provides Council with a choice between two clauses for expelling a person. One option authorises the chairperson to expel any person, including a councillor, from a meeting. The other option is consistent with the status quo where a councillor may only be expelled by a resolution of council.

Draft Ku-ring-gai Council Code of Meeting Practice

A draft Code of Meeting Practice (including tracked changes) has been prepared for Council's consideration (see **Attachment A1**). It retains the latter version of the clause for expelling a Councillor (i.e. that it requires a resolution of Council).

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

The Model Code of Meeting Practice for Local Councils in NSW is prescribed under section 360 of the Local Government Act 1993 and the Local Government (General) Regulation 2021. The Model Meeting Code applies to all meetings of councils and committees of councils of which all the members are councillors (committees of council).

All councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code. A council's adopted code of meeting practice may also incorporate the non-mandatory provisions of the Model Meeting Code and other supplementary provisions. However, a code of meeting practice adopted by a council must not contain provisions that are inconsistent with the mandatory provisions of this Model Meeting Code.

Council must adopt a code of meeting practice that incorporates the mandatory provisions of the 2025 Model Meeting Code no later than 31 December 2025. Transitional provisions in the Regulation provide that if a council does not adopt a code of meeting practice that incorporates the mandatory provisions of the 2025 Model Meeting Code by 31 December 2025, from 1 January 2026, any provision of the council's code of meeting practice that is inconsistent with a mandatory provision of the 2025 Model Meeting Code will be automatically overridden by the relevant mandatory provision of the 2025 Model Meeting Code.

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 direct financial costs associated with the review and update of the Code of Meeting Practice. However, the new provisions relating to making reports public once they are no longer confidential will impose an additional administrative burden on Council. Some of the changes may tend to make meetings longer, which may have an impact on costs for security services and overtime for administrative and support staff.

SOCIAL CONSIDERATIONS

No significant impact.

ENVIRONMENTAL CONSIDERATIONS

No significant impact.

COMMUNITY CONSULTATION

Under section 361 of the Local Government Act 1993, Councils must exhibit a draft of the code of meeting practice for at least 28 days and provide members of the community at least 42 days in which to comment.

INTERNAL CONSULTATION

The executive leadership team and Corporate Lawyer have been consulted on the changes and the draft Code of Meeting Practice.

SUMMARY

The 2025 Model Code of Meeting Practice has been prescribed under the Local Government (General) Regulation 2021. Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Code by 31 December 2025. The intention of the changes to the Model Code is to ensure meetings are conducted in a dignified and orderly way and to promote community confidence in councils and their decisions. It is recommended that Council approve the draft Code of Meeting Practice to be placed on public exhibition.

RECOMMENDATION:

That Council:

A. determine that a Councillor failing to remedy an act of disorder can only be expelled by resolution of council (or committee of council), and that this be reflected in the draft Code of Meeting Practice.

B. approve the draft Code of Meeting Practice (Attachment A1) to be placed on public exhibition for 28 days. If no submissions are received within 42 days, that Council adopt the policy.

Christopher M Jones
Manager Governance and Corporate Strategy

Attachments: A1⇩ Draft Ku-ring-gai Council Code of Meeting Practice 2025/283121

Ku-ring-gai Council

Code of Meeting Practice

Version Number 12

Adopted: tbc

Effective: tbc

Code of Meeting Practice

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Authorisation Details

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Related Policies (Council & Internal)	Code of Conduct Councillor Interaction with Staff and Access to Information Policy Model Code of Meeting Practice for Local Councils in NSW (2025) (NSW Office of Local Government) Free speech in local government in NSW: A guideline (NSW Department of Planning, Housing and Infrastructure)	

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Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1		09/05/2005		Original Version
2	10/05/2005	09/06/2009		Review and update
3				Review and update, Regulation changes, Code of Conduct changes
4	10/06/2009	11/05/2010		No changes following public exhibition April/May 2009
5	12/05/2010	29/04/2013		Revision following DLG Meetings Practice Note August 2009 & DLG PBP Review
6	30/04/2013		Amber Moloney	Review and update – changes to s.451 of the Local Government Act 1993
7	30/04/2013	30/06/2019	Amber Moloney	Minor modification made to 6.5.1 – additional subclauses (4) and (5). Updated to new format
8	1/07/2019	09/12/2020	Amber Moloney & Peter Doyle	The Office of Local Government (OLG) released a new Model Code of Meeting Practice on 14 December 2018 containing mandatory provisions. This version of the Code complies with OLG's requirements.
9	09/12/2020	28/06/2022	Michael Wearne	Revision due to the requirement to retain recordings of meetings on Council's website for 12 months – OLG Circular 20-31.
10	29/06/2022	22/10/2024	Christopher M Jones	Revisions due to updated Code of Meeting Practice consistent with the Office of Local Government's (OLG) Circular of 29 October 2021.
11	23/10/2024	tbc	Christopher M Jones	Revisions to allow for to allow for public forums to be recorded and webcast, and for speakers to address Council via audio-visual link (as resolved by Council on 16 July 2024).
12	tbc	tbc	Christopher M Jones	Significant updates to the Code of Meeting Practice in accordance with the mandatory provisions of the OLG's 2025 Model Code of Meeting Practice

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1 INTRODUCTION

1.1 This Code of Meeting Practice for Ku-ring-gai Council is based on the 2025 Model Code of Meeting Practice for Local Councils in NSW. The Model Code of Meeting Practice for Local Councils in NSW (the Model Code) is prescribed under section 360 of the Local Government Act 1993 (the Act) and the Local Government (General) Regulation 2021 (the Regulation).

1.2 This Code applies to all meetings of Council (and any committees of council of which all the members are councillors). Council (and any committees of council of which all the members are councillors) must conduct its meetings in accordance with this Code.

1.3 Rules for Council's committees that include persons other than councillors are described in the Council Advisory and Reference Committee Guideline.

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2 MEETING PRINCIPLES

2.1 Council and committee meetings[1] should be:

- **Transparent**: Decisions are made in a way that is open and accountable.
- **Informed**: Decisions are made based on relevant, quality information.
- **Inclusive**: Decisions respect the diverse needs and interests of the local community.
- **Principled**: Decisions are informed by the principles prescribed under Chapter 3 of the Act.
- **Trusted**: The community has confidence that Councillors and staff act ethically and make decisions in the interests of the whole community.
- **Respectful**: Councillors, staff and meeting attendees treat each other with respect.
- **Effective**: Meetings are well organised, effectively run and skilfully chaired.
- **Orderly**: Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

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[1] Note: The Office of Local Government has issued a guideline on free speech in local government in NSW. The Guideline provides practical guidance to councils on what free speech means in the context of NSW local government, including in relation to council meetings. The Guidelines have been issued under section 23A of the Act meaning councils must consider them when exercising their functions at meetings.

3 BEFORE THE MEETING

Timing of ordinary council meetings

3.1 The council shall, by resolution, set the frequency, time, date and place of its ordinary meetings.[2] Ordinary meetings will commence at 7.00pm in the Council Chambers, 818 Pacific Highway Gordon, unless otherwise decided by resolution.

Extraordinary meetings

3.2 If the Mayor receives a request in writing, signed by at least two (2) councillors, the Mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The Mayor can be one of the two councillors requesting the meeting.[3]

3.3 The Mayor may call an extraordinary meeting without the need to obtain the signature of two (2) councillors.

Notice to the public of council meetings

3.4 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.[4]

3.5 For the purposes of clause 3.4, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.

3.6 For the purposes of clause 3.4, notice of more than one (1) meeting may be given in the same notice.

Notice to councillors of ordinary council meetings

3.7 The General Manager must send to each councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.[5]

3.8 The notice and the agenda for, and the business papers relating to, the meeting may be given to Councillors in electronic form, but only if all Councillors have facilities to access the notice, agenda and business papers in that form.[6]

Notice to Councillors of extraordinary meetings

[2] Note: Under section 365 of the Act, councils are required to meet at least ten (10) times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.
[3] Note: Reflects section 366 of the Act.
[4] Note: Reflects section 9(1) of the Act.
[5] Note: Reflects section 367(1) of the Act.
[6] Note: Reflects section 367(3) of the Act.

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3.9 Notice of less than three (3) days may be given to Councillors of an extraordinary meeting of the council in cases of emergency.[7]

Giving notice of business to be considered at council meetings

3.10 A Councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted by 2.00pm, two (2) business days before the scheduled day for the production of the business paper.

3.11 A Councillor may, in writing to the General Manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.

Questions with notice

3.12 A Councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the General Manager about the performance or operations of the council.

3.13 A Councillor is not permitted to ask a question with notice under clause 3.12 that would constitute an act of disorder.

3.14 The General Manager or their nominee may respond to a question with notice submitted under clause 3.12 by way of a report included in the business papers for the relevant meeting of the council or orally at the meeting.

Agenda and business papers for ordinary meetings

3.15 The General Manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.

3.16 The General Manager must ensure that the agenda for an ordinary meeting of the council states:

a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and

b) if the Mayor is the chairperson, any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and

c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and

d) any business of which due notice has been given under clause 3.10.

3.17 Nothing in clause 3.16 limits the powers of the Mayor to put a Mayoral minute to a meeting under clause 9.7.

[7] Note: Reflects section 367(2) of the Act.

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3.18 The General Manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the General Manager, the business is, or the implementation of the business would be, unlawful. The General Manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.

3.19 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the General Manager, is likely to take place when the meeting is closed to the public, the General Manager must ensure that the agenda of the meeting:

a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and

b) states the grounds under section 10A(2) of the Act relevant to the item of business.[8]

3.20 The General Manager must ensure that the details of any item of business which, in the opinion of the General Manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to Councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a Councillor or by any other person to another person who is not authorised to have that information.

Availability of the agenda and business papers to the public

3.21 Copies of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council, are to be published on the council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of the council, at the relevant meeting and at such other venues determined by the council.[9]

3.22 Clause 3.21 does not apply to the business papers for items of business that the General Manager has identified under clause 3.19 as being likely to be considered when the meeting is closed to the public.[10]

3.23 For the purposes of clause 3.21, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to Councillors.[11]

3.24 A copy of an agenda, or of an associated business paper made available under clause 3.21, may in addition be given or made available in electronic form.[12]

Agenda and business papers for extraordinary meetings

3.25 The council must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.

[8] Note: Reflects section 9(2A)(a) of the Act.
[9] Note: Reflects section 9(2) and (4) of the Act.
[10] Note: Reflects section 9(2A)(b) of the Act.
[11] Note: Reflects section 9(3) of the Act.
[12] Note: Reflects section 9(5) of the Act.

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3.26 Nothing in clause 3.25 limits the powers of the Mayor to put a mayoral minute to an extraordinary meeting without notice under clause 9.7.

3.27 Despite clause 3.25, business may be considered at an extraordinary meeting of the council at which all councillors are present, even though due notice has not been given of the business, if the council resolves to deal with the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting of the council. A resolution adopted under this clause must state the reasons for the urgency.

3.28 A motion moved under clause 3.27 can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with. Despite any other provision of this code, only the mover of a motion moved under clause 3.27, and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

3.29 If all councillors are not present at the extraordinary meeting, the council may only deal with business at the meeting that councillors have not been given due notice of, where a resolution is adopted in accordance with clause 3.27 and the chairperson also rules that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.

3.30 A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.29 on whether a matter is of great urgency.

Prohibition on pre-meeting briefing sessions

3.31 Briefing sessions must not be held to brief councillors on business listed on the agenda for meetings of the council or committees of the council[13].

3.32 Nothing in clause 3.31 prevents a councillor from requesting information from the General Manager about a matter to be considered at a meeting, provided the information is also available to the public. Information requested under this clause must be provided in a way that does not involve any discussion of the information.

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[13] Note: The prohibition on the holding of briefing sessions under clause 3.31 reflects the intent of Chapter 4, Part 1 of the Act which requires business of the council to be conducted openly and transparently at a formal meeting of which due notice has been given and to which the public has access. Pre-meeting briefing sessions are inconsistent with the principles of transparency, accountability and public participation and have the potential to undermine confidence in the proper and lawful decision-making processes of the council.

4 PUBLIC FORUMS

4.1 The council may hold a public forum prior to each ordinary meeting of the council for the purpose of hearing oral submissions and noting written submissions from members of the public on items of business to be considered at the meeting as well as on general matters not related to items to be considered at the meeting. Public forums may also be held prior to extraordinary council meetings and meetings of committees of the council.

4.2 Council shall, by resolution, set the date of public forums. At the discretion of the Mayor, public forums will generally commence at 7.00pm. Forums will be held as a hybrid meeting physically in the Council Chamber and by audio-visual link. If it is unable to held physically in the Council Chamber it will be held by audio-visual link only.

4.3 When a public forum is held as a hybrid meeting:

a) Councillors may attend and participate in person at the Council Chamber or by audio-visual link, at their discretion

b) members of the public may make written submissions, oral submissions in person at the Council Chamber or oral submissions by audio-visual link

c) the General Manager and other council staff may attend in person at the Council Chamber or by audio-visual link. Attendance by council staff by audio-visual link shall be with the approval of the General Manager.

4.4 If for any reason a public forum is unable to be held physically in the Council Chamber or by audio-visual link, alternative arrangements will be made to receive submissions from members of the public.

4.5 Public forums are to be chaired by the Mayor or their nominee.

Application process

4.6 To speak at a public forum (or lodge a written submission), a person must first make an application to the council in the approved form. This application (or written submission) must be received by 5.00pm on the day before the public forum, must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item. If a person wishes to make a general address to the Council, they must apply in the same manner and identify the subject matter proposed to be addressed.

4.7 A person may apply to speak on no more than two items of business on the agenda of the council meeting. A person may also speak once as a general address not related to items of business on the agenda of the council meeting.

4.8 Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.

4.9 The General Manager or their delegate may refuse an application to speak at a public forum. The General Manager or their delegate must give reasons in writing for a decision to refuse an application.

4.10 The General Manager or their delegate is to determine the order of speakers at the public forum.

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4.11 In the event that more than 5 speakers lodge a valid application to speak "for" or "against" an item, the chairperson may call for a vote from Councillors to limit the number of speakers in a manner defined by the chairperson.

4.12 If the vote to limit the number of speakers is carried, those permitted to speak will be determined by the order in which the applications were received. Any person who is permitted to speak under this clause may, at their discretion, nominate another registered speaker to take their place.

Speaking at the public forum

4.13 Speakers are not permitted to use or present any props, audio, or visual material. Any written material to be presented to the council must be lodged as a written submission upon registration. The General Manager or their delegate may refuse to allow such written material to be presented.

4.14 Each speaker will be allowed three minutes to address the council. This time is to be strictly enforced by the chairperson.

4.15 Speakers at public forums must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the Council chairperson, the speaker will not be further heard.

4.16 A Councillor (including the chairperson) may, through the chairperson, ask a maximum of two (2) questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.

4.17 Speakers are under no obligation to answer a question put under clause 4.16. Answers by the speaker, to each question are to be limited to one (1) minute.

4.18 Speakers at public forums cannot ask questions of the council, Councillors or council staff.

Code of Conduct and keeping order

4.19 When addressing the council, speakers at public forums must comply with this code and all other relevant council codes, policies and procedures. Speakers must refrain from engaging in disorderly conduct or making other potentially defamatory statements.

4.20 If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.19, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.

4.21 Clause 4.20 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.

4.22 Where a speaker engages in conduct of the type referred to in clause 4.19, the General Manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the General Manager or their delegate considers appropriate.

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4.23 Councillors (including the Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the Councillor who made Attendance by Councillors at meetings by audio-visual link

Webcasting of public forums

4.24 Each public forum is to be recorded by means of an audio-visual device.

4.25 The recording of a meeting is to be made publicly available on the council's website at the same time as the meeting is taking place.

4.26 Attendees at a public forum may have their image, voice and personal information recorded, publicly broadcast and retained by Council. By attending a public forum, members of the public consent to this use of their image, voice and personal information. Parental consent is required for speakers under the age of 16.

4.27 Speakers not wishing to be captured on camera or recorded may provide Council with a written submission.

4.28 Council does not accept any liability for statements made or actions taken by individuals at a public forum that are defamatory or are otherwise contrary to law. Statements and actions such as these are not protected by privilege and may be the subject of legal proceedings and potential liability.

4.29 A statement will be published on Council's website, displayed in Council Chambers, printed in the agenda and announced by the chairperson at the start of each public forum that:

a) the forum will be recorded and webcast

b) those in attendance should refrain from making any defamatory statements

c) statements made and actions taken by individuals at a public forum are those of the individuals making them and are not endorsed or supported by Council.

4.30 Access to recordings of public meetings is provided on Council's website for personal and non-commercial use. Video and audio contained in recording of a Council meeting or event must not be altered, reproduced or republished without the permission of Council. Copyright of all recordings remains with Council.

4.31 Recordings of meetings may be disposed of in accordance with the State Records Act 1998.

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5 COMING TOGETHER

Attendance by Councillors at meetings

5.1 All Councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.[14]

5.2 The council may determine standards of dress for councillors when attending meetings.

5.3 A Councillor cannot participate in a meeting of the council or of a committee of the council unless present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

5.4 Where a Councillor is unable to attend one or more ordinary meetings of the council, the Councillor should submit an apology for the meetings they are unable to attend, state the reasons for their absence from the meetings and request that the council grant them a leave of absence from the relevant meetings.

5.5 The council must not act unreasonably when considering whether to grant a councillor's request for a leave of absence.

5.6 Where a councillor makes an apology under clause 5.4, the council must determine by resolution whether to grant the councillor a leave of absence for the meeting for the purposes of section 234(1)(d) of the Act. If the council resolves not to grant a leave of absence for the meeting, it must state the reasons for its decision in its resolution.

5.7 A Councillor's civic office will become vacant if the Councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.[15]

The quorum for a meeting

5.8 The quorum for a meeting of the council is a majority of the Councillors of the council who hold office at that time and are not suspended from office.[16]

5.9 Clause 5.8 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.[17]

5.10 A meeting of the council must be adjourned if a quorum is not present:

a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or

b) within half an hour after the time designated for the holding of the meeting, or

[14] Note: A Councillor may not attend a meeting as a Councillor (other than the first meeting of the council after the Councillor is elected or a meeting at which the Councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.
[15] Note: Reflects section 234(1)(d) of the Act.
[16] Note: Reflects section 368(1) of the Act.
[17] Note: Reflects section 368(2) of the Act.

c) at any time during the meeting.

5.11 In either case, the meeting must be adjourned to a time, date and place fixed:

a) by the chairperson, or

b) in the chairperson's absence, by the majority of the Councillors present, or

c) failing that, by the General Manager.

5.12 The General Manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the Councillors present.

5.13 Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of Councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the Mayor may, in consultation with the General Manager and, as far as is practicable, with each Councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

5.14 Where a meeting is cancelled under clause 5.13, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called under clause 3.3.

Meetings held by audio-visual link

5.15 A meeting of the council or a committee of the council may be held by audio-visual link where the Mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The Mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of Councillors and staff at risk. The Mayor must make a determination under this clause in consultation with the General Manager and, as far as is practicable, with each Councillor.[18]

5.16 Where the Mayor determines under clause 5.15 that a meeting is to be held by audio-visual link, the General Manager must:

a) give written notice to all Councillors that the meeting is to be held by audio-visual link, and

b) take all reasonable steps to ensure that all Councillors can participate in the meeting by audio-visual link, and

c) cause a notice to be published on the council's website and in such other manner the General Manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.

[18] Note: Where a council holds a meeting by audio-visual link under clause 5.15, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting. If the Mayor determines that this may put the health and safety of Councillors, staff or the public at risk, a council or committee meeting may be held by audio-visual link only.

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5.17 This code applies to a meeting held by audio-visual link under clause 5.15 in the same way it would if the meeting was held in person.

Attendance by Councillors at meetings by audio-visual link

5.18 Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee where they are prevented from attending the meeting in person because of ill-health or other medical reasons or because of unforeseen caring responsibilities.

5.19 Clause 5.18 does not apply to meetings at which a mayoral election is to be held.

5.20 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the General Manager prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.

5.21 Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.20.

5.22 The council must comply with the Health Privacy Principles prescribed under the Health Records and Information Privacy Act 2002 when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.

5.23 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.

5.24 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state the meetings the resolution applies to.

5.25 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.

5.26 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link.

5.27 This code applies to a Councillor attending a meeting by audio-visual link in the same way it would if the Councillor was attending the meeting in person. Where a Councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.

5.28 A Councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The Councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this code.

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5.29 A Councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

5.30 Councillors who are not visible, not able to hear or not able to be heard when attending a meeting by audio-visual link, whether for technical or other reasons, will be taken not to be present at the meeting and may not speak on matters nor vote until the issue is rectified.

5.31 If remote audio-visual technology is not available at a meeting for technical or other reasons, subject to quorum requirements the meeting will proceed and Councillors seeking to attend remotely will be treated as absent and granted an apology.

Entitlement of the public to attend council meetings

5.32 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.[19]

5.33 Clause 5.32 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

5.34 A person (whether a Councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:

a) by a resolution of the meeting, or

b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.[20]

5.35 On the adoption of this code and at the commencement of each council term, the council must determine whether to authorise the person presiding at a meeting to exercise a power of expulsion[21].

Webcasting of meetings

5.36 Each meeting of the council or a committee of the council is to be recorded by means of an audio-visual device.

5.37 At the start of each meeting the chairperson is to make a statement informing those in attendance that the meeting is being recorded and made publicly available on the council's website and that those in attendance should refrain from making any defamatory statements.

5.38 The recording of the meeting is to be made publicly available on the council's website at the same time as the meeting is taking place.

5.39 A recording of each meeting of the council and committee of the council is to be retained on the council's website for a minimum of four years.

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[19] Note: Reflects section 10(1) of the Act.
[20] Note: Reflects section 10(2) of the Act. Clause 15.14 authorises chairpersons to expel persons other than Councillors from a council or committee meeting.
[21]Note: Clause 15.15 confers a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings.

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5.40 Clauses 5.36 - 5.39 do not apply to parts of a meeting that have been closed to the public under section 10A of the Act.[23]

5.41 Recordings of meetings may be disposed of in accordance with the State Records Act 1998.

Attendance of the General Manager and other staff at meetings

5.42 The General Manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are Councillors.[24]

5.43 The General Manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.[25]

5.44 The General Manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the General Manager or the terms of employment of the General Manager.[26]

5.45 The attendance of other council staff at a meeting (other than as members of the public) shall be determined by the General Manager in consultation with the Mayor.

5.46 The General Manager and other council staff may attend meetings of the council and committees of the council by audio-visual link. The attendance of other council staff at a meetings by audio-visual link (other than as members of the public) shall be with the approval of the General Manager.

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[23] Note: Clauses 5.29 – 5.33 reflect section 236 of the Regulation.
[24] Reflects section 376(1) of the Act.
[25] Reflects section 376(2) of the Act.
[26] Reflects section 376(3) of the Act.

6 THE CHAIRPERSON

The chairperson at meetings

6.1 The Mayor or, at the request of or in the absence of the Mayor, the Deputy Mayor presides at meetings of the council.[27]

6.2 If the Mayor and the Deputy Mayor are absent, a Councillor elected to chair the meeting by the Councillors present presides at a meeting of the council.[28]

Election of the chairperson in the absence of the Mayor and Deputy Mayor

6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.

6.4 The election of a chairperson must be conducted:

a) by the General Manager or, in their absence, an employee of the council designated by the General Manager to conduct the election, or

b) by the person who called the meeting or a person acting on their behalf if neither the General Manager nor a designated employee is present at the meeting, or if there is no General Manager or designated employee.

6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.

6.6 For the purposes of clause 6.5, the person conducting the election must:

a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and

b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.

6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.

6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

Chairperson to have precedence

6.9 When the chairperson rises or speaks during a meeting of the council:

a) any Councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and

[27] Reflects section 369(1) of the Act.
[28] Reflects section 369(2) of the Act.

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b) every Councillor present must be silent to enable the chairperson to be heard without interruption.

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7 MODES OF ADDRESS

7.1 Where physically able to, councillors and staff should stand when the Mayor enters the chamber and when addressing the meeting.

7.2 If the chairperson is the Mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor' or 'Mayor'.

7.3 If the chairperson is the Deputy Mayor, they are to be addressed as 'Mr Deputy Mayor' or 'Madam Deputy Mayor' or 'Deputy Mayor'.

7.4 Where the chairperson is not the Mayor or Deputy Mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson' or 'Chair'.

7.5 A Councillor is to be addressed as 'Councillor [surname]'.

7.6 A council officer is to be addressed by their official designation or as Mr/Ms/Mx [surname].

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8 ORDER OF BUSINESS FOR ORDINARY COUNCIL MEETINGS

8.1 The general order of business for an ordinary meeting of the council shall be:

- Opening meeting
- Acknowledgement of Country
- Apologies and applications for a leave of absence or attendance by audio-visual link by Councillors
- Disclosures of interests
- Documents circulated to Councillors
- Documents and reports to remain confidential
- Confirmation of Minutes
- Mayoral minute(s)
- Petitions
- Reports of committees
- General business
- Nomination of items on the agenda for a site inspection
- Items to be moved without debate
- Consideration of reports to council
- Extra reports circulated to meeting
- Notices of motion
- Business without notice – Subject to Clause 9.3 of the Code of Meeting Practice
- Questions with notice
- Inspections – Setting of time, date and rendezvous
- Confidential matters
- Conclusion of the meeting

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8.2 The order of business as fixed under clause 8.1 may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.[29]

8.3 Despite any other provision of this code, only the mover of a motion referred to in clause 8.2 and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

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[29] Note: Part 13 allows council to deal with items of business by exception.

9 CONSIDERATION OF BUSINESS AT COUNCIL MEETINGS

Business that can be dealt with at a council meeting

9.1 The council must not consider business at a meeting of the council:

a) unless a Councillor has given notice of the business, as required by clause 3.10, and

b) unless notice of the business has been sent to the Councillors in accordance with clause 3.7 in the case of an ordinary meeting or clause 3.9 in the case of an extraordinary meeting called in an emergency.

9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:

a) is already before, or directly relates to, a matter that is already before the council, or

b) is the election of a chairperson to preside at the meeting, or

c) is a matter or topic put to the meeting by way of a Mayoral minute, or

d) is a motion for the adoption of recommendations of a committee, including, but not limited to, a committee of the council.

9.3 Despite clause 9.1, business may be considered at a meeting of the council at which all councillors are present even though due notice has not been given of the business to councillors, if the council resolves to deal with the business on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting. A resolution adopted under this clause must state the reasons for the urgency

9.4 A motion moved under clause 9.3 can be moved without notice. Despite any other provision of this code, only the mover of a motion referred to in clause 9.3 and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

9.5 If all councillors are not present at a meeting, the council may only deal with business at the meeting that councillors have not been given due notice of, where a resolution is adopted in accordance with clause 9.3, and the chairperson also rules that the business is urgent and requires a decision by the council before the next scheduled ordinary meeting.

9.6 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.5.

Mayoral minutes

9.7 The Mayor may, by minute signed by the Mayor, put to the meeting without notice any matter or topic that the Mayor determines should be considered at the meeting.

9.8 A Mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The Mayor may move the adoption of a Mayoral minute without the motion being seconded.

9.9 A recommendation made in a Mayoral minute put by the Mayor is, so far as it is adopted by the council, a resolution of the council.

Staff reports

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9.10 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

Reports of committees of council

9.11 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.

9.12 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

Questions

9.13 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.10 and 3.12, unless the council determines otherwise in accordance with this code.

9.14 A Councillor may, through the chairperson, put a question to another Councillor about a matter on the agenda.

9.15 A Councillor may, through the Mayor, ask the General Manager about a matter on the agenda. The General Manager may request another council employee to answer the question.

9.16 A Councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a Councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.

9.17 Councillors must put questions directly, succinctly, respectfully and without argument.

9.18 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a Councillor or council employee.

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10 RULES OF DEBATE

Motions to be seconded

10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

10.2 A Councillor who has submitted a notice of motion under clause 3.10 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.

10.3 If a councillor who has submitted a notice of motion under clause 3.10 wishes to withdraw it, they may request its withdrawal at any time. If the notice of motion is withdrawn after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the chairperson is to note the withdrawal of the notice of motion at the meeting unless the council determines to consider the notice of motion at the meeting.

10.4 In the absence of a Councillor who has placed a notice of motion on the agenda for a meeting of the council:

a) any other Councillor may, with the leave of the chairperson, move the motion at the meeting, or

b) the chairperson may defer consideration of the motion until the next meeting of the council.

Chairperson's duties with respect to motions

10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.

10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.

10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.

Amendments to motions

10.8 An amendment to a motion must be moved and seconded before it can be debated.

10.9 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.

10.10 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.

10.11 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.

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10.12 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.

10.13 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.

10.14 An amendment may become the motion without debate or a vote where it is accepted by the Councillor who moved the original motion.

Limitations on the number and duration of speeches

10.15 A Councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.

10.16 A Councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.

10.17 A Councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.

10.18 Despite clause 10.17, the chairperson may permit a Councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the Councillor to make a statement limited to explaining the misrepresentation or misunderstanding.

10.19 Despite clauses 10.15 and 10.16, a Councillor may move that a motion or an amendment be now put:

a) if the mover of the motion or amendment has spoken in favour of it and no Councillor expresses an intention to speak against it, or

b) if at least two (2) Councillors have spoken in favour of the motion or amendment and at least two (2) Councillors have spoken against it.

10.20 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.19. A seconder is not required for such a motion.

10.21 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.15.

10.22 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.

10.23 All Councillors must be heard without interruption and all other Councillors must, unless otherwise permitted under this code, remain silent while another Councillor is speaking.

10.24 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

10.25 Clause 10.24 does not prevent a further motion from being moved on the same item of business where the original motion is lost provided the motion is not substantially the same as the one that is lost.

10.26 Councillors are not permitted to display or present any props, audio, visual or written material without leave of the chairperson. Use of this material is not encouraged and will only be permitted if the chairperson is satisfied it is required to enable understanding of a matter that could not reasonably be communicated verbally.

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11 VOTING

Voting entitlements of Councillors

11.1 Each Councillor is entitled to one (1) vote.[30]

11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.[31]

11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.

Voting at council meetings

11.4 A Councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion.

11.5 If a councillor who has voted against a motion put at a council meeting so requests, the General Manager must ensure that the councillor's dissenting vote is recorded in the council's minutes.

11.6 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by Councillors for Mayor or Deputy Mayor is to be by secret ballot.

11.7 All voting at council meetings, including meetings that are closed to the public, must be recorded in the minutes of meetings with the names of Councillors who voted for and against each motion or amendment, including the use of the casting vote, being recorded.

Voting on planning decisions

11.8 The council or a council committee must not make a final planning decision without receiving a staff report containing an assessment and recommendation in relation to the matter put before the council for a decision.

11.9 Where the council or a council committee makes a planning decision that is inconsistent with the recommendation made in a staff report, it must provide reasons for its decision and why it did not adopt the staff recommendation.

11.10 The General Manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the Councillors who supported the decision and the names of any Councillors who opposed (or are taken to have opposed) the decision.

11.11 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.

[30] Reflects section 370(1) of the Act
[31] Reflects section 370(2) of the Act.

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11.12 Clauses 11.10–11.11 also apply to meetings that are closed to the public.[32]

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[32] Clauses 11.10–11.11 reflect section 375A of the Act. Note: The requirements of clause 11.10 may be satisfied by maintaining a register of the minutes of each planning decision.

12 COMMITTEE OF THE WHOLE

12.1 The council may resolve itself into a committee to consider any matter before the council.[33]

12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches and encouraging councillors and staff to stand when addressing the meeting.[34]

12.3 The General Manager or, in the absence of the General Manager, an employee of the council designated by the General Manager, is responsible for reporting to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

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[33] Reflects section 373 of the Act.
[34] Clauses 10.15–10.25 limit the number and duration of speeches.

13 DEALING WITH ITEMS BY EXCEPTION

13.1 The council or a committee of council may, at any time, resolve to adopt multiple items in accordance with the officer's recommendation allowing for minor changes without debate.

13.2 Before the council or committee resolves to adopt items of business on the agenda under clause 13.1, the chairperson must ask Councillors to identify any individual items of business that they wish to speak on.

13.3 The council or committee must not resolve to adopt any item of business under clause 13.1 that a Councillor has identified as being one they intend to speak on.

13.4 Where the consideration of items of business under clause 13.1 involves a variation to the order of business for the meeting, the council or committee must resolve to alter the order of business in accordance with clause 8.2.

13.5 A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.

13.6 Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.

13.7 Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1 in accordance with the requirements of the council's Code of Conduct.

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14 CLOSURE OF COUNCIL MEETINGS TO THE PUBLIC

Grounds on which meetings can be closed to the public

14.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters[35]:

a) personnel matters concerning particular individuals (other than Councillors),

b) the personal hardship of any resident or ratepayer,

c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,

d) 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 the council, or

iii. reveal a trade secret.

e) information that would, if disclosed, prejudice the maintenance of law,

f) matters affecting the security of the council, Councillors, council staff or council property,

g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,

h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,

i) alleged contraventions of the council's Code of Conduct.

14.2 The council or a committee of the council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.[36]

Matters to be considered when closing meetings to the public

14.3 A meeting is not to remain closed during the discussion of anything referred to in clause 14.1:

a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and

b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest[37].

[35] Reflects section 10A(1) and (2) of the Act.
[36] Reflects section 10A(3) of the Act.
[37] Reflects section 10B(1) of the Act.

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14.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:

a) are substantial issues relating to a matter in which the council or committee is involved, and

b) are clearly identified in the advice, and

c) are fully discussed in that advice, and

d) are subject to legal professional privilege.[38]

14.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 14.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1[39].

14.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:

a) a person may misinterpret or misunderstand the discussion, or

b) the discussion of the matter may:

i. cause embarrassment to the council or committee concerned, or to Councillors or to employees of the council, or

ii. cause a loss of confidence in the council or committee[40].

14.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government[41].

Notice of likelihood of closure not required in urgent cases

14.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.19 as a matter that is likely to be considered when the meeting is closed, but only if:

a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and

b) the council or committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:

i. should not be deferred (because of the urgency of the matter), and

ii. should take place in a part of the meeting that is closed to the public[42].

[38] Reflects section 10B(2) of the Act
[39] Reflects section 10B(3) of the Act
[40] Reflects section 10B(4) of the Act
[41] Reflects section 10B(5) of the Act
[42] Reflects section 10C of the Act.

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Representations by members of the public

14.9 The council, or a committee of the council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed[43].

14.10 A representation under clause 14.9 is to be made after the motion to close the part of the meeting is moved and seconded.

14.11 Despite clauses 14.9 and 14.10, the council may resolve to close the meeting to the public in accordance with this Part to hear a representation from a member of the public as to whether the meeting should be closed to consider an item of business where the representation involves the disclosure of information relating to a matter referred to in clause 14.1.

14.12 Where the matter has been identified in the agenda of the meeting under clause 3.18 as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to the council in the approved form. Applications must be received by 12.00pm on the day of the meeting at which the matter is to be considered.

Expulsion of non-Councillors from meetings closed to the public

14.13 If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a Councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.

14.14 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the meeting[44].

Obligations of Councillors attending meetings by audio-visual link

14.15 Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing meetings to the public

14.16 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following[45]:

a) the relevant provision of section 10A(2) of the Act,

[43] Reflects section 10A(4) of the Act.
[44] Note: Failure to comply with a direction to leave a meeting is an offence under section 660 of the Act carrying a maximum penalty of 20 penalty units.
[45] Reflects section 10D of the Act.

b) the matter that is to be discussed during the closed part of the meeting,

c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Resolutions passed at closed meetings to be made public

14.17 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be recorded in the publicly available minutes of the meeting.

14.18 Resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson under clause 14.17 during a part of the meeting that is livestreamed where practicable.

14.19 The General Manager must cause business papers for items of business considered during a meeting, or part of a meeting, that is closed to public, to be published on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.

14.20 The General Manager must consult with the council and any other affected persons before publishing information on the council's website under clause 14.19 and provide reasons for why the information has ceased to be confidential.

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15 KEEPING ORDER AT MEETINGS

Points of order

15.1 A Councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.

15.2 A point of order must be taken immediately after it is raised. The chairperson must suspend the business before the meeting and permit the Councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order, either by upholding it or by overruling it.

Questions of order

15.3 The chairperson, without the intervention of any other Councillor, may call any Councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.

15.4 A Councillor who claims that another Councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.

15.5 The chairperson must rule on a question of order immediately after it is raised, but before doing so may invite the opinion of the council.

15.6 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

15.7 A Councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.

15.8 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.

15.9 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

Acts of disorder

15.10 A Councillor commits an act of disorder if the Councillor, at a meeting of the council or a committee of the council:

a) contravenes the Act, the Regulation or this code, or

b) assaults or threatens to assault another Councillor or person present at the meeting, or

c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such a motion, amendment or matter, or

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d) uses offensive or disorderly words, or

e) makes gestures or otherwise behaves in a way that is sexist, racist, homophobic or otherwise discriminatory, or, if the behaviour occurred in the Legislative Assembly, would be considered disorderly, or

f) imputes improper motives to or unfavourably personally reflects upon any other council official, or a person present at the meeting, except by a motion, or

g) says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or the committee into disrepute[46].

15.11 The chairperson may require a Councillor:

a) to apologise without reservation for an act of disorder referred to in clauses 15.10(a), (b), (d), (e) or (g), or

b) to withdraw a motion or an amendment referred to in clause 15.10(c) and, where appropriate, to apologise without reservation, or

c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.10(d), (e), (f) or (g)[47].

15.12 A failure to comply with a requirement under clause 15.11 constitutes a fresh act of disorder for the purposes of clause 15.10.

15.13 Where a councillor fails to take action in response to a requirement by the chairperson to remedy an act of disorder under clause 15.11 at the meeting at which the act of disorder occurred, the chairperson may require the councillor to take that action at each subsequent meeting until such time as the councillor complies with the requirement. If the councillor fails to remedy the act of disorder at a subsequent meeting, they may be expelled from the meeting under clause 15.17.

How disorder at a meeting may be dealt with

15.14 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of Councillors.

Expulsion from meetings

15.15 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.

[46] Reflects section 182 of the Regulation. Note: The Legislative Assembly's Speaker's Guidelines state that "Members are not to use language, make gestures, or behave in any way in the Chamber that is sexist, racist, homophobic or otherwise exclusionary or discriminatory. Such conduct may be considered offensive and disorderly, in accordance with Standing Order 74.

[47] Reflects section 233 of the Regulation

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15.16 Clause 15.15 does not limit the ability of the council or a committee of the council to resolve to expel a person, including a Councillor, from a council or committee meeting, under section 10(2)(a) of the Act.

15.17 A Councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause 15.11 or clause 15.13. The expulsion of a Councillor from the meeting for that reason does not prevent any other action from being taken against the Councillor for the act of disorder concerned[48].

15.18 A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.

15.19 Members of the public attending a meeting of the council must remain silent during the meeting unless invited by the chairperson to speak, must not bring flags, signs or protest symbols to the meeting, and must not disrupt the meeting.

15.20 Without limiting clause 15.18, a contravention of clause 15.19 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.18. Members of the public may, as provided by section 10(2) of the Act, be expelled from a meeting for a breach of clause 15.19.

15.21 Where a Councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.

15.22 If a Councillor or a member of the public fails to leave the place where a meeting of the council is being held immediately after they have been expelled, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the Councillor or member of the public from that place and, if necessary, restrain the Councillor or member of the public from re-entering that place for the remainder of the meeting[50].

How disorder by Councillors attending meetings by audio-visual link may be dealt with

15.23 Where a Councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the Councillor's audio link to the meeting for the purposes of enforcing compliance with this code.

15.24 If a Councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the Councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of meetings

15.25 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.

15.26 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording or photograph of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.

[48] Clause 15.17 reflects section 233(2) of the Regulation.
[50] Note: Failure to comply with a direction to leave a meeting is an offence under section 660 of the Act carrying a maximum penalty of 20 penalty units.

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15.27 Without limiting clause 15.18, a contravention of clause 15.26 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.18. Any person who contravenes or attempts to contravene clause 15.26, may be expelled from the meeting as provided for under section 10(2) of the Act.

15.28 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting[51].

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[51] Note: Failure to comply with a direction to leave a meeting is an offence under section 660 of the Act carrying a maximum penalty of 20 penalty units.

16 CONFLICTS OF INTEREST

16.1 All Councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's Code of Conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.

16.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's Code of Conduct. Where a Councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the Councillor's audio-visual link to the meeting must be suspended or terminated and the Councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

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17 DECISIONS OF THE COUNCIL

Council decisions

17.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council[52].

17.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

Rescinding or altering council decisions

17.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given in accordance with this code[53].

17.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with[54].

17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with this code[55].

17.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) Councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost[56].

17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same[57].

17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment[58].

17.9 A notice of motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.10 with the consent of all signatories to the notice of motion.

17.10 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council[59].

17.11 Subject to clause 17.7, in cases of urgency, a motion to alter or rescind a resolution of the council may be moved at the same meeting at which the resolution was adopted, where:

a) a notice of motion signed by three Councillors is submitted to the chairperson, and

[52] Reflects section 371 of the Act.
[53] Reflects section 372(1) of the Act.
[54] Reflects section 372(2) of the Act.
[55] Reflects section 372(3) of the Act
[56] Reflects section 372(4) of the Act.
[57] Reflects section 372(5) of the Act.
[58] Reflects section 372(7) of the Act.
[59] Reflects section 372(6) of the Act.

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b) the council resolves to deal with the motion at the meeting on the grounds that it is urgent and requires a decision by the council before the next scheduled ordinary meeting of the council.

17.12 A motion moved under clause 17.11(b) can be moved without notice. Despite any other provision of this code, only the mover of a motion referred to in clause 17.11(b) and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

17.13 A resolution adopted under clause 17.11(b) must state the reasons for the urgency.

Recommitting resolutions to correct an error

17.14 Despite the provisions of this Part, a Councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:

a) to correct any error, ambiguity or imprecision in the council's resolution, or

b) to confirm the voting on the resolution.

17.15 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.14(a), the Councillor is to propose alternative wording for the resolution.

17.16 The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.14(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.

17.17 A motion moved under clause 17.14 can be moved without notice. Despite any other provision under this code, only the mover of a motion referred to in clause 17.14 and the chairperson, if they are not the mover of the motion, can speak to the motion before it is put.

17.18 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.14.

17.19 A motion moved under clause 17.14 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

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18 TIME LIMITS ON COUNCIL MEETINGS

18.1 Meetings of the council and committees of the council are to conclude no later than 12.00am (midnight).

18.2 If the business of the meeting is unfinished at 12.00am midnight, the council or the committee may, by resolution, extend the time of the meeting.

18.3 If the business of the meeting is unfinished at 12.00am midnight, and the council does not resolve to extend the meeting, the chairperson must either:

a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or

b) adjourn the meeting to a time, date and place fixed by the chairperson.

18.4 Clause 18.3 does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.

18.5 Where a meeting is adjourned under clause 18.3 or 18.4, the General Manager must:

a) individually notify each Councillor of the time, date and place at which the meeting will reconvene, and

b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the General Manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

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19 AFTER THE MEETING

Minutes of meetings

19.1 The council is to keep full and accurate minutes of the proceedings of meetings of the council.[60]

19.2 At a minimum, the General Manager must ensure that the following matters are recorded in the council's minutes:

a) the names of Councillors attending a council meeting and whether they attended the meeting in person or by audio-visual link,

b) details of each motion moved at a council meeting and of any amendments moved to it,

c) the names of the mover and seconder of the motion or amendment,

d) whether the motion or amendment was passed or lost, and

e) such other matters specifically required under this code.

19.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.[61]

19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.[62]

19.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

19.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a meeting

19.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting.[63]

19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.[64]

[60] Reflects section 375(1) of the Act.
[61] Reflects section 375(2) of the Act.
[62] Reflects section 375(2) of the Act.
[63] Reflects section 11(1) of the Act.
[64] Reflects section 11(2) of the Act.

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19.10 Clause 19.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.[65]

19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of the council

19.12 The General Manager is to implement, without undue delay, lawful decisions of the council.[66]

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[65] Reflects section 11(3) of the Act.
[66] Reflects section 335(b) of the Act.

20 COUNCIL COMMITTEES

Application of this Part

20.1 This Part only applies to committees of the council whose members are all Councillors.

Council committees whose members are all Councillors

20.2 The council may, by resolution, establish such committees as it considers necessary.

20.3 A committee of the council is to consist of the Mayor and such other Councillors as are elected by the Councillors or appointed by the council.

20.4 The quorum for a meeting of a committee of the council is to be:

a) such number of members as the council decides, or

b) if the council has not decided a number – a majority of the members of the committee.

Functions of committees

20.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

Notice of committee meetings

20.6 The General Manager must send to each Councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:

a) the time, date and place of the meeting, and

b) the business proposed to be considered at the meeting.

20.7 Notice of less than three (3) days may be given of a committee meeting called in an emergency.

Non-members entitled to attend committee meetings

20.8 A Councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the Councillor is not entitled:

a) to give notice of business for inclusion in the agenda for the meeting, or

b) to move or second a motion at the meeting, or

c) to vote at the meeting.

Chairperson and deputy chairperson of council committees

20.9 The chairperson of each committee of the council must be:

a) the Mayor, or

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b) if the Mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or

c) if the council does not elect such a member, a member of the committee elected by the committee.

20.10 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.

20.11 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.

20.12 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

Procedure in committee meetings

20.13 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all committees of the council.

20.14 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 20.13.

20.15 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Mayoral minutes

20.16 The provisions of this code relating to mayoral minutes also apply to meetings of committees of the council in the same way they apply to meetings of the council.

Closure of committee meetings to the public

20.17 The provisions of the Act and Part 14 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.

20.18 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ended, and report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.

20.19 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 20.19 during a part of the meeting that is livestreamed where practicable.

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20.20 The General Manager must cause business papers for items of business considered during a meeting, or part of a meeting, that is closed to public, to be published on the council's website as soon as practicable after the information contained in the business papers ceases to be confidential.

20.21 The General Manager must consult with the committee and any other affected persons before publishing information on the council's website under clause 20.20 and provide reasons for why the information has ceased to be confidential.

Disorder in committee meetings

20.22 The provisions of the Act, the Regulation and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

Minutes of council committee meetings

20.23 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the following matters are recorded in the committee's minutes:

a) the names of Councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,

b) details of each motion moved at a meeting and of any amendments moved to it,

c) the names of the mover and seconder of the motion or amendment,

d) whether the motion or amendment was passed or lost, and

e) such other matters specifically required under this code.

20.24 All voting at meetings of committees of the council (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of Councillors who voted for and against each motion or amendment (including the use of the casting vote) being recorded.

20.25 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.

20.26 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

20.27 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.

20.28 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

20.29 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.

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21 IRREGULARITES

21.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:

a) a vacancy in a civic office, or

b) a failure to give notice of the meeting to any Councillor or committee member, or

c) any defect in the election or appointment of a Councillor or committee member, or

d) a failure of a Councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's Code of Conduct, or

e) a failure to comply with this code[67].

DRAFT

[67] Reflects section 374 of the Act.

22 DEFINITIONS

the Act	means the *Local Government Act 1993*
act of disorder	means an act of disorder as defined in clause 15.10 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council – means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a meeting of a committee – means the person presiding at the meeting as provided by clause 20.9 of this code
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 20.2 of this code (being a committee consisting only of Councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	includes councillors, members of staff of a council, administrators, council committee members, delegates of council and any other person exercising functions on behalf of the council
day	means calendar day
livestream	a video broadcast of a meeting transmitted across the internet concurrently with the meeting
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the *Environmental Planning and Assessment Act 1979* including any decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of Councillors or committee members necessary to conduct a meeting
the Regulation	means the *Local Government (General) Regulation 2021*

DRAFT

year	means the period beginning 1 July and ending the following 30 June

DRAFT

2025 LGNSW ANNUAL CONFERENCE: PROPOSED MOTION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To seek Council's approval for a proposed motion for the Local Government NSW (LGNSW) Annual Conference.
BACKGROUND:	The annual conference will be hosted by Penrith City Council and held from Sunday 23 to Tuesday 25 November 2025 at Panthers Penrith and Western Sydney Convention Centre. The annual conference is the key policy-making body of LGNSW and an opportunity for councillors to come together to share ideas and debate issues that shape the way LGNSW is governed and advocates on behalf of the local government sector.
COMMENTS:	The General Manager has received a proposed motion relating to motor vehicle allowances in the Local Government (State) Award.
RECOMMENDATION:	That Council approve the proposed motion (at Attachment A1) for submission to LGNSW.

PURPOSE OF REPORT

To seek Council's approval for a proposed motion for the Local Government NSW (LGNSW) Annual Conference.

BACKGROUND

The Annual Conference will be hosted by Penrith City Council and held from Sunday 23 to Tuesday 25 November 2025 at Panthers Penrith and Western Sydney Convention Centre.

The Annual Conference is the key policy-making body of LGNSW and an opportunity for councillors to come together to share ideas and debate issues that shape the way LGNSW is governed and advocates on behalf of the local government sector. The AR Bluett Awards will also be presented at the conference.

COMMENTS

Each year, councils (as LGNSW members) submit a range of motions to the annual conference. These motions relate to strategic local government issues that affect members state-wide and introduce new or emerging policy issues. They are debated and resolved by conference delegates, with successful resolutions establishing LGNSW's policy positions and guiding LGNSW's advocacy priorities for the year ahead.

Under the LGNSW rules, the latest date motions can be accepted for inclusion in the business paper is Sunday 26 October 2025.

The General Manager has received a proposed motion from Councillor Sam Ngai that:

A. Local Government NSW closely reviews the comparative cost of operating petrol, hybrid and electric vehicles when negotiating the next Local Government (State) Award for 2026.

B. the review include consideration of:

    a. local Government NSW's policy platform (10.11) which promotes the uptake of low-emission and electric vehicles.
    b. real world operating cost differences between combustion and electric vehicles being less than 10.0 cents per km.
    c. the existing Local Government (State) Award 2023 which disproportionately favours combustion vehicles by setting an allowance that is 39.0 to 54.0 cents per km higher than electric.
    d. the example set by the Federal Government's Local Government Industry Award [MA000112] which provides a uniform allowance regardless of combustion or electric motor.

The proposed motion is provided in full at **Attachment A1.**

INTEGRATED PLANNING AND REPORTING

Community Strategic Plan Outcome	Delivery Program Term Achievement	Operational Plan Task
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community	L1.1: The Community Strategic Plan drives delivery of community priorities through effective strategic planning, prioritisation, advocacy, partnerships and reporting to the community on performance.	L1.1.3: Proactively influence and respond to Commonwealth and NSW policy development and reforms affecting Ku-ring-gai, including the NSW Government's proposed housing policies.

GOVERNANCE MATTERS

Expense limits for the private use of a motor vehicle in Council's Councillor Expenses and Facilities Policy are based on the Office of Local Government (OLG) model policy (i.e. reimbursed by kilometre at the rate contained in the Local Government (State) Award).

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

No significant implications.

SOCIAL CONSIDERATIONS

No significant implications.

ENVIRONMENTAL CONSIDERATIONS

No significant implications.

COMMUNITY CONSULTATION

Not required

INTERNAL CONSULTATION

Manager Finance.

SUMMARY

The annual conference will be hosted by Penrith City Council and held from Sunday 23 to Tuesday 25 November 2025 at Panthers Penrith and Western Sydney Convention Centre. The General Manager has received a proposed motion relating to motor vehicle allowances in the Local

Government (State Award). It is recommended that Council approve the proposed motion for submission to LGNSW.

RECOMMENDATION:

That Council approve the proposed motion (at Attachment A1) for submission to LGNSW.

Christopher M Jones
Manager Governance and Corporate Strategy

Attachments:	A1⇩	Proposed LGNSW Conference Motion: Motor vehicle allowances in the Local Government (State) Award.	2025/315615

Motor Vehicle Allowances in the Local Government (State) Award

Motion

A. That Local Government NSW closely reviews the comparative cost of operating petrol, hybrid and electric vehicles when negotiating the next Local Government (State) Award for 2026.

B. That the review include consideration of:

   a. Local Government NSW's policy platform (10.11) which promotes the uptake of low-emission and electric vehicles.
   b. Real world operating cost differences between combustion and electric vehicles being less than 10.0 cents per km.
   c. The existing Local Government (State) Award 2023 which disproportionately favours combustion vehicles by setting an allowance that is 39.0 to 54.0 cents per km higher than electric.
   d. The example set by the Federal Government's Local Government Industry Award [MA000112] which provides a uniform allowance regardless of combustion or electric motor.

Note from Council

Local Government NSW has previously negotiated the Local Government (State) Award 2023, with Table 2 providing the following motor vehicle reimbursement rates for FY24/25:

- internal combustion vehicles 2.5l and over - $0.98 per km
- internal combustion vehicles under 2.5l - $0.83 per km
- hybrid vehicles - $0.64 per km
- electric vehicles - $.0.44 per km

It is not clear why electric and hybrid have a significantly lower rate per km than combustion in the 2023 award when their overall running costs are similar. For example:

- A medium sized Volkswagen consumes 10l per 100km in real world, or 18.0 cents of petrol per km.
- A medium sized Tesla consumes 15kw per 100km in real world, or 4.5-6.0 cents of electricity per km.
- Both the combustion and electric have similar costs (~80c per km) for insurance, registration, servicing, tyre replacement, and depreciation, though electric does come with higher insurance premiums.

While Local Government NSW's policy platform includes advocacy for the uptake of zero and low emission technologies including electric vehicles (10.11), its monetary rates set out in Table 2 of the State Award have the effect of discouraging low emission

vehicle adoption and promoting the continued use of higher emission internal combustion vehicles.

In considering its monetary rates, Local Government NSW could consider 19.3(c)(i) of the Fair Work Commission's Local Government Industry Award [MA000112] which sets a motor vehicle allowance of $0.98 per kilometre for local government employees regardless of fuel type in FY24/25. In the same period, the ATO has set a rate of $0.88 per kilometre to cover motor vehicle expenses regardless of fuel type.

Item GB.8 **EM00046/9**
8 September 2025

DISCLOSURES OF INTEREST RETURNS REGISTER 24/25

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To table Council's Clause 4.23 Disclosure of Interest Returns Register in accordance with Schedule 1 of the Ku-ring-gai Council Code of Conduct (the Code).
BACKGROUND:	The Code places specific obligations on Councillors, Council delegates and Council staff involved in making decisions or giving advice on Council matters to act honestly and responsibly in carrying out their functions. Councillors and Designated Persons need to complete and lodge a Written Disclosure of Interest Return. The form of the Return is prescribed in Schedule 2 of the Code. Clause 4.27 of the Code requires that the Disclosure of Interest Return Register be tabled at the first meeting after 30 September 2025.
COMMENTS:	All returns received from Councillors and Designated Persons have been collated into a Register. The Register will be tabled at the Council meeting and published to Council's website.
RECOMMENDATION:	That the tabling of the Disclosure of Interest Returns Register be noted.

Item GB.8 **EM00046/9**
8 September 2025

PURPOSE OF REPORT

To table Council's Clause 4.23 Disclosure of Interest Returns Register in accordance with Schedule 1 of the Ku-ring-gai Council Code of Conduct (the Code).

BACKGROUND

The Code places specific obligations on Councillors, Council delegates and Council staff involved in making decisions or giving advice on council matters to act honestly and responsibly in carrying out their functions.

Councillors and Designated Persons need to complete and lodge a Written Disclosure of Interest Return. Under the risk management and internal audit guidelines for local government, independent Audit, Risk and Improvement Committee (ARIC) members are Designated Persons and must also complete and submit returns of their interests.

The form of the Return is prescribed in Schedule 2 of the Code of Conduct. This obligation to lodge Returns is as much a protection for Councillors and Designated Persons as it is for the community.

Under Clause 4.27 of the Code of Conduct, the General Manager must table the Register of Returns at the first meeting after the lodgement date. Councils must make it available for inspection to any member of the public upon request.

COMMENTS

All Returns received from Councillors and Designated Persons have been collated into a Register. The Register will be tabled at the Council meeting by making it available via the Meetings Hub.

Council must make all returns of interests publicly available in accordance with the requirements of the Government Information (Public Access) Act 2009 (the GIPA Act) and Regulation.

Once tabled at Council, the Register will be published on Council's website (with signatures and residential addresses redacted).

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

Clause 4.23 of the Code of Conduct (the Code) requires the lodgement of Returns disclosing interests of Councillors and Designated Persons.

Under Clause 4.27 of the Code, Returns for the period 1 July 2024 to 30 June 2025 must be tabled at the first Council meeting held after the last day of lodgement. The last day of lodgement is 30 September 2025.

RISK MANAGEMENT

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

Nil.

SOCIAL CONSIDERATIONS

Nil.

ENVIRONMENTAL CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

Nil.

INTERNAL CONSULTATION

All Councillors and Designated Persons have been required to complete their Disclosures of Interest Returns.

SUMMARY

The Code places specific obligations on Councillors, Council delegates and Council staff involved in making decisions or giving advice on council matters to act honestly and responsibly in carrying out their functions. Councillors and Designated Persons need to complete and lodge a Written Disclosure of Interest Return. The General Manager must table the Register of Returns at the first meeting after the lodgement date.

RECOMMENDATION:

That the tabling of the Disclosure of Interest Returns Register be noted.

Eliza Gilbank-Heim
Governance Support Officer

Jane Fitzpatrick
Team Leader Governance

Item GB.9 **FY00623/8**
3 October 2025

INVESTMENT REPORT AS AT 30 SEPTEMBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To present Council's investment portfolio performance for September 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 September 2025 was $2,308,000, against the budget of $2,038,000 giving a year-to-date favourable variance of $270,000.
RECOMMENDATION:	That the summary of investments performance for September 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 September 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.

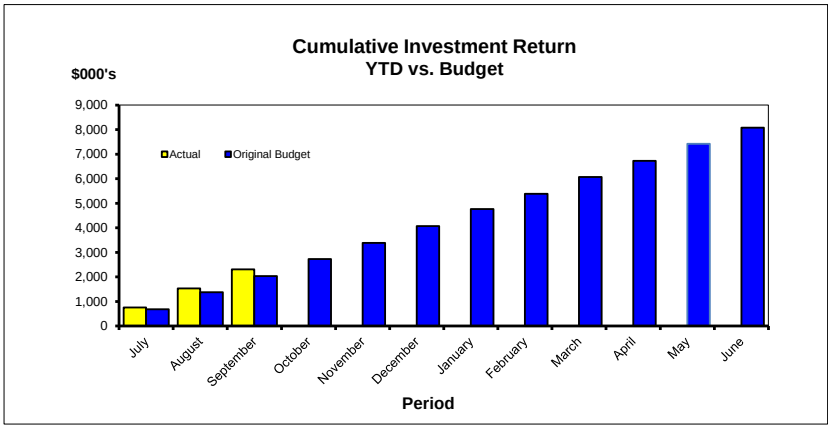
Performance Indicator & Policy Targets	Indicator	Details
Portfolio Performance vs. Benchmark	✔	Council's investment performance aligned with the Industry benchmark
Monthly Investment Income vs. Budget	✔	Council's income from investments exceeded monthly budget
Investment Policy Compliance:		
Legislative 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 September 2025 is $2,308,000, compared to the budget of $2,038,000, resulting in a favourable year-to-date variance of $270,000.

$000's	Sep-25 Year To Date
Investment Return	2,308
Budget	2,038
Variance	270

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 30 September 2025 was $204,862,000 compared to $198,818,000 at the end of August 2025. The net cash inflow of $6,044,000 was mainly due to the first instalment of rates income.

During the month, no investments have matured and there was one new investment.

Investment Name	Investment Rating (S&P)	New/Re-Investments $' 000	Investments Matured/Sold $' 000	Interest Rate %
Bank of China 3 Month Term Deposit	A	6,000	0	3.95
TOTAL		**6,000**	**0**	

Investment Performance against Industry Benchmark

Overall, the investment performance in September 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 SEP 2025 YTD Return %	Annualised Industry Benchmark %	Variance %
At Call/Cash/Term Deposits/FRNs (Benchmark is AusBond Bank Bill Index)	4.68	3.69	0.99

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

Table 2 - Investments Portfolio Summary during September 2025

Investment Name	Investment Rating	Invested at 30-Sep-2025 $000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 30-Sep-2025 $000's	Maturity
At Call/Cash Account**							
Westpac At-Call	AA-	669	0.00	0.00	0.33	669	At Call
Westpac Bank Deposit Max-I Investment	AA-	11,586	0.58	4.16	5.66	11,586	At Call
Westpac Bank Deposit Transport NSW Grant (LCH)	AA+	63	0.02	0.54	0.03	63	At Call
Sub Total		**12,318**				**12,318**	
Term Deposits							
Rabobank Australia 6 Month Term	A	4,000	0.35	4.33	1.95	4,000	Nov-25
Bank of China 3 Month Term Deposit	A	4,000	0.34	4.11	1.95	4,000	Nov-25
AMP Bank 6 Month Term Deposit	BBB+	6,000	0.36	4.45	2.93	6,000	Nov-25
Bank of China 3 Month Term Deposit	A-	6,000	0.32	3.95	2.93	6,000	Nov-25
AMP BANK 5 Month Term Deposit	BBB+	4,000	0.35	4.30	1.95	4,000	Dec-25
Bank of China 4 Month Term Deposit	A	4,000	0.34	4.11	1.95	4,000	Jan-26
Heartland Bank 6 Month Term Deposit	BBB	6,000	0.36	4.35	2.93	6,000	Jan-26
Bank of China 6 Month Term Deposit	A	5,000	0.34	4.16	2.44	5,000	Feb-26
Beyond Bank 6 Month Term Deposit	BBB+	8,000	0.35	4.25	3.91	8,000	Feb-26
Bank of Queensland 3 Year Term Deposit	A-	5,000	0.40	4.95	2.44	5,000	Feb-26
ING Bank 1 Year Term Deposit	A	4,000	0.38	4.66	1.95	4,000	Mar-26
ING Bank 3 Year Term Deposit	A	5,000	0.43	5.30	2.44	5,000	Jun-26
Judo Bank 1 Year Term Deposit	BBB	6,000	0.35	4.30	2.93	6,000	Jul-26
P&N Bank 3 Year Term Deposit	BBB+	5,000	0.45	5.50	2.44	5,000	Jul-26
Heartland 1 Year Term Deposit	BBB	2,000	0.34	4.20	0.98	2,000	Aug-26
Westpac 5 Year Term Deposit	AA-	4,000	0.21	2.50	1.95	4,000	Feb-27
Rabobank Australia 3 Year Term Deposit	A	5,000	0.42	5.12	2.44	5,000	May-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.49	1,000	Sep-27
Macquarie Bank 5 Year Term Deposit	A	1,000	0.37	4.55	0.49	1,000	Sep-27
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.44	5,000	Feb-28
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.20	2.44	5,000	Jun-28
Rabobank Australia 5 Year Term Deposit	A	5,000	0.42	5.20	2.44	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.15	2.93	6,000	Feb-29
ING Bank 5 Year Term Deposit	A	5,000	0.42	5.13	2.44	5,000	Feb-29
Rabobank Australia 5 Year Term Deposit	A	3,000	0.44	5.35	1.46	3,000	Apr-29
Rabobank Australia 5 Year Term Deposit	A	6,000	0.40	4.85	2.93	6,000	Aug-29
Rabobank Australia 5 Year Term Deposit	A	6,000	0.42	5.10	2.93	6,000	Feb-30
Rabobank Australia 5 Year Term Deposit	A	4,000	0.41	5.02	1.95	4,000	Mar-30
Rabobank Australia 5 Year Term Deposit	A	4,000	0.38	4.70	1.95	4,000	Apr-30
Rabobank Australia 5 Year Term Deposit	A	5,000	0.37	4.55	2.44	5,000	Jun-30
Rabobank Australia 5 Year Term Deposit	A	6,000	0.38	4.70	2.93	6,000	Jul-30
Sub Total		**145,000**				**145,000**	

Investment Name	Investment Rating	Invested at 30-Sep-2025 $000's	Month Return (%)	Annualised YTD Return (%)	Total Invested (%)	Market Value at 31-Aug-2025 $000's***	Maturity
Fixed & Floating Rate Notes (FRNs)							
Mystate Bank 3 Year Senior FRN	BBB+	1,500	0.42	5.16	0.73	1,500	Oct-25
Suncorp-Metway Ltd 3 Year Fixed Covered Bond	AAA	2,200	0.41	4.96	1.07	2,243	Oct-25
Bendigo Bank 5 Year FRN	A-	1,700	0.34	4.25	0.83	1,701	Dec-25
Suncorp-Metway Limited 5 Year FRN	AA-	4,500	0.38	4.62	2.20	6,121	Jan-27
Commonwealth Bank 5 Year Fixed Senior Note	AA-	3,496	0.37	4.55	1.71	3,545	Aug-27
AMP Bank 3 Year FRN	BBB+	3,400	0.41	5.06	1.66	3,456	Aug-27
ANZ Bank 5 Year Senior FRN	AA-	800	0.39	4.73	0.39	800	Mar-28
Bank of Queensland 5 Year Floating Covered Bond	AAA	1,750	0.42	5.10	0.85	1,771	May-28
Mutual Bank 3 Year Floating Bond	BBB	3,000	0.43	5.30	1.46	3,000	May-28
Bendigo Bank 5 Year Floating Covered Bond	AAA	2,800	0.40	4.92	1.37	2,843	Jun-28
Suncorp Metway 5 Year Floating Covered Bond	AAA	3,000	0.40	4.90	1.46	3,038	Jul-28
Commonwealth Bank of Australia 5 Year Senior FRN	AA-	5,000	0.38	4.73	2.44	5,058	Aug-28
ANZ 5 Year FRN Senior	AA-	4,200	0.38	4.71	2.05	4,245	Sep-28
Rabobank Australia 5 Year Fixed MTNs	A	4,000	0.42	5.15	1.95	4,122	Feb-29
Suncorp Metway 5 Year Fixed MTNs	AA-	1,598	0.40	4.89	0.78	1,665	Mar-29
Rabobank Australia 5 Year Senior MTN	A	2,600	0.38	4.75	1.27	2,631	Jul-29
ING Bank 5 Year Covered FRN	AAA	2,000	0.37	4.47	0.98	2,000	Jul-29
Sub Total		**47,544**				**49,739**	
Total Portfolio		**204,862**		**4.65***	**100.00**	**207,057**	
Matured/Traded Investments - Weighted YTD Average Return (%)				**4.86**			
Weighted Average Overall Return Year To date (%)				**4.68**			

** Weighted average returns.*

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

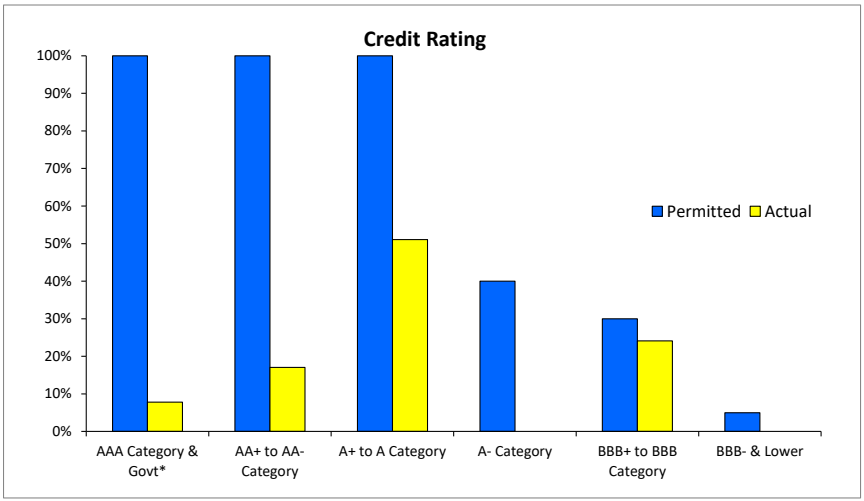
**** Market Values as at 30 September 2024 were not available at the time of writing the report.*

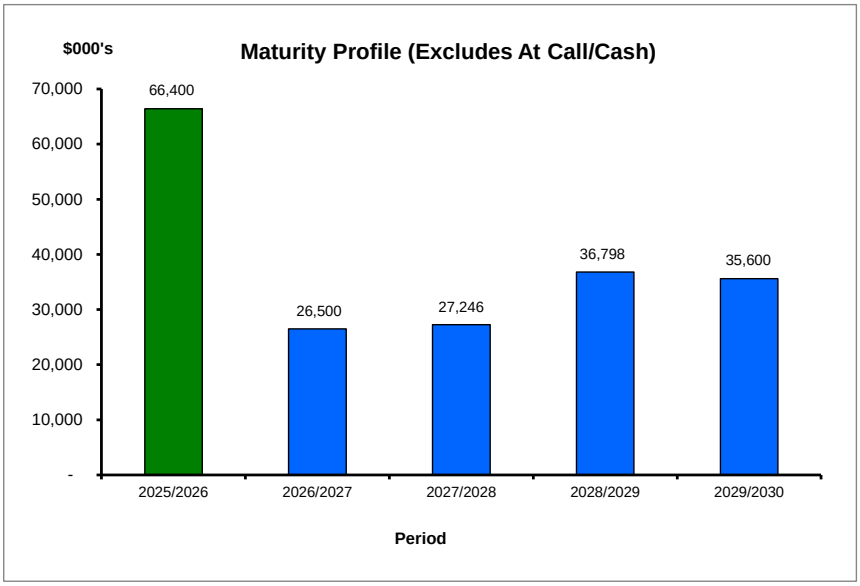
Investment by Credit rating and Maturity Profile

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

Rating Group	Permitted	Actual	Permitted Less Actual
AAA Category & Govt*	100%	8%	92%
AA+ to AA- Category	100%	17%	83%
A+ to A Category	100%	51%	49%
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 30 September 2025:

- Council's total cash and investment portfolio was $204,862,000, a net cash inflow of $6,044,000 mainly due to the first instalment of rates income.

- The net return on investments for the financial year to the end of September 2025 is $2,308,000, compared to the budget of $2,038,000, resulting in a favourable year-to-date variance of $270,000.

RECOMMENDATION:

That:

A. The summary of investments and performance for September 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

Item GB.9 **FY00623/8**
3 October 2025

Angela Apostol
Director Corporate

PROJECT STATUS REPORT - OCTOBER 2025

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with the Project Status Report for July – September 2025.
BACKGROUND:	On 22 May 2018, a Notice of Motion was considered by Council regarding the development of a monthly Project Status Report. On 14 May 2019, Council resolved to extend the reporting timeframe from monthly to a quarterly.
COMMENTS:	The Notice of Motion noted that while projects are reported to Council and the community through a number of other reports, the frequency of reporting is a more reliable and recurring method to update Council and the community. The report will be placed on Council's website following Council's resolution.
RECOMMENDATION:	That Council receive and note the Project Status Report for July – September 2025.

PURPOSE OF REPORT

To provide Council with the Project Status Report for July – September 2025.

BACKGROUND

On 22 May 2018, a Notice of Motion (NOM) was considered by Council regarding the development of a monthly Project Status Report. As a result, Council resolved the following;

A. That a Capital and Operational Projects Report is to be tabled at an ordinary meeting of council each month. The reporting will commence in FY19 with a report for the period of July 2018.

B. That the report should include any progress made in the month as well as a progress summary for the financial year to date. Where there has been no progress in the month, it is acceptable to acknowledge that nothing has progressed. And where a project has yet to commence, it is acceptable to note the expected start date.

C. That council staff may use their discretion in deciding whether any additional columns of information should be presented.

D. That the reported projects should include, but are not limited to, those that are mentioned in Council's Delivery Program and Operational Plan. For brevity, council staff may choose to aggregate some projects or set a reasonable threshold for reporting purposes.

E. That the current and historical monthly reports should be easily found on the Ku-ring-gai Council website (i.e. not just through searching council agenda items). One possibility is to create a page for the monthly Capital and Operational Projects Reports under "Current works and upgrades".

F. That after the first six months of the report, the Councillors and Directors should discuss whether the frequency of the report should be adjusted.

On 14 May 2019, Council resolved to extend the reporting timeframe from monthly to a quarterly report:

A. That Council receive and note the Project Status Report for April 2019.

B. That the Project Status Report be placed on Council's website.

C. That the reporting timeframe be changed from monthly to quarterly.

In accordance with Part C of the resolution of 22 May 2019, the attached report is for the period July – September 2025 (Attachment A1).

COMMENTS

Reporting on projects is currently undertaken through:

- Quarterly Financial Reports;
- Bi-annual reports on the progress of the Delivery Program & Operational Plan; and
- Annual Report.

The NoM noted that while projects are reported to Council and the community through these statutory reports, the frequency of quarterly reporting is a more reliable and recurring method to update Council and the community.

The NoM guided the report structure and content for the Project Status Report which Council staff has prepared based on the following criteria:

- Capital projects delivering community/public infrastructure;
- Threshold applied to total budget per project – greater than or equal to $250k;
- No operational projects are included; and
- Any specific project that Councillors wish to be included in the report.

The report will be placed on Council's website following Council's resolution.

INTEGRATED PLANNING AND REPORTING

Leadership & Service Excellence.

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
L1: Provide strong and ethical civic leadership to ensure good governance and build and maintain trust and confidence within the community.	L1.1: The Community Strategic Plan drives delivery of community priorities through effective strategic planning, prioritisation, advocacy, partnerships and reporting to the community on performance.	L1.1.2: Update reports and supporting systems to deliver clear and comprehensive reporting to councillors and the community on performance and delivery.

GOVERNANCE MATTERS

The Project Status Report will be submitted to Council the first meeting following the end of each quarter.

RISK MANAGEMENT

The Project Status Report is not generated through Council's corporate information and financial systems. As such, it is reliant of key staff to provide input and to critique.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with this report.

SOCIAL CONSIDERATIONS

The project status report will be placed on Council's website following Council's resolution.

ENVIRONMENTAL CONSIDERATIONS

Not applicable.

COMMUNITY CONSULTATION

Not applicable.

INTERNAL CONSULTATION

General Manager and Directors, along with staff from Corporate, Operations and Strategy & Environment have contributed to the structure and content of the Project Status Report.

SUMMARY

On 14 May 2019, Council resolved to extend the project status reporting timeframe from monthly to quarterly.
The Project Status Report has been prepared based on the following criteria:

- Capital projects delivering community/public infrastructure;
- Threshold applied to total budget per project – greater than or equal to $250k;
- No operational projects are included; and
- Any specific project that Councillors wish to be included in the report.

In accordance with Council's resolution the attached report is for the period August - November 2024.

RECOMMENDATION:

A. That Council receive and note the Project Status Report for the period July – September 2025.

B. That the Project Status Report be placed on Council's website.

Peter Lichaa
Director Operations

Attachments: A1⇩ Project Status Report July - September 2025 2025/329278

PROJECT STATUS REPORT: July – September 2025

Dept	Category	Program	Project Description	Suburb	Project Phase	Proposed Project Completion	Project Update Comments
Strategy	Cat 3 (.>$1m)	Capital Building Works	St Ives Indoor Courts	St Ives	M5 - Construction	Dec-25	Delivery by others. Construction of the new sports facility has begun. Inclement weather from December 2023 has delayed work through to July 2024 impacting remediation and construction works. Building is progressing well with sports hall completed, internal fit out is at 80% completed. Changerooms and amenities are at 95% completion with only minor required (paint, small fixtures) to complete. The Sports court timber floor is currently being installed to be completed by mid-October. Completion December 2025
Strategy	Cat 1 ($250k – 500k)	Planning Policies and Guidelines	Affordable Housing Strategy and Policy	LGA	Planning	Oct-25	Completed the Ku-ring-gai Affordable Housing Policy was adopted by Council at the April 2025 OMC. Further amendments to the adopted Affordable Housing Policy to align with the Draft Affordable Housing Contributions Scheme were on public exhibition from 25 August to 22 September 2025 and will be considered for adoption at the OMC October 2025.
Strategy	Cat 3 (.>$1m)	Land Sales	Lindfield Library Site	Lindfield	Design Documentation	Complete	A Section 4.55 (1A) application was lodged in November 2024, in relation to closing out deferred commencement conditions imposed by Sydney Trains on the original DA (DA0570/18) approval. The Notice of Determination dated 5 August 2025, approving the S4.55 application, can be found here - 2025/254769 The conditions of the original DA have been duly amended in the Notice of Determination, effectively discharging the original Sydney Trains deferred commencement conditions. As per section 4.53 of the Act, the consent is now valid for an additional 5 years - to July 2030. The Operational Consent letter dated 19th August 2025 can be found here 2025/275155 . The project is complete.
Strategy	Cat 3 (.>$1m)	Local Centres Roads Improvement Program	New traffic at signals intersection of Pacific Highway and Strickland Ave, modifications to traffic signals at intersection of Pacific Highway and Balfour St/Havilah Road, and new traffic at signals intersection of Pacific Highway and Beaconsfield Pde.	Lindfield	Design Documentation	May-26	Pacific Highway and Strickland Ave: Formal comments from TfNSW for the 50% detailed design package were received in mid-June and forwarded to the design consultants for review. Utility location investigations are still being arranged. Pacific Highway and Balfour Street/Havilah Road: Utility investigation night works were completed in early July. Internal approvals were received for utility coordination design and lighting design, and the project is now progressing towards the 100% design stage. Pacific Highway and Beaconsfield Parade: Based on the fees being incurred for the modifications to traffic signals at intersection of Pacific Highway and Balfour St/Havilah Road, a Request for Tender is now being developed for traffic signal modelling and detailed design/documentation, which also includes the minor relocation of the existing pedestrian activated signals outside Lindfield station.
Strategy	Cat 2 ($501k-$1m)	Water Sensitive Urban Design (WSUD)	Stormwater harvesting and reusing Project	Local Government Area	Concept development and Construction	Jun-25	This includes construction of harvesting components through ongoing sportsfield upgrade projects (please note this includes projects reports separately): Review of the 2019 Bannockburn Oval Stormwater Harvesting preferred design option to be done in 25/26 with the detailed design to be completed at the same time so it's ready for the future irrigation oval upgrade.
Strategy	Cat 2 ($501k-$1m)	Capital Building Works	Ku-ring-gai High School Hockey Facility – car park	North Turramurra	Design Documentation and Construction	Dec-25	DA is completed with design and approvals package forwarded to SINSW for delivery. Construction is anticipated to be undertaken at the end of the year to reduce impact on school activities, subject to finalisation of transaction documents clarifying Council's ongoing role in facility operations. Transaction documents remain with SINSW for review.
Operations	Cat 3 (.>$1m)	Open Space Acquisition Program	Bedes Forest Upgrade	St Ives	M3 - Documentation	Jun-27	Design package is complete for construction tender. Construction targeted to commence by mid-2026.
Operations	Cat 3 (.>$1m)	Local Centre Streetscape	Streetscape improvements to Lindfield Avenue and Tryon Road	Lindfield	M3 - Documentation	Jun-28	Design package is being finalised following delays associated with the drainage design. Construction targeted to commence by late 2026.
Operations	Cat 3 (.>$1m)	Local Centre Streetscape Improvement Program	Streetscape Improvements to Pacific Highway, Fitzsimons Lane and adjoining streets (north of McIntyre Street)	Gordon	M3 - Documentation	Jun-27	Design package is being finalised following delays associated with traffic approvals. Construction targeted to commence by mid-2026.
Operations	Cat 2 ($501k - $1m)	Open Space/Recreational Assets	Ibbitson Park Upgrade – Stage 1 Park and Playspace Upgrade	Lindfield	M3 - Documentation	Jun-27	Design package is being finalised following delays associated with resolving conflicts with existing utilities. Construction targeted to commence by mid-late 2026.
Operations	Cat 2 ($501k-$1m)	District Parks Upgrade Program	Robert Pymble Park - Stage 2 MP implementation works	Pymble	M3 - Documentation	Jun-28	Design package for Stage 2 of masterplan upgrades including amenities upgrade is being finalised with construction targeted to commence by mid-2026.
Operations	Cat 1 ($250k- 500k)	Neighbourhood Centres Revitalisation Program	East Turramurra - Neighbourhood Centre Upgrade	Turramurra	M3 - Documentation	Jul-27	Considering the staging and scope of the grant funded High Pedestrian Activity Areas (HPAA). Working towards a tender for the construction of the works at the end of this financial year however components of the HPAA works may be delivered sooner.
Operations	Cat 1 ($250k-500k)	Traffic Facilities	Telegraph Road Safety Upgrade	Pymble	M3 - Documentation	Jun-26	Design package is being finalised. Construction completion expected by mid-2026.

Operations	Cat 3 (.>$1m)	Footpaths	Construction of New Footpaths	Various	M6 - Completed	Jun-26	The Procurement and construction of the 25/26 FY program is currently being arranged with completion of all programmed works expected by June 2026.
Operations	Cat 2 ($501k-$1m)	Sportsfields	New Club House including amenity facilities at Bannockburn	Pymble	M3 - Documentation	Jun-27	The design package is being developed.
Operations	Cat 2 ($501k-$1m)	Roads Renewal Program	Resurfacing Council Roads	Various	M5 - Construction	Jun-26	The procurement and construction of the 25/26 FY program has commenced. Works have been completed at Robina St, St. Ives, Livingstone Ave Pymble, Peace Ave Pymble, Ward St Pymble and The Grove Roseville.
Operations	Cat 1 ($250k-500k)	Open Space & Recreational	Sequoia Close - Playspace Upgrade	Wahroonga	M3 - Documentation	Dec-26	Design package is being developed. Construction targeted to commence by mid-2026.
Operations	Cat 2 ($501k-$1m)	Parks Development	St Ives Showground Upgrade Works - Main Carpark Upgrade	St Ives	M4 - Procurement	Cancelled	Council resolved to decline to accept any tenders and cancel the proposal for the contract and that the carpark requirements be revisited when completing the masterplan for the St Ives Showground site.
Operations	Cat 1 ($250k-500k)	Public Toilets	Auluba Oval Amenities Renewal	Turramurra	M5 – Construction	Sep-25	The project was completed in September 2025.
Operations	Cat 3 (.>$1m)	Sports fields	Norman Griffiths Oval Upgrade	West Pymble	M5 - Construction	Oct-26	Council resolved to proceed with a synthetic turf surface at Norman Griffiths Oval at the Extraordinary Meeting of Council on 11 September 2025. The completion of the design, review of REF and adjustment of the sewer main are being arranged for the procurement of a construction contractor.
Operations	Cat 3 (.>$1m)	Community Partnerships	St Ives Cultural and Environmental Education Centre	St Ives	M3 - Documentation	TBC	A Quantity Surveyor has been engaged to update the estimate for construction. The operational business case is also being reviewed.
Operations	Cat 1 ($250k-500k)	Open Space & Recreational	Comenarra Oval Playspace Upgrade	Turramurra	M4 - Procurement	Jul-26	The construction tender has been awarded with expected completion by mid-2026.
Operations	Cat 3 (>$1m)	Parks Development	Hassall Park – Stage 2 – Implementation of Masterplan	St Ives	M4 - Procurement	Jun-26	The construction tender has been awarded with expected completion by mid-2026.
Operations	Cat 1 ($250k-500k)	Open Space & Recreational	Mimosa Oval Playspace Upgrade	Turramurra	M3 - Documentation	Dec-26	Design package is being developed. Construction targeted to commence mid-2026.
Operations	Cat 3 (.>$1m)	Open Space & Recreational	Caley's Pavilion - Boardwalk Replacement	St Ives	M4 - Procurement	Sep-25	Project is now complete.
Operations	Cat 3 (.>$1m)	Open Space & Recreational	Wildflower Garden - District Playspace Upgrade	St Ives	M3 - Documentation	Jun-27	Design package is being developed. Construction targeted to commence by mid-2026.
							CHART KEY
						Project Stage	**Overview**
						M1 - Initiation	Project is passed to Operations to commence. There may be a lag time between M1 and M2 as the project is bought into the current program of works for teams within operations.
						M2 - Concept	Project is assigned to an appropriate office to begin site analysis, planning, undertake internal/external consultation tasks leading to the development of a finalised concept plan
						M3 - Documentation	Following approval of Concept plan which for most projects above $250,000 would include public exhibition the project is moved into the documentation phase. This phase includes additional internal consultation/external notification and the gathering of any applicable approvals required to undertake the works.
						M4 - Procurement	Project is handed to the projects delivery team to undertake the procurement of the works through Council's Minor Works Schedule, an RFQ process or via an open tender.
						M5 - Construction	Following appointment of a contractor works are scheduled for construction. The date supplied is the date the contract was awarded as opposed to the date works began on site. This stage is complete at handover back to the relevant Assets team within Council.
						M6 - Completed	The Project is then capitalised against new or upgraded assets and completed. There are usually still defects liability periods associated with projects still in place.

POLICY UPDATES - COMMERCIAL LEASING POLICY, ACQUISITION AND DIVESTMENT OF LAND POLICY AND EASEMENT MANAGEMENT POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider and endorse the updates of the Commercial Leasing Policy 2019, Acquisition and Divestment of Land Policy 2019 and the Easement Management Policy 2019.
BACKGROUND:	On 19 November 2019, Council resolved to adopt abovementioned policies.
COMMENTS:	The policies have been reviewed by staff and, apart from a few minor changes involving administrative and legislative updates, the policies are still contemporary and reflect best practice for land and property dealings involving Council owned and managed lands. Given the minor and administrative nature of the proposed updates, exhibition of the subject policies is not considered necessary.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council resolves to adopt the Commercial Leasing Policy 2025, Acquisition and Divestment of Land Policy 2025 and the Easement Management Policy 2025 as outlined in this report.

PURPOSE OF REPORT

For Council to consider and endorse the updates of the Commercial Leasing Policy 2019, Acquisition and Divestment of Land Policy 2019 and the Easement Management Policy 2019.

BACKGROUND

On 19 November 2019, Council resolved to adopt the Commercial Leasing Policy 2019, Acquisition and Divestment of Land Policy 2019 and the Easement Management Policy 2019.

These policies aim to provide a structured and consistent direction for Council's lease and property related operations to ensure legal and regulatory compliance as well as mitigating risk and promotion of accountability.

COMMENTS

Council staff have conducted a periodic review of the policies and, apart from a few minor changes involving administrative and legislative updates, the policies are still contemporary and reflect best practice for land and property dealings involving Council owned and managed lands.

Commercial Leasing Policy

The purposes of this policy are to:

- Set out the framework, responsibilities and processes for Council and officers to account for and manage the leasing and licensing of Council and Crown Land that is of a commercial based nature and is expected to return a market rent or fee for the commercial rights conferred; and
- identify, manage and mitigate the risks associated with the leasing and licensing of Council and Crown Land.

Policy Update

There are no proposed material changes to this policy other than:

- References to relevant legislation, planning controls and policy have been updated where appropriate; and
- to provide clarification regarding leasing and licensing procedure, which requires a formal resolution of Council unless otherwise delegated by Council.

Acquisition and Divestment of Land Policy

The purposes of this policy are to:

- Set out the principles, framework, responsibilities and processes for Council and officers to account for, and manage the acquisition and divestment of Council Land assets;
- identify, manage and mitigate the risks associated with the acquisition and divestment of Land;

- ensure impartiality, transparency, accountability and the delivery of best value in the divestment of Land;
- describe the manner in which Ku-ring-gai Council will undertake the acquisition and divestment of Land assets and to provide Council with:
    a) a documented reference to guide its decision making process;
    b) a reference that will continue across successive Councils;
    c) an endorsed framework to enable and pursue land acquisition and divestment opportunities of merit and pro-actively present such opportunities to Council; and
    d) established delegations necessary to allow implementation functions to be addressed to meet market drivers; and
- define the criteria which must be considered prior to the acquisition and/or divestment of Council owned Land and the process and procedures, including public consultation and notification, required to be undertaken prior to the divestment of any Council owned Land.

Policy Updates

There are no proposed material changes to this policy other than:

- To ensure references to relevant legislation, planning controls and policy have been updated where appropriate;
- to ensure adherence to new NSW Government procedural processes when contemplating acquisition of land for public purposes; and
- to provide further detail and clarification in relation to the requirement for independent valuation advice for the acquisition of private land, including the additional entitlements that may be afforded to landowners in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*, as well as the requirement for formal Council approval prior to acquisition/divestment of any lands.

Easement Management Policy

The purposes of this policy are to:

- Inform internal and external stakeholders in relation to the creation, modification and extinguishment of an easement over property that is the subject of a Development Application or when requested by an Owner;
- ensure consistency of approach for the following:
    a) creation/modification of easements over public land, that are required as a result of development and public works;
    b) extinguishment or modification of easements that benefit Council over privately owned land if it is no longer required by Council; and
    c) creation of easements that benefit Council over private land; and
- set out measures and procedures so that each party is aware of their responsibilities and likely costs.

Policy Updates

There are no proposed material changes to this policy other than:

- To ensure references to relevant legislation, planning controls and policy have been updated where appropriate; and

- reference to Council's adopted Fees and Charges for minimum compensation/commercial consideration.

INTEGRATED PLANNING AND REPORTING

Leadership and service excellence

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
L2: Support the long-term financial sustainability of Council through sound financial and asset management.	L2.2: Council's property assets are managed to achieve Ku-ring-gai's strategies and priority projects contained within the Community Strategic Plan and Delivery Program.	L2.2.1: Progress Council approved property acquisitions and divestments.
		L2.2.2: Optimise financial returns from Council's existing property portfolio, given the prevailing market conditions

GOVERNANCE MATTERS

The three (3) policies have been updated to reflect any legislative changes that have occurred since the time that the policies were last reviewed.

RISK IMPLICATION STATEMENT

By updating Council's policies regularly, any risks which Council could be exposed to as a result of following out of date policies will be minimised.

FINANCIAL CONSIDERATIONS

There are no financial considerations for Council arising from the review of these policies.

SOCIAL CONSIDERATIONS

Having adopted policy positions for commercial lease and land dealings promotes probity, transparency and equity considerations for internal and external stakeholders.

ENVIRONMENTAL CONSIDERATIONS

Nil.

COMMUNITY CONSULTATION

There has been no community consultation as the proposed changes to the policies are inconsequential and primarily reflect legislative updates. The policies are publicly available through Council's website.

INTERNAL CONSULTATION

There has been internal consultation with Council's Strategy and Environment Department.

SUMMARY

On 19 November 2019, Council resolved to adopt the Commercial Leasing Policy 2019, Acquisition and Divestment of Land Policy 2019 and the Easement Management Policy 2019. These policies aim to provide a structured and consistent direction for Council's lease and property related operations to ensure legal and regulatory compliance as well as mitigating risk and promotion of accountability.

Council staff have conducted a periodic review of the policies and, apart from a few minor changes involving administrative and legislative updates, the policies are still contemporary and reflect best practice for land and property dealings involving Council owned and managed lands.

The updated Commercial Leasing Policy 2025, Acquisition and Divestment of Land Policy 2025 and the Easement Management Policy 2025 are enclosed for Council's consideration and endorsement.

RECOMMENDATION:

That Council adopt the following policies:

A. Commercial Leasing Policy 2025;

B. Acquisition and Divestment of Land Policy 2025; and

C. Easement Management Policy 2025.

Vince Rago
Acting Manager Property

Andrew Watson
Director Strategy & Environment

Attachments:	A1⇩	Commercial Leasing Policy 2025	2025/317669
	A2⇩	Acquisition and Divestment of Land Policy 2025	2025/317677
	A3⇩	Easement Management Policy 2025	2025/317675

Ku-ring-gai Council

Policy

Commercial Leasing Policy

Version Number ~~23~~

Adopted: ~~19 November 2019~~To be confirmed 2025

Effective: ~~20 November 2019~~To be confirmed 2025

Commercial Leasing Policy

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Controlled Document Information

Authorisation Details

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Controlled Document Number:	98	**TRIM Record No:**	2019/2207942024/219366
Controlled Document Type:	Policy		
Controlled Document Name:	Commercial Leasing Policy		
Version Number:	23		
Department:	Strategy and Environment		
Distribution:	Internal and External		
Review Period: Max < 4 years	4 years	**Next Review Date:**	November 20232029
Document Status:	Approved		
Approval Type:	Adopted by Council		
Version Start Date:	20 November 2019To be confirmed 2025	**Version End Date:**	TBA

Related Document Information, Standards & References

Related Legislation:	Council's property activities will be managed within the legislative parameters of the: ▪ Local Government Act 1993; ▪ Valuation of Land Act 1916; ▪ Conveyancing Act,1919; ▪ Crown Land Management Act 2016; ▪ Environmental Planning and Assessment Act 1979; ▪ Roads Act 1993; ▪ Crown Land Management Act 2016; ▪ Native Title Act 1993; ▪ Environment Protection and Biodiversity Conservation Act, 1999; ▪ Local Government Act 1993; ▪ Local Government (General) Regulation 2021; ▪ Native Title Act 1993; ▪ Real Property Act 19191900; ▪ Retail Leases Act 1994; ▪ Regulations under each of the above Acts noted in this section; ▪ Roads Act 1993; ▪ Valuation of Land Act 1916; ▪ any other legislation applicable to the Policy.
Related Documents - Procedures, Guidelines, Forms,	Ku-ring-gai Local Environment Plan [Local Centres] 2012 Ku-ring-gai Local Environmental Plan 2015 • Ku-ring-gai Community Strategic Plan – Our Ku-ring-gai 2038;

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WHS Modules/PCD's, Risk Assessments, Work Method Statements, etc	• Ku-ring-gai Development Control Plan; • Ku-ring-gai Local Centres Development ControlEnvironmental Plan 2015; and • Generic and specific Plans of Management for Community Classified Land.

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Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	10/06/2014	20/08/2019	Deborah Silva	First version
2	20/11/2019	TBA	Claire Khalil	Changes include: • Formatting updates • Inclusion of new Crown Land Management Act 2016 provisions and Native Title Act 1993 requirements • Capacity to impose sales based rent for retail leases and relevant commercial leases/licences
3	August 2025	TBA	Steve Johnson	Changes include: • references to relevant legislation, planning controls and policy have been updated where appropriate; and • clarification regarding leasing and licensing procedure, which requires a formal resolution of Council unless otherwise delegated by Council. • Minor editorial changes and updated legislation

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Policy

1. Introduction

Council owns land across the local government area. It also manages certain Crown Land on behalf of the NSW Government. A significant portion of this land is used under formal arrangement by other people, groups or companies. Examples of these types of uses include:

- Commercial, retail, or residential use;
- Community or recreation groups that exclusively occupy a premises;
- Community or recreation groups that seasonally occupy a premises;
- Groups that have regular non-exclusive access to Council facilities;
- Groups or people that use a facility on an irregular or one off basis.

This Policy applies to agreements relating to exclusive occupation of a Council facility or land for commercial and retail uses only. Such occupation will typically be in the form of a lease agreement, but may also include a licence.

This Policy does not apply to leases and licences for residential or community use, seasonal tenancies or ground allocations for Council's sporting ovals.

2. Purpose

The purposes of this Policy are to:

2.1 Set out the framework, responsibilities and processes for Council and officers to account for, and manage the leasing and licensing of Council and Crown Land that is of a commercial based nature and is expected to return a market rent or fee for the commercial rights conferred.

2.2 Identify, manage and mitigate the risks associated with the leasing and licensing of Council and Crown Land.

3. Objectives

The objectives of this Policy are to provide Council with a framework for decision-making which adopts the following principles:

a) probity;
b) statutory compliance;
c) commercial maximisation, flexibility and confidentiality;
d) transparency of process; and
e) achievement of specific strategic outcomes of Council and the community.

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4. Legislative Requirements

Legislation and other instruments relevant to Council's commercial leasing of land under this Policy are listed under Related Legislation and Documents at the beginning of the policy. Other legislation or instruments may also be relevant depending on the particular circumstances.

4.1 The Local Government Act 1993 and the Crown Land Management Act 2016 vests authority in Council to grant leases, licences and other interests over Council land and Crown Land managed by Council as a Crown Land Manager.

4.2 In accordance with Council's Purchasing Policy, Land activities are excluded from the provisions of the Purchasing Policy.

4.3 In respect of the granting of leases, licences, permits and authorities over Crown Land where Council is a Crown Land Manager, an assessment of potential native title rights and interests must be carried out in accordance with the requirements of the Native Title Act 1994. Leases, licences, and other interests can only be granted after advice is obtained from Council's appointed Native Title Manager.

4.4 Leases and licences over community land and Crown Land may only be granted if a plan of management expressly authorises the lease or licence, its purpose is consistent with the core objectives for the land and is for a purpose permitted under section 46 of the Local Government Act 1993.

5. Fundamental Principles

All decisions and actions in relation to the leasing and licensing of land will have due regard to the following fundamental principles:

- **Best Value for Money** – achieving "best value" may include financial, social and environmental benefits;
- **Transparency** – processes must be open to scrutiny and provide full information and record the reasons behind decisions;
- **Accountability** – demonstrate the best use of public resources and the highest level of performance through appropriate record keeping and audit trails;
- **Impartiality** – address perceived or actual conflicts of interests.

6. Methods of Leasing and Licensing

6.1 Council's standard leasing process requires that vacant tenancies are advertised through an Expression of Interest (EOI)/tender or through a Real Estate Agent and that a competitive process determines the successful lessee.

6.2 Direct negotiation with existing tenants or where a lease has been re-assigned following the sale of a business is a standard leasing practice and may be entertained in Council's absolute discretion and subject to legislative requirements.

6.3 Commercially confidential discussions with prospective and/or existing tenants are a standard practice as part of the lease negotiation process.

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7. Leases and Licences to new tenants

7.1 Irrespective of whether land is offered through a competitive process or direct negotiation, applicants for a new lease must provide the following information to Council when requested:

a) A Business Case, outlining their financial capacity to successfully undertake the ongoing lease commitments;
b) Details of relevant skills and experience in the business or operation proposed to be carried out on the Land;
c) Evidence of capacity to satisfy the financial obligations of the lease (including rent, make-good, proposed capital works and maintenance) as well as information regarding the prospective lessee's compliance with previous leases (if applicable); and
d) Any other information reasonably required by Council for the purpose of deciding whether or not to lease the premises or land to the prospective lessee.

7.2 It is the intention that these provisions satisfy Council that the proposed business endeavours are viable and have a reasonable prospect of success before entering into a lease or licence.

8. Lease and Licence Renewals to existing tenants

8.1 As is standard practice, Council is able to renegotiate with existing tenants without going to Expression of Interest/tender provided the term of tenure does not exceed 5 years. This helps reduce property vacancies and encourages tenants to invest in upgrading the property. This includes where a property has been re-assigned following the sale of a business.

8.2 Lease renewals are negotiated against a clear set of criteria including value for money, meeting or exceeding independent market rental expectations and lessees overall fit with Council's strategy. Lease renewals guidelines are as follows:

8.2.1 Council will generally not consider a retail lease renewal more than 12 months before the existing lease expiry date, unless the tenant is proposing a major refit of the premises or has established other compelling reasons in writing;

8.2.2 Commercial leases will be considered for renewal at any time within their lease term at Council's discretion;

8.2.3 There is no automatic right for any existing tenant to have their lease renewed;

8.2.4 In determining whether an existing tenant is to be offered a new lease, Council may consider the following criteria:

a. The proposed use is in line with Council's strategic direction;
b. The tenant has demonstrated proven financial capacity and business viability;
c. The tenant has a proven record of compliance with all existing lease condition; including but not limited to meeting the financial obligations under the lease;
d. The renewed lease will meet or exceed financial benchmarks including the deemed market rent;

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e. The tenant's level of commitment to a new tenancy fitout including financial and timeframe; and
f. The impacts of the current or proposed use to any heritage building.

9. Leasing and Licensing Procedure

9.1 The leasing and/or licensing of Council or Crown Land requires a formal resolution of Council~~.~~ unless otherwise delegated by Council.

9.2 Rental for the leasing and/or licencing of Land is to be benchmarked to an independent valuation of land and take consideration of:

9.2.1 In some cases, there will be justified basis for Council to consider rents below the valuation benchmark as incentives to guarantee the successful securing of a tenant and/or where a tenant is investing a substantial capital contribution towards and upgrade of the leased premises.

9.2.2 Any incentives should be determined and quantified within the decision of Council and referenced to the achievement of specific goals and objectives of Council.

9.3 Leasing and/or Licensing Process

The General Manager and/or their delegate may undertake preliminary enquiries and negotiations regarding a possible lease/licence for commercial purposes. The General Manager shall:

a) be responsible for the conduct of all negotiations;
b) have regard to an independent valuation obtained from a registered valuer;
c) seek such other professional advice as is considered necessary in the circumstances;
d) have regard to the Independent Commission Against Corruption publication *Direct Negotiations* so far as is appropriate in the circumstances; and
e) report the outcome of all negotiations to the Council for final determination.

9.4 Council's process must include the following steps to ensure transparency, fairness and equity:

9.4.1 Formal consideration by Council of dealing with the matter and if required in accordance with Section 10A of the Act be dealt with in a closed meeting;

9.4.2 Formal report to Council and documented reasons and if supported delegation to the Mayor and General Manager to implement all matters necessary for the preparation, signing and sealing of contract documentation required; and

9.4.3 Public notification of a proposed lease/licence over community classified land including tenures granted over Crown Land.

9.5 Valuation Processes

A formal market valuation undertaken by a registered valuer to establish the current market rental is required. The valuation instructions must clearly state the following:

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a) the purpose of the valuation being "market value", unless an alternative basis is considered more appropriate in the circumstances;
b) that the valuation is to be marked confidential; and
c) the valuation includes market commentary, details of rental evidence and adjustments, valuation rationale and methodology, and valuation range for negotiations.

9.6 Rent

Rents for commercial activities will be based on or reflect market rates. In certain instances, such as retail leases, the rent may also be structured to include a sales based component of gross revenue. Rents will be subject to:

a) an annual adjustment to reflect positive movements in CPI;
b) a regular rent review at a specified period(s) during the lease term, to ensure the lease provisions remain consistent with market rates; and
c) to the extent permitted by law, a 'ratchet' clause providing that despite the methodology for the rent review, a reviewed market rent may not be less than the rent payable prior to the review.

9.7 Documentation

9.7.1 Council's solicitors will prepare all lease and licence documentation including:

a) A 'Heads of Agreement' or an 'Agreement to Lease' will be prepared and agreed between lessor and lessee prior to entering into a formal Lease of Licence;
b) Retail Leases shall be prepared in accordance with the Retail Leases Act 1994 and include appropriate disclosure information and certificates;

9.7.2 Leases and licences will comprise of contemporary commercial terms and conditions including but not limited to:

a) recovery of outgoings;
b) bank guarantees, cash bonds and/or personal guarantees;
c) indemnities and insurances;
d) maintenance & repair obligations;
e) assignment and holdover provisions; and
f) default, remedy and termination clauses.

9.7.3 Where required, leases will be registered on the Certificate of Title of the land subject to the lease agreement.

10. Confidentiality

In the majority of leases and licences the information contained in reports to Council may confer an advantage upon a person with whom Council is, or proposes, to be conducting business. On balance, it would be contrary to the public interest for Council to deal with such matter in an open session because release of the information could prejudice Council's ability to obtain the maximum return on the property.

Therefore, it is acknowledged that reports to Council on commercial leasing matters will be generally deemed confidential under Section 10A(2)(c) of the Local Government Act 1993. This confidentiality may be lifted by Council resolution upon settlement, if considered to be in the public interest.

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11. Departure from this Policy

Any provision of this policy may be varied to meet the needs of a particular matter, by resolution of Council. The reasons for change will be clearly articulated within the report submitted for consideration by Council in adopting such resolution and will only apply to such matter.

12. Definitions

Terms and abbreviations used in this Policy have the meanings set out in the Definitions section below.

Term / Abbreviation	Definition
Act	means the Local Government Act 1993 and any replacement Act.
Community Land	means land that is classified as community land under the Local Government Act 1993.
Crown Land	As is defined in Section 1.7 of the Crown Land Management Act 2016 and managed by Council as a Crown Land Manager
Land	is as defined in Section 21 of the Interpretation Act 1987. As a more specific reference for the purpose of this Policy, Land is defined as; Land as a physical entity including: 1. any building or structure on or improvement to Land; or 2. any stratum of land whether below or above ground; or 3. a strata lot pursuant to relevant strata subdivision legislation.
Lease	means an agreement granting exclusive use or occupation of property during a specified period in exchange for a specified rent.
Licence	means an agreement granting non- exclusive use or occupation of property during a specified period in exchange for a specified fee.
Plan of Management	means a plan of management adopted by a council under Division 2 of Part 2 of Chapter 6 and in force in relation to an area of public land.
Regulation	means the Local Government (General) Regulation ~~2005~~2021 and any replacement Regulation.

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Ku-ring-gai Council

Policy

Acquisition and Divestment of Land Policy

Version Number ~~34~~

Adopted: ~~19 November 2019~~To be confirmed 2025

Effective: ~~20 November 2019~~To be confirmed 2025

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Acquisition and Divestment of Land Policy

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Controlled Document Information

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Version Start Date:	20 November 2019To be confirmed 2025	**Version End Date:**	TBA

Related Document Information, Standards & References

Related Legislation:	Council's property activities will be managed within the legislative parameters of the: • Local Government Act, 1993; • Valuation of Land Act, 1916; • Conveyancing Act, 1919; • Crown Land Management Act 2016 • Environmental Planning and Assessment Act, 1979; • Land Acquisition (Just Terms Compensation) Act, 1991; • Roads Act, 1993; • Crown Land Management Act 2016 • Environment Protection and Biodiversity Conservation Act, 1999; • Land Acquisition (Just Terms Compensation) Act, 1991; • Local Government Act, 1993; • Local Government (General) Regulation 2021; • Real Property Act, 19191900; • Regulations under each of the above Acts; noted in this section • Roads Act, 1993; • Strata Schemes Management Act 2015; • Valuation of Land Act, 1916; and • any other legislation applicable to the Policy.
Related Documents - Procedures,	• CouncilKu-ring-gai Community Strategic Plan – Our Ku-ring-gai 20382032; • Easement Management Policy – Adopted August 2019

Guidelines, Forms, WHS Modules/PCD's, Risk Assessments, Work Method Statements, etc	• Ku-ring-gai Contributions Plan 2010 • Ku-ring-gai Development Control Plan • Ku-ring-gai s94A Contributions Plan 2015 ~~Ku-ring-gai Local Environmental Plan (Local Centres) 2012~~ • Ku-ring-gai Local Environmental Plan 2015 ~~Ku-ring-gai Local Centres Development Control Plan~~ • ~~Ku-ring-gai Development Control Plan~~Applicable State Environmental Planning Policies (SEPPs)
Other References	Independent Commission Against Corruption [ICAC], Direct Negotiations, ~~May 2006~~August 2018

Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	08/09/2009	10/06/2014	Deborah Silva	First version
2	10/06/2014	19/11/2019	Deborah Silva	Second version
3	20/11/2019	TBA	Claire Khalil	Third version changes include: • Updating the property value threshold at which two valuations must be obtained for an acquisition or divestment from 2 million to 4 million • Minor formatting changes and updates to current legislation
4	August 2025	TBA	Steve Johnson	Changes include: • references to relevant legislation and policy have been updated where appropriate. • minor changes to policy for clarification purposes. • Minor changes to policy dates • Minor changes to related document information

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Policy

1. Introduction

The acquisition and divestment of Land by Council requires a formal process that is underpinned by probity, due diligence, analysis of risk and other key issues. Land acquisitions and/or divestments undertaken by Council are crucial to the strategic provision of open space, operational and community benefits and achieving planning objectives associated with the development, growth and revitalisation of the local centres.

This Policy applies to the acquisition and divestment of all Land as defined in this Policy. Section 8A of the Local Government Act 1993, includes the following principles that apply to Council's exercise of functions related to the acquisition and divestment of land:

- Councils should carry out functions in a way that provides the best possible value for residents and ratepayers;
- Councils should manage lands and other assets so that current and future local community needs can be met in an affordable way;
- Councils should act fairly, ethically and without bias in the interests of the local community;
- Council decision-making should be transparent and decision-makers are to be accountable for decisions and omissions.

2. Purpose

The purposes of this Policy are:

2.1 To set out the principles, framework, responsibilities and processes for Council and officers to account for, and manage the acquisition and divestment of Council Land assets;

2.2 To identify, manage and mitigate the risks associated with the acquisition and divestment of Land;

2.3 To ensure impartiality, transparency, accountability and the delivery of best value in the divestment of Land;

2.4 To describe the manner in which Ku-ring-gai Council will undertake the acquisition and divestment of Land assets and to provide Council with:

a) a documented reference to guide its decision making process;
b) a reference that will continue across successive Councils;
c) an endorsed framework to enable and pursue Land acquisition and divestment opportunities of merit and pro-actively present such opportunities to Council; and
d) established delegations necessary to allow implementation functions to be addressed to meet market drivers.

2.5 To define the criteria which must be considered prior to the acquisition and/or divestment of Council owned Land and the process and procedures, including public consultation and notification, required to be undertaken prior to the divestment of any Council owned Land.

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3. Objectives

The objectives of this Policy are to provide Council with a framework for decision-making which adopts the following principles:

a) probity;
b) statutory compliance;
c) commercial maximisation, flexibility and confidentiality; risk mitigation
d) transparency of process; and
e) achievement of specific strategic outcomes of Council and the community.

4. Legislative Requirements

Legislation and other instruments relevant to the acquisition and divestment of land under this Policy are listed under Related Legislation and Documents at the beginning of the policy. Other legislation or instruments may also be relevant depending on the particular circumstances.

4.1 The Local Government Act 1993 vests authority in Council to sell or exchange Real Property. In respect of this Policy, "exchange" includes property acquisition and other related activities including Land swaps.

4.2 In accordance with Section 377 of the Act any decision to dispose of Land must be made by resolution of Council as the power to sell, exchange or surrender Land cannot be delegated.

4.3 Section 45 of the Act prevents Council from selling, exchanging or otherwise disposing of community Land other than to become or be added to a Crown Reserve or National Park.

4.4 Section 55 of the Act requires tenders to be called in certain circumstances. However, it is not necessary to call tenders for the sale of Land.

4.5 In accordance with Council's Purchasing Policy, Land acquisition activities are excluded from the provisions of the Purchasing Policy.

5. Fundamental Principles

All decisions and actions in relation to the acquisition and/or divestment of Land will have due regard to the following fundamental principles:

- **Best Value for Money** – Achieving "best value" may include financial, social and environmental benefits.
- **Transparency** – processes must be open to scrutiny and provide full information and record the reasons behind decisions.
- **Accountability** – demonstrate the best use of public resources and the highest level of performance through appropriate record keeping and audit trails.
- **Impartiality** – address perceived or actual conflicts of interests.

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6. Land Acquisition Procedure

6.1 Fundamental Principles

Council will acquire Land for the purpose of carrying out its functions under the Act. Any Land to be acquired by Council is subject to a formal resolution of Council.

6.2 Independent Valuation Benchmark and Special Value.

Any Land acquisition is to be benchmarked to an independent valuation of Land.

In some cases, there will be justified basis for Council acquiring property at a price above the valuation benchmark in order to guarantee the successful securing of the property to achieve defined goals and objectives of Council or to acquire the property with a view to adding value, or reducing risk, to a larger scheme or development, whether future or current.

Any special value should be determined and quantified within the decision of Council and referenced to the achievement of specific goals and objectives of Council.

6.3 Acquisition Process

While the General Manager and/or their delegate may make preliminary enquiries regarding a possible purchase, ~~no~~formal negotiations ~~will~~should not commence without ~~there~~ first ~~being~~obtaining a resolution of Council authorising the negotiations. The General Manager shall:

a) be responsible for the conduct of all negotiations;
b) have regard to ~~an~~ independent valuation advice obtained from a registered valuer/s;
c) seek such other professional advice as is considered necessary in the circumstances;
d) have regard to state government directives and guidelines as well as the Independent Commission Against Corruption publication 'Direct Negotiations' so far as is appropriate in the circumstances; and
e) report the outcome of all negotiations to the Council for determination.

6.4 Classification of Land

Prior to finalisation of an acquisition by resolution Council shall determine the classification of the Land as either operational or community.

6.5 Land Acquisition Process

Council's process of Land acquisition must include the following steps to ensure transparency, fairness and equity:

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6.5.1 Identification of the Land acquisition opportunity by Council and/or the Responsible Officer;

6.5.2 In principle decision by the General Manager to commence the pre-acquisition process;

6.5.3 Preparation of a comprehensive assessment of the Land acquisition including the following:

a) required due diligence
b) independent valuation, maximum price [purchase, lease or other];
c) if applicable an assessment against the principles and objectives of Council's Open Space Acquisition Strategy;
d) identification of funding source and assessment against Council's Long Term Financial Model; and
e) a statement of goals and objectives for the proposed Land to be acquired including a statement of any "Special Value" deemed appropriate by Council.

6.5.4 Formal consideration by Council of the matter and, if required in accordance with Section 10A of the Act, the matter to be dealt with in a closed meeting;

6.5.5 A formal report to Council including the Land acquisition assessment and documented reasons for Council's acquisition of the Land, and if supported, delegation to the General Manager to negotiate an outcome, subject to the financial and risk parameters as determined by Council;

6.5.6 Negotiation, and if successful, implementation of all matters necessary for the preparation, signing and sealing of contract documentation required; and

6.5.7 Once completed the General Manager to advise Council of the outcome, whether successful or otherwise.

7. Methods of Acquisition

Wherever possible Council's preferred method of acquisition is to acquire Land through mutual agreement with the owner of the Land. Council will also offer in addition to the market value of the Land the applicable just terms entitlements that would be afforded if the property was being compulsorily acquired.

7.1 The key principles in the acquisition of Land are:

7.1.1 Opportunistically by responding when the desired Land is offered to the market; and

7.1.2 Pro-actively by initiating negotiations for the desired Land.

7.2 Council's preferred position is to acquire Land through negotiation. However, Council has an obligation to provide services to the community and if required Council will consider utilising its powers under the Local Government Act 1993 in respect of "compulsory acquisition".

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7.3 Council is the nominated acquisition authority for land reserved for public purposes as RE1 and SP2 within its draft Ku-ring-gai Local Environmental Plan (Local Centres) 20122015 and these acquisitions will be dealt with in accordance with Land Acquisition (Just Terms Compensation) Act 1991 for the acquisition of Land and the payment of compensation if no agreement is reached by negotiation in accordance with section 7.2 above.

8. Compensation

8.1 Compensation will apply to affected property owners under the following provisions:

8.1.1 Owner initiated acquisitions

8.1.2 Programmed acquisitions

8.1.3 Compulsory acquisitions

8.2 In determining the amount of compensation to which a person is entitled, Part 3 Division 4 of the Land Acquisition (Just Terms Compensation) Act 1991 requires that regard must be given to the following matters only as required by section 55 of the Act:

a) the market value of the land on the date of its acquisition;
b) any special value of the land to the person on the date of its acquisition;
c) any loss attributable to severance;
d) any loss attributable to disturbance;
e) solatium (i.e. that is compensation for non-financial disadvantage arising the need to relocate as a result of the acquisition); and
e) the disadvantage resulting from relocation; and
f) any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired.

8.3 Property owners claiming hardship in accordance with Section 24 of the Land Acquisition (Just Terms Compensation) Act 1991 provisions should note that:

8.3.1 Council is not required to acquire land unless it is of the opinion that the owner will suffer hardship (within the meaning of the Land Acquisition (Just Terms Compensation) Act 1991. An owner of land must demonstrate they suffer hardship if:

a) The owner is unable to sell the land, or is unable to sell the land at its market value,
b) Because of the designation of the land for acquisition for a public purpose, and
c) It has become necessary for the owner to sell all or any part of the land without delay:

i. For pressing personal, domestic or social reasons, or
ii. In order to avoid the loss of (or a substantial reduction in) the owner's income.

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8.3.2 If the owner of the land is a corporation the corporation does not suffer hardship unless it has become necessary for the corporation to sell all or any part of the land without delay for pressing personal, domestic or social reasons of an individual who holds at least 20 per cent of the shares in the corporation, or in order to avoid the loss of (or a substantial reduction in) the income of such an individual.

9. Land Divestment Procedures

9.1 Fundamental Principles

All decisions and actions in relation to the divestment of Land will have due regard to the following fundamental principles:

- **Best Value for Money** – Achieving "best value" may include financial, social and environmental benefits.
- **Transparency** – processes must be open to scrutiny and provide full information and record the reasons behind decisions.
- **Accountability** – demonstrate the best use of public resources and the highest level of performance through appropriate record keeping and audit trails.
- **Impartiality** – address perceived or actual conflicts of interests, ensuring fairness and equity.
- **Public Interest Consideration** – Is the divestment in the community interest.

9.2 Land Deemed to be Surplus

9.2.1 Land may not be sold by Council unless it is classified as "operational land" under Section 25 of the Local Government Act 1993. "Land" includes all real property whether vacant or improved.

9.2.2 In order to establish whether or not Land is deemed to be surplus, a process of consultation is required to be completed across relevant divisions of Council prior to reclassification in accordance with the Local Government Act 1993.

9.3 Delegated Authority

9.3.1 Section 377(1)(h) of the Local Government Act 1993 requires a specific resolution of Council to dispose of Land. The decision cannot be delegated and requires the following:

a) The report to Council, seeking a resolution to dispose of land, is to include reference to the manner of divestment (often contained within a confidential report) in regards to the terms of the sale and the agreed price, or range for negotiations. The sale cannot proceed outside of such parameters (without a further resolution).
b) The resolution should also provide for the General Manager to be provided with delegated authority to negotiate any outstanding, usually minor conditions, and to be authorised to execute any documents in relation to the matter deemed appropriate by Council's legal advisors.

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9.3.2 A copy of the report and resolution is to be provided to Council's legal advisors upon instruction, as authority to act and to ensure compliance with the resolution.

9.3.3 No formal actions may be commenced on the divestment of Land until a report has been considered by Council and an appropriate resolution adopted.

9.3.4 Informal pre-sale discussions/negotiations must always be qualified "subject to resolution of Council" if there is no current resolution of Council to dispose of the Land.

9.4 Valuation Processes

9.4.1 At least one formal market valuation undertaken by a valuer registered to value such property is required to be commissioned prior to all property divestments.

9.4.2 Two valuations may be required when the value of the property is likely to exceed $4,000,000.00 and/or the process of divestment is not competitive (as defined below).

9.4.3 An internal review of the valuation(s) is to be carried out and reported, with specific attention to the valuation rationale, method of valuation, calculations and sales evidence used. After such review, the valuation is to be considered in the setting of an asking price for sale, reserve price for auction or benchmark for negotiations, tender or expression of interest.

9.4.4 When two valuations have been provided, averaging is the preferred method for considering the price, when any difference in the valuation is 10% or less. Differences in valuations of more than 10% require an assessment of the reasons why they are different, and more detailed justification of the price.

9.4.5 An update valuation, or valuation advice ~~is required~~should be obtained after ~~12~~6 months of the date of the original valuation if the Land is not sold, or at any time there is considered to be a material movement in the value.

9.4.6 The valuation instructions must clearly state the following:

a) The purpose of the valuation;
b) The basis of valuation being "market value highest and best use", unless an alternative basis is considered more appropriate in the circumstances;
c) That the valuation is to be marked confidential; and
d) The valuation includes market commentary, details of sales evidence and adjustments, valuation rationale and methodology, a valuation range (for negotiations) and comments on marketability, most appropriate method of divestment and opportunities to add value.

9.4.7 The valuer must make a statement that there is no actual or perceived conflict of interest in undertaking the valuation.

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10. Methods of Divestment

An open competitive process of divestment is required choosing one of the following methods:

- **Expression of interest** – usually used for unusual properties capable of a variety of development, difficult to determine a market value.
- **Tender** – least common and used predominantly in high value, limited market situations.
- **Auction** – the most open and public method, favoured by government, but reliant on high levels of competition. Often achieves a quick sale. Can fail in poor market.
- **Private Treaty** – most common, where an asking price is set and negotiated with individuals, usually through a real estate agent (who can be an independent third party to the negotiation process) and can arise after an unsuccessful Auction.

Council may approve a non-competitive process of divestment such as direct negotiations, subject to clearly documented reasons and the employment of risk mitigation measures.

10.1 Risk mitigation measures

Risk mitigation measures for direct negotiations may include:

a) obtaining two valuations where the Land may be valued at more than $4,000,000.00;
b) pre-establishing a range for negotiation, having regard to the two valuations;
c) managing conflicts of interest with declarations of no personal or financial associations;
d) establishing a Negotiation Protocol, describing the manner in which meetings, negotiations, decisions and progress reporting is to be managed and documented; and
e) limitation on marketing budget and exclusive agency periods.

10.2 Contract for the Sale of Land

Contracts for the sale of Land will usually contain standard conditions of sale. Any unusual or special conditions of sale require the delegated approval of Council or the General Manager as set out in 9.3 above.

Council's solicitor is responsible to ensure Contracts for the sale of Land satisfy statutory disclosure and warranty obligations (Conveyancing (Sale of Land) Regulation 2017).

10.3 Divestment below Market Value

In rare circumstances Land may be disposed of to achieve strategic outcomes. In such situations, "best value" may comprise financial, environmental or social elements, with the price falling below the "market value" range.

The report seeking resolution of Council should clearly state the reasons for such sale and quantify the amount below market value attributable to each element. The obligation to obtain a market valuation exists in accordance with the above, in order to provide a measure of the non-financial elements of the sale.

10.4 Sale to Adjoining Owners

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10.4.1 In circumstances where Land is not able to be sold in isolation on the open market (such as small parcels, undersized lots, former road widening, closed laneways, boundary adjustments etc) and the only potential purchasers are adjoining owners; the Land must be offered in equal proportions to each adjoining owner on identical sale terms and conditions.

10.4.2 Where an adjoining owner does not wish to purchase their proportion of the Land, the rejected Land will be equally offered to the remaining adjoining owner.

10.4.3 The recommended method of determining the sale price is the "before and after" method as related to the purchaser's Land. For small portions of Land, the "piecemeal" ($ rate per square metre) method may be more appropriate.

10.4.4 An essential condition of sale is that the purchaser is required to consolidate the subject Land with their existing holding at no cost to Council.

10.4.5 The costs associated with the sale process will be borne by the prospective purchaser.

10.5 Sale of Roads – Roads Act 1993

10.5.1 No road can be sold until it is formally closed in accordance with the provisions of the Roads Act 1993 and Council resolves to divest the land.

10.5.2 For purchaser initiated closures and sales, the costs associated with the road closure will be borne up front by the prospective purchaser.

10.5.3 When Council initiates the road closure (in order to realise the value of surplus Land), the costs will be borne by Council as development costs.

10.5.4 The agreed purchase price ~~and estimated costs will~~shall be ~~reported to Council seeking resolution agreeing to make application to close~~determined by independent valuation advice on the ~~road and dispose~~basis of ~~the Land upon closure in accordance with the terms of sale~~market value.

10.5.5 In accordance with Section 43 of the Roads Act 1993, funds from the sale of roads are required to be set aside for acquiring Land for public roads or for carrying out work on public roads.

11. Confidentiality

In the majority of divestments of Land, the information contained in reports to Council to sell Land may confer an advantage upon a person with whom Council is, or proposes, to be conducting business. On balance, it would be contrary to the public interest for Council to deal with such matter in an open session because release of the information could prejudice Council's ability to obtain the maximum return on the property.

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Therefore, it is acknowledged that reports to Council on the divestment of Land will be generally deemed confidential under Section 10A(2)(c) of the Local Government Act, 1993. This confidentiality may be lifted by Council resolution upon settlement, if considered to be in the public interest.

12. Departure from this Policy

Any provision of this policy may be varied to meet the needs of a particular matter, by resolution of Council. The reasons for change will be clearly articulated within the report submitted for consideration by Council in adopting such resolution and will only apply to such matter.

13. Definitions

Terms and abbreviations used in this Policy have the meanings set out in the Definitions section below.

Term / Abbreviation	Definition
Acquisition Authority	means the responsible agency to acquire affected properties identified in the Ku-ring-gai Local Environmental Plan ~~(Local Centres) 2012, Ku-ring-gai Local Environmental Plan~~ 2015 ~~or the Ku-ring-gai Planning Scheme Ordinance~~ and as amended from time to time.
Act	The Local Government Act 1993 as amended.
Contract	means any form of contract which legally binds the Council [or potentially binds Council] and includes formal contracts and other forms of contractual arrangements including heads of agreement, in principle agreement, options to purchase etc.
Land	is as defined in Section 21 of the Interpretation Act 1987 and as a more specific reference for the purpose of this Policy, Land is defined as; Land as a physical entity including: - any building or structure on or improvement to Land; or - any stratum of land whether below or above ground; or - a strata lot pursuant to relevant strata subdivision legislation.
Open Space Acquisition Strategy	means the strategy adopted by Council in October 2007 and as amended from time to time.
Owner Initiated Acquisition	means the principle considerations defined in Section 23 of the Land Acquisition (Just Terms Compensation) Act 1991 to acquire affected properties.
Programmed Acquisition	means when the acquiring authority requires the affected property and initiates the acquisition process.
Compulsory Acquisition	means when the acquiring authority requires the affected property and initiates the acquisition process in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.
Regulation	means the Local Government (General) Regulation ~~2005~~2021 and any replacement Regulation.

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Ku-ring-gai Council

Policy

Easement Management Policy

Version Number ~~23~~

Adopted: ~~19 November 2019~~To be confirmed 2025

Effective: ~~20 November 2019~~To be confirmed 2025

Easement Management Policy

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Controlled Document Information

Authorisation Details

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Related Document Information, Standards & References

Related Legislation:	~~Real Property Act 1900~~ ~~Conveyancing Act 1919~~ Community Land Development Act 1989; ~~Strata Schemes Development~~Conveyancing Act ~~2015~~1919; ~~Local Government Act 1993~~ ~~Local Government (General) Regulations 2005~~ ~~Environment Planning and Assessment Act 1979;~~ Land Acquisition (Just Terms Compensation) Act 1991; ~~Environment Planning and Assessment Act 1979~~ Local Government Act 1993; Local Government (General) Regulation 2021; Real Property Act 1900; Strata Schemes Development Act 2015; Water Management Act 2000~~.~~; and ~~State Environment~~any other legislation or applicable State Environmental Planning Policy ~~(Infrastructure) 2007~~ ~~Ku-ring-gai Local Environment Plan (Local Centres) 2012~~ ~~Ku-ring-gai Local Centres Development Control Plan~~ ~~Ku-ring-gai Local Environment Plan 2015~~ ~~Ku-ring-gai Planning Scheme Ordinance~~ ~~Ku-ring-gai Development Control Plan~~

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	▪ ~~Note: Other legislation or instruments may also be~~ relevant ~~depending on~~to the ~~particular circumstances.~~ Policy.
Related Documents - Procedures, Guidelines, Forms, WHS Modules/PCD's, Risk Assessments, Work Method Statements, etc	▪ Easement Application Form; ▪ Ku-ring-gai Community Strategic Plan – Ku-ring-gai 2032; ▪ Generic and specific Plans of Management for Community Classified Land; ▪ Ku-ring-gai Development Control Plan; and ▪ Ku-ring-gai Local Environment Plan 2015;

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Version History

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	27/08/2013	19/11/2019	Deborah Silva	First version
2	20/11/2019	TBA	Claire Khalil	Changes include: • removing references to outdated legislation • adding in new relevant legislation • clarification of the terms compensation and commercial consideration • minor changes to the referenced application form
3	August 2025	TBA	Steve Johnson	Changes include: • minor editorial changes and updated legislation. • reference to Council's adopted Fees and Charges.

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Policy

1. Introduction

An easement is a right over land that is granted for the benefit of other land or a public body, generally authorising access to and / or use of the land for a particular purpose.

Easements can be created for a variety of purposes such as pedestrian or vehicular access, stormwater drainage, water and electricity supply and sewerage purposes. The majority of easements dealt with under this policy are likely to be those for stormwater drainage.

Many easements are acquired by Council through subdivision at no cost and become a Council owned right or asset. However, if Council acquires an easement other than by subdivision, compensation will be payable to the Owner for the potential detriment to the land.

Conversely, the extinguishment, modification and/or relocation of an easement can enhance the value of the property through removal of the encumbrance, resulting in the availability of more land for development. Therefore, an easement is an interest in property with a value that is assessable by a valuer.

For the purposes of this Policy, the modification of an easement means the variation of an easement. The relocation of an easement involves the extinguishment of an easement and the creation of another.

2. Purpose

This Policy provides information to internal and external stakeholders in relation to the creation, modification and extinguishment of an easement over property that is the subject of a Development Application or when requested by an Owner.

The policy ensures consistency of approach for the following:

a) Creation/modification of easements over public land, that are required as a result of development and public works;
b) Extinguishment or modification of easements that benefit Council over privately owned land if it is no longer required by Council;
c) Creation of easements that benefit Council over private land.

This Policy sets out measures and procedures so that each party is aware of their responsibilities and likely costs. However, these can vary depending on how the process is initiated and the particular circumstances involved.

3. Objectives

The objectives of this Policy are:

3.1 To ensure that all parties, including developers, valuers, landowners and Council staff have a consistent approach to, and an awareness of, Council's requirements and procedures for creating, modifying and/or releasing an easement, whether on public land or private property.

3.2 To ensure that relevant Council staff, involved in the provision of technical and statutory information required for the creation, modification and extinguishment of easements are conversant with and can rely upon an approved policy and procedure.

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3.3 To make certain that new development incorporates appropriate stormwater management techniques including appropriate provision of stormwater drainage and Water Sensitive Urban Design (WSUD) and re-use strategies.

3.4 To protect valuable property rights vested in Council, and to ensure that obligations and responsibilities to pay compensation or commercial consideration for creation of an easement over Council land or for the extinguishment of an easement benefiting Council, are acknowledged and agreed.

4. Legislation and Other Instruments

Legislation and other instruments relevant to the creation, modification or extinguishment of easements under this Policy are listed under Related Legislation and Documents at the beginning of the policy. Other legislation or instruments may also be relevant depending on the particular circumstances.

5. Easements on Council land and private land

Circumstances where the need for easements arise may include:

5.1 Creation of an easement on Council Land

5.1.1 Creation or modification of an easement on public land may occur as a result of a development application where the Applicant requires access to the land and / or the right to connect to Council's existing infrastructure on public land.

5.1.2 Where a development application is involved, all allotments that are the subject of the development application will be checked with Council's Development Assessment records to establish whether an encumbrance exists on that allotment either by way of easement or constructed drain. This check will determine whether the creation or the modification of an easement over public land will be necessary.

5.1.3 Creation of an easement for an essential public work by a government or statutory authority.

5.2 Creation of a council easement on private property

5.2.1 An easement benefiting the Council over private property may be required where Council has undertaken or proposes to undertake new works that require a right of access through private property (e.g. to alleviate flooding problems) or in the case where works were completed in the past and no easement was ever created.

It is to be noted that Council will not create an easement over a Watercourse.

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6. Procedures

If an Applicant approaches Council and requests the creation, modification or extinguishment of an easement on public land the following procedures apply:

6.1 The Applicant is required to submit to Council, an application form and pay the application fee. The application fee is to investigate the request, assess impacts, coordinate and attend inspections and meetings, and submit a report to Council to consider the request. At the time of submitting the application, the Applicant is to provide in writing, an agreement that the Applicant will be responsible for all costs associated with the creation/modification of the easement, including Council's reasonable legal costs.

6.2 Advice will be sought from the relevant staff in Council's Operations Department to determine the infrastructure requirements of Council.

6.3 Advice will be sought from the ~~relevant staff~~Property team in Council's Strategy & Environment Department~~ – Property~~, to assess the statutory and Real Property impacts on public land. In particular, Applicants should be aware that restrictions apply to the granting of easements over Council land that is classified as Community Land under the Local Government Act 1993.

6.4 Where the request relates to an easement over a Watercourse, advice is sought from the relevant staff in Council's Development and Regulation or Strategy & Environment Departments to ensure the proposal adequately addresses Council's riparian controls contained in local environmental plans and development control plans and the NSW Water Management Act 2000, as amended from time to time. Council will confirm that it is the Owner of the bed and banks of the particular Watercourse and that this land is not Crown Land.

6.5 Relevant input from Council's Operations and Strategy & Environment staff will be incorporated into any conditions of development consent and the terms of any easement granted. Where an easement is required for the purpose of a proposed development, a condition requiring the easement to be registered may be imposed in the development consent as a deferred commencement condition.

6.6 Applicants will be advised by letter of Council's requirements in line with the Easement Management Policy. These requirements will at least include the following:

6.6.1 The Applicant will be responsible for all costs associated with the creation/modification of the easement, including but not limited to relocation of infrastructure, valuation, legal, native title advice, stamp duty, registration and other costs, including commercial consideration.

6.6.2 The Applicant will be responsible for the cost of the construction of any new infrastructure or the de-commissioning or relocation of any infrastructure as required. This will be subject to a final inspection and approval by Council's Operations Department Engineer.

6.7 The Applicant will be required to pay compensation to the Council for the creation / modification of any easement over Council land. A valuation prepared by a valuer will be obtained to determine the appropriate quantum of compensation~~.~~ or by reference to Council's adopted Fees and Charges whichever is the greater amount. The valuation may take into account similar factors to those that would be considered if the easement was acquired under the Land Acquisition (Just Terms Compensation) Act 1991.

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6.8 Valuation for the creation of an easement may include, but is not limited to, an assessment of the diminution in value of the land based on the "before and after" value of the land - that is, the value of the land in its present condition compared with the value of the encumbered land. Any compensation payable may also include costs incurred as a result of the imposition of the easement.

6.9 Valuation for the modification of an easement may include an assessment of any quantifiable loss or injury suffered as a result of the modification.

6.10 The Applicant is to provide a Plan of Survey identifying the location of the easement to be created/modified. If another easement is required to be created the Plan should identify the location of the new easement.

6.11 Subject to Council resolution, the appropriate legal documentation for creation or modification of the easement will be prepared by Council's solicitors (usually, a Section 88B Instrument or a deed for old system land).

6.12 The legal documentation will be executed under delegation by the General Manager and the Mayor and, if required the Council Seal will be affixed.

6.13 When all fees and commercial consideration are received by Council the easement will be registered on the title of the encumbered property.

6.14 The matter will then be referred to Council's Development Assessment team to consider whether any relevant conditions of consent have been satisfied in accordance with the approval and technical requirements.

6.15 At any stage in the process, the proposal to create or modify the easement may be referred to the full Council for consideration. Whether or not this occurs will depend on the relevant Council delegations at the time and any particular circumstances for each case.

7. Extinguishment or Modification of an Easement on Private Property

The following requirements will apply to applications made to extinguish or modify Council easements over privately owned land.

7.1 A request for extinguishment or modification of an easement that benefits Council over private property may occur as a result of a development application. The Applicant may request the removal of the easement and associated infrastructure that hinders the development of their property.

7.2 The request to extinguish an easement can also occur if an Owner requests that an existing easement over their land which benefits Council be extinguished without development being contemplated at that time. For example, an easement may be redundant and an Owner may wish to remove the interest from their title. All allotments that are the subject of a development application and/or a private request will be investigated with Council's Development Assessment records to establish whether an encumbrance exists on that allotment either by way of easement or constructed drain.

7.3 Where an easement exists over a Watercourse, extinguishment or modification of the easement does not allow piping or removal of the Watercourse. Any change to the

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Watercourse must be undertaken in line with Council's riparian controls contained in local environmental plans and development control plans, adopted planning instruments, related policies and NSW Water Management Act 2000, as amended from time to time.

7.4 The procedures and requirements for extinguishing or modifying an easement that benefits Council over private land are set out below.

7.4.1 The Applicant requesting the extinguishment or modification of an easement, whether initiated by a development application or otherwise is required to submit an application form to Council, and pay an application fee to cover administrative costs. The application fee is to investigate the request, assess impacts, coordinate and attend inspections and meetings, and submit a report to Council to consider the request. At the time of submitting the application, the Applicant is to provide in writing, an agreement that the Applicant will be responsible for all costs associated with the extinguishment or modification of the easement, including the Council's reasonable legal costs.

7.4.2 Advice will be sought from the relevant staff in Council's Operations Department to determine the infrastructure requirements of Council.

7.4.3 Advice will be sought from the relevant staff in Council's Strategy & Environment Department – Property, to assess the statutory and Real Property impacts for Council.

7.5 Where the request relates to an easement over a Watercourse, advice will be sought from the relevant staff from Council's Development and Regulation or Strategy & Environment Departments to ensure the proposal adequately addresses Council's riparian controls and the NSW Water Management Act 2000.

7.6 Relevant input from Council's Operations and Strategy & Environment staff will be incorporated into the conditions of any development consent or the terms of any easement. Alternatively, a letter will be provided to the Applicant outlining Council's requirements. These requirements will at least include the following:

7.7 The Applicant will be responsible for all costs associated with the extinguishment/modification of the easement, including but not limited to relocation or de-commissioning of infrastructure, valuation, legal, stamp duty, registration and other costs including commercial consideration.

7.8 Council's original acquisition of the easement would have entailed payment of compensation to the Owner for the potential detriment to the land and encumbrance on title. Commercial consideration will therefore be payable for the extinguishment or modification of an easement that benefits Council over private land. The creation of a new easement over the land in an alternate location at no cost to Council will not necessarily negate the requirement to pay commercial consideration for the extinguishment/modification of the original easement. The commercial consideration will be subject to negotiation with Council and a valuation report will inform the negotiations which will, among other valuation principles, take in account the "before and after" value of the land. In addition, an assessment of any quantifiable loss or injury which the Council will suffer as the result of the extinguishment or modification will also be considered.

7.9 Where Council no longer requires an existing easement on private property or it is established to the Council's satisfaction that such an easement is obsolete or abandoned; and the Council would suffer no loss or injury if the easement is extinguished, the Council may agree to the

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extinguishment of that easement subject to the payment of commercial consideration assessed by independent valuation~~.~~ or by reference to Council's adopted Fees and Charges whichever is the greater amount. Any costs associated with the actual extinguishment of the easement from the title to the relevant land will still be borne by the Applicant.

7.10 The Applicant is to provide a Plan of Survey identifying the location of the existing easement to be extinguished or modified.

7.11 Subject to Council resolution, the appropriate legal documentation for extinguishment / modification of the easement will be prepared by Council's solicitors (usually, a section 88B Instrument or any deed or other instrument for old system land).

7.12 The legal documentation is to be executed by the General Manager and the Mayor and, if required the Council Seal will be affixed.

7.13 When all fees and compensation/commercial consideration are received by Council the easement will be extinguished from or modified on the title of the encumbered property.

7.14 The matter will then be referred to Council's Development Assessment team to consider whether any relevant conditions of development consent have been satisfied in accordance with the approval and technical requirements.

7.15 At any stage in the process, the proposal to extinguish or modify the easement may be referred to the full Council for consideration. Whether or not this occurs will depend on the relevant Council delegations at the time and any particular circumstances for each case.

8. Creation of a Council easement on private property

The procedure and requirements for the acquisition of an easement over private property are set out below.

8.1 If the creation of an easement is initiated by Council, Council will be responsible for all costs and fees associated with the creation or modification of the easement, including but not limited to valuation, legal, stamp duty, registration and other disbursements.

8.2 Council's Operations Department and Strategy & Environment's Property section will carry out negotiations with the affected private property owners for the creation of an easement to formalise Council's infrastructure.

8.3 Council will be responsible for the cost of the construction of any new infrastructure or the de-commissioning or relocation of any infrastructure as required.

8.4 Council will be required to pay compensation to the Owner in order to create the easement.

8.5 A valuation prepared by a valuer will be obtained for the purposes of reaching an agreement on the compensation payable. The valuation must determine an appropriate amount in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991. The valuation may include, but is not limited to, an assessment of the diminution in value of the land based on the "before and after" value of the land - that is, the value of the land in its present condition compared with the value of the encumbered land.

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8.6 The Council will attempt to reach an agreement with the Owner as to the acquisition of the proposed easement and the amount of compensation to be paid. If an agreement cannot be reached, the Council may rely on its compulsory acquisition powers under relevant legislation. The acquisition will be undertaken in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991. A resolution of the Council will be required if the Council intends to rely on its compulsory acquisition powers to acquire an easement.

8.7 Council will prepare a Plan of Survey identifying the location of the easement and the appropriate legal documentation for registration of the easement on the title of the encumbered property.

8.8 Subject to Council resolution, the appropriate legal documentation for creation and registration of the easement will be prepared by Council's solicitors (usually, a section 88B Instrument or a deed for old system land).

8.9 Once the easement is registered on the title of the encumbered property, compensation will be paid to the Owner.

8.10 At any stage in the process, the proposal to create or acquire the easement may be referred to the full Council for consideration. Whether or not this occurs will depend on the relevant Council delegations at the time and any particular circumstances for each case.

9. Departure from this Policy

Any provision of this policy may be varied to meet the needs of a particular matter by resolution of Council. Any deviation from Council's Easement Management Policy will be clearly articulated within the report submitted for consideration by Council in adopting such resolution and will only apply to such matter.

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10. Definitions

Terms and abbreviations used in this Policy have the meanings set out in the Definitions section below.

Term / Abbreviation	Definition
Applicant	an interested party, either the Owner of the land or a party acting on behalf of the Owner of the land that requires the creation, modification or extinguishment of an easement.
Compensation	the amount of payment for the loss of the use of the land or other impacts caused by the creation or modification of an easement and any disadvantage experienced from the easement.
Commercial consideration	The amount of payment payable to Council assessed by independent valuation to compensate for releasing/modifying a Council easement over private land.
Easement	a right over land that is granted for the benefit of other land or a public body, generally authorising access to and / or use of the land for a particular purpose.
Extinguishment	also refers to the Release of an easement.
Owner	(a) with respect to Torrens Title land, the registered proprietor of the land; (b) with respect to Old System title, the holder of the title to the land; (c) with respect to community title, the relevant community association; and (d) with respect to common property in a strata scheme, the relevant body corporate.
Real Property	the rights, interests, and benefits related to ownership of real estate under the Real Property Act 1900 or Old System title. Real Property is a legal concept distinct from real estate, which is a physical asset. There may be potential limitations upon ownership rights to real property. It comprises of estates and interests in land and generally is in two (2) categories: • tangible things (such as land and buildings) and • intangible rights attaching to land (including easements).
Valuer	a person who is accredited as a Registered Practising Valuer and/or member of the Australian Property Institute.
Watercourse	any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel and does not include artificial waterbodies.

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AFFORDABLE HOUSING CONTRIBUTIONS SCHEME & AMENDED AFFORDABLE HOUSING POLICY - POST-EXHIBITION REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To report back to Council following the close of the exhibition period of the draft Affordable Housing Contributions Scheme together with consequential amendments to the adopted Affordable Housing Policy.
BACKGROUND:	At the EMC of 5 June 2025, Council adopted a TOD Alternative which incorporates the provision of an Affordable Housing LEP clause and contribution rates map. The potential to deliver affordable housing through monetary as well as in-kind contributions relies on the adoption of an Affordable Housing Contributions Scheme. The AHCS needs to be adopted and ready to commence concurrent with any gazettal.
COMMENTS:	The draft Affordable Housing Contributions Scheme and amendments to the adopted Affordable Housing Policy were placed on public exhibition from Monday, 25 August to Monday, 22 September 2025 inclusive, following the pre-exhibition report to the August OMC.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That the draft Ku-ring-gai Affordable Housing Contributions Scheme 2025 be adopted and the date of commencement align with the date of gazettal of the Ku-ring-gai TOD alternative. That the amendments to the Affordable Housing Policy 2025 be adopted and given immediate effect.

PURPOSE OF REPORT

To report back to Council following the close of the exhibition period of the draft Affordable Housing Contributions Scheme together with consequential amendments to the adopted Affordable Housing Policy.

BACKGROUND

At the OMC of 15 April 2025 Council adopted the Ku-ring-gai Affordable Housing Policy which sets out Ku-ring-gai's policies for the delivery of affordable housing.

The NSW Government's Transport Orientated Development (TOD) planning policy was introduced in May 2024. The TOD policy requires the provision of 2% affordable housing, in kind and in perpetuity, for development within the TOD boundaries.

At the Extraordinary Council Meeting of 5 June 2025 Council resolved to adopt the Council TOD Alternative, which will rezone areas around the four railway station precincts of Gordon, Killara, Roseville and Lindfield to deliver new housing.

The *Transport Oriented Development Guide to Strategic Planning* (DPHI, 2024) outlines that as part of strategic planning for an alternative to the TOD SEPP it is expected that, in the first instance, the established two percent affordable housing rate will apply, and if Councils chose to take a different rate or approach then an affordable housing contribution scheme will need to be prepared.

As part of the adopted Council TOD Alternative, Council has proposed to replace the current 2% provision for Affordable Housing delivery under the Housing SEPP and impose an Affordable Housing Contribution Scheme through an Affordable Housing LEP clause and associated maps outlining variable affordable housing contribution rates of 2%, 3%, 5% and 10% in perpetuity across the TOD areas. The variable rates are derived from the feasibility analysis by Atlas Economics which identifies that the proposed uplift from rezoning and the capacity for development to contribute affordable housing differs across sites within the TOD precincts.

The AHCS sets out that affordable housing contributions will be calculated on the gross floor area (GFA) of the residential component of a development – i.e. it will exclude the GFA of non-residential uses. Residential development has the meaning in the Act and includes a comprehensive range of residential development types.

COMMENTS

The draft Ku-ring-gai Affordable Housing Contributions Scheme (AHCS) and amendments to the adopted Affordable Housing Policy were reported to the Ordinary Meeting of Council on 19 August 2025 and endorsed for exhibition as follows:

Resolved:

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.*

Public Exhibition

The draft Affordable Housing Contributions Scheme and consequential amendments to the adopted Affordable Housing Policy (to ensure the two documents align) were placed on public exhibition from Monday, 25 August to Monday, 22 September 2025 inclusive. At the close of the exhibition period 10 submissions had been received from 9 different parties with broad spectrum of views from local residents, Community Housing Providers (CHPs) and the development industry all represented.

This section provides commentary on the various matters raised within the submissions.

Submissions from CHPs & entities involved in Affordable Housing delivery & management (3, 6A & 6B, 7)	
Issue	**Response**
Requests consideration beyond Tier 1 CHPs (they are a Tier 3 CHP).	Tier 1, and, to an extent, Tier 2, CHPs have a track record of building as well as managing affordable housing and have experience leveraging their existing portfolio to reinvest and increase delivery. Ku-ring-ai has no established history of delivering and managing affordable housing and requires an experienced partner in this regard. As more affordable housing comes on-stream, council may reconsider the number and scale of CHPs that could be involved.
Supports Tier 1 CHP involvement.	Noted.
Supports variable percentage rates being in addition to the 2% TOD rates, otherwise too low.	Council's AHCS is associated with an LEP amendment that will have the effect of withdrawing the areas from affectation by Chapter Five of the Housing SEPP. As such, these AHCS rates will replace the TOD rates. Council's AHCS rates must be supported by feasibility testing that supports contributing development to be delivered and this analysis forms part of the exhibited AHCS.
Notes that robust framework is required to establish partnership with CHP and establish governance framework.	This is an essential step in the progression of the AHCS and is included in the recommendation of this report.
Regular review of AHCS and expansion to other areas.	Noted. Actual experience will inform future reviews. The AHCS has been drafted as a base document with the known areas to which additional areas may be added following feasibility testing and uplift as part of the planning proposal process.
Suggests expanding to non-residential floorspace like the City of Sydney.	The Ku-ring-gai AHCS is initially being implemented as an alternate to the affordable housing contributions required for TOD areas under Chapter 5 of the Housing SEPP. Like the Housing SEPP, the AHCS will only apply to residential floorspace.
Suggests working with the NSW State Government to identify surplus government land to support delivery.	Noted. To be further explored as part of the management and governance structures for delivery of affordable housing.
Indexation of contributions rates from a bespoke base.	Council undertook feasibility based on the current situation in Ku-ring-gai which is rapidly changing land values in the LGA especially in the areas where the AHCS is to apply. Using the current baseline figures for the Rent & Sales report in Ku-ring-gai (noting that the sales reports are issued a full 6 months in arrears) would underestimate the site acquisition costs involved.

Submissions from local residents (2, 4, 9)	
Issue	**Response**
Disagreement with exclusion of council land from the requirement to directly deliver affordable housing.	Council's *Long Term Financial Plan 2025-2035* requires 100% of proceeds from asset sales to be used to help fund capital works identified in the Ku-ring-gai Contributions Plan. This is a long-standing policy commitment. Such proceeds will become increasingly important to deliver the infrastructure required to meet the needs of the increased population that will result from the State Government's TOD and LMR policies. The inclusion of any affordable housing contributions on Council or State-owned sites would be inconsistent with this current policy position of Council.
Questions the acquisition costs and viability assumptions. Requests detail on the 3% given the locked in 2% for the adjoining TOD site.	The variable rates are derived from the feasibility analysis by Atlas Economics which identifies that the capacity for development to contribute affordable housing differs across sites within the TOD precincts. As noted in the Viability Assessment in Schedule 2 of the AHCS, a generic feasibility assessment was undertaken which makes a number of assumptions to enable observations to be made at an aggregate level across the TOD Areas. The purpose of testing was to assess if, after Affordable Housing contributions, investment hurdle rates fall within an acceptable range rather than to test feasibility on a site-by-site basis. It also acknowledges the following limitations of the viability assessment: • It is not practically viable to examine the feasibility of every site. Sample sites are selected and notional development typologies are assumed for generic feasibility testing. • The feasibility testing is based on high-level revenue and cost assumptions and does not consider site-specific nuances typically considered in detailed feasibility analysis. • The appraisal of 'as is' or existing property values is carried out without the benefit of site inspections or property-specific financial information. Therefore, the estimate of existing property values is high-level and indicative only.

Submissions from Development Industry Peak Bodies and individual developers (1, 5, 8)	
Issue	**Response**
No timeline for spending contributions.	Noted. This will be refined with consultation with a nominated CHP and following monitoring of the actual rate of take-up together with the mix of in-kind and monetary contributions, which is currently unclear.
Notes target of 10% on future planning proposals both private and council-led. Requests industry consultation for council-led proposals.	Noted.
Phase-in requested to allow the development industry to adjust.	The four TOD stations were announced in April 2024 and included 2% affordable housing in-kind in perpetuity. Five alternate scenarios were exhibited by Council in November- December 2024. A final composite alternative was adopted for exhibition in March 2025 and exhibited in April 2025 inclusive of the enabling clause and draft AHCS maps. The majority of the TOD-alternative sites are 2% and 3% with some 5% and just a couple of 10% sites in Gordon with very high yield. The AHCS must take effect concurrent with the gazettal of the enabling clause in the TOD-replacement submitted to the NSW State Government in June. Existing applications made under the NSW Government TODs prior to the deadline in June 2025 have been saved and will be assessed under the Housing SEPP to which the 2% provision applies.
Floor space and height incentives for proponent-led planning proposals. Council should adopt evidence-based approach ensuring robust feasibility testing.	Planning proposals outside the current uplifted areas will necessarily be considering additional height and floorspace concurrent with their rezoning together with feasibility testing for the delivery of affordable housing. It is expected that these features will be considered as a package.

Submissions from Development Industry Peak Bodies and individual developers (1, 5, 8)	
Issue	**Response**
Commends evidence base and offers to work with council to avoid unintended impacts.	Noted.
Impact on development feasibility	The AHCS is to be applied only to sites with significant uplift. Extensive viability testing was undertaken as part of the TOD alternative scenarios generally and the AHCS specifically. A 2% in-kind only affordable housing contribution applied to the entirety of the affected sites from the announcement of the four Ku-ring-gai TOD areas and, prior to its pause, 27 State Significant Developments proposing approximately 4,260 nett additional dwellings were applied for. The percentage changes for high-yield sites, over and above the baseline TOD, have been assessed. Additional sites applying for rezoning and uplift under a planning proposal will be required to undertake feasibility testing as part of that process.
The AHCS is in addition to the 2% TOD scheme.	This is a misunderstanding. The AHCS is part of Ku-ring-gai's TOD alternative which will supersede the provisions in the Housing SEPP. The TOD maps under the SEPP for Ku-ring-gai have already been amended to show only the proposals that were lodged under the original TOD provisions and deemed to be saved.
Not timely to add new taxes to the housing development process.	The AHCS will, if the enabling LEP is gazetted, replace the gazetted 2% in-kind affordable housing in the TOD areas. The proposed rates vary from 0%, 2%, 3%, 5% and a very small number of high-yield sites on 10%, based directly on feasibility based on the new uplift as proposed within the new statutory framework. Most sites either remain at 2% or marginally increase to 3% or 5% based on increased floor space.
Double-dipping affordable housing in perpetuity and the infill affordable housing bonus. Exemptions and alignment with the Housing SEPP.	The NSW Government TOD scheme already imposed a 2% affordable housing delivery in kind in-perpetuity while providing the (non-binding) option for the developer to also deliver additional time-limited affordable housing in return for increased height and floor space for market housing. This Chapter 5 provision is explicitly in addition to any affordable housing provided under any other provision of the Housing SEPP. In seeking to replace the provisions in Chapter 5 with the council-led AHCS, the requirement for in-perpetuity affordable housing in addition to time-limited affordable housing aligns with the provisions in the Housing SEPP. These delivery mechanisms are mutually exclusive and the additional time-limited provision in return for permanent floorspace increases is an option available to the developer if feasible. It is not mandatory. Nor is the affordable housing so delivered required to be permanent.
Opposition to in-perpetuity affordable housing.	Noted, however a permanent stock of secure-tenure affordable housing is essential to support essential workers and other low-income local residents. Time-limited affordable housing that reverts to market rates is not sustainable.
Reconsider the 10% levy	The maximum rate of 10% applies only to a couple of very high-yield sites in Gordon only. Sites seeking future rezoning, will need to provide feasibility analysis as part of any planning proposal.
Shift workers who use cars to get to work also need affordable housing	The AHCS facilitates contributions in monetary form as well as in-kind. The design and location of affordable dwellings delivered through the former mechanism can be more flexible depending on the target population.
That Council considers the allocation of affordable housing throughout its jurisdiction and not just around transport hubs	An AHCS must be related to rezoning that provides uplift to support feasibility and capture some value from that uplift. The AHCS applies to the TOD areas and the Affordable Housing Policy foreshadows the AHCS being extended on a site-by-site basis where spot rezonings are sought by Planning Proposal.
The affordable housing contributions must also account for s7.11 contributions and other costs. The feasibility assessment and case studies did not do	On page 36 of the draft AHCS, the assumptions for the feasibility testing state that the current s7.11 contributions, HAPs contributions and water infrastructure charges, together with DA and CC fees and Long Service levies

Submissions from Development Industry Peak Bodies and individual developers (1, 5, 8)	
Issue	**Response**
this. That further incentives be offered for affordable housing provision.	were included as part of this assessment in addition to demolition and construction costs and the cost of finance.
That council accept the dedication of land and dwellings as well as monetary contributions.	The AHCS allows for all these options. While a preference for monetary contributions is stated, the alternative options, or any combination thereof, are not precluded.
Queries capacity to deliver by comparing Ku-ring-gai's recent past rates of dwelling development approval with the rate of approval required to meet the demand foreshadowed in the affordable housing strategy and contributions scheme.	This comment overlooks the impact of the four upzoned TOD areas which provide for at least 25,000 additional dwellings - including the near 5000 new dwellings currently proposed in submitted SSDs and eDAs, with further potential supply already coming through the State Government's Housing Delivery Authority.
Allow developers to choose their Community Housing Provider and work directly with them.	The AHCS relates to affordable housing to be dedicated in perpetuity. It does not affect the (much larger) scope for time-limited affordable housing that may be delivered in return for increased floorspace. In the latter case, the developer is free to form a relationship with their own CHP and work with them to deliver this additional short-term housing. For dwellings to be dedicated in perpetuity, council needs to retain direct oversight for probity reasons to ensure that delivery, management, leverage and eventual asset recycling takes place in a manner that continues to invest and reinvest in the delivery of a growing portfolio of permanent affordable housing.

Feedback from NSW DPHI

As part of DPHI's review of Council's Alternate TOD scheme, a review of the Draft AHCS was also conducted. As a result of this review, the following feedback was provided by DPHI:

Issue	Response
• Scheme rates (equivalent sqm) contributions supported.	Support noted.
• Suggest application of scheme is limited to RFBs, shop top housing and multi dwelling housing to align with tested outcomes.	Following representations from Council staff, DPHI have given this suggestion further consideration. DPHI have subsequently advised Council that it agrees the affordable housing contributions scheme will apply to all types of building or places specified as 'residential accommodation', as defined under the Standard Instrument (Local Environmental Plans) Order 2006, except the types explicitly excluded under the statutory clause.
• Suggest removal of maps from AHCS and references to TOD. The maps duplicate LEP provisions and the removal would future proof the scheme to allow additions of further sites without amendments to the AHCS.	The request that the mapping be included as part of the statutory LEP maps to avoid duplication is supported. As such, the maps will be deleted from the AHCS. This will also set the AHCS a base document with the known areas to which contributions will initially apply. Additional areas outside of the TODs may be added in the future via either Council or proponent led planning proposals involving uplift and feasibility testing.
• Commentary in the introduction re section 7.32 of EP&A Act should be reviewed to be consistent with recent amendments.	It is noted that Section 7.32 of EP&A Act was amended 22 May 2025 and the commentary Part 1 of the draft AHCS relates to the previous version of that section. It is agreed that the commentary in the introduction of the AHCS should be amended to be consistent with the current wording of Section 7.32.

Post-Exhibition Amendments to AHCS

Illustrated examples of the calculation process for affordable housing contributions

The tables in Chapter 2 of the AHCS show the methods of calculating the applicable affordable housing contributions but the illustrated examples do not include the monetary totals given in Table 2-2 utilising instead the gross values in Table 2-1, giving rise to a potential for confusion. One method is to calculate the relevant percentage of the residential GFA to be dedicated by the gross value of that floorspace as stated in Table 2-1, and the other is to utilise the total GFA by the given percentage contribution rate of the gross value rate as given in Table 2-2. The worked examples are not as clear as they could be giving rise to the potential for confusion. It is recommended that the example be reworked to explicitly reference the rates given in Table 2-2 to alleviate the potential for confusion.

Minor text changes

Minor text changes that do not alter the intent of the documents or increase the contributions are permitted for readability and clarity.

Summary of amendments (as referenced in the recommendation)

- Amend the commentary in the Part 1 of the AHCS to be consistent with the current wording of Section 7.32 of the EP&A Act.
- Include in the AHCS a worked example of each methodology for the calculation of affordable housing contributions.
- Remove from the AHCS the maps and refer instead to the maps in the Local Environmental Plan to eliminate duplication and facilitate future reviews.
- Minor corrections to the text for clarity that do not alter the intent of the documents or the quantum of the contributions.
- Insert dates of effect when known.

There are no proposed amendments to the exhibited version of the draft Affordable Housing Policy.

INTEGRATED PLANNING AND REPORTING

Outcome 2 – Sustainable Urban Growth and Change

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
U1: Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.	U1.1: Planning for housing is responsive and addresses the supply, choice, adaptability and affordability needs of the community and the changing population.	U1.1.2: Implement the Affordable Housing Policy and Affordable Housing Contributions Plan consistent with the Local Strategic Planning Statement (LSPS).

Outcome 3 - Infrastructure and assets support community needs

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
A1: Strategically plan, manage and fund public infrastructure and assets to meet the needs of the community, defined levels of service and intergenerational equity.	A1.1: Plans are in place to effectively fund public infrastructure and assets to meet the needs of a growing and changing population.	A1.1.3: Oversee the drafting and implementation of a s7.32 Affordable Housing Contributions Scheme

GOVERNANCE MATTERS

A project steering group will need to be established as a priority to ensure the ongoing governance and management of affordable housing contributions received by Council – both in-kind and in monetary form. The project steering group is expected to comprise representatives from Governance, Planning and Property, Finance and Community. The first priority will be to engage with Homes NSW (which is a NSW Government agency which is responsible for social and affordable housing and part of the Department of Communities and Justice) to assist with the tendering process and appointment of a nominated Community Housing Provider (CHP), the execution of a Project Delivery Agreement for the transfer of contributions and the establishment of ongoing monitoring and reporting requirements.

Homes NSW assists Local Councils going through that process by providing technical advice and assistance with:

- Tender management, selection and engagement of a Community Housing Provider (CHP);
- contract arrangements through Delivery Agreements to ensure Council contributions that are transferred to the nominated CHP are used in accordance with the approved purpose and any change requires Council approval;
- monitoring and reporting on performance and compliance of Community Housing Provider; and
- registration of Council interest on property titles to ensure affordable housing is provided in perpetuity.

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. The key required action in mitigating risk is to ensure the establishment of the governance structure for the management of the calculation, receipting, investing and allocation of affordable housing contributions to facilitate the delivery of affordable housing in a timely and efficient manner. There is a potential reputational risk to council if this system is not established promptly.

FINANCIAL CONSIDERATIONS

For any affordable housing contribution scheme to be implemented, there is a requirement for it to not unduly impact on development viability. The draft Ku-ring-gai Affordable Housing Contribution Scheme (AHCS) is supported by viability assessments which provides evidence that the proposed

affordable housing rates are viable. The scheme only applies to areas that are being rezoned for significant development uplift and increased development potential. This ensures that the contribution for affordable housing is drawn from the increase in land value generated by the rezoning.

The establishment of an affordable housing contribution scheme will mean that Council is able to accept both in-kind contributions and monetary contributions. This compares with the NSW Government TODs under Chapter Five of the Housing SEPP, which facilitate only in-kind delivery, restricted on title in perpetuity.

The draft Affordable Housing Contributions Scheme states that Council will transfer ownership of any in-kind contributions (dwellings and/or land) to the nominated Community Housing Provider (CHP). These assets will sit on the balance sheet of the CHP and can be leveraged to re-invest and grow the portfolio of affordable housing dwellings. Monetary contributions are to be pooled and managed by Council. When sufficient funding is available Council will consult with the nominated CHP for transfer of funds so that they may be combined with the CHP's own resources or other government funding.

The calculation, inflation and receipting of monetary affordable housing contributions should be managed electronically to ensure efficiency and to minimise human error. Staff are in the process of ascertaining if Council's current system, Property and Rating (Tech One) has this functionality. There may be a future cost involved, if the capacity exists but is not currently part of council's package, which can be clarified after further investigation. Alternatively, a bespoke system, that adds-on to the Property & Rating system, like the current system for s7.11 and s7.12 contributions management, could be commissioned.

SOCIAL CONSIDERATIONS

Affordable housing will help ensure that Ku-ring-gai's community remains diverse, allowing people from various income levels and backgrounds to live near their jobs, social networks and neighbourhood connections.

Affordable housing supports the local economy by assisting local businesses and essential services to attract and retain employees. By enabling employees to live closer to their place of employment, affordable housing would help to retain Ku-ring-gai's vital workers, strengthen the local economy and reduce the risk of labour shortages in essential industries. In the case of care workers, such as aged care workers and childcare workers, high staff turnover directly impacts the quality and continuity of care.

ENVIRONMENTAL CONSIDERATIONS

There are no direct environmental implications inherent in the adoption of an Affordable Housing Contributions Scheme or amendment of the adopted Affordable Housing Policy. Each affected development site will be subject to the standard procedures for development assessment.

COMMUNITY CONSULTATION

The draft Affordable Housing Contributions Scheme and amendments to the adopted Affordable Housing Policy were placed on public exhibition from Monday, 25 August to Monday, 22 September 2025 inclusive. At the close of the exhibition period submissions had been received from 9 different

parties with views from local residents, CHPs and the development industry all represented. Commentary on the content of the submissions has been included within the body of the report.

INTERNAL CONSULTATION

Internal consultations and briefings with relevant Council departments, such as Property, Finance and Community was undertaken during the preparation of the draft Affordable Housing Contributions Scheme. The matter was also considered by GMD on 31 July 2025. Councillor briefings have been held during the process of preparation of the introductory Issues Paper, the Affordable Housing Policy and the Affordable Housing Contributions Scheme. The latest briefing was held on 5 August 2025 ahead of the August OMC which authorised the commencement of the public exhibition process.

SUMMARY

Affordable Housing Contribution Schemes are Council-led documents which set out how, where and what rate of contributions for the provision of affordable housing can be made, whether by the dedication of physical dwellings, or monetary contributions, or an agreed combination. They give developers certainty about how affordable housing contributions will be determined, and the contribution rate that will be applied in a condition of consent. They provide the option of a monetary contribution as an alternative to physical dedication of completed dwellings. The scheme is linked to a clause and maps within the Council LEP to ensure that feasibility is directly related to additional development potential through uplift.

Atlas Economics and GLN Planning have prepared the draft Ku-ring-gai Affordable Housing Contributions Scheme (Attachment A1) to support Council's Adopted TOD Alternative Affordable Housing LEP clause and affordable housing contribution rate maps.

The scheme applies to the TOD Areas (as per Council's Preferred TOD Alternative) of Gordon, Killara, Lindfield and Roseville. The scheme applies to land that enables development for residential accommodation. There is flexibility within the document to add other areas that are subject to uplift subject to feasibility assessments conducted concurrently with the relevant planning proposal process.

In order to ensure consistency between the Ku-ring-gai Affordable Housing Policy and the Ku-ring-gai Affordable Housing Contributions Scheme, amendments were made to the adopted policy to align with the principle of appointing a partner CHP for the delivery and management phase. The final version can be found at Attachment A2.

The foregoing report has foreshadowed some further amendments for clarity and to minimise duplication (retaining the maps in the LEP rather than repeating them in the AHCS). It is recommended that the draft Affordable Housing Contributions Scheme be adopted with these changes.

The commencement date must be tied to the (unknown) eventual gazettal date of the enabling LEP and the Affordable Housing Contributions Scheme is a supporting document under that enabling clause. As such, it is recommended that the adoption date be stated in the AHCS and the commencement date be stated to be the date that the Ku-ring-gai Council's TOD alternative comes into effect.

The amendments to the Affordable Housing Policy chiefly relate to the principle and the circumstances in which council will engage a Community Housing Provider (CHP) through a partnership agreement to deliver, own (with restrictions on title in council's favour) and manage the resultant affordable housing portfolio. These changes can be given effect on adoption by council which will facilitate the progression towards the engagement of a CHP partner and the preparation of the supporting governance procedures. There are no proposed amendments to the exhibited draft Affordable Housing Policy.

RECOMMENDATION:

A. That the exhibited draft Ku-ring-gai Affordable Housing Contributions Scheme 2025 be adopted subject to the following amendments:

   i. Amend the commentary in the Part 1 of the AHCS to be consistent with the current wording of Section 7.32 of the EP&A Act.
   ii. Include in the AHCS a worked example of the methodology for the calculation of affordable housing contributions referencing both Table 2-1 and Table 2-2.
   iii. Remove from the AHCS the maps and refer instead to the maps in the Local Environmental Plan to eliminate duplication and facilitate future reviews.
   iv. Minor corrections to the text for clarity that do not alter the intent of the documents or the quantum of the contributions.
   v. Insert dates of effect when known.

B. The date of commencement be set to the date of gazettal of the Ku-ring-gai TOD alternative.

C. That the exhibited amendments to the Affordable Housing Policy 2025 be adopted and be given immediate effect.

D. That the General Manager be delegated to make the amendments iterated in this report and any minor corrections and clarifications that do not alter the intent of the documents or the quantum of affordable housing contributions as exhibited.

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Attachments: A1⇩ Draft Ku-ring-gai Affordable Housing Contributions Scheme - Exhibition Version 2025/241173

A2⇩	Ku-ring-gai Affordable Housing Policy - Version 2 - Post Exhibition	2025/319220

Atlas Economics

Ku-ring-gai

Affordable Housing Contribution Scheme

KU-RING-GAI COUNCIL

JULY 2025

Document Control

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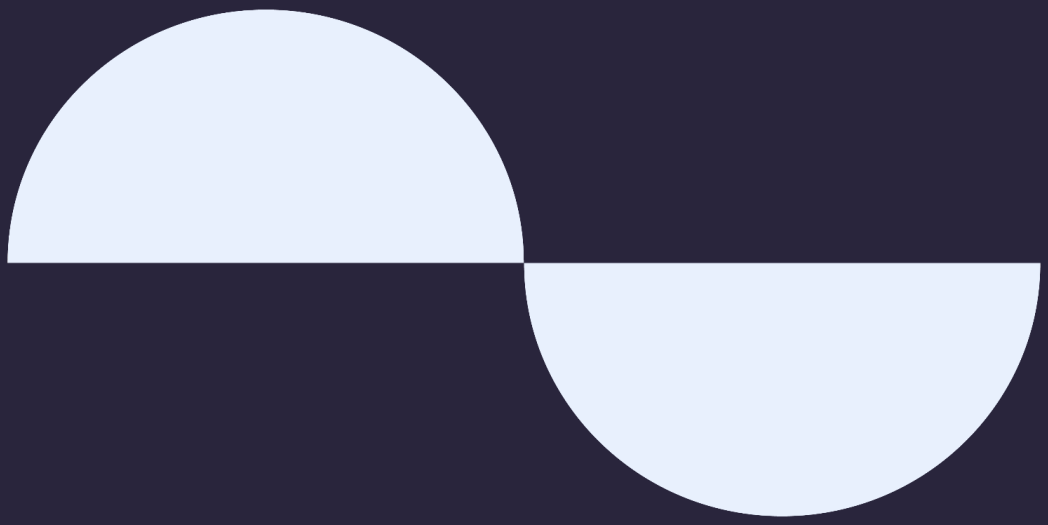
Strategic Context and Background



Beyond the horizon thinking.

Ku-ring-gai

1.1 Scheme Purpose and Objectives

The Ku-ring-gai Affordable Housing Contributions Scheme (**the Scheme**) sets out how, where and how much development contributions are collected for Affordable Housing in the Ku-ring-gai local government area (**the LGA**).

The Scheme is prepared in accordance with the requirements of section 7.32 of the *Environmental Planning and Assessment Act 1979* and the *State Environmental Planning Policy (Housing) 2021* and with regard to the *Guideline for Developing an Affordable Housing Contribution Scheme* (DPHI, 2019).

The objectives of the Scheme are to:

- Recognise the need for affordable rental housing to support sustainable and diverse communities.
- Enhance economic productivity and support the sustainability of local businesses in the Ku-ring-gai LGA.
- Improve access to affordable housing for Very Low to Moderate income households, or a combination of the households.
- Ensure there are opportunities for Very Low to Moderate income workers to live in the community in which they are employed.
- Facilitate opportunities for Government and community housing providers (CHPs) to supply affordable rental housing in the LGA.
- Outline the requirements for making a contribution for affordable housing in addition to the infrastructure needs of the local community, in accordance with an Environmental Planning Instrument (EPI).

The Scheme is consistent with the Ku-ring-gai Local Strategic Planning Statement (2020) and Ku-ring-gai Housing Strategy (2020).

The Scheme was adopted by Ku-ring-gai Council (**Council**) on xxx and came into effect on xxx.

1.2 Affordable Housing Principles

The Scheme's affordable rental housing principles are that:

- Ku-ring-gai residents and workers live in respectful housing within their local community, and affordable housing aims to create mixed and balanced communities,
- Affordable housing is created and managed so that a socially diverse residential population, is supported and maintained,
- Affordable housing must be rented to appropriately qualified tenants and at an appropriate rate of gross household income,
- Land provided for affordable housing must be used for the purposes of the provision of affordable housing,
- Provision for affordable housing is a long-term commitment and buildings must be managed to maintain their continued use for affordable housing,
- Affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area.

The NSW Affordable Housing Ministerial Guidelines additionally provide guidance on tenancy management and financial management which aim to ensure financial viability whilst balancing affordable outcomes for tenants.

1.3 Application of the Scheme

The Scheme applies to land that enables residential accommodation. The lands to which the Scheme applies are collectively referred to as 'the Affordable Housing Contribution Areas', which comprises:

- TOD Area - Gordon, Killara, Lindfield and Roseville

Additional land may be added to the Scheme by amendment of this document by Council resolution and amendment of the Ku-ring-gai *Local Environmental Plan 2015*. Amendments and/ or updates to the information provided in the schedules may occur from time to time and will not require an amendment to the EPI.

The Scheme applies to all new residential development with the exception of development types listed in section 2.2.

1.4 Legislative Basis for Affordable Housing Contributions

This Scheme applies in accordance with the *Environmental Planning and Assessment Act 1979* (**the Act**) which allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument. The *State Environmental Planning Policy (Housing) 2021* identifies that all local government areas within NSW are areas where there is a need for affordable housing.

Section 7.32(1) of the Act requires that a contribution requirement may only be applied to a development application where:

- (a) the consent authority is satisfied that the proposed development will or is likely to reduce the availability of affordable housing within the area; or
- (b) the consent authority is satisfied that the proposed development will create a need for affordable housing within the area; or
- (c) the proposed development is allowed only because of the initial zoning of a site, or the rezoning of a site; or
- (d) the regulations so provide.

Condition (a) is met because all new development will likely reduce the availability of affordable housing within the area. This is because as residential development occurs with no provision of affordable housing, the proportion of dwellings available at affordable rents will accordingly be reduced.

Condition (b) is met because all development creates a need for affordable housing in the LGA. As development occurs in the TOD Area, there will be existing dwellings (that are aged and/ or that offer a lower price point) that are redeveloped in favour of new dwellings. This means that the proportion of housing that is available at affordable rates will reduce as development occurs.

Furthermore, residential growth generates demand for business services within which lower income workers are employed. These services include education and health, childcare and aged care, retail and hospitality as well as frontline services. There is a need to ensure affordable housing is available to accommodate the lower-income workers who are employed in the provision of these services.

Condition (c) is met because there is a rezoning of land in the TOD Area.

There are substantial economic impacts where affordable housing cannot be accessed close to employment. The LGA relies on workers who are able to access housing that is affordable close to their place of employment.

Schedule 1 provides additional analysis of the need for affordable housing in the LGA.

1.5 Definitions

Terms used in the Scheme are defined in **TABLE 1-1**.

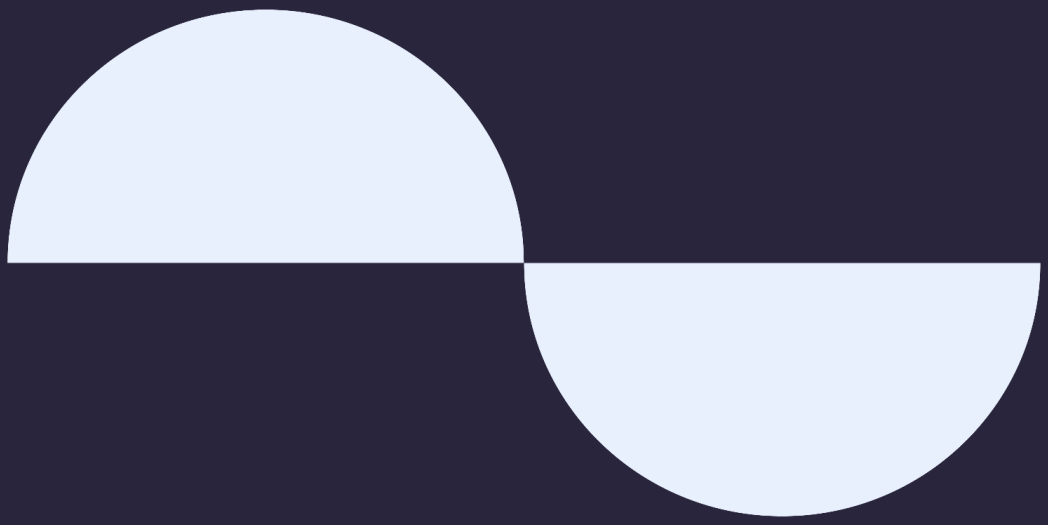
TABLE 1-1: Definitions

TERM	DEFINITION
AFFORDABLE HOUSING	Housing for Very Low, Low and Moderate income households, being such households as are prescribed by the regulations or are provided for in an environmental planning instrument, as defined by the *Environmental Planning and Assessment Act 1979*. The *State Environmental Planning Policy (Housing) 2021* further defines Very Low, Low and Moderate income households into those who either pay no more than 30% of gross income in rent, or those eligible under the National Rental Affordability Scheme (NRAS) and pay no more rent than would be charged under NRAS. Note: Affordable housing is not the same as social housing. It is open to a broader range of household incomes than social housing. Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing.
COMMUNITY HOUSING PROVIDER (CHP)	A community housing provider (CHP) is an organisation who delivers social housing and/ or affordable housing and related services to people on Very Low, Low or Moderate incomes. Note: In NSW the Registrar of Community Housing administers the National Regulatory System for Community Housing (NRSCH) and assesses/ monitors registered CHPs according to the level of risk associated with the scale and scope of their community housing activities.

TERM	DEFINITION
	In NSW, registered CHPs could be for-profit or not-for-profit (NfP) entities. NfP CHPs are charities whose purpose is the development and/ or management of subsidised housing. They enjoy tax concessional status (Federal and State).
CONTRIBUTION IN-KIND	Contribution of a completed dwelling or land that is dedicated (gifted) to Council.
CONTRIBUTION RATE (%)	The percentage contribution rate that is used in the calculation of a contribution requirement.
EQUIVALENT CONTRIBUTION RATE ($)	The dollar contribution rate that is used to calculate an equivalent monetary contribution in lieu of a contribution in-kind.
ENVIRONMENTAL PLANNING INSTRUMENT (EPI)	Environmental Planning Instruments are Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs) that are made under the Environmental Planning and Assessment Act 1979.
EQUIVALENT MONETARY CONTRIBUTION	The monetary contribution payable in lieu of a contribution in-kind. The equivalent monetary contribution applies the contribution rate (%), the equivalent contribution rate ($) and the development capacity of a development (GFA).
GROSS FLOOR AREA (GFA)	As defined in the Ku-ring-gai Local Environmental Plan 2015 and the standard template instrument
LOW INCOME	Households whose gross incomes are 50% or more but less than 80% of the median household income for Greater Sydney, as applicable, as reported by Australian Bureau of Statistics.
MODERATE INCOME	Households whose gross incomes are 80% to 120% of the median household income for Greater Sydney, as applicable, as reported by Australian Bureau of Statistics.
NOMINATED CHP	Registered not-for-profit community housing provider classified as Tier 1 or Tier 2 under the National Regulatory Code for the National Regulatory System for Community Housing that is nominated by Council to receive, administer and manage contributions received under this Scheme.
SOCIAL HOUSING	Social housing is government subsidised, long-term rental housing for people on very low incomes. It includes public, community and Aboriginal housing. Public housing is managed by Homes NSW while community housing is managed by non-government organisations (community housing providers).
SUBSIDISED HOUSING	Collectively term that refers to rental housing that available to eligible households at subsidised rents. Includes social housing and affordable housing.
VERY LOW INCOME	Households whose gross incomes are less than 50% of the median household income for Greater Sydney, as applicable, as reported by Australian Bureau of Statistics.

2

Affordable Housing Contributions



Beyond the
horizon thinking.

Ku-ring-gai

2.1 Contribution Rates

Affordable housing contribution rates are required in addition to other contributions including local infrastructure contributions and state and regional infrastructure contributions (if applicable), water and sewerage infrastructure charges and other statutory fees and charges.

Contribution rates will be given effect by amendment of this document by Council resolution and amendment of the *Ku-ring-gai Local Environmental Plan 2015*.

TOD AREA

The percentage (%) contribution rates applicable are indicated by colour in **FIGURE 2-1** (Gordon Precinct), **FIGURE 2-2** (Killara Precinct), **FIGURE 2-3** (Lindfield Precinct) and **FIGURE 2-4** (Roseville Precinct).

FIGURE 2-1: TOD Area Contribution Rates (%), Gordon Precinct

Source: Ku-ring-gai Council

FIGURE 2-2: TOD Area Contribution Rates (%), Killara Precinct

Source: Ku-ring-gai Council

FIGURE 2-3: TOD Area Contribution Rates (%), Lindfield Precinct

Source: Ku-ring-gai Council

FIGURE 2-4: TOD Area Contribution Rates (%), Roseville Precinct

Source: Ku-ring-gai Council

Where a monetary contribution is to be made, the contribution amount will be calculated as a percentage of the gross realisation value of completed dwellings in the TOD Area. The required percentage (%) contribution will then be multiplied by the respective dollar rates and the proposed development (in GFA terms).

The equivalent monetary (dollar) contribution rates that apply to residential development in the TOD Area are listed in **TABLE 2-1**. The dollar rates are calculated by multiplying respective gross realisation values with the percentage (%) contribution rates.

TABLE 2-1: Contribution Rate (%) by TOD Area

% CONTRIBUTION RATE	EQUIVALENT DOLLAR RATE ($/SQM RESIDENTIAL GFA)
GORDON	**GROSS REALISATION VALUE - $15,300/SQM GFA**
2%	$306.0
3%	$459.0
5%	$765.0
10%	$1,530.0
KILLARA	**GROSS REALISATION VALUE - $15,725/SQM GFA**
2%	$314.5
3%	$471.75

% CONTRIBUTION RATE	EQUIVALENT DOLLAR RATE ($/SQM RESIDENTIAL GFA)
LINDFIELD	**GROSS REALISATION VALUE - $16,150/SQM GFA**
2%	$323.0
3%	$484.5
5%	$807.5
ROSEVILLE	**GROSS REALISATION VALUE - $17,000/SQM GFA**
2%	$340.0
3%	$510.0
5%	$850.0

2.2 Exemptions and Exclusions

The Scheme does not apply to the following types of development:

a. Refurbishment or repair of a building that results in additional residential floorspace less than 200 square metres.

b. Development for non-residential floorspace.

c. Affordable Housing, social housing, boarding houses, group homes and hostels.

In the case of c, development for these purposes of Affordable Housing, social housing, boarding houses, group homes and hostels will support the aims of the Scheme, and are therefore exempted from the need to provide affordable housing contributions under the Scheme. The exemption does not apply where the proposed development is for a fixed term only, i.e. it is not provided in perpetuity. An example would be time-limited affordable housing and market housing (including build-to-rent) under the infill affordable housing provisions in the *State Environmental Planning Policy (Housing) 2021*.

For development which comprises a mix of market housing and Affordable Housing and/or social housing, this Scheme will only apply to the proportion of the private (market) housing within the development.

2.3 Satisfying a Contribution Requirement

Council will accept contributions in the form of completed dwellings (refer to section 0) or equivalent monetary contributions (refer to section 2.3.1). A contribution requirement can also be satisfied by a combination of the dedication of completed dwellings and a monetary contribution. In limited circumstances, a contribution may be satisfied by the dedication of land (refer to section 2.3.3).

Contributions must meet the following requirements:

- Satisfied through the dedication of completed dwellings.
- Satisfied through making of a monetary contribution.
- Satisfied through the dedication of land.

Where dedication of completed dwellings is made, the contribution is satisfied when title to the dwellings is transferred to Council prior to the issue of an Occupation Certificate.

Where a monetary contribution is made, Council requires evidence that the condition of consent has been satisfied prior to the granting of a Construction Certificate.

Where dedication of land is made, the contribution is satisfied when title is transferred to Council at issuance of the Subdivision Certificate.

2.3.1 Equivalent Monetary Contribution

Where an offer to make a contribution in-kind (completed dwellings or land) is not accepted by Council, an equivalent monetary contribution will be required instead. The equivalent monetary contribution is calculated by multiplying the contribution rate (%) by the equivalent contribution rate ($) by the applicable residential floorspace (GFA).

TOD Area

The equivalent contribution rates ($) applicable to the TOD Area Affordable Housing Contribution Area are in **TABLE 2-2**. These are current as at the March 2025 quarter.

TABLE 2-2: Equivalent Contribution Rate ($) by TOD Area

% CONTRIBUTION RATE	GORDON	KILLARA	LINDFIELD	ROSEVILLE
2%	$306.0	$314.5	$323.0	$340.0
3%	$459.0	$471.8	$484.5	$510.0
5%	$765.0		$807.5	$850.0
10%	$1,530.0			

The equivalent contribution rates ($) are based on the market value of completed residential floorspace.

Adjustments are made to the equivalent contribution rates on an annual basis. Council's website lists the current equivalent contribution rates ($) as indexed. See section 3.3 (Indexation of Contribution Rates) for further information.

WORKED EXAMPLES

The examples show calculation of an equivalent monetary contribution with reference to equivalent contribution rates in **TABLE 2-2**.

CALCULATING A CONTRIBUTION REQUIREMENT

Example 1:

Land with an area of 1,400sqm in Killara is zoned MU1 Mixed Use, with an FSR control of 3:1 and is subject to a contribution requirement of 3%. A mixed use development (and shop top housing) proposes 700sqm commercial GFA and 3,500sqm residential GFA.

The affordable housing contribution is calculated as:

Residential GFA x 3% = 3,500sqm GFA x 3% = 105sqm

An equivalent monetary contribution is calculated as.

Residential GFA x 3% x equivalent contribution rate ($) = (3,500sqm GFA x 3% x $15,725/sqm) = $1,651,125

Example 2:

Land with an area of 2,000sqm in Lindfield is zoned MU1 Mixed Use, with an FSR control of 5:1 and is subject to a contribution requirement of 5%. A mixed use development (and shop top housing) proposes 800sqm commercial GFA and 9,200sqm residential GFA.

The affordable housing contribution is calculated as:

Residential GFA x 5% = 9,200sqm GFA x 5% = 460sqm

An equivalent monetary contribution is calculated as:

Residential GFA x 5% x equivalent contribution rate ($) = (9,200sqm GFA x 5% x $16,150/sqm) = $7,429,000

Note the examples are simplified with no exemptions available. Additionally, in both examples the monetary component of the contributions will need to be indexed in accordance with section 3.3 (Indexation of Contribution Rates).

2.3.2 Dedication of Dwellings

The affordable housing contribution requirement may be satisfied through the dedication of completed dwellings free of cost and to the satisfaction of Council. The completed dwellings must meet the following requirements:

- Align with the Affordable Housing Principles in section 1.2.
- Be in a location, and of a size and quality of dwelling that is to the satisfaction of Council and its nominated Community Housing Provider (**CHP**) and generally to the standard of new housing in the locality.
- Not be distinguishable from market housing within the development, i.e. it is 'tenure blind'.
- Total gross floor area (GFA) exceeds 50sqm. If the GFA is less than 50sqm, a monetary contribution will be required instead.

Where a slightly larger dwelling than required is dedicated, there will be no refund or offset of other unrelated contributions.

Where only part of the contribution is satisfied through dedication of completed dwellings, any remaining requirement is to be paid as an equivalent monetary contribution with reference to rates in **TABLE 2-1**.

If an offer of completed dwellings is not to Council's satisfaction, Council will require the contribution to be satisfied by way of an equivalent monetary contribution instead.

TOD Area

WORKED EXAMPLES

The examples show calculation of the dwelling requirement with reference to the contribution rates in **TABLE 2-1**.

CALCULATING A CONTRIBUTION REQUIREMENT

Example 1:

Land with an area of 2,000sqm in Gordon is zoned MU1 Mixed Use, with an FSR control of 3:1 and is subject to an affordable housing contribution requirement of 3% under the Scheme. A mixed use development (including shop top housing) proposes 600sqm commercial GFA and 5,400sqm residential GFA.

The affordable housing contribution is calculated as:

Residential GFA x 3% = 5,400sqm GFA x 3% = 162sqm GFA is required to be dedicated

If 140sqm GFA is dedicated, the remaining contribution (22sqm GFA) can be satisfied through an equivalent monetary contribution. A monetary contribution is calculated as.

22sqm GFA x $15,300/sqm = $336,600

Example 2:

Land with an area of 1,800sqm in Roseville is zoned R4 High Density Residential, with an FSR control of 1.8:1 and is subject to a contribution requirement of 2%. A residential flat building development at 3,200sqm GFA is proposed.

The affordable housing contribution is calculated as:

Residential GFA x 2% = 3,200sqm GFA x 2% = 64sqm GFA is required to be dedicated

If 60sqm GFA is dedicated, the remaining contribution (4sqm GFA) can be satisfied through an equivalent monetary contribution. A monetary contribution is calculated as.

4sqm GFA x $17,000/sqm = $68,000

Note the examples are simplified with no exemptions available. Additionally, in both examples the monetary component of the contributions will need to be indexed in accordance with section 3.3 (Indexation of Contribution Rates).

2.3.3 Dedication of Land

The acceptability of land for dedication is subject to Council's discretion and approval in consultation with its nominated CHP.

The value of the dedicated land should be equivalent to the monetary contribution calculated under the Scheme. An independent valuation of the land to be dedicated should be obtained by the applicant. Council may choose to engage its own valuation (at the applicant's cost) to review the applicant's valuation provided.

If an affordable housing contribution is made via the dedication of land, it must meet the following requirements:

- Align with the Affordable Housing Principles in section 1.2.
- Have a minimum land area of 800sqm.
- Be within the walking catchment of public transport facilities.
- Not be subject to environmental constraints, in particular:
  - Be of residential building quality, e.g. not contaminated or require remediation.
  - Be of good quality building land, e.g. not subject to flooding or flood constraints, bushfire constraints, etc.
- Have access, locational and site characteristics comparable to the proposed development.

If the assessed land value is less than the equivalent monetary contribution, any remaining requirement is to be satisfied as a monetary contribution. If the assessed land value exceeds the equivalent monetary contribution that would otherwise be required, no offset or refund is applicable.

TOD Area

WORKED EXAMPLES

The first example shows the calculation of an equivalent monetary contribution as the GFA for contribution is less than 50sqm.

The second example shows where a contribution is made through part dedication/ part monetary contribution with reference to the equivalent contribution rates ($) in **TABLE 2-2**.

CALCULATING A CONTRIBUTION REQUIREMENT

Example 1:

Land with an area of 1,320sqm in Roseville is zoned R4 High Density Residential, with an FSR control of 1.8:1 and is subject to a contribution requirement of 2%. A residential flat building development at 2,376sqm GFA is proposed.

The affordable housing contribution is calculated as:

Residential GFA x 2% = 2,376sqm GFA x 2% = 47.5sqm GFA is required to be dedicated

Given the contribution requirement is less than 50sqm GFA, an equivalent monetary contribution is calculated as.

Residential GFA x 2% x equivalent contribution rate ($) = (2,376sqm GFA x 2% x $17,000/sqm) = $807,500

Example 2:

Land with an area of 6,000sqm in Gordon is zoned R4 High Density Residential, with an FSR control of 1.8:1 and is subject to a contribution requirement of 3%. A residential flat building development at 10,800sqm GFA is proposed.

The affordable housing contribution is calculated as:

Residential GFA x 3% = 10,800sqm GFA x 3% = 324sqm

An equivalent monetary contribution is calculated as:

Residential GFA x 2\3% x equivalent contribution rate ($) = (10,800sqm GFA x 3% x $15,300/sqm) = $4,957,200

If contribution through land dedication is proposed, consideration should be given to whether the floorspace potential associated with the dedicated land can be transferred and developed elsewhere on the site, of if the floorspace potential (GFA) is foregone with the land that is dedicated. The two scenarios are illustrated as follows:

- Scenario 1 GFA cannot be transferred/ developed elsewhere
  - If the land proposed for dedication is valued at $5,000 ,000, its value exceeds the equivalent monetary contribution of $4,957,200 required. If accepted for dedication, no offset or refund is applicable.
  - If the land proposed for dedication is valued at $4,400,000, its value is less than the equivalent monetary contribution of $4,957,200 required. A monetary contribution of $557,200 is required.

- Scenario 2 GFA can be transferred/ developed elsewhere
  - The land should be transferred to Council at a nominal cost ($200/sqm).
  - If the land proposed for dedication measures 800sqm, a monetary contribution of $4,160,000 is to be made, calculated:

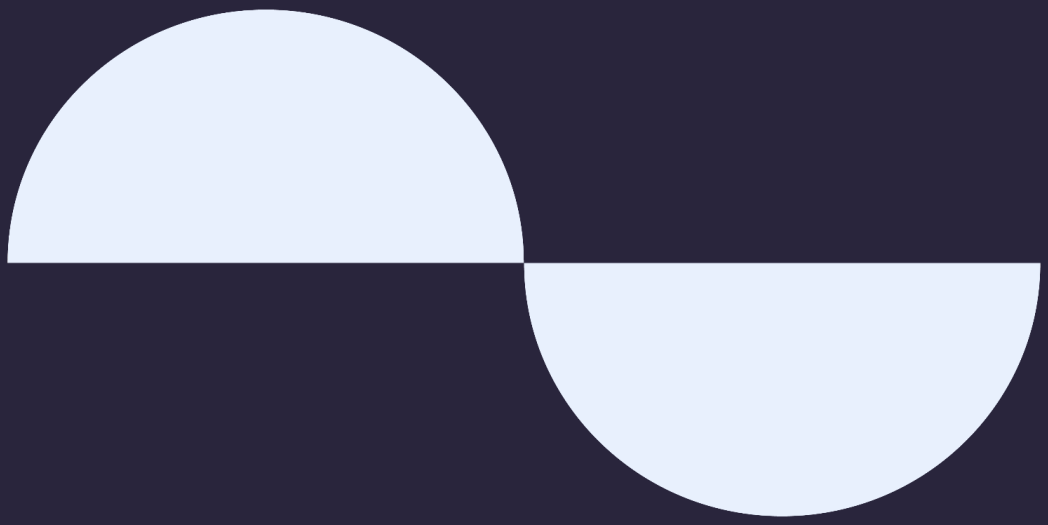
Equivalent monetary contribution - nominal cost $160,000 (800sqm x $200/sqm)

= $4,957,200 - $160,000 = $4,797,200

Note the examples are simplified with no exemptions available.

3

Administration and Implementation



Beyond the horizon thinking.

Ku-ring-gai

3.1 Making a Contribution

Contributions for affordable housing will be levied via conditions of development consent. This will require the following details be provided as part of a Development Application:

- The amount of residential floorspace (GFA) on which an affordable housing contribution is applicable.
- The relevant contribution rates.

Where an affordable housing contribution is required for a development, it will form part of a development consent.

Unless otherwise agreed, contributions are to be made as a monetary contribution for the purpose of Affordable Housing. Council will require evidence that the condition of development consent relating to affordable housing has been satisfied prior to the granting of any construction certificate.

The contributions will need to be indexed for inflation at the time of payment to the most recent indexed values, in accordance with the indexation formula set out in this section.

An affordable housing contribution may be made through a monetary contribution, the dedication of dwellings, the dedication of land or a combination of the three where applicable, as set out in sections 2.3.1, 2.3.2 and 2.3.3.

1. Monetary contributions

Where a monetary contribution is made towards affordable housing:

- The amount of the contribution will be specified in the condition of development consent.
- Payment is to be made prior to issue of a Construction Certificate.
- Payment of contributions can be made via credit card, cheque or direct transfer into Council's nominated bank account. A merchant fee surcharge applies if a credit card is used. Payments may be made in person at Council's Administration Building or online. The entire contribution amount must be paid in one payment. Part payments will not be accepted.

Where no construction certificate is required, payment is required prior to the commencement of use/ occupation.

2. Dedication of dwellings

If the contribution is to be made by the dedication of dwellings at Council's discretion:

- Prior to the granting of a Construction Certificate, evidence must be provided (by way of a written legal agreement) to the transfer of title/s of the dwellings to Council.
- Council must be satisfied that the dwellings are consistent with the dwellings shown on the approved plans.
- Each dwelling must have a minimum internal area of 50sqm.
- Where the dedication of dwellings does not cover the full contribution required, the remainder is to be paid as a monetary contribution. In these circumstances, payment is to made prior to issue of an Occupation Certificate.

The affordable housing contribution is satisfied when the title is transferred to Council, prior to issue of an Occupation Certificate.

3. Dedication of land

If the contribution is to be made by the dedication of land at Council's discretion:

- Prior to the granting of a Subdivision Works Certificate, evidence must be provided (by way of a written legal agreement) to the transfer of title/s of the land to Council.
- Council must be satisfied that land is consistent with the land shown on the approved plans.
- The land must have a minimum area of 800sqm.
- Where the dedication of land does not cover the full contribution required, the remainder is to be paid as a monetary contribution. In these circumstances, payment is to be made prior to issue of a Subdivision Certificate.

The affordable housing contribution is satisfied when the title is transferred to Council, at issuance of the Subdivision Certificate.

REFUNDS FOR DEMOLITION OR CHANGE IN USE

For the avoidance of doubt, the demolition of a building, or a change in the use of land, does not give rise to a claim for a credit or refund of any affordable housing contribution made or required under this Scheme.

This includes instances where residential floorspace subject to an Affordable Housing contribution under this Scheme, e.g. market housing is in future years subsequently designated as Affordable Housing, Social Housing, or other development exempt from Affordable Housing contributions.

ADJUSTMENT ON A DEVELOPMENT CONSENT

Where a condition requiring a monetary contribution has been imposed, the contribution amount will be indexed to when the payment is made. The approach to indexing monetary contributions is outlined in section 3.3.

As specified in section 2.2, if a portion of land area or floorspace is proposed for development of affordable and/or social housing within a broader residential or mixed-use development, this must be specified upon lodgement of a Development Application. This portion of land or floorspace is exempted from contributions in this Scheme.

If land or floorspace designated for affordable and/or social housing is later proposed to be used as market housing, Affordable Housing contributions under this Scheme would become payable.

Council will not refund Affordable Housing contributions for land/ dwellings/ floorspace initially subject to an Affordable Housing contribution under this Scheme, that are subsequently approved for use as Affordable Housing, Social Housing, or other development that is exempt from Affordable Housing contributions.

3.2 Use and Management of Contributions

Council acknowledges the importance of the not-for-profit community housing sector and the part they play in the delivery and management of purpose-designed and built affordable housing. Council intends to appoint at least one Community Housing Provider (CHP) as a partner in the delivery and management of affordable housing in the Ku-ring-gai LGA.

HOW CONTRIBUTIONS ARE TO BE USED

Contributions of in-kind affordable housing are to be gifted/ dedicated free of cost to Council for transfer to its nominated CHP.

Contributions in-kind are to remain affordable housing in perpetuity, or until replaced with affordable housing dwellings in the same locality in the Ku-ring-gai LGA and to be owned and managed in accordance with the Affordable Housing Principles under the Scheme and the adopted Ku-ring-gai Affordable Housing Policy (Council, 2025b).

Monetary contributions will be paid to, received, pooled and managed by Council. As sufficient funding becomes available, Council will consult with its nominated CHP(s) on the opportunity to combine contributions received by Council under the Scheme, with the CHP's own resources and/ or with the resources of Homes NSW.

MANAGEMENT OF FUNDS

The pooling of monetary contributions will have consideration for:

- Immediate use of contribution funds for affordable housing development in the Ku-ring-gai LGA.
- Land and funding packages, where land is made available by supplementary sources for developing affordable housing dwellings.
- How the funding will be leveraged to maximise the quantum of affordable housing dwellings.

Priority will be given to not-for-profit community housing providers (CHPs) registered as Tier 1 or Tier 2 under the National Regulatory Code, and who have appropriate experience in the LGA.

Council will nominate a not-for-profit CHP to take ownership of affordable housing contributions received. The contract for this appointment will last for a term of five years, after which a new tender will be issued for the next term.

The nominated CHP will take full ownership and management responsibilities for any monetary or in-kind contributions gained during their term. Affordable housing contributions so transferred to the nominated CHP will be done so on the condition that they will be retained for the purpose of Affordable Housing in the LGA, in perpetuity. Any withdrawal of affordable housing dwellings must be replaced with an equivalent dwelling in the same locality in the LGA and be subject to Council's agreement.

Council will develop a governance framework that outlines how funds received or dwellings procured/ delivered will be used and the requirements for reporting and transparency. This will clearly delineate the responsibilities of the nominated CHP and Council. Council may provide direction on the CHP's procurement in relation to target demographics or locations for affordable housing.

MANAGEMENT OF AFFORDABLE HOUSING

Management of affordable housing must be in line with the NSW Affordable Housing Ministerial Guidelines (**the Guidelines**) which provides guidance on a range of matters including rent-setting.

The Guidelines aim to ensure that affordable housing is delivered:

- To a range of income groups, including Very Low, Low and Moderate income households.
- In a manner that generates sufficient income so that community housing providers can meet associated finance and other operating costs.

As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income.

In most locations, rent charged by Community Housing Providers (CHPs) is up to 74.9% of market rent, which assists with achieving GST-free tax status. The guidance on rent-setting balances financial viability of management with tenant households' capacity to pay.

3.3 Indexation of Contribution Rates

The equivalent contribution rates ($) will be adjusted annually by Council within one week of the first business day after 1 July or within one week of the issue of the Quarterly Rent and Sales Report, whichever occurs last. Rates will be adjusted to movement in the median price of strata dwellings in the Ku-ring-gai LGA. This is published quarterly in the *NSW Government Rent and Sales Report, Table 3. Sale Prices - NSW LGAs*.

INDEXATION OF EQUIVALENT CONTRIBUTION RATES ($)

The indexation calculation is as follows:

New equivalent contribution rates ($) = equivalent contribution rates x (updated median price/ former median price)

All equivalent monetary contributions should be indexed at the time of payment to ensure they are reflective of these adjustments. Affordable housing contributions required a part of a condition of consent will be indexed at the time of consent.

3.4 Monitoring of the Scheme

The Scheme will be reviewed by Council annually. The review will consider:

- Quantum of affordable housing contributions received.
- Size, type, quality and locational characteristics of contributions in-kind (dwellings, land) received.
- Maintenance and management issues.
- Total amount of monetary contributions received, awaiting pooling and pooled.
- Allocation of funds within that year to Council's nominated CHP.

3.5 Planning Proposals

Additional affordable housing contributions in addition to this Scheme, could be applicable for specific sites or precincts that are the subject of separate planning processes and /or future planning proposals.

These additional affordable housing contributions would not form part of this Scheme and would be in addition to the contribution rates outlined in section 2.1.

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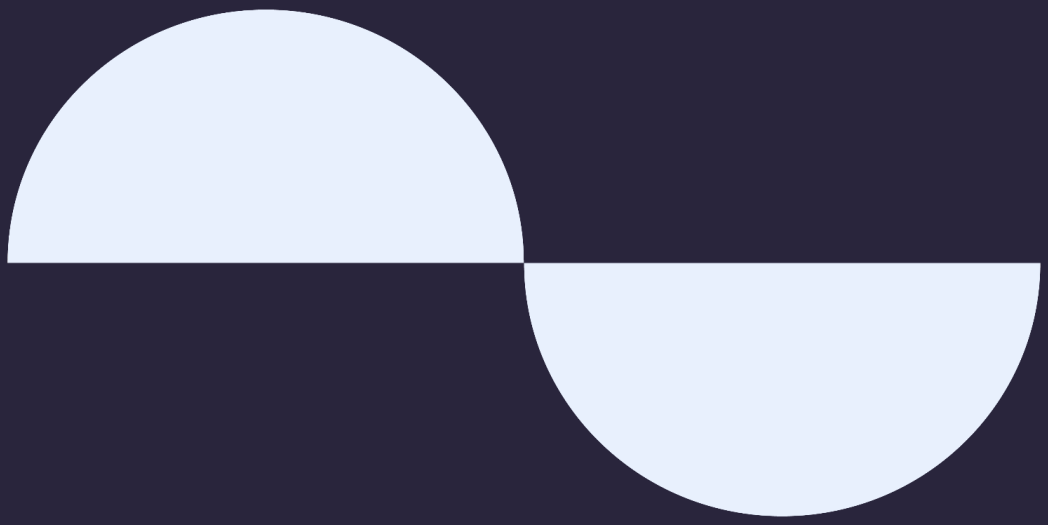
Schedules



Beyond the
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Ku-ring-gai

SCHEDULE 1

Ku-ring-gai Needs Assessment

Socio-Demographic Analysis

This section provides an overview of key socio-demographic characteristics in Ku-ring-gai LGA (**the LGA**). This draws on data in the Ku-ring-gai Affordable Housing Options Paper (Hill PDA, 2024) and is supplemented with ABS Census data where relevant. The analysis provides an understanding of the nature of market demand for housing in the LGA, including the need for subsidised housing. The analysis provides an understanding of the nature of market demand for housing in the LGA, including the need for subsidised housing.

POPULATION CHARACTERISTICS

The LGA accommodated approximately 124,000 residents in 2021. The LGA is characterised by:

- **Steady population growth**, with ~14,800 additional residents over 2011-2021, averaging annual growth of 1.3%. This is slightly lower than 1.8% in Greater Sydney.
- Majority of residents are within the middle and older age cohorts. In 2021, ~60% of residents were aged 35 years and older.
- **An ageing population**. Whilst middle-aged residents (35-49 years) represent the dominant age cohort at 21%, this proportion of residents has remained steady over 2011-2021. Conversely, senior residents aged 70-84 years have grown in representation, from 9.5% in 2011 to 11% in 2021. Collectively, older residents aged 60 years and above represented 25% of residents in 2021.

  This is higher than Greater Sydney more broadly, where older residents (60+ years) account for 20% of residents.
- **Growth in residents with a need for assistance.** In 2021, ~4,800 residents reported a need for assistance due to disability (~4% of the LGA's population). In 2011, ~3,340 residents reported a need for assistance (3% of population). This represents an increase of ~1,500 residents in the last decade.
- **A mix of resident occupations.** The vast majority of residents occupy white-collar jobs (76% in 2021), the majority of whom are professionals. Notwithstanding, nearly 10% of residents occupy blue-collared jobs. Over 2011-2021, there was nominal growth in technicians and trades workers, machinery operators and drivers and labourers.
- **Growth in residents employed in health and education.** Over 2011-2021, there was notable growth in residents employed in health and education. In 2011, there were ~11,320 health and education resident workers (22.5% of employed residents). This grew to 14,150 resident workers in 2021 (24%), representing the largest increase in resident industries of employment.
- **Most residents travel outside the LGA for work**. In 2021, ~70% of residents were employed outside LGA, including those who travel into the Sydney CBD for work (26%). Overall, 27% of residents were employed within the LGA in 2021.
- **Many community and frontline service workers in the LGA live elsewhere.** These are workers in healthcare, emergency services and some community and welfare support roles (i.e. aged care). They include school teachers, carers and aides, health and welfare support workers. In 2021, there were ~8,100 key workers employed in the LGA, less than 30% of whom also resided in the LGA. Of those who resided elsewhere, the top LGA of residence was Hornsby (22%).

  Hospitality workers represented the highest proportion of key workers who resided and worked in the LGA (55%), followed by carers and aides (50%). Conversely, the lowest proportion included defence force members, firefighters and police (0%) and nursing professionals (17%).

FIGURE S1-1: Key Population Characteristics, Ku-ring-gai LGA

Source: ABS (2022)

HOUSEHOLD CHARACTERISTICS

In 2021 there were ~42,700 households in the LGA. Key household characteristics and trends indicate:

- **Couple with children households represent the dominant household type**, accounting for 46% of households in 2021.This was followed by the 25% of couple only households.
- The household mix remained largely unchanged over 2011-2021, albeit with **proportional growth in lone person households** (16% in 2011 to 17% in 2021) **and one parent families** (8% in 2011 to 9% in 2021). Collectively, these smaller households accounted for 41% of households in 2021.
- Median household income of $3,038 per week is higher than Greater Sydney ($2,077 in 2021).
- **Many households earn within the income bands for Affordable Housing**. In 2021, nearly 30% of households were within the Very Low, Low and Moderate income bands (~12,520 households[1]), of which:
  - ~3,730 households earned within the Very Low income band (30%).
  - ~3,670 households earned within the Low income band (29%).
  - ~5,110 households earned within the Moderate income band (41%).
- These are households who earned 50% to 120% of the median Greater Sydney household income ($2,077).
- **Many households experience some form of housing stress,** including:
  - ~25% of households in mortgage stress. In 2021, some 13,830 households owned their home with a mortgage. Of these households, ~3,520 spent more than 30% of household income on mortgage repayments.
  - ~38% of households in rental stress. In 2021, there were 7,670 households renting in the private market. Of these households, ~2,910 households spent more than 30% of household income on rent

  Collectively, ~42,700 households experienced rental or mortgage stress in 2021. This represents 15% of households in the LGA.
- **Decline in home ownership.** Over the 2011-2021 period, the rate of home ownership (owned outright or with mortgage) in the LGA fell from 80% in 2011 to 76% in 2021. In contrast, the proportion of households in the private rental market grew notably from 14% in 2011 to 19% in 2021.

  Whilst the rate of home ownership is higher than Greater Sydney (59% in 2021), the LGA recorded a larger decline in home ownership in the last decade (-4.1% v -3.7%).

Analysis of household trends in the LGA show that many households in the LGA fall within the Very Low to Moderate income bands, indicating a large population who are eligible for Affordable Housing. Additionally, many households experience some form of housing stress. This demonstrates the need for subsidised housing.

FIGURE S1-2: Key Household Characteristics and Trends, Ku-ring-gai LGA

Source: ABS (2022)

[1] Published by DCJ statistics (Local Government Housing Kit LGA Snapshot) as at 2021

DWELLING PROFILE

In 2021, there were some 45,850 dwellings in LGA. Analysis of the dwelling profile indicates:

- **Separate houses represent the dominant form of housing.** In 2021, 67% of dwellings were separate houses. This was followed by 24% of apartments and 9% of medium density dwellings.
- **Most new developments reflect high density apartments.** Over 2011-2021, there were 6,190 new dwellings delivered in the LGA. Of these dwellings, ~5,990 were apartments (95%). This was followed by ~290 new medium density dwellings (5%).
- **Dominance of large dwellings with 4 or more bedrooms,** as aligned with the large representation of separate houses. In 2021, a 53% majority of dwellings had 4+ bedrooms, followed by 26% of dwellings with 3 bedrooms. (79% collectively). This proportion of large dwellings is far higher than Greater Sydney (62% in 2021).
- **Many households occupy dwellings with at least one spare bedroom.** In 2021, a notable 80% of households occupied dwellings with at least one spare bedroom. Naturally, the number of spare bedrooms is directly aligned with dwelling size. Whilst smaller households represent 41% of households in the LGA, nearly 80% of dwellings comprise 4 or more bedrooms.
- **Limited supply of subsidised housing.** In 2021, it is estimated that there were approximately 67 dwellings managed by a Community Housing Provider (CHP). Up to 14 of these dwelling is Affordable Housing (21%), with the remainder being social housing.

FIGURE S1-3: Dwelling Profile, Ku-ring-gai LGA

Source: ABS (2022)

POPULATION AND HOUSEHOLD PROJECTIONS

Official population and household projections for the LGA are carried out by DPHI. The most recent population projections are as at 2024 and household projections in 2022. Over the 2021-2041 period, the LGA is expected to:

- **Grow by ~33,620 residents at an average annual rate of 1.2%.** By 2041, the LGA could accommodate up to ~158,330, residents.
- **Gradually increase in projected median age.** DPHI projections indicate a base median age of 43 years in 2021, projected to grow to 44 years in 2041.
- **Continue to accommodate a large ageing population.** Over the coming years, older residents are expected to continue growing in proportional share. The largest growth in resident age cohorts is expected to be the 85+ years cohorts.
    - Collectively, the LGA is expected to comprise an additional ~16,300 residents aged 60 years and older.
    - This represents 5% proportional growth of resident age cohorts, from 25% in 2021 to 30% in 2041.
- **Accommodate an additional 7,640 households**. By 2041, the LGA is expected to comprise ~50,890 households.
    - Smaller households are expected to grow significantly (42% in 2021 to 49% in 2041).
    - Conversely, couple families with children are expected to decline in proportional share (45% in 2021 to 38% in 2041).
- **Gradually decline in household size.** Based on the projected household composition, the average household size is expected to decline from 2.9 persons per household in 2021 to 2.7 persons per household in 2041.

Figure S1-4: Population and Household Projections, Ku-ring-gai LGA

Source: DPHI (2022/24)

SUMMARY OF KEY FINDINGS

Overall, the LGA accommodates a diverse mix of residents and households. Whilst there is a large downsizer population (i.e. older couple-only and lone person households), couple families with children are also well represented.

Over the last decade, residents are increasingly employed in health and education. Despite higher median household income levels that Greater Sydney, nearly 30% of households were within the Very Low, Low and Moderate income bands.

Housing stock in the LGA remains dominated by large dwellings (i.e. separate houses). Whilst many new apartment developments have been completed in the last decade, an increased provision of diverse housing options is critical to meet the needs of evolving socio-demographic trends which includes demand from smaller households and households in need of housing at affordable price points. In 2021, 15% of households in the LGA experienced housing stress (mortgage or rental stress).

Therefore, despite the increase in smaller dwelling types, home ownership in the LGA reflects some of the lowest rates across the broader locality.

This section has demonstrated a large and growing market need for smaller housing formats at suitable price points.

Demand for Subsidised Housing

The demand for Affordable Housing is a subset of the demand for subsidised housing in general. In this section the Study examines various components of that demand, which can be inferred from a number of observations:

- Wait times for social housing.
- Residents with special needs.
- Residents in housing stress (as owner or renter households).
- Future residents and their needs.

This section analysis various demand indicators for subsidised housing.

SOCIAL HOUSING WAIT TIMES

There is a significant waiting list for social housing. The Ku-ring-gai LGA forms part of the Northern Suburbs allocation zone for social housing. Based on the most recent DCJ data (2024), there were 2,110 households waiting for social housing in the allocation zone. Over 30% of these households waiting were defined as priority applicants[2].

A comparison of wait times (as at June 2024) is provided in **TABLE S1-1**.

TABLE S1-1: Average Social Housing Wait Times, Northern Suburbs Allocation Zone (2024)

ALLOCATION ZONE	Wait times (years)			
	STUDIO/ 1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
NORTHERN SUBURBS	10+	10+	10+	10+

Source: DCJ (2024)

The average wait time for social housing in the LGA is 10 years or longer. This demonstrates a significant need for more social housing stock, with existing supply far outstripped by demand.

RESIDENTS WITH SPECIAL NEEDS

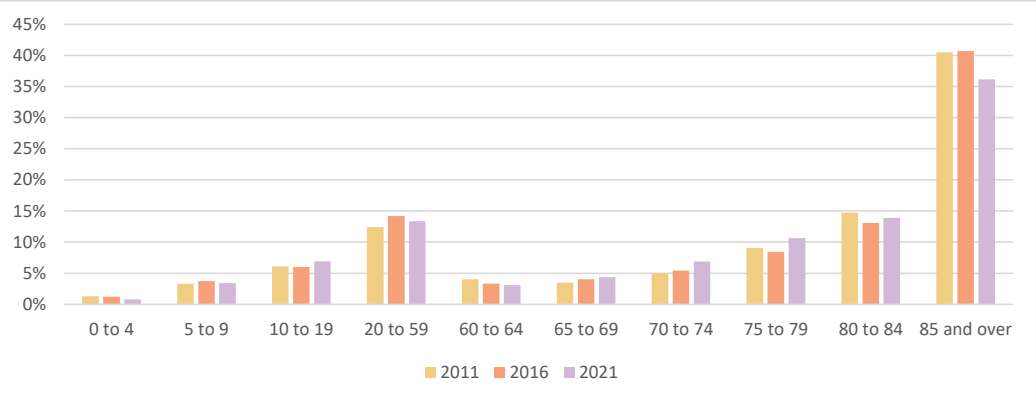
In 2011, approximately 3,340 residents in the LGA (3%) were identified as having some form of need for assistance[3]. In 2021, there were ~4,830 residents with special needs (4%), reflecting ~4,830 additional residents with a need for assistance over 2011-2021. Of the additional residents with a need for assistance, 22% were 60 years and older (~1,060 residents). As the LGA continues to accommodate an ageing population, this has implications on the proportion of residents requiring some form of assistance.

FIGURE S1-5 illustrates the proportion of residents with special needs (by age group) in the LGA over 2011-2021.

[2] Priority applicants are defined as those with an urgent and ongoing housing need with a requirement to live within a certain area.

[3] Residents with special needs are defined as those with a form of disability with a need for assistance in self-care, body movement, or communication (excluding healthy young children). Accordingly, a resident with special needs could equally include a young person with a physical disability or an elderly resident suffering from old age.

FIGURE S1-5: Residents with Special Needs by Age Group, Ku-ring-gai LGA (2011-2021)



Source: ABS (2022)

CAPACITY TO PAY FOR HOUSING

The NSW DCJ publish a Local Government Housing Kit, which provides an overview of the number of households in the Very Low, Low and Moderate income bands across LGAs as at 2021.

Based on the most recent DCJ data, some 12,520 households in LGA were within the Very Low to Moderate income bands in 2021. This is equivalent to an estimated 29% of households.

A review of the household income bands against the median housing costs highlights the difficulty for households on Very Low and Low incomes to be accommodated in the private rental market or to afford home ownership. This considers the capacity of households to pay for housing without experiencing *housing stress*.

Housing stress is defined as households 'spending over 30% of their gross household income (excluding Commonwealth Rent Assistance (CRA)), in rent' (NSW DCJ, 2022/23).

TABLE S1-2 considers the ability of Very Low, Low and Moderate income households to afford housing in, based on a maximum tolerance at 30% of household income.

TABLE S1-2: Capacity to Pay for Housing, Ku-ring-gai LGA (2021)

INCOME BAND	MEDIAN WEEKLY HOUSEHOLD INCOME	NO. HOUSEHOLDS (% IN LGA)	RENT TOLERANCE (30% GROSS INCOME)		AFFORDABILITY ON MEDIAN RENT
			WEEKLY	MONTHLY	RENT ($630/WEEK)
VERY LOW (<50% MEDIAN)	<$1,108	3,732 (9%)	$332	$1,440	No
LOW (50%-80% MEDIAN)	$1,108 to $1,771	3,674 (9%)	$531	$2,303	No
MODERATE (80%-120% MEDIAN)	$1,771 to $2,658	5,112 (12%)	$797	$3,455	Yes

Source: DCJ (2024)

The analysis is based on 2024/2025 annual income limits (up to $138,200 per annum). The comparison of rent tolerance and median rent indicates that households who earn within the **Very Low** and **Low** income bands can unlikely afford to rent in the private market without experiencing housing stress.

RENTAL STRESS

In 2021, approximately 2,320 households within the Very Low, Low and Moderate income bands **(~20%)** were considered to experience rental stress in the LGA. This represents a notable 19% of households in the Very Low, Low and Moderate income bands (12,518 households), and 29% of all households in the LGA (42,700 households) in 2021.

TABLE S1-3: Rental Stress, Ku-ring-gai LGA (2021)

INCOME BAND	WEEKLY INCOME	NO. HOUSEHOLDS	HOUSEHOLDS SPENDING >30% ON RENT	
			NO.	%
VERY LOW (<50% MEDIAN)	<$1,108	3,732 (30%)	855	23%
LOW (50%-80% MEDIAN)	$1,108 to $1,771	3,674 (29%)	947	26%
MODERATE (80%-120% MEDIAN)	$1,771 to $2,658	5,112 (41%)	514	10%
TOTAL		**12,518 (100%)**	**2,316**	**19%**

Source: ABS (2022), Atlas

Subsidised Housing Supply

There are various forms of subsidised housing, including Affordable Housing, social housing (public and community), special needs accommodation, crisis accommodation and transitional housing.

SOCIAL AND AFFORDABLE HOUSING

The CHIA Community Housing Data Dashboard provides an overview of Affordable Housing supply across LGAs. At the time of reporting (May 2025), the Data Dashboard was being updated. Affordable Housing supply data was therefore not available.

Social housing could be owned and managed by DCJ or community housing providers. Prospective tenant eligibility is assessed against a set of defined criteria. Applicants are generally only eligible if they earn incomes below specified eligibility limits. Successful applicants pay a rent equivalent to 25%-30% of their gross income.

DCJ provides supply data for social housing dwellings by DCJ District. The LGA forms part of the Northern Sydney DCJ District. Based on the DCJ data (June 2024), there were approximately **5,980 social housing** dwellings in the Northern Sydney DCJ District.

The Ku-ring-gai Affordable Housing Options Paper (2024) identifies that there are approximately **67 CHP-managed dwellings** in the LGA, including:

- Up to **14 Affordable Housing dwellings** and
- **53 social housing dwellings**

This suggests that only 1% of social housing dwellings in the Northern Sydney DCJ District is within the LGA.

BOARDING HOUSES

The Housing SEPP encourages both the traditional form of boarding houses (accommodation with shared facilities) and new generation (New Gen) boarding houses (self-contained rooms). The Housing SEPP specifies that new boarding house developments must be managed by a registered CHP and used for Affordable Housing in perpetuity (Division 2 Boarding Houses, Clause 26.1).

Whilst co-living developments comprise similar attributes to boarding houses (i.e. smaller unit sizes, shared amenity, in-house manager), co-living developments are not defined as a form of Affordable Housing in the Housing SEPP. Given that they are often represented by smaller unit types (studio, 1-bedroom), they contribute to the supply of housing options that are more affordable.

The Office of State Revenue exempts boarding houses from land tax or allows a reduction in the taxable land value. Boarding houses need to be registered and must charge rental tariffs below published rates to be eligible for land tax concessions.

The NSW Fair Trading maintains a boarding house register which identifies boarding house developments across LGAs.

Three boarding houses were identified in the LGA in the register as at June 2024.

TABLE S1-4: Boarding Houses in the LGA (2025)

ADDRESS	NO. OF ROOMS
2 Newark Crescent, Lindfield (Regina Residence)	14
5 Sixth Mile Lane, Roseville	26
5 Hill Street, Roseville	4
Total	**44**

Source: NSW Fair Trading (2025)

Overall, there are a total of 44 boarding house rooms in the LGA.

EXISTING SUBSIDISED HOUSING SUPPLY

Based on available information at the time of reporting, it is estimated that the LGA accommodates **111 subsidised dwellings** as at 2021**.** These are a mix of boarding houses, Affordable Housing and social housing.

In 2021, there were an estimated 2,316 households within Very Low, Low and Moderate income bands who experienced rental stress. This indicates a significant shortfall of some 2,205 dwellings for households in need of subsidised housing. Given the rising housing costs across Greater Sydney including the LGA, demand for subsidised housing is expected to have grown since 2021.

The next section considers the future supply of subsidised dwellings in the LGA and sufficiency for market need.

DEVELOPMENT PIPELINE

The Ku-ring-gai Affordable Housing Options Paper (2024) identifies 12 newly approved developments which will collectively deliver up to **162 dwellings for Affordable Housing**. Many of these dwellings represent boarding house developments.

Currently, three additional projects are in the development pipeline which will deliver up to **79 dwellings for Affordable Housing** as part of mixed tenure apartment projects, including:

- **10, 14 & 14A Stanhope Road, Killara:** A part 2- and 10- storey residential complex which will deliver 135 apartments. Of these dwellings, 23 will be allocated for Affordable Housing.
- **19-25 Balfour Place, Lindfield:** A 9- storey residential flat building which will deliver 71 apartments in a mix of 1, 2, 3 and 4 bedroom units. Of this, 27 apartments will be provided for Affordable Housing.
- **2 & 4 Larkin Place, 1, 3 & 5 Pockley Avenue and 2-16 Pockley Avenue, Roseville**: Proposed is the 'Aqualand' apartment development will comprise two buildings of 9- and 10- storeys. The project will deliver 111 apartments, including 29 Affordable Housing dwellings.

These projects are in various early planning stages, where construction has not yet commenced. Accordingly, completion is expected to occur in the longer term (18 months or more).

Overall, the development pipeline indicates that there are limited new subsidised housing projects being actively progressed in the LGA. If delivered in entirety, a total of **241 dwellings** could be delivered. Many are expected to reach completion in the longer term.

Need for Subsidised Housing

EXISTING NEED

The foregoing analysis demonstrates the depth of demand for subsidised housing in the LGA. The analysis suggests the pool of demand for Affordable Housing (as a form of subsidised housing) is observed from two main sources:

- Households currently on the waiting list for social housing.
    - Households on the waiting list for social housing would meet the criteria for Affordable Housing. There are **2,110 households** currently on the waiting list for social housing in the Northern Suburbs allocation zone, including the LGA.
- Households on Very Low, Low and Moderate incomes in the private market experiencing housing stress.
    - As at 2021, there were some **12,520 households** who earned within the Very Low, Low and Moderate income bands in the LGA. Approximately 20% of these households (2,320 households) experienced rental stress.

When combining these key demand cohorts, there is a potential existing demand for some 14,630 subsidised housing (social, community or affordable rental housing) in the LGA and broader locality. **At least 12,520 of these households are within the LGA**.

SUPPLY OF SUBSIDISED HOUSING

Based on the existing supply and development pipeline of subsidised housing, the LGA could provide **241 dwellings by 2031.** This assumes that the development pipeline is delivered in entirety.

TABLE S1-5 provides an overview of the existing and pipeline supply of subsidised housing in the LGA.

TABLE S1-5: Existing and Pipeline Supply of Subsidised Housing, Ku-ring-gai LGA (2025-31)

PROJECT	EXISTING SUPPLY (2025)	FUTURE SUPPLY (2031)	TOTAL
SUBSIDISED HOUSING	111	241	**352**

Source: various

SUPPLY SHORTFALL

Assuming all dwellings in the supply pipeline were delivered, the analysis reveals a supply shortfall of subsidised housing in the LGA.

Currently, there are at least 12,520 households who are eligible for subsidised housing in the LGA. This is significantly *higher* than the existing supply of ~111 dwellings. If planned supply is delivered in entirety, the LGA could accommodate up to 350 subsidised dwellings in the coming years (existing and future supply).

This represents a substantial shortfall of subsidised dwellings. There are 12,520 households who are eligible, with approx. 20% of those households in rental stress (2,320 households). As residential growth occurs, the need for subsidised housing will increase - driven by the redevelopment of aged housing stock (at lower rents) in favour of new dwellings and by the need for more business services (and their employees) to service the growing population. The housing shortfall is therefore expected to widen in the future.

SCHEDULE 2

Viability Assessment (TOD Area)

This section carries out a viability assessment to examine the capacity of development to tolerate affordable housing contributions within the Contribution Area, being:

- TOD Area - Gordon, Killara, Lindfield and Roseville

The Viability Assessment for the TOD Area was carried out in March 2025.

Testing Methodology

The financial feasibility analysis relies on the Residual Land Value approach. The approach involves assessing the value of the completed product, making a deduction for development costs and making a further deduction for profit and risk while ensuring the development achieves a target profit margin and target return (or the 'target hurdle rates').

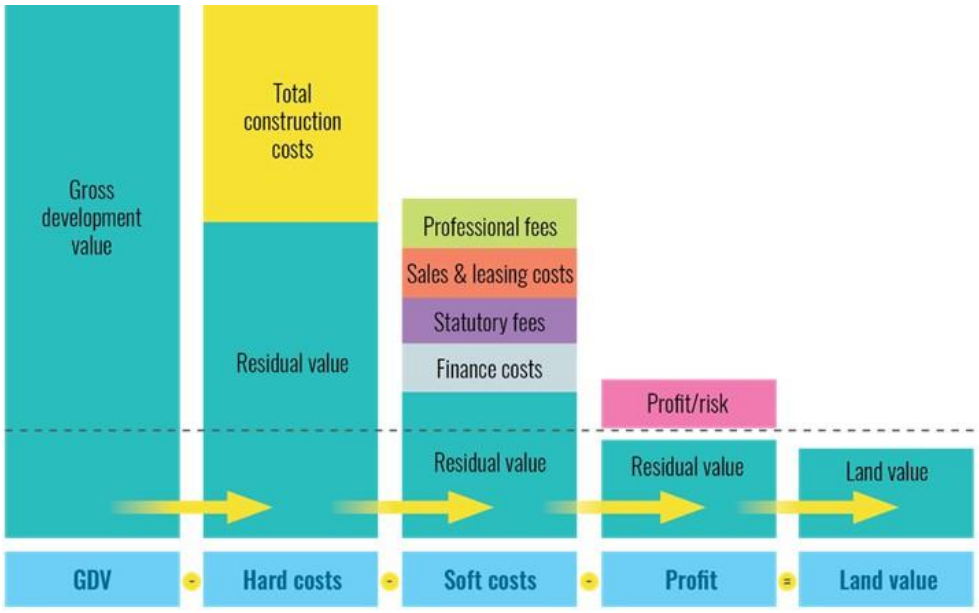
The amount that a development can afford to pay for land is a 'residual', i.e. the amount that remains after development costs are deducted and target hurdle rates are achieved. The residual land value (**RLV**) is therefore the maximum price a developer would be prepared to pay for a site for the opportunity to develop under the planning controls whilst achieving target hurdle rates.

For there to be an incentive to develop, the RLV must exceed the cost of land. The cost of land includes: a site's existing value which is influenced by its improvements and ownership patterns, and the costs that may be necessary to secure vacant possession (e.g. incentive premium/s to landowner, lease break payments).

Accordingly, the value of existing uses, premium and any other costs that a developer may need to be pay to consolidate a development site, are fundamental to the feasibility equation of new development.

FIGURE S2-1 illustrates the concept of the Residual Land Value (also known as the Hypothetical Development) approach.

FIGURE S2-1: The Residual Land Value Method



Source: Atlas Economics

SELECTION OF SITES FOR TESTING

The Viability Assessment reviews the nature of planning change in the Contribution Area and the patterns of existing uses, and identifies a selection of sites for generic feasibility testing. The sites selected are intended to be representative of sites that would be subject to amended planning controls in the TOD Area.

Notional development yields are formulated for the selected sites. The cost to purchase individual properties (including an incentive premium) within a development site is estimated from property market research into sales activity.

There are two key steps in the generic feasibility analysis:

- **Step 1**: Assess the 'as is' value of a selected site under the current planning framework (i.e. existing use value) including an incentive premium a developer would likely need to pay in addition, to secure the site. This is the assumed cost of land.
- **Step 2**: Based on the proposed planning controls, carry out feasibility modelling to identify the RLV of the assumed development site after making a contribution to Affordable Housing. If the RLV is higher than the assumed cost of land (assessed in Step 1), the site has the capacity to contribute to affordable housing and remain feasible.

The purpose of testing is to assess if, after Affordable Housing contributions, investment hurdle rates fall within an acceptable range.

ASSUMPTIONS AND LIMITATIONS

The Viability Assessment carries out a generic feasibility assessment which makes a number of assumptions to enable observations to be made at an aggregate level across the TOD Area. The following limitations are highlighted:

- It is not practically viable to examine the feasibility of every site. Sample sites are selected and notional development typologies are assumed for generic feasibility testing.
- Generic feasibility testing is based on high-level revenue and cost assumptions and does not consider site-specific nuances typically considered in detailed feasibility analysis.
- A desktop appraisal of 'as is' or existing property values is carried out without the benefit of site inspections or property-specific financial information (e.g. rental income, investment returns, lease break clauses). The estimate of existing property values is made in the absence of site-specific information and is accordingly high-level and indicative only.

The observations of the generic feasibility testing are aggregated to consider location-specific factors that influence the capacity of development in the TOD Area to contribute to affordable housing.

Affordable Housing Contribution Rates

The cost of delivering Affordable Housing in the TOD Area has been inferred from the market value of completed dwellings.

Gross Realisation (**GR**) reflects the value of new residential product (either sold off-the-plan or as recently completed). The GRs of newly constructed stock will typically attract a premium over older, more established housing stock within the same area.

Market analysis observes that new residential product would likely achieve pricing ranging from $16,000/sqm to $28,000/sqm of net saleable area (NSA). There is a direct relationship between the value of completed dwellings and amenity, location and available views. That is, higher prices are achievable for developments close to transport/ retail amenity and the Sydney CBD. Higher prices are also achieved in taller buildings where views are available.

The Viability Assessment adopts rates ranging from $18,000/sqm to $20,000/sqm of NSA as the baseline GR rate in the TOD Area. This is converted to an equivalent GFA rate through applying a generic efficiency ratio of 85%. When converted into an equivalent GFA rate, a rate range of $15,300/sqm to $17,000/sqm of GFA is calculated. This is then used to calculate in dollar terms equivalent respective percentages of Affordable Housing contribution rates.

TABLE S2-1 shows the cost of Affordable Housing approximated for the TOD Area.

TABLE S2-1: Affordable Housing Contribution Rates, TOD Area

METRIC		GORDON	KILLARA	LINDFIELD	ROSEVILLE
GROSS REALISATION ($/SQM NSA)	(a)	$18,000	$18,500	$19,000	$20,000
NSA TO GFA EFFICIENCY RATIO	(b)	85%	85%	85%	85%
GROSS REALISATION ($/SQM GFA)	(c) = (a ÷ b)	$15,300	$15,725	$16,150	$17,000
CONTRIBUTION RATES	(d) = (c x % rates)				
2%		$306.0	$314.5	$323.0	$340.0
3%		$459.0	$471.8	$484.5	$510.0
5%		$765.0	$786.25	$807.5	$850.0
10%		$1,530.0	$1,527.5	$1,615.0	$1,700.0

The Viability Assessment acknowledges that tall buildings will likely achieve sale prices higher than the above rates. Equally, sites that are poorly located could achieve lower sale prices.

The adoption of four generic rates by TOD Area (Gordon, Killara, Lindfield Roseville) balances simplicity and precision. The use of site specific, individual rates would reflect the value of completed dwellings more precisely, however it would be less simple and certain for proponents and pose an administration burden to Council.

Testing Assumptions

TESTED SCENARIOS

The Viability Assessment develops hypothetical development scenarios for the purposes of testing the feasibility of the sites selected and their capacity for affordable housing contributions (if any).

The notional development yields for the purposes of feasibility testing are shown in **TABLE S2-2** and **TABLE S2-3**.

TABLE S2-2: Residential Development Typologies

DEVELOPMENT TYPE	TOTAL FSR	NO. STOREYS
MEDIUM DENSITY	0.85:1	3
RESIDENTIAL FLAT BUILDING	1.3:1	5
	1.8:1	6
	3.0:1	15

Source: Atlas

TABLE S2-3: Mixed Use Development Typologies

DEVELOPMENT TYPE	TOTAL FSR	MIN. NON-RESIDENTIAL FSR		
		E1 Active Frontage	MU1 Active Frontage	MU1 No Active Frontage
MIXED USE DEVELOPMENT (SHOP TOP HOUSING)	2.0:1	0.8:1	0.5:1	Nil
	2.5:1	0.8:1	0.5:1	Nil
	3.0:1	0.8:1	0.5:1	Nil
	5.0:1	0.8:1	0.5:1	Nil
	6.0:1	0.8:1	0.5:1	Nil
	6.5:1	0.8:1	0.5:1	Nil

Source: Atlas

TABLE S2-4 illustrates the adopted unit mix and unit sizes adopted in the feasibility testing. An efficiency ratio of 85% to gross floor area (GFA) is adopted.

TABLE S2-4: Unit Mix and Average Unit Sizes

UNIT TYPE	UNIT MIX	NET SALEABLE AREA (NSA)
1-BEDROOM	20%	55
2-BEDROOM	50%	85
3-BEDROOM	30%	120
TOTAL	100%	90

Source: Atlas

REVENUE ASSUMPTIONS

Revenue assumptions are developed based on a market appraisal undertaken. Based on an average unit net saleable area of 90sqm, average residential end sale values for each precinct are outlined in **TABLE S2-5**.

TABLE S2-5: Key Revenue Assumptions

TOD AREA	REVENUE ($/SQM INTERNAL AREA)	
GORDON	$16,000 to $22,000	$1,440,000 to $1,980,000
KILLARA	$17,000 to $22,000	$1,530,000 to $1,980,000
LINDFIELD	$18,000 to $22,000	$1,620,000 to $1,980,000
ROSEVILLE	$18,000 to $24,000	$1,620,000 to $2,160,000

Other revenue assumptions:

- GST is included on the residential sales.
- Transaction costs of 5.5% on land purchase cost.
- Marketing and legal costs assumed at 1% of gross sales revenue; sales commissions at 2.5% of gross residential sales.

COST ASSUMPTIONS

Cost assumptions are adopted based on cost publications and professional experience.

- Demolition at $100/sqm estimated building area.
- Residential construction at $4,500/sqm to $5,500/sqm GBA (which is grossed-up from GFA at 115%).
- Balconies are assumed at $1,000/sqm.
- Basement car parking at $70,000 per car space.
- Construction contingency at 5%.
- Professional fees and application fees at 10% of construction costs.
- Statutory fees:
  - DA fees of 1.0% of construction costs.
  - CC fees of 0.5% of construction costs.
  - Long service levy of 0.25% of construction costs.
  - s7.11 contributions based on Council's 2024-25 fees and charges.
  - Housing and Productivity contributions at $10,000/dwelling.
  - Water infrastructure charges at $4,009/ET from July 2026. This is assumed to be equivalent to $3,207/apartment, based on a unit conversion rate of 1 ET per 0.8 apartments.
- Finance costs:
  - 100% debt funding at interest capitalised monthly at 7% per annum.
  - Establishment costs at 0.35% of peak debt.

HURDLE RATES AND PERFORMANCE INDICATORS

Key performance indicators relied upon are hurdle rates (development margin and project IRR). Benchmark hurdle rates and their 'feasible' ranges are indicated in **TABLE S2-6**.

TABLE S2-6: Benchmark Hurdle Rates

PERFORMANCE INDICATOR	FEASIBLE	MARGINAL TO FEASIBLE	NOT FEASIBLE
DEVELOPMENT MARGIN	>20%	18%-20%	<18%
PROJECT RETURN (IRR)	>18%	17%-18%	<17%

Source: Atlas

If after making affordable housing contributions and a development achieves the hurdle rates, the development is considered financially feasible.

Testing Outcomes - Gordon

There is most planning change in the Gordon precinct. There are broadly as follows:

- Rezoning of low density residential to permit FSR 0.85:1 (3 storey medium density, e.g. terraces, townhouses).
- Rezoning of low/ medium density residential to permit residential flat buildings at:
  - FSR 1.3:1 (5 storeys)
  - FSR 1.8:1 (8 storeys)
  - FSR 3.0:1 (15 storeys)
- Rezoning of existing high density residential to permit residential flat buildings at higher densities:
  - FSR 1.8:1 (8 storeys)
  - FSR 3.0 (15 storeys)
- Rezoning of existing residential to MU1 Mixed Use at higher densities of up to FSR 5.0:1 (up to 15 storeys).
- Rezoning of existing E1 Local Centre from up to FSR 3.5:1 to densities of up to FSR 6.5:1 (up to 28 storeys).
- Rezoning of existing MU1 Mixed Use from up to FSR 2.5:1 to densities of up to FSR 6.0:1 (up to 25 storeys).

A selection of sites is tested to examine if development is likely to be feasible, and if so, the capacity of development to contribute to affordable housing.

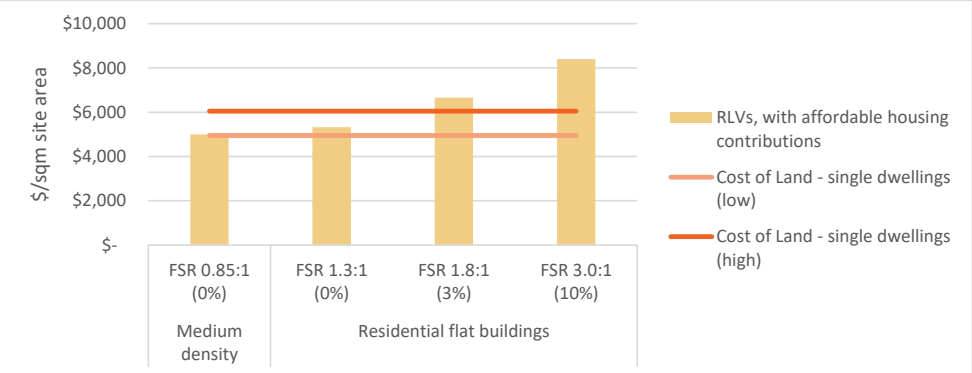
In a series of graphs, the baseline feasibility of development (with no affordable housing contributions) is indicated - through a comparison of the assumed cost of land for selected sites against the residual land value (**RLV**) of development (to the alternate planning controls). If the RLV is higher than the assumed cost of land, the alternate controls are feasible to develop. If the RLV is lower than the assumed cost of land, there will be no incentive for development and the site will remain 'as is'.

Where sites are indicated to be feasible to develop, the inclusion of affordable housing contributions is made to test the capacity of development to contribute, while remaining feasible.

MEDIUM AND HIGH DENSITY RESIDENTIAL

FIGURE S2-2 shows the implications for feasibility following the iterative testing of various affordable housing contribution rates in the case of residential flat buildings of FSR 1.8:1 and FSR 3:1. Given that lower density residential development (FSR 0.85:1 and FSR 1.3:1) is more 'marginal' and therefore only likely to occur at smaller scale, no affordable housing contributions are tested.

FIGURE S2-2: Feasibility of Residential Development (with Affordable Housing Contributions), Gordon Precinct



Source: Atlas

At the indicated affordable housing contribution rates, the RLVs exceed the cost of land and target hurdle rates are met. While a developer is able to pay a lower sum for a site (due to lower RLVs), the RLVs still exceed the assumed cost of land, therefore still resulting in an incentive to displace the existing single dwellings.

MIXED USE DEVELOPMENT

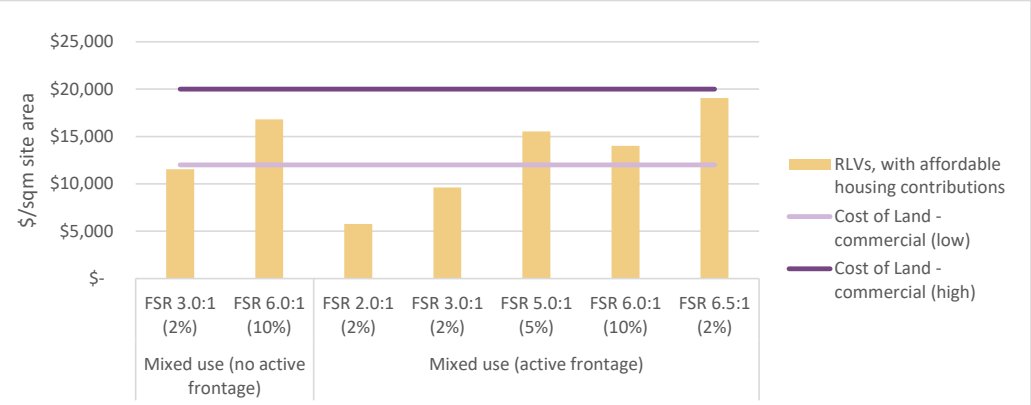
The feasibility of mixed use development in the Precinct could vary significantly depending on the cost of land and the requirement for non-residential floorspace along identified active street frontages. The cost of land is a function of its existing use (which could be retail strip, commercial or residential strata buildings).

In many instances the proposed planning controls density is insufficient to displace the existing uses, i.e. the RLVs do not exceed the assumed cost of land. In those circumstances, development will not be feasible and the sites will likely remain 'as is'.

If development is not feasible, there is no capacity for development to make affordable housing contributions. Notwithstanding and considering the NSW State Government's TOD policy approach of requiring an inclusionary zoning of 2% affordable housing, where sites are considered not feasible, a default affordable housing contribution rate of 2% is applied.

FIGURE S2-3 shows the implications for feasibility following the iterative testing of various affordable housing contribution rates.

FIGURE S2-3: Feasibility of Mixed Use Development (with Affordable Housing Contributions), Gordon Precinct



Source: Atlas

After inclusion of a default affordable housing contribution of 2%, development in parts of the Precinct remain either not feasible or marginally feasible. Elsewhere, where the existing uses (and therefore the cost of land) are more accommodative of development, those sites have greater tolerance for affordable housing contributions (at 3%, 5% and 10%).

OBSERVATIONS

The feasibility of development in the Precinct depends in the main, on the cost of land. That is, the sum a developer would have to pay to secure a site/ s for development. The cost of land is the composite of the value of the existing use/s, any incentive to induce sale and any cost to secure vacant possession (which could involve lease break payments, etc.).

A lower cost of land is generally associated with single dwellings on large lots. The highest cost of land is generally associated with buildings that use a site intensively (e.g. commercial building with multiple levels, multi-level residential unit block) and/ or where ownership is fragmented and multiple lots are required for consolidation into a development site.

In the town centre, lot patterns are fine grain and sites are intensively improved (between Pacific Highway and Wade Lane, and along Pacific Highway between Dumaresq Street and St Johns Avenue). The fine grain patterns require multiple lots consolidated at prices towards the upper end of the indicated cost of land range. While the FSR 5:1 proposed is 'high' compared to the existing FSRs of 2:1 to 3:1, development feasibility is challenging for these reasons. The 'default' affordable housing contribution rate of 2% is applied.

The feasibility modelling finds the following particular sites could have greater capacity to contribute to affordable housing.

- 15-21 McIntyre Street - five single dwelling lots. The alternate TOD planning controls envisage mixed use development at FSR 3:1. There is no 'active frontage' requirement, and accordingly an entirely residential development would be permitted. An affordable housing contribution of 10% is suggested, which enables an incentive to the landowners while ensuring development is feasible.
- 810 Pacific Highway - a site approved for mixed use development (FSR 3:1, to include an ALDI supermarket). The alternate TOD planning controls facilitate development at FSR 6:1. An affordable housing contribution of 10% is tested.

The Study takes a nuanced approach to the feasibility of development in the Precinct. This acknowledges that land use and density controls (using FSR as a proxy) is not necessarily the only indicator of a development's capacity to contribute to affordable housing.

Testing Outcomes - Killara

There is relatively modest planning change In the Killara precinct. The key changes are broadly as follows:

- Rezoning of low density residential to permit FSR 0.85:1 (3 storey medium density, e.g. terraces, townhouses).
- Rezoning of low/ medium/ high density residential to permit residential flat buildings at FSR 1.3:1 (5 storeys).
- Rezoning of existing high density residential to MU1 Mixed Use at higher densities of up to FSR 3.0:1 (up to 8 storeys).
- Rezoning of existing high density residential to E1 Local Centre at higher densities of up to FSR 3.0:1 (8 storeys).

Active frontages are identified along the frontages of E1 zoned land, therefore active, non-residential floorspace is required along the same. Active frontages are not identified in the MU1 zone, therefore enabling residential flat buildings to be developed.

Where sites are indicated to be feasible to develop, the inclusion of affordable housing contributions is made to test the capacity of development to contribute, while remaining feasible.

MEDIUM AND HIGH DENSITY RESIDENTIAL

FIGURE S2-4 shows that at the assumed cost of land, medium density and lower density apartments (FSR 0.85:1 and 1.3:1 respectively) are marginal to develop - the RLVs modelled to be at or below the cost of land. If a site can be secured at the lower end of the assumed cost of land, these lower density developments could be feasible.

FIGURE S2-4: Feasibility of Residential Development (No Affordable Housing Contributions), Killara Precinct

Source: Atlas

Given that development is more 'marginal' and only likely to occur at smaller scale, no affordable housing contributions are tested.

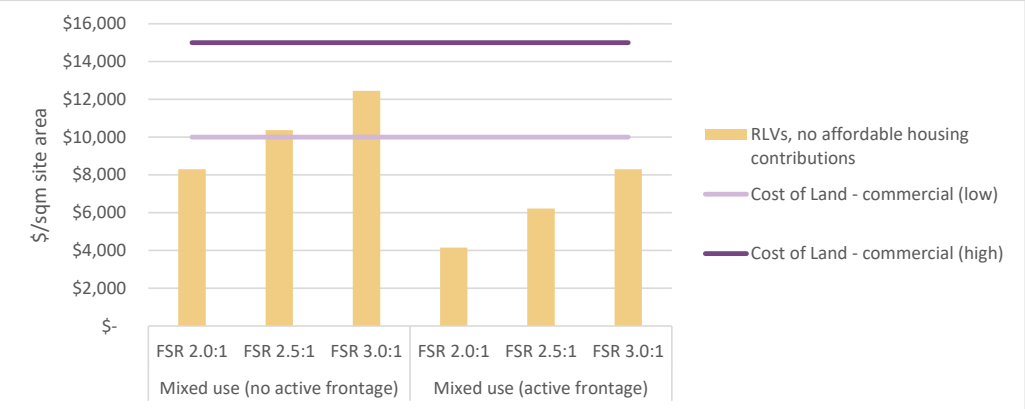
MIXED USE DEVELOPMENT

FIGURE S2-5 shows that the feasibility of mixed use development varies significantly depending on the cost of land. In the Precinct, E1 and MU1 zones enable mixed use development from FSR 2:1 to 3:1. The MU1 zone is not subject to identified active frontages, which therefore does not require non-residential floorspace provision at ground.

In many instances the proposed density is insufficient to displace the existing uses, i.e. the RLVs do not exceed the assumed cost of land. In those circumstances, development will not be feasible and the sites will likely remain 'as is'.

If development is not feasible, there is no capacity for development to make affordable housing contributions. Notwithstanding and considering the NSW State Government's TOD policy approach of requiring an inclusionary zoning of 2% affordable housing, where sites are considered not feasible, a default affordable housing contribution rate of 2% is applied.

FIGURE S2-5: Feasibility of Mixed Use Development (No Affordable Housing Contributions), Killara Precinct



Source: Atlas

OBSERVATIONS

The feasibility of development in the Precinct depends in the main, on the cost of land. That is, the sum a developer would have to pay to secure a site/ s for development. The cost of land is the composite of the value of the existing use/s, any incentive to induce sale and any cost to secure vacant possession.

A lower cost of land is generally associated with single dwellings on large lots - in the Precinct, this is observed to be in the existing low density residential areas. The highest cost of land is generally associated with buildings that use a site intensively (e.g. commercial building with multiple levels, multi-level residential unit block) and/ or where ownership is fragmented and multiple lots are required for consolidation. In the Precinct, this is observed to be along Pacific Highway - in the existing E1 and R4 zones.

Along the Pacific Highway, the alternate TOD controls envisage mixed use density of FSR 2:1, 2.5:1 and 3:1. While these are higher compared to the existing FSRs of 0.85:1, 1:1 and 1.3:1, development feasibility is challenging due to the high cost of land (residential unit blocks and commercial buildings). The 'default' affordable housing contribution rate of 2% is applied.

The Study takes a nuanced approach to the feasibility of development in the Precinct. This acknowledges that land use and density controls (using FSR as a proxy) is not necessarily the only indicator of a development's capacity to contribute to affordable housing.

Testing Outcomes - Lindfield

There are some areas of notable planning change In the Lindfield precinct. They are broadly as follows:

- Rezoning of low density residential to permit FSR 0.85:1 (3 storey medium density, e.g. terraces, townhouses).
- Rezoning of low/ medium/ high density residential to permit residential flat buildings at:
  - FSR 1.3:1 (5 storeys)
  - FSR 1.8:1 (8 storeys)
- Rezoning of existing residential to MU1 Mixed Use at higher densities of up to FSR 5.0:1 (up to 15 storeys).
- Rezoning of existing E1 Local Centre from up to FSR 3.0:1 to densities of up to FSR 5.0:1 (up to 15 storeys).

Active frontages are identified along the frontages of E1 zoned land, therefore active, non-residential floorspace is required along the same. In the MU1 zone, active frontages are similarly identified, therefore precluding residential flat buildings in the MU1 zone.

Where sites are indicated to be feasible to develop, the inclusion of affordable housing contributions is made to test the capacity of development to contribute, while remaining feasible.

MEDIUM AND HIGH DENSITY RESIDENTIAL

FIGURE S2-6 shows the implications for feasibility following the iterative testing of various affordable housing contribution rates in the case of residential flat buildings of FSR 1.8:1. Given that lower density residential development (FSR 0.85:1 and FSR 1.3:1) is more 'marginal' and therefore only likely to occur at smaller scale, no affordable housing contributions are tested.

FIGURE S2-6: Feasibility of Residential Development (with Affordable Housing Contributions), Lindfield Precinct

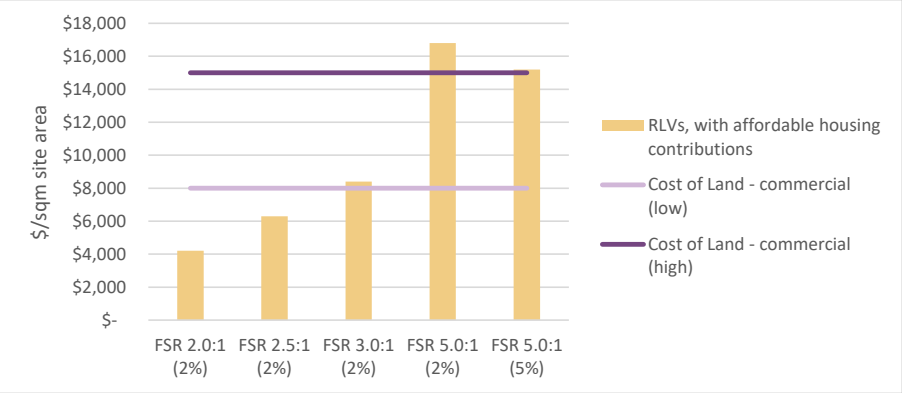
Source: Atlas

At the indicated affordable housing contribution rate (3%) for residential flat buildings (FSR 1.8:1), the RLVs exceed the cost of land and target hurdle rates are met. While a developer is able to pay a lower sum for a site (due to lower RLVs), the RLVs still exceed the assumed cost of land, therefore still resulting in an incentive to displace the existing single dwellings.

MIXED USE DEVELOPMENT

FIGURE S2-7 shows the implications for feasibility following the iterative testing of various affordable housing contribution rates.

FIGURE S2-7: Feasibility of Mixed Use Development (with Affordable Housing Contributions), Lindfield Precinct



Source: Atlas

After inclusion of a default affordable housing contribution of 2%, development in parts of the Precinct remain either not feasible or marginally feasible. Elsewhere, where the existing uses (and therefore the cost of land) are more accommodative of development, those sites have greater tolerance for affordable housing contributions (at 5%).

OBSERVATIONS

The feasibility of development in the Precinct depends in the main, on the cost of land. That is, the sum a developer would have to pay to secure a site/ s. The cost of land is the composite of the value of the existing use/s and any incentive to induce sale.

The feasibility modelling finds the following particular sites could have greater capacity to contribute to affordable housing.

- 345 Pacific Highway - existing commercial building. The alternate TOD planning controls envisage mixed use development at FSR 5:1. An affordable housing contribution of 5% is suggested, which still provides an incentive for development.
- 239-257 Pacific Highway - several residential unit blocks held under strata title. The alternate TOD planning controls facilitate mixed use development at FSR 5:1. An affordable housing contribution of 5% is suggested.

The Study takes a nuanced approach to the feasibility of development in the Precinct. This acknowledges that land use and density controls (using FSR as a proxy) is not necessarily the only indicator of a development's capacity to contribute to affordable housing.

Testing Outcomes - Roseville

There is relatively modest planning change In the Roseville precinct, broadly outlined as follows:

- Rezoning of low density residential to permit FSR 0.85:1 (3 storey medium density, e.g. terraces, townhouses).
- Rezoning of low/ medium/ high density residential to permit residential flat buildings at:
  - FSR 1.3:1 (5 storeys).
  - FSR 1.8:1 (8 storeys).
- Rezoning of existing high density residential to MU1 Mixed Use at FSR 3.0:1 (8 storeys).
- Rezoning of existing high density residential to E1 Local Centre at up to FSR 3.0:1 (8 storeys).
- Rezoning of existing E1 Local Centre from up to FSR 2.0:1 to up to FSR 3.0:1 (8 storeys).

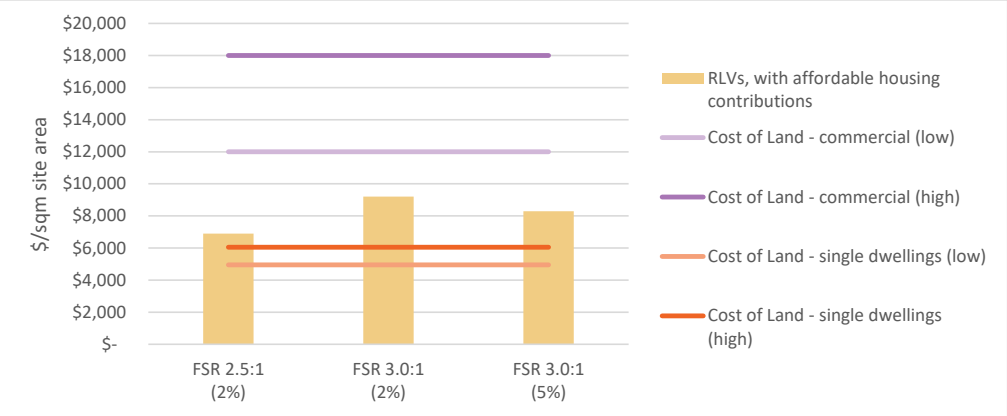
Active frontages are identified along the frontages of E1 zoned land, therefore active, non-residential floorspace is required along the same. In the MU1 zone, active frontages are similarly identified, therefore precluding residential flat buildings in the MU1 zone.

Where sites are indicated to be feasible to develop, the inclusion of affordable housing contributions is made to test the capacity of development to contribute, while remaining feasible.

MEDIUM AND HIGH DENSITY RESIDENTIAL

FIGURE S2-8 shows the implications for feasibility following the iterative testing of various affordable housing contribution rates.

FIGURE S2-8: Feasibility of Mixed Use Development (with Affordable Housing Contributions), Roseville Precinct



Source: Atlas

After inclusion of a default affordable housing contribution of 2%, development in parts of the Precinct remain either not feasible or marginally feasible. Elsewhere, where the existing uses (and therefore the cost of land) are more accommodative of development, those sites have greater tolerance for affordable housing contributions (at 5%).

OBSERVATIONS

The feasibility of development in the Precinct depends in the main, on the cost of land. That is, the sum a developer would have to pay to secure a site/ s. The cost of land is the composite of the value of the existing use/s and any incentive to induce sale.

The feasibility modelling finds the following particular sites could have greater capacity to contribute to affordable housing.

- 1-21 Larkin Street - six single dwelling lots and two small scale residential unit blocks
- 1-5 Sixth Mile Lane - two single dwelling lots and one small scale residential unit block

The TOD planning controls envisage mixed use development at FSR 3:1. There is an 'active frontage' requirement, and accordingly non-residential floorspace would be required at ground level. An affordable housing contribution of 5% is suggested, which enables an incentive to the landowners while ensuring development is feasible.

The Study takes a nuanced approach to the feasibility of development in the Precinct. This acknowledges that land use and density controls (using FSR as a proxy) is not necessarily the only indicator of a development's capacity to contribute to affordable housing.

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Ku-ring-gai Council

Affordable Housing Policy

Version Number 2

Adopted: xx 2025

Effective: xx 2025

Affordable Housing Policy

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Controlled Document Information

Authorisation details

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Controlled Document Number:	228	**TRIM Record No:**	2025/013193
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Related document information, standards and references

Related Legislation:	• Ku-ring-gai Local Environmental Plan 2015 • State Environmental Planning Policy (Housing) 2021 • Environmental Planning and Assessment Act 1979	• Division 7.2 Affordable Housing Contributions, Environmental Planning and Assessment Act 1979 • Part 1, 1.4 Definitions, Environmental Planning and Assessment Act 1979 • Chapter 2 Affordable Housing, Housing SEPP 2021
Related Policies (Council & Internal)	• Ku-ring-gai Planning Agreement Policy 202	The Planning Agreement Policy specifies criteria and methodology for requiring affordable housing as part of proponent led rezonings.
Related Documents - Procedures, Guidelines, Forms, WHS Modules/PCD's, Risk Assessments, Work Method Statements, etc	N/A	N/A
Other References	• Ku-ring-gai Local Strategic Planning Statement 2020 • Ku-ring-gai Housing Strategy 2020 • North District Plan 2018 • Greater Sydney Region Plan 2018	GSRP and NDP include an affordable rental housing target of 5-10% of uplift (subject to viability) LSPS includes actions to investigate the development of an Affordable Housing Contributions Plan HS includes an action to prepare Housing Affordability Study to determine need, mechanism and locations.

Version history

Version Number	Version Start Date	Version End Date	Author	Details and Comments
1	16 April 2025	16 April 2027	Alexandra Plumb	First version
2	TBC	TBC	Alexandra Plumb	Amended for consistency with Ku-ring-gai Affordable Housing Contributions Scheme

1. Introduction

Ku-ring-gai Council recognises the urgent need for affordable housing, particularly for key workers and individuals with lower to moderate incomes who have demonstrated connections to the Ku-ring-gai local area. Council is committed to developing housing solutions that prioritise these residents, ensuring they have access to stable and secure homes.

2. Purpose

The Policy sets out:

- Ku-ring-gai Council's objectives for affordable housing in the local government area (LGA)
- How Ku-ring-gai will facilitate the delivery affordable housing
- Council's requirements for affordable housing
- What Council will do with affordable housing contributions it receives

This Policy guides Council's approach to providing affordable housing for the community, particularly for moderate-income key workers and those with a connection to the local area. The policy defines Council's role to advocate for affordable housing.

Ku-ring-gai Council is dedicated to increasing the range and supply of affordable housing to meet the evolving needs of our residents. This policy outlines Council's principles and approach, sets specific targets for affordable housing and ensuring a consistent and transparent process for receiving contributions from industry to achieve this goal.

3. Objectives

The objectives of this Policy are to:

- Provide direction for the supply of rental housing for key workers and those who can demonstrate a connection to the area and living in low and moderate-income households within Ku-ring-gai
- Ensure the affordable rental housing mix is appropriate to the changing needs of households with regard to size and type, location and accessibility
- Ensure Ku-ring-gai's planning controls facilitate the supply of new affordable housing that is accessible and generally to the standard of new housing in the locality.
- Enhance overall capacity of the community to drive effective affordable housing outcomes.

4. Legislation and other policies

The Policy supports one of objectives of the Environmental Planning and Assessment Act 1979 to promote the delivery and maintenance of affordable housing. This Policy has been informed by, and aligns, with the following instruments and other polices:

- Ku-ring-gai Local Environmental Plan 2015
- State Environmental Planning Policy (Housing) 2021
- Ku-ring-gai Local Strategic Planning Statement 2020
- North District Plan 2018
- Ku-ring-gai Planning Agreement Policy 2024.

5. Area to which it applies

This Policy applies to all land within the Ku-ring-gai LGA.

6. Responsibilities

Council has an important role, to set and guide the policy framework for Ku-ring-gai. This includes:

- Ensuring that affordable housing is of high-quality, appropriately located and complies with planning requirements
- Establishing and collecting affordable housing contributions for developments, noting that monetary contributions are made as a condition of consent as a result of an Affordable Housing Contributions Scheme (AHCS) being in place.
- Ensuring that planning proposals include an appropriate level of affordable housing contributions
- Negotiating affordable housing contributions or delivery of affordable housing units through voluntary planning agreements
- Collaborating with industry and community housing providers to build, develop and manage high-quality affordable housing for Ku-ring-gai.

Council acknowledges that it does not have primary responsibility to regulate and deliver affordable housing in the LGA. Council will advocate for federal and state government investment into affordable housing and policy improvements on behalf of the community.

Affordable Housing Context

7. What is Affordable Housing

Affordable housing refers to rental housing that is offered to eligible households at below market rents.. The *Environmental Planning and Assessment Act 1979* (EP&A Act) defines affordable housing as housing that is affordable and targeted to people on very low, low or moderate incomes (from 0% to 120% of Greater Sydney's median household income). It is generally subsidised or offered at below market rents, priced in a way that residents are able to meet basic living costs such as food, clothing, medical care and education.[1]

Affordable housing can include varied housing to meet the continuum of housing affordability need – including various tenures and sizes such as dwelling houses, semi-detached dwellings, and flats

8. Affordable Housing in Ku-ring-gai

At the 2021 Census, there were 2,979 rental households in Ku-ring-gai eligible for affordable housing, based on household income. Table 1 shows that, of these households, around 65% (1,923) were in housing that was unaffordable, and in need of affordable housing. The need for affordable housing was greatest in the very low -income bracket, with 95% of eligible households in housing that was unaffordable and in housing stress.

Table 1: Lindfield SAL Affordable Housing need

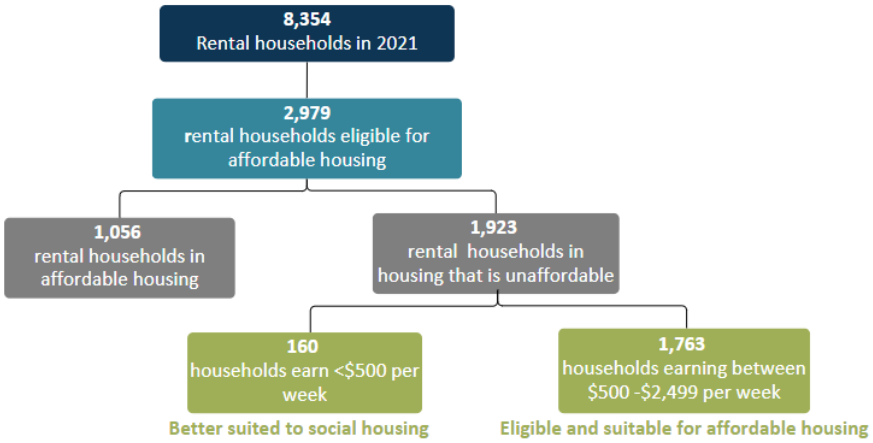
Household income bracket	Total number of households within income bracket	Number of households in housing that unaffordable	Percentage of households in need of Affordable Housing in 2021
Very low income	936	89	95%
Low income	732	572	72%
Moderate income	1,311	459	35%
Total eligible for affordable housing	**2,979**	**1,923**	**65%**

Source: Australian Bureau of Statistics 2023 and HillPDA 2023

The need for affordable housing in Ku-ring-gai is graphically demonstrated in Figure 1.

Figure 1: The technical need for affordable housing

[1] *New South Wales Government (2024), Environmental Planning and Assessment Act 1979 No 203, cl. 1.4(1).*

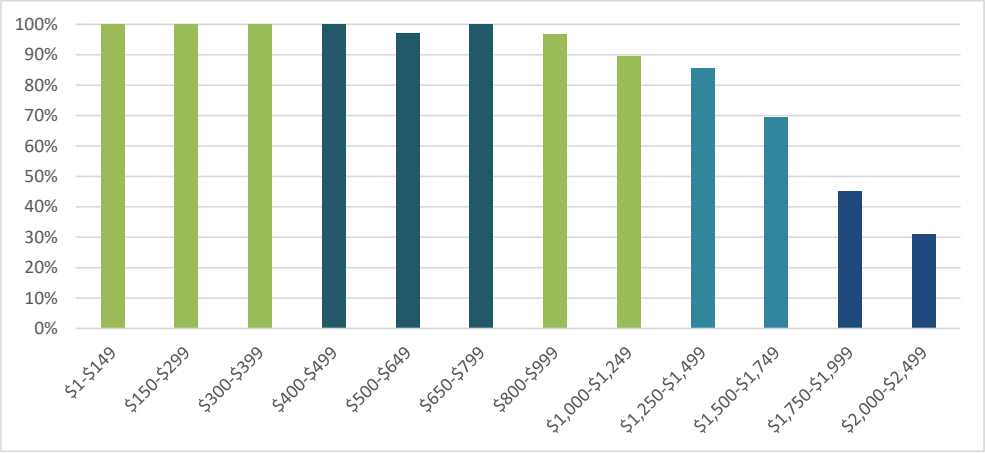


Source: Australian Bureau of Statistics, Census of Population and Housing (2021) and HillPDA (2024)

Table 1 and Figure 1 identify a current shortfall of 1,923 affordable housing rental dwellings. However affordable housing might not be the best way to meet some household needs. as 160 households (8%) had a weekly income below $500 in 2021. Social housing might better suit these households' needs. Removing these households from the equation leaves 1,763 households, for whom affordable housing would be both necessary and appropriate.

Figure 2 demonstrates the percentage of very low-moderate income households that were in housing stress in 2021, defined as spending more than 30% of household income on housing costs. In Ku-ring-gai LGA, instances of housing stress were greatest amongst the lower income bands, with moderate income households displaying significant lower rates of housing stress compared to low and very low-income households.

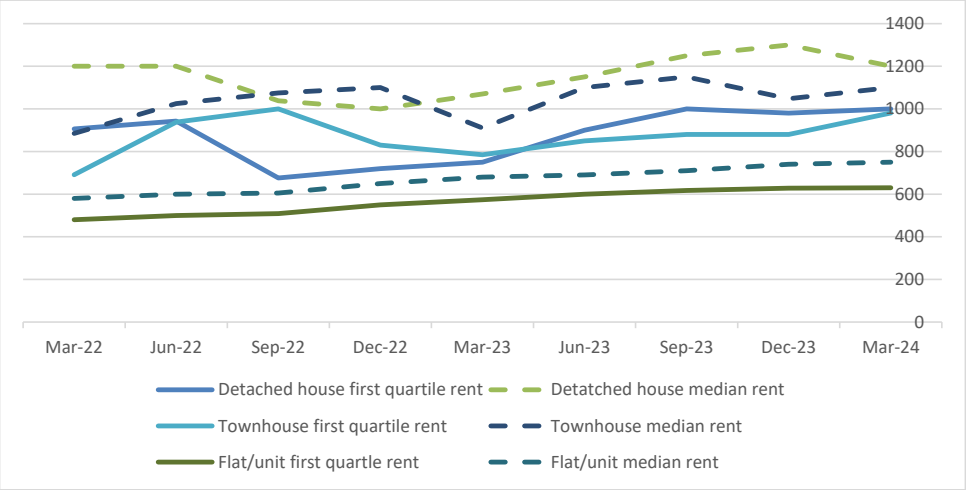
Figure 2: Percentage of households experiencing rental stress by weekly income



Source: Australian Bureau of Statistics 2023 and HillPDA 2023

In the future, the need for affordable housing is expected to increase in line with broader trends affecting Ku-ring-gai and Greater Sydney as a whole. As shown in Figure 3, Ku-ring-gai LGA experienced a dip in median rents and first quartile rents for detached houses and townhouses between March 2022 and March 2023. However, there was a recovery from March 2023 onwards. Detached House First Quartile Rents increased by 33.3% from the March 2023 quarter, representing an average quarterly change of $62.5 or 7.8% per quarter. Over the same period from March 2023 to March 2024, the median rent for detached houses increased by 12.2% overall, representing an average growth of $32.5 per quarter. This rise in rents, particularly the 33.3% increase in first quartile rents (which lower-income households typically pay), is likely to increase the number of households experiencing rental stress, thereby increasing the demand for affordable housing.

Figure 3: Ku-ring-gai Council rent growth since March 2022



Source: Department of Family and Community Services 2023 and HillPDA 2023

As first quartile rents, the statistic which lines up best with low and very low-income household rents, have risen significantly since the 2021 Census was undertaken, it is assumed that the true shortage of affordable dwellings has also increased, prompting the need for further action on Councils part to facilitate the delivery of affordable housing dwellings.

Policy and Mechanisms

Providing clear and transparent principles, targets and mechanisms to achieve greater affordable housing is an important component of the Affordable Housing Policy.

9. Principles

The principles which will guide affordable housing in Ku-ring-gai are:

- Ku-ring-gai residents and workers live in respectful housing within in their local community
- Affordable housing is embedded in Council's strategies, plans and policies
- Affordable housing contributions are levied in addition to the infrastructure needs for the local community
- By providing affordable housing options for key and essential workers, we enhance economic productivity and support the sustainability of local businesses
- Affordable housing is a long-term commitment to be delivered in perpetuity, aimed at creating sustainable solutions that endure for future generations
- Establishing measurable targets for affordable housing development will provide clear direction to developers and ensure accountability in meeting community housing needs
- Housing is accessible to everyone in the community, including older residents and is located near public transport to help people move around easily and maintain their independence
- Housing supports integration and connection among Ku-ring-gai's residents, reflecting the importance of fostering a diverse range of ages, abilities and cultural backgrounds within the Ku-ring-gai community
- Adaptable housing supports the needs of a changing population, ensuring that all residents can find suitable options as their circumstances evolve.

10. Affordable Housing Targets

Council strives to achieve a significant increase in affordable housing, in the following manner:

- Council will develop an affordable housing target for any Council led strategic planning, this process is discussed in Section 11.
- For proponent led rezoning proposals, council will seek 10% of the total residential gross floor area of residential and mixed-use developments as affordable housing as outlined in Section 12.

11. Affordable Housing in Council-led Strategic Planning

Ku-ring-gai Council will implement a range of mechanism to support the delivery of affordable housing. Any affordable housing provided through a bonus scheme (such as in the Housing SEPP) must be in addition to Council's AHCS.

11.1 Affordable Housing Contribution Scheme (AHCS)

Ku-ring-gai will develop an Affordable Housing Contribution Scheme (AHCS) when it completes strategic planning and rezoning of a precinct.

For precincts identified in State Environmental Planning Policy (Housing) - Chapter 5 Transport Oriented Development, then the contribution will be based on feasibility analysis.

For any other precinct, the contribution will be informed by viability testing consistent with the NSW Government *Guideline for Developing an Affordable Housing Contribution Scheme* published in 2019.

12. Affordable Housing in Proponent-led Proposals

Council will seek 10% of the total residential gross floor area (GFA) in new residential and mixed use developments as a result of a rezoning arising from a private led planning proposal.

This would either be through:

- A clause in the LEP that specifies 10% of the total residential gross floor area of the development is used for affordable housing, or
- Through a voluntary planning agreement.

Ku-ring-gai Council will implement a range of mechanisms to support the delivery of affordable housing. Any affordable housing provided through a bonus scheme (such as in the Housing SEPP) must be in addition to Council's expectation of 10% affordable housing in a proponent-led planning proposal.

12.1 LEP amendment as part of planning proposals

Through an LEP amendment, Council expects there to be a 10% affordable housing contribution. Council's preference is that this is included as a clause in the LEP. However, this can be included as part of a voluntary planning agreement where it is agreed between the proponent and the Council.

12.2 Planning agreement

Where an AHCS does not apply, Council's VPA policy specifies the criteria and methodology for requiring affordable housing as part of proponent-led rezonings. Planning agreements for affordable housing will ensure value uplift from planning decisions are captured and used for directly delivering affordable housing.

12.3 Viability testing in proponent-led affordable housing

Council will consider viability when assessing affordable housing contribution in excess of any contribution to local infrastructure that is required.
Where a developer expects a rezoning and wants a concession to affordable housing or other contributions based on viability grounds, then the proponent should provide:

- Proponent's open book development feasibility workings showing adopted feasibility hurdles (developer margins and internal rate of return), assumptions (land purchase price, construction costs) and parameters (project timeline and lead-in periods), and
- Supporting documentation which may include actual land purchase price (front page of contract of sale), quantity surveyor report, estimated gross realisations and valuation reports.

Council would then then commission a peer review at the cost of the developer.
Alternatively, Council would:

- Commission a feasibility assessment funded by the Developer
- Council commission a quantity surveyor to undertake an assessment of the construction cost at the cost of the Developer if these are in dispute
- If there is dispute about the acquisition terms of the property – developer has the option to provide the contract of sale for the development to the Council's consultant.

12.3.1 Land value

The purchase price for the land is not the key determinant of the base value of the feasibility. Council will not subsidise development where a proponent paid too much for the site due to speculation, equally Council will not penalise those who were able to pay less for a site. Instead, the existing market value of the property based on the higher of its existing use, or the residual land value because of redevelopment under the existing LEP, and relevant DCP will be used to determine the underlying value of the site.

13. Receiving Affordable Housing Contributions

Council will receive affordable housing contributions through:

In-kind contributions where a proponent provides land or dwellings for the use of affordable housing. These contributions must remain affordable housing in perpetuity and will be managed according to this Policy.

Monetary contributions where a proponent provides the monetary equivalent of an affordable housing contribution that will be used to acquire land for affordable housing, fund partnerships with community housing providers, or acquire dwellings for the use of affordable housing. [2]

Council's preference is to receive monetary contributions to be used for the provision of affordable housing. However, until an adopted AHCS is in place, in-kind dedication is the likely to be the key mechanism for satisfying this requirement.

Unless otherwise published in the contribution scheme, Council would consider the monetary equivalent affordable housing contribution to be the value of the unit. Therefore, if the monetary equivalent is in Council's opinion, below the market value of the units, Council would then accept an in-kind contribution. This could then be sold to generate a monetary contribution if the unit is not suitable for affordable housing.

14. Dedications of Affordable Housing

Affordable housing must be high-quality housing that respects the dignity of the residents

14.1 Standard of dedicated dwellings

Council will accept dedication of dwellings only where in the opinion of Council it is suitable for use as affordable housing. The design and construction standard of affordable housing dwellings is to be generally consistent with other dwellings in the LGA and not able to be distinguished as affordable housing compared with the design of market housing.

The total gross floor area (GFA) of affordable dwellings should exceed 50 square metres. If the GFA is less than 50 square metres, a monetary contribution be required to be payable.

Where only part of a contribution is satisfied through dedication of completed dwellings, any remaining requirement must be paid as a monetary contribution.

14.2 Use of dedicated dwellings

Titles for the affordable housing dwelling(s) must be transferred to Ku-ring-gai Council following registration with the Land Registry Services (LRS). Council will transfer contributions of in-kind affordable housing to its nominated Community Housing Provider.

[2] *Where dwellings are delivered as a result of monetary contributions, these are to remain in perpetuity.*

A covenant must be registered on title requiring:

- Councils consent for any dealing in the land
- Affordable housing dwellings are to be owned and managed by Councils nominated Community Housing Provider in accordance with this policy
- Rented to very low to moderate income earners for no more than 30% of gross household income

Trading affordable housing assets is covered in Section 20.

15. Monetary Contributions

Monetary contributions are to be the equivalent of dedicated dwellings. Where a dwelling is dedicated to Council, Council has the opportunity of realising a monetary contribution by selling the dedicated dwellings and re-investing into fit-for-purpose affordable housing.

Unless otherwise published in an Affordable Housing Contributions Scheme, Council expects that monetary contributions are the equivalent to the sale price of off-the-plan dwellings of a similar standard. This could be completed by a valuer or with reference to the advertised sale prices of the units.

Council may create standard monetary equivalent rates for areas from time-to-time. The equivalent rates will be published on the website.

15.1 Use of monetary contributions

Monetary contributions are used for the sole purpose of providing and managing affordable housing in perpetuity within Ku-ring-gai local government area. Monetary contributions will be pooled by Council and transferred to the nominated Community Housing Provider. The funds can be used for:

- Acquiring land for affordable housing
- Acquiring dwellings for affordable housing in the LGA such as those with low maintenance costs and strata fees
- Building purpose built affordable housing co-funded by Council contributions, other government funding and Community Housing Provider own resources.

15.2 Appointment of Community Housing Provider

Council will seek to appoint at least one Community Housing Provider as a partner in the delivery and management of affordable housing.

Council will nominate a not-for-profit community housing provider (CHP) to take ownership of affordable housing contributions received. Priority will be given to not-for-profit CHPs registered as Tier 1 or Tier 2 under the National Regulatory Code, and who have appropriate experience in the Ku-ring-gai local government area.

The nominated CHP will take full ownership and management responsibilities for any monetary or in-kind contributions gained during their term.

Managing Affordable Housing

16. Affordable Housing Eligibility

Council's nominated community housing provider will undertake management of affordable housing and determine the eligibility of tenants.

Affordable housing that has either of the following, must comply with the NSW affordable housing Ministerial Guidelines 2023/24 (as updated):

- has received funding or financing from the NSW Government, or
- was developed under the State Environmental Policy (Housing) 2021 or State and Environmental
- Planning and Assessment Amendment (Housing) Regulation 2021

To demonstrate eligibility, residents must:

- establish their identity
- live in NSW
- be a or hold permanent residence in Australia
- be able to sustain a successful tenancy, without support or with appropriate support in place
- meet maximum income thresholds in the Table below (as updated each year)
- be in housing need and unable to resolve this need without assistance, such as living in unaffordable or unsuitable housing or needing to relocate for employment or family reasons.
- not have assets or property which could reasonably be expected to solve their housing situation.

The income threshold criteria is based on the median income creating household equivalence for families. These are summarised below in Table 2 for 2023/24: This table provides a reference guide to maximum income levels for a range of different household sizes and combinations.

Table 2: Household income eligibility limits for Sydney region: 2023/24

Household Type	Very Low	Low	Moderate
Single	$32,300	$51,700	$77,600
Single + 1	$42,000	$67,200	$100,900
Single + 2	$51,700	$82,700	$124,200
Single + 3	$61,400	$98,200	$147,500
Single + 4	$71,100	$113,700	$170,800
Couple	$48,500	$77,600	$116,400
Couple + 1	$58,200	$93,100	$139,700
Couple + 2	$67,900	$108,600	$163,000
Couple + 3	$77,600	$124,100	$186,300
Couple + 4	$87,300	$139,600	$209,600

Source: NSW Government Department of Communities and Justice (2024)[3]

This table is subject to annual revision at the conclusion of the relevant financial year.

[3] Income eligibility limits vary according to household size and income category, with the maximum limit increasing with each additional person in a household. The income categories are divided into Very Low, Low, and Moderate incomes, with each category having a specific income threshold for households of different sizes. The increase in income thresholds as household size grows reflects the additional financial responsibilities of supporting more people in a household. For example, larger households typically have more expenses, such as childcare, education, food, and healthcare, so their income eligibility limits are set higher than for smaller households.

17. Allocation

Council's nominated Community Housing Provider will manage the allocation of affordable housing units.

17.1 Allocation principle

Ku-ring-gai will support key workers, residents, and those with a long-term connection to the area—whether through residency or employment—to continue living in Ku-ring-gai.

17.2 Allocation policy

Council will seek to support those that are eligible for affordable housing. When considering applications priority will be given to the following target groups:

- Key workers working in Ku-ring-gai LGA*
- Ku-ring-gai residents in housing stress
- Women older than 65
- Those with a close connection to Ku-ring-gai, including long term residents and persons with a social or economic association with the Council area.
- Those with long standing employment in Ku-ring-gai and the greatest distance commute.

If these groups do not apply for affordable housing, the community housing provider will apply normal eligible criteria for affordable housing.

17.3 Target groups

Key workers in Ku-ring-gai LGA include workers in the following industries:

- Health
- Education
- NSW Police
- Fire and Rescue NSW
- NSW Department of Communities and Justice
- Early Education
- Disability Support
- Aged Care
- Ku-ring-gai Council.

18. Tenure

Managers of council owned or funded affordable housing can provide leases on a fixed-term or on a continuous basis.

Council acknowledges there are very few affordable options in the LGA for those that are eligible for affordable housing. Council's policy is that as long as the household remains eligible for affordable housing the lease can generally be renewed or continued.

To remain in affordable housing, households must continue to meet all eligibility criteria specified in the NSW affordable housing Ministerial Guidelines.

19. Rent Setting

The rent for council funded affordable housing will be set at 30% of the gross household income consistent with Section 13 of the Housing SEPP. Rent will be re-assessed and adjusted annually.

20. Trading Affordable Housing Assets

Council's nominated community housing provider(s) may dispose of affordable housing stock to better meet demand, realise capital growth, redevelop to a higher density, or recycle older stock.

Any disposal or re-investment of affordable housing contributions so transferred to the nominated Community Housing Provider will require Council approval. In transferring in-kind contribution to the nominated community housing provider, a covenant on title will be placed to ensure that the housing outcome remains as affordable housing, even between the disposal and reinvestment of the housing stock. The net proceeds of the sale of council affordable housing assets must be reinvested in affordable housing supply with the objective being no net loss of affordable housing in Ku-ring-gai LGA.

Any withdrawal of affordable housing dwellings must be replaced with an equivalent dwelling in the same locality in the local government area and be subject to Council's agreement.

Monitoring Affordable Housing

To ensure the effective delivery of affordable housing, Ku-ring-gai Council will monitor affordable housing delivery, which will include:

- **Annual progress tracking:** Council will report the contributions received in both number of dwellings and money received.
- **Reporting:** Annual updates on affordable housing progress, including key metrics and outcomes, will be made publicly available to ensure transparency.

This monitoring framework will help ensure that affordable housing targets are met and maintained, and that the process remains transparent and accountable.

Definitions

Term / Abbreviation	Definition
Affordable housing	Affordable housing is rental housing available for very low income households, low income households or moderate income households. Affordable housing is defined by the Environmental Planning and Assessment Act 1979 and the Housing State Environment Planning Policy 2021 (SEPP).
Affordable housing contributions scheme	A document prepared by the Council and confirmed by a planning proposal. It allows Councils to set out how, where and at what rate to charge a levy for affordable housing. This levy is in addition to any other development contributions required under sections 7.11 or 7.12 of the Environmental Planning and Assessment Act, 1979.
Community housing providers (CHP)	A not-for-profit organisation which provides affordable rental (and social) housing for very low, low, to moderate income household. CHPs are registered under the National Regulatory System for Community Housing.
Difference between affordable housing and social housing	Social housing is government subsidised housing designed for people with the greatest need on very low incomes, whereas affordable housing serves a wider spectrum of low to moderate-income earners.
Key workers	Workers on very low to moderate incomes critical to the economic and social development of Ku-ring-gai, including but not limited to occupations such as school teachers, aged carers, midwifery and nursing professionals, hospitality and retail workers, personal carers, aides and assistants, child carers, fire fighters, police, transport workers and drivers (especially bus and rail), cleaners and laundry workers.
Low income household	Low income household earns between 50% and 80% of the median Sydney income.
Moderate income household	Moderate household earns between 80% and 120% of the median Sydney income.
Planning agreement	A voluntary agreement between a planning authority and a developer in which a developer agrees that as part of a development proposal or rezoning that they will make a contribution towards a public benefit which may include the dedication of land or dwelling units for the purpose of affordable housing.
Rental stress	Households who are paying more than 30% of their household income on rent.
Very low income household	Very low income household earns less than 50% of the median Sydney income.

LOCAL CHARACTER - KU-RING-GAI DEVELOPMENT CONTROL PLAN AMENDMENT POST-EXHIBITION CONSIDERATION OF SUBMISSIONS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider submissions made to the exhibition of the *Ku-ring-gai Development Control Plan* to include Local Character considerations.
BACKGROUND:	At its 15 June 2021 meeting, Council resolved to adopt the *Ku-ring-gai Local Character Background Study.* Following this, Council's *Delivery Program & Operational Plan* included actions requiring controls in the *Ku-ring-gai Development Control Plan* to manage the impact of development on Ku-ring-gai's prevailing character. On 22 July 2025 Council considered and endorsed the public exhibition of the proposed amendment to the *Ku-ring-gai Development Control Plan,* to include Local Character Area controls within *Part 14 Local Character Areas, Urban Precincts and Sites.*
COMMENTS:	The draft amendment was exhibited for 29 days from Monday, 4 August to Wednesday, 1 September 2025. Seven submissions were received. Generally, the submissions supported the amendment, most requesting additional controls. One submission opposed the amendment. Submissions in support considered the inclusion of a mechanism that could protect the valued local character in the face of rapid state level housing policy changes that lack consideration of local character. The submission against raised concern that the controls would deter development. Assessment of issues raised in the submissions has resulted in one minor post-exhibition amendment.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council adopts the amended draft *Ku-ring-gai Development Control Plan,* incorporating *Part 14 Local Character Areas, Urban Precincts & Sites.*

PURPOSE OF REPORT

For Council to consider submissions made to the exhibition of the *Ku-ring-gai Development Control Plan* to include Local Character considerations.

BACKGROUND

At its 15 June 2021 meeting, Council resolved to adopt the *Ku-ring-gai Local Character Background Study.* Following Council's resolution, Council's Delivery Program & Operational Plan included actions to deliver controls in the *Ku-ring-gai Development Control Plan* (KDCP). These actions have triggered this amendment of the KDCP.

The aim of this amendment is to put in place a mechanism that would manage the impact of development on Ku-ring-gai's character.

All development applications will now be required to state how they are consistent with the local character of the area that they are located within.

Inclusion of KDCP controls relating to Ku-ring-gai's local character will provide a due diligent process requiring consideration and assessment of development applications, and their impacts on local character and the settings of buildings, particularly within heritage conservation areas and around heritage items.

Improved reference to local character matters will enable better retention of the areas' values for current and future populations. This includes reference to trees and landscaping which are key characteristics across Ku-ring-gai, and which are vital in the reduction of heat island effects and maintaining the integrity of biodiversity and riparian areas that support Ku-ring-gai's critically endangered species.

The inclusion of this amendment will mean that the many applications being submitted to Council will have to have regard to local character. Without this insertion, there is no onus on developers to consider any aspect of Ku-ring-gai's local character.

On 22 July 2025 Council considered the proposed amendments to the *Ku-ring-gai Development Control Plan* to include local character considerations and resolved:

A. *That Council endorse the updates proposed to the Ku-ring-gai DCP Part 14, as detailed in Attachment A2 of this report.*
B. *That the Ku-ring-gai DCP amendments stated in Attachment A2 be placed on public exhibition in accordance with provisions under the Environmental Planning and Assessment Regulation 2000.*
C. *That delegation be given to the Director, Strategy and Environment to correct any minor amendments or errors and inconsistencies to the draft KDCP prior to public exhibition.*
D. *That a report be brought back to Council at the conclusion of the exhibition period.*

COMMENTS

Public Exhibition

The draft *Part 14 Local Character, Urban Precincts and sites* KDCP amendment was exhibited on Council's website for 29 days between Monday, 4 August and Wednesday, 1 September 2025.

A total of seven submissions were received, two from community groups STEP and FOKE, one from property developer group Urban Taskforce, four from local landowners. Generally, the submissions supported the amendment, most requesting additional controls, except for Urban Taskforce which opposed the introduction of Local Character requirements.

The submissions have been summarised and may be viewed at Attachment A1 with an overview provided below.

Submissions and Comments

Submission 1

- The submission requested additional controls on residential development, particularly a maximum building footprint of 30%, plus controls to retain existing trees, and penalties for removing trees without consent.

  - *Response:*
    The KDCP currently includes built upon area requirements. The site coverage controls are proportionate to the type of residential development (single houses 50-60%, dual occupancy 40-50%, multi-unit dwellings 40%, residential flat buildings 30%).

    Current practice requires Council approval for tree removal. Trees are required to be retained unless dangerous or diseased with penalties applying for clearing trees without consent.

  - *Recommendation:*
    No Change

Submission 2

- The submission requests the inclusion of Beaumont Road Public School, Killara under the 'Key Characteristics and Features' table of the Western Interface Local Character Area.

  - *Response*:
    Noted and agreed.

  - *Recommendation:*
    Include Beaumont Road Public School under 14A.3 Western Interface Local Character Area *Key Characteristics and Features* table.

Submission 3

- The submission states that the unique character and planning issues of West Roseville have been omitted, including steep topography, bushfire risk and dense tree canopy coverage.

  - *Response:*
    The submission appears to think West Roseville in its entirety is included in the Western Interface Local Character Area. In fact, West Roseville straddles the Western Interface Local Character Area and the Green Fingers Local Character Area. The more isolated, steep, vegetated, bushfire prone areas of West Roseville are mapped within the Green Fingers Local Character Area. The Green Fingers LCA is considered to appropriately identify increased bushfire risk and mature vegetation as key characteristics and features within the exhibited KDCP.

  - *Recommendation:*
    No Change

Submission 4

- The submission disputes the SAN Hospital site being included in the Green Fingers Local Character Area and requests its removal. Alternately, it suggests the Character Statement should acknowledge the Wahroonga Estate's large scale, urban character, and the contribution it makes to health, employment, education and the economy in Ku-ring-gai and Sydney's north.

  - *Response:*
    The Wahroonga Estate comprises the SAN hospital, seniors housing and residential dwellings. It is surrounded by bushland, riparian zones, biodiversity, critically endangered habitat and is identified as containing bushfire prone land. The Wahroonga Estate is one of three large institutional sites located within exceptional bushland setting, typical of the Green Fingers Character, and warrants consideration of the local character in any future development on both residential and non-residential sites.

    The Local Character Area statements refer to the built form and landscape character with an overview description of scale and type of built form. They do not describe in detail the function of the buildings nor promote one development over another.

    It is noted that the descriptions within the Green Fingers Local Character Statement has only listed the SAN hospital and omitted other similar large institutional sites and schools. These are proposed to be included.

    To clarify, non-residential buildings are also within the Green Fingers setting, include a phrase that cites institutional buildings.

  - *Recommendation:*
    Included the following amendments under 14A.2 Green Fingers Character Area:
    - *Large Institutional Sites: Sydney Adventist Hospital; CSIRO Lindfield; Lindfield Learning Village*
    - These areas are dominated by trees and vegetation and create and bushland setting for *dwellings and other institutional buildings.*

Submission 5 – Urban Task Force

- The submission states that the proposed KDCP amendment lacks detail about how the changes will apply, creating uncertainty for stakeholders and making it difficult for any change or development to occur.

  It goes on to suggest the amendments are being rushed due to "political considerations" and that the amendments are based on a 2020 report, ignoring TOD and LMR housing policies. It requests a hold on the KDCP amendment until the LMR and TOD can be considered and included.

  The submission seeks clarification:

  - unclear how Council is going to define character noting individual streets within a character area can differ;
  - how will the interaction between landscape, buildings and culture be assessed; and
  - will exotic trees be retained in local character areas.

➢ *Response:*
Given the size of the Character Areas and their internal variations, it is not possible to apply detailed prescriptive controls. Development Applications will be required to demonstrate how the proposal will integrate into the Character Area, the street and the setting. Assessing officers will consider Local Character and the site and assess if the proposal integrates into the prevailing local characteristics.

It is unclear what uncertainty the submission refers to. The KDCP amendments create certainty by protecting local character to create stable, quality environments for the community.

It is unclear what "political considerations" the submission alludes to. The inclusion of character areas in the KDCP follows on from the Ku-ring-gai Local Character Background Study adopted by Council in June 2021 and Council's Delivery and Operational Plan requirements. Further, the current lack of attention to local character in development delivery is of growing community concern.

The KDCP amendment will require development to integrate into the relevant Local Character Area throughout the local government area. Once the NSW Government formalises the TOD & LMR standards, the character areas will be updated. TOD and LMR only apply to specific locations and Local Centres. Similarly, Council's adopted minimum lot size for dual occupancy is awaiting finalisation with DPHI, at which point the character areas will be also updated. Since the Character Areas apply to vast areas beyond these locations, it is pertinent that this amendment be put in place to structure a consistency of development delivery according to location within Ku-ring-gai.

The KDCP provides multiple controls for assessing deep soil, tree preservation, landscaping, heritage guidelines, setbacks relating to particular development types. These standards will continue to be objectively assessed. The merit Local Character assessment will consider unique and valued elements of the street and locality; for example, in areas of Blue Gum High Forest trees in private land, development will need

consider and appropriately reflect these values by addressing tree communities on the site.

- *Recommendation:*
  No Change

Submission 6 – STEP Inc

- The submission supports the inclusion of the LCA into the KDCP as it will maintain valuable features of the LGA including trees and biodiversity. The submission requests further provisions to preserve tree canopy and native vegetation.

  - *Response:*
    Controls relating to biodiversity and tree provision/protection are included within the KDCP Part A and Part C and relate to specific development types. Every proposal within the Character Area will be required to be consistent with those specified controls. The monitoring of tree canopy loss or gain is part of Council's Urban Forest Monitoring Program, which is an identified action in the implementation of the adopted Ku-ring-gai Urban Forest Strategy.

    Council's current controls around tree provision have been formulated to ensure adequate area for both landscaping and for built form, including driveways and external hard surfaces. Tree and canopy retention and enhancement standards imposed by State government are inferior to those of Council; however, those controls over-ride Council's standards and Council is not able to alter them.

  - *Recommendation:*
    No Change

Submission 7 - FOKE (Friends of Ku-ring-gai Environment Inc.)

- The submission supports the inclusion of the Local Character Areas into the KDCP to manage the impacts of development on the unique landscape and environmental characteristics of the LGA. It goes on to request further strengthening of environmental controls with elements such as green roofs, quantifiable metrics for tree retention or biodiversity enhancement; and bushfire and edge management to better integrate asset protection zones with biodiversity protection

  - *Response:*
    Controls relating to heritage, biodiversity and tree provision/protection are included within the KDCP Part A and Part C and relate to specific development types. Every proposal within the Character Area will be required to be consistent with those specified controls.

    Consideration of green roofs/walls will be given in the upcoming amendments to the KDCP relating to the TOD and LMR areas which are all located within the Ridge and Centres Local Character Area. The KDCP currently has tree planting requirements which will apply to all new development that is assessed under Council's KLEP.

The KDCP Part 16 – Bushfire Risk already has controls to address these matters. There are some limits on what a local DCP can require as it cannot contradict nor over-ride the State-level statutory requirements under *Planning for Bushfire Protection.* Establishment of an APZ is to be included in any ecological assessment for new development, and any vegetation or habitat removal impacts must also be assessed as part of any development proposal. It is not possible for a DCP to prohibit APZ encroachment into 'critically endangered habitats' on private land; however, impacts need to be assessed as part of any development application, with mitigation measures implemented and any offsets incorporated/implemented where appropriate.

The monitoring of tree canopy loss or gain is part of the Urban Forest Monitoring Program, which is an identified action in the implementation of the adopted *Ku-ring-gai Urban Forest Strategy*. Council is reviewing the appropriate reporting timeframes and metrics to best represent this information.

➢ *Recommendation:*
No Change

Post-Exhibition Amendments

All issues raised in response to the exhibition have been assessed. The below table lists the resulting amendments to the exhibited Part 14 Local Character, Urban Precincts and Sites DCP. The amended DCP showing the post-exhibition amendments in red may be seen at Attachment A2.

AS EXHIBITED	POST EXHIBITION AMENDMENTS (IN RED)
14A.2 Green Fingers Character Area	
• *These areas are dominated by trees and vegetation and create and bushland setting for the homes.* Key Characteristics & Features • Numerous mature trees • Bushfire prone land • Streets follow topography • Diverse built form and style • Sydney Adventist Hospital • Heritage Item: - Rose Seidler House • Leisure facilities: - Lindfield Rollers Bowling Club - Echo Point and Marina • Private School: - Sydney Grammer Preparatory School, St Ives • Public School: - Killara High School • Killara High School	• *These areas are dominated by trees and vegetation and create and bushland setting for dwellings and other institutional buildings.* Key Characteristics & Features • Numerous mature trees • Bushfire prone land • Streets follow topography • Diverse built form and styles • Large Instituitional Sites: - Sydney Adventist Hospital - CSIRO Lindfield - Lindfield Learning Village • Heritage Item: - Rose Seidler House • Leisure facilities: - Lindfield Rollers Bowling Club - Echo Point and Marina • Private School: - Sydney Grammer Preparatory School • Public School: - Lindfield East Primary School - Killara High School • Killara High School
14A.3 Western Interface Character Area	
Key Characteristics & Features • Low density residential area with large houses in garden settings • Interfaces with high density and bushland areas • Dense tree canopy and significant bushland that supports biodiversity and habitat • Areas of heritage significance • Killara Golf Club • Gordon Golf Club • West Lindfield Sport and Recreation Area • Ku-ring-gai Bicentennial Park • Public School: - Killara Primary School	Key Characteristics & Features • Low density residential area with large houses in garden settings • Interfaces with high density and bushland areas • Dense tree canopy and significant bushland that supports biodiversity and habitat • Areas of heritage significance • Killara Golf Club • Gordon Golf Club • West Lindfield Sport and Recreation Area • Ku-ring-gai Bicentennial Park • Public School: - Killara Primary School - Beaumont Road Public School

Proposed post-exhibition amendments to the KDCP

INTEGRATED PLANNING AND REPORTING

Outcome 2: Sustainable urban growth and change

Strategy - Community Strategic Plan	Delivery Program Term Achievement	Operational Plan Actions
U2: Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.	U2.3: Strategies, plans and processes are prepared, implemented and reviewed to effectively manage the impact of new development.	U2.3.2: Investigate the inclusion of Local Character Controls within the Ku-ring-gai Development Control Plan.

GOVERNANCE MATTERS

Council adopted the *Ku-ring-gai Local Character Background Study* on 15 June 2021. Council's *Delivery Program & Operational Plan* includes tasks to deliver DCP controls relating to Local Character which this DCP amendment seeks to fulfill.

RISK IMPLICATION STATEMENT

Ku-ring-gai is undergoing extensive change to the established urban and landscape fabric of the area. Developers are giving increasingly less regard to local character somewhat due to the NSW Government's apparent lowering priority of this issue.

Inclusion of DCP requirements to address local character means architects and developers will have to give documented consideration to the area's characteristics. Development applications will be required to demonstrate how they will integrate into the prevailing local character.

FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Urban and Heritage Planning budget.

SOCIAL CONSIDERATIONS

Inclusion of DCP controls relating to Ku-ring-gai's local character will provide a due diligent process, requiring consideration and assessment of development applications and their impacts on local character and the settings of buildings, particularly within heritage conservation areas and around heritage items. Improved reference to local character matters will enable better retention of the area's values for current and future populations. This includes the reference to trees and landscaping which are key characteristics across Ku-ring-gai, and which are vital in environmental considerations, such as the reduction of heat island effects and maintaining the integrity of biodiversity and riparian areas.

ENVIRONMENTAL CONSIDERATIONS

Detailed mapping of environmental factors was undertaken as part of the *Local Character Background Study*. Each Character Area identifies environmental considerations such as biodiversity and ecology, including critically endangered Blue Gum High Forest and Sydney Turpentine Ironbark Forest. The DCP control relating to the area character statement will assist in the preservation, protection, and enhancement of the existing environmental characteristics.

COMMUNITY CONSULTATION

The draft *Part 14 Local Character, Urban Precincts and sites* DCP amendment was exhibited for 29 days between Monday, 4 August and Wednesday, 1 September 2025. A total of seven submissions were received, with an approximately even ratio of support for, and objection against, the proposed DCP amendment. Reasons stated for objection or support were mixed.

INTERNAL CONSULTATION

Internal consultation has been conducted mainly with the Urban Planning, Urban Design and Development Assessment teams.

SUMMARY

At its 15 June 2021 meeting, Council resolved to adopt the *Ku-ring-gai Local Character Background Study.* Following this, Council's *Delivery Program & Operational Plan* included actions to deliver controls in the *Ku-ring-gai Development Control Plan* (KDCP). The aim of this was to put in place a mechanism that would manage the impact of development on Ku-ring-gai's character.

Inclusion of DCP controls relating to Ku-ring-gai's local character will provide a due diligent process requiring consideration and assessment of development applications and their impacts on local character and the settings of buildings, particularly within heritage conservation areas and around heritage items.

Improved reference to local character matters will enable better retention of the area's values for current and future populations. This includes the reference to trees and landscaping which are key across Ku-ring-gai, and which are vital in the delivery of positive environmental outcomes, such as the reduction of heat island effects and maintaining the integrity of biodiversity and riparian areas.

The inclusion of this amendment will mean that the many development applications being submitted to Council will have to have regard to local character. Without this insertion, there is no onus on developers to consider any aspect of Ku-ring-gai's local character.

The exhibition of the Local Character controls resulted in a total of seven submissions. The submissions have resulted in some minor post-exhibition amendments. The amended KDCP showing the post-exhibition amendments in red may be seen at Attachment A2.

RECOMMENDATION:

A. That Council adopts the draft Ku-ring-gai *Development Control Pla*n *Part 14 Local Character, Urban Precincts and Sites*, incorporating post-exhibition amendments as detailed in this report.

B. That Council's adoption of the amended *Ku-ring-gai Development Control Plan* be notified on Council's website in accordance with Clause 21(4) of the *Environmental Planning and Assessment Regulation 2000.*

C. That the amended *Ku-ring-gai Development Control Plan* comes into effect on the day that it is notified on Council's website.

D. That people who made a submission be notified of Council's resolution.

E. That delegation be given to the Director, Strategy and Environment to correct any minor amendments or errors and inconsistencies to the draft KDCP.

Rathna Rana
Executive Urban Planner

Craige Wyse
Team Leader Urban Planning

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:			
	A1⇩	Submission Summary Table - Local Character Areas KDCP Amendment	2025/290867
	A2⇩	Post Exhibition KDCP Amendment - Part 14A Local Character	2025/318724

SUBMISSION SUMMARY TABLE - Local Character Areas KDCP Amendment - Exhibited 4th August to 1st September 2025

- A total of 7 submissions were received in response to the exhibition of the Draft Part 14 Local Character Areas DCP Amendment.
- Submissions received: 2 from community groups STEP and FOKE; 1 from property developer group Urban Taskforce; 4 from local landowners.
- Generally, the submissions supported the amendment, most requesting additional controls, except for Urban Taskforce which opposed the introduction of Local Character requirements.

MATTERS RAISED IN THE SUBMISSION	COMMENT	RECOMMENDATION
Built Upon Area • All new residential dwelling development should have a maximum building footprint no larger than 30% of the site area. • Existing trees should be retained. • Penalties for removing trees without consent.	The KDCP currently includes built upon area requirements for residential development. The site coverage controls are proportionate to the type of residential development (single houses 50-60%, dual occupancy 40-50%, multi-unit dwellings max 40%, residential flat buildings max 30%). Trees are generally required to be retained unless of danger or diseased. Tree removal must seek Council's approval either through the DCP or a Permit. Penalties apply for clearing trees without consent. Further information is provided on Council's website under the 'Environment' tab.	No change
Western Interface Local Character Area • Requests inclusion of Beaumont Road Public School into the Western Interface *Key Characteristics and Features* chart.	Noted and agreed.	14A.3 Western Interface Character Area - Insert Beaumont Road Public school into the *Key Characteristics & Features* table.
West Roseville • Unique character and planning issues of West Roseville are omitted, including bushfire risks, steep topography and dense tree canopy.	It appears the submission thinks West Roseville in its entirety is included in the Western Interface LCA. This is not the case. West Roseville straddles both the Western Interface Local Character Area and the Green Fingers Local Character Area . The more isolated, steep, vegetated, bushfire prone areas of West Roseville are mapped within the Green Fingers Local Character Area which appropriately identifies increased bushfire risk and mature vegetation as key characteristics and features.	No change
Wahroonga Estate • Disputes the SAN Hospital site being included in the Green Fingers Local Character Area. • States Wahroonga Estate is a large, urban, multi-functional precinct that cannot be characterised as just an institution in a low-density residential area. • Does not consider it fits the Green Fingers Character Statement and should be removed. Alternately, the Character Statement should acknowledge the Wahroonga Estate's large scale, urban character, and the contribution it makes to health, employment, education and the economy in Ku-ring-gai and Sydney's north.	The Wahroonga Estate comprises the SAN hospital, seniors housing and residential dwellings. It is surrounded by bushland, riparian zones, biodiversity, critically endangered habitat and is identified as containing bushfire prone land. The Wahroonga Estate is one of three large institutional sites located within exceptional bushland setting, typical of the Green Fingers Character, and warrants consideration of the local character in any future development on both residential and non-residential sites. The Local Character Area statements refer to the built form and landscape character with an overview description of scale and type of built form. They do not describe in detail the function of the buildings nor promote one development over another. The descriptions within the Green Fingers Local Character Statement has only listed the SAN hospital and omitted other similar large institutional sites and schools. These are proposed to be included as follows: *Large Institutional Sites: Sydney Adventist Hospital; CSIRO Lindfield; Lindfield Learning Village* To clarify non-residential buildings are also within the Green Fingers setting, include an explanatory sentence as follows: 'These areas are dominated by trees and vegetation and create and bushland setting for *dwellings and other institutional buildings.'*	14A.2 Green Fingers Character Area - Refer to 'dwellings and other institutional buildings' in paragraph 4 of the body of the text. - Include CSIRO, Lindfield Learning Village and Lindfield East Primary School into the *Key Characteristics & Features* table.
SUBMISSION FROM URBAN TASKFORCE. **Opposes the amendment** • Considers there is a lack of detail about how the changes will apply, creating uncertainty for stakeholders and making it difficult for any change or development to occur. • The amendments are being rushed due to "political considerations". • It goes on to suggest the amendments are being rushed due to "political considerations" and that the amendments are based on a 2020 report, ignoring TOD and LMR housing policies. • It requests a hold on the DCP amendment until the LMR and TOD can be considered and included. • Amendments are based on a 2020 report, ignoring TOD and LMR housing policies. • The submission seeks clarification:	Given the size of the Character Areas and their internal variations, it is not possible to apply detailed prescriptive controls. Development Applications will be required to demonstrate how the proposal will integrate into the Character Area, the street and the setting. Assessing officers will consider Local Character and the site and assess if the proposal integrates into the prevailing local characteristics. It is unclear what uncertainty the submission refers to. The DCP amendments create certainty by protecting local character to create stable quality environments for the community. It is unclear what "political considerations" the submission alludes to. The inclusion of character areas in the DCP follows on from the *Ku-ring-gai Local Character Background Study* adopted by Council in June 2021 and Council's Delivery and Operational Plan requirements. Further, the current lack of attention to local character in development delivery is of growing community concern. The DCP amendment will require development to integrate into the relevant Local Character Area throughout the local government area. Once the NSW Government formalises the TOD & LMR standards, the character areas will be updated. TOD and LMR only apply to specific locations and Local Centres. Similarly, Council's adopted minimum lot size for dual occupancy is awaiting finalisation with DPHI, at which point the character areas will be also updated. Since the Character Areas apply to vast areas beyond these locations, it	No change.

SUBMISSION SUMMARY TABLE - Local Character Areas KDCP Amendment - Exhibited 4th August to 1st September 2025

MATTERS RAISED IN THE SUBMISSION	COMMENT	RECOMMENDATION
- unclear how Council is going to define character noting individual streets within a character area can differ; - how will the interaction between landscape, buildings and culture be assessed; - will exotic trees be retained in local character areas.	is pertinent that this amendment be put in place to structure a consistency of development delivery according to location within Ku-ring-gai. The DCP provides multiple controls for assessing deep soil, tree preservation, landscaping, heritage guidelines, setbacks relating to particular development types. These standards will continue to be objectively assessed. The merit Local Character assessment will consider unique and valued elements of the street and locality; for example, in areas of Blue Gum High Forest trees in private land, development will need consider and appropriately reflect these values by addressing tree communities on the site.	
SUBMISSION FROM STEP INC. **Biodiversity** • STEP supports the inclusion of the proposed character statements into the KDCP for the following reasons: - Maintaining the valuable features of the municipality under increasing development pressure. - NSW Government Housing reforms which have no regard to these features. - Concerned about loss of biodiversity and habitat on private land particularly with LMR and TOD developments. - Impacts on existing trees due to driveways and parking demand. • Requests DCP includes further provisions to preserve tree canopy and native vegetation with a focus on retention of existing trees. • Notes that the KDCP amendment will be consistent with the NSW Governments stated objectives of *Urban Greening and Cooler Places* initiatives.	Comments noted and agreed. Controls relating to biodiversity and tree provision/protection are included within the KDCP Part A and Part C and relate to specific development types. Every proposal within the Character Area will be required to be consistent with those specified controls. The monitoring of tree canopy loss or gain is part of Council's Urban Forest Monitoring Program, which is an identified action in the implementation of the adopted *Ku-ring-gai Urban Forest Strategy*. Council's current controls around tree provision have been formulated to ensure adequate area for both landscaping and for built form, including driveways and external hard surfaces. Tree and canopy retention and enhancement standards imposed by State government are inferior to those of Council; however, those controls over-ride Council's standards and it is acknowledged that they will not deliver to current standards.	No change
SUBMISSION FROM FOKE (FRIENDS OF KU-RING-GAI ENVIRONMENT INC.) **Biodiversity and Heritage** • FOKE advocates for ecologically sustainable development that preserves the unique environmental values of Ku-ring-gai including tree canopy, biodiversity corridors, riparian areas, critically endangered ecological communities and stresses to maintain Ku-ring-gai's 'garden suburb' and tall tree canopy character and mitigating urban heat through robust environmental protections. • Supports the inclusion of Local Character Areas in the DCP as a mechanism to manage impacts of development on Ku-ring-gai's unique visual, landscape and environmental character, particularly with the pressure of NSW Government housing reforms. • Key positives endorsed includes: - Recognition of environmental values \eight defined character areas - Due diligence assessments where developers will be obligated to address character impacts. Especially in HCA's and surrounding heritage items. - This DCP amendment addressed a gap where developers often disregard local character as noted in the Risk Implication Statement. • Raises concern: - Strengthening Environmental Controls – quantifiable metrics for tree retention or biodiversity enhancement. - Addressing climate and urban heat impacts. - Bushfire and edge management – better integrate asset protection zones with biodiversity protection. - Monitoring and enforcement.	Compliance with existing KDCP controls regarding deep soil, landscaping, tree retention will still be required in any development assessment. It is acknowledged that TOD and LMR will significantly alter certain parts of Ku-ring-gai. The KDCP Local Character will be updated to reflect these changes while still seeking to retain key aspects of Ku-ring-gai's character, that of built form in a garden setting with tall canopy trees. Local provisions are not able to over-ride state level provisions that are stated in any SEPP. In matters where Council has authority, Council will continue to consult and inform the community. Controls relating to heritage, biodiversity and tree provision/protection are included within the KDCP Part A and Part C and relate to specific development types. Every proposal within the Character Area will be required to be consistent with those specified controls. Consideration of green roofs/walls will be given in the upcoming amendments to the KDCP relating to the TOD and LMR areas which are all located within the Ridge and Centres Local Character Area. The KDCP currently has tree planting requirements which will apply to all new development that is assessed under Council's KLEP. The KDCP Part 16 – Bushfire Risk already has controls to address these matters. There are some limits on what a local DCP can require as it cannot contradict nor over-ride the State-level statutory requirements under *Planning for Bushfire Protection.* Establishment of an APZ is to be included in any ecological assessment for new development, and any vegetation or habitat removal impacts must also be assessed as part of any development proposal. It is not possible for a DCP to prohibit APZ encroachment into 'critically endangered habitats' on private land; however, impacts need to be assessed as part of any development application, with mitigation measures implemented and any offsets incorporated/implemented where appropriate. The monitoring of tree canopy loss or gain is part of the Urban Forest Monitoring Program, which is an identified action in the implementation of the adopted *Ku-ring-gai Urban Forest Strategy*. Council is reviewing the appropriate reporting timeframes and metrics to best represent this information.	No change

Draft DCP Amendment
Part 14A - Local Character, Urban Precincts and Sites

POST-EXHIBITION AMENDMENTS

- **Existing text shown in BLACK ink**
- **Amended/new text as exhibited in BLUE ink**
- **Post-exhibition amendments shown in RED**

PART 14

CHARACTER AREAS, URBAN PRECINTS & SITES

LOCAL CHARACTER AREAS
URBAN PRECINCTS & SITES

Introduction

14A Local Character Areas

14A.1 Ridge and Centres Character Area

14A.2 Green Fingers Character Area

14A.3 Western Interface Character Area

14A.4 West Pymble Character Area

14A.5 Northern Plateau Character Area

14A.6 Eastern Interface Character Area

14A.7 Western Slopes Character Area

14A.8 North Turramurra Table Character Area

14B St Ives Local Centre Precinct

14C Turramurra Local Centre Precinct

14D Pymble Local Centre Precinct

14E Gordon Local Centre Precinct

14F Lindfield Local Centre Precinct

14G Roseville Local Centre Precinct

14H Pymble Business Park Precinct

14I 64-66 Pacific Highway, Roseville Precinct

14J Screen Australia Precinct

14K Killara Golf Club Precinct

14L 8, 14 & 16 Buckingham Road, Killara Precinct

14M Holford Crescent, Gordon Precinct

14N 45-47 Tennyson Avenue & 105 Eastern Road, Turramurra Precinct

14O 47 Warrane Road, Roseville Chase Precinct

LOCAL CHARACTER URBAN PRECINCT AND SITES

INTRODUCTION

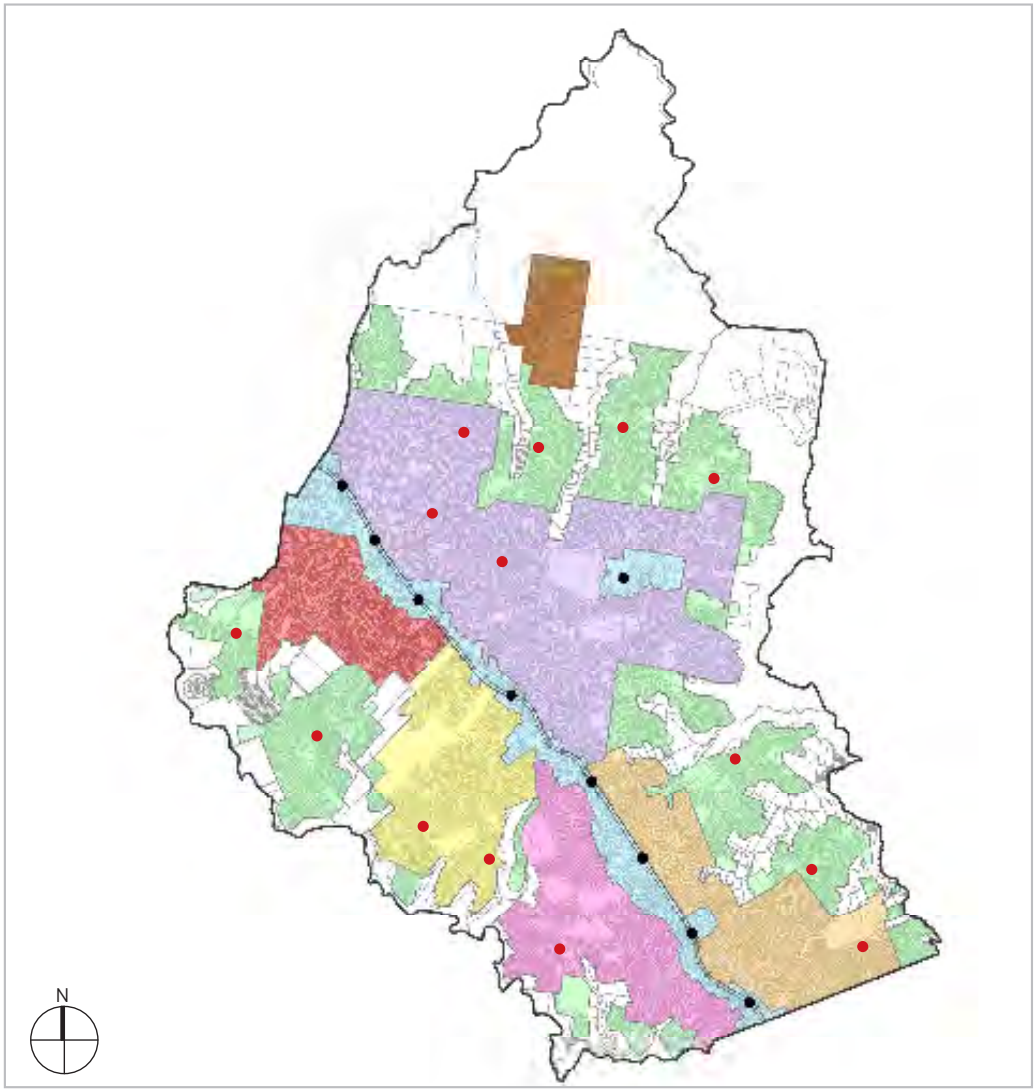


Figure 14
Local Character Areas

Legend

- Ridge and Centres Character Area
- Green Fingers Character Area
- Western Interface Character Area
- West Pymble Character Area
- Local Centres
- Northern Plateau Character Area
- Eastern Interface Character Area
- Western Slopes Character Area
- North Turramurra Table Character Area
- Railway Line
- Neighbourhood Centres

INTRODUCTION (continued)

Part 14 provides guidance for development within the Ku-ring-gai Local Character Areas and land identified as an Urban Precinct or Site.

Part 14 seeks to meet the aims and objectives of the Ku-ring-gai Local Environmental Plan 2015. It relates to the provisions in the Ku-ring-gai Contributions Plan 2010, the Ku-ring-gai Public Domain Plan 2010, and the Ku-ring-gai Local Character Background Study 2021.

Local Character Areas

The following eight Local Character Areas (See Figure 14) have been identified within Ku-ring-gai:

- Ridge and Centres Character Area
- Green Fingers Character Area
- Western Interface Character Area
- West Pymble Character Area
- Northern Plateau Character Area
- Eastern Interface Character Area
- Western Slopes Character Area
- North Turramurra Table Character Area

All development proposals are to meet the relevant Local Character Areas objectives and controls to ensure alignment and consistency across Local Character Areas.

Urban Precincts and Sites

The below site-specific performance-based provisions are provided to guide development within each urban precinct or site. These provisions are in addition to the development controls in Section A, B and C of this DCP.

Note: Refer to Ku-ring-gai Contributions Plan 2010.

Note: Refer to Ku-ring-gai Public Domain Plan.

i) Urban Precincts

A set of performance-based provisions is provided comprising:

- development objectives;
- a Planned Future Character statement describing the desired form and function of the precinct;
- controls to support the objectives.

A development proposal within an identified Precinct or site is to respond to the relevant objectives and controls, and demonstrate how the provisions are addressed.

INTRODUCTION (continued)

ii) Public Domain and Pedestrian Access

This section identifies works that will either extend the publicly accessible areas or improve the amenity of public areas within a precinct. While it is expected that, in most cases, these lands will remain in private ownership and control, a high degree of public access will be required.

This work will be funded privately as part of the costs of redevelopment of a site. The type of work may include, among others, awnings or colonnades; new pedestrian access ways; building entrance forecourts; or, new lane ways. The Ku-ring-gai Public Domain Plan 2010 (KPDP) provides guidelines and concept plans to guide the implementation of this work to ensure it is fully integrated within the broader public domain in terms of finishes and materials as well as accessibility.

Council may seek the dedication of these lands, at no cost, depending on the circumstances. Such works will generally not be offset against development contributions unless specifically valued by the Contributions Plan.

iii) Community Infrastructure

An important aspect of the DCP is the identification of new key community infrastructure to be provided within precincts or sites. The intention is to identify these elements upfront to assist with the site planning process of a Development Application. Community infrastructure is defined as those works listed in the Ku-ring-gai Contributions Plan 2010 (KCP 2010) Works Programs.

Within each *precinct or site* there is a range of new community infrastructure works proposed. These include works such as footpath embellishment, road works and traffic management works, creation of new urban spaces, construction of new community buildings and the like.

This Part of the DCP provides information to assist applicants determine how each of the proposed community works are to be funded and how they may affect site planning. There are a number of identified funding sources for the proposed infrastructure. These are colour coded with symbols as follows:

a. **Land Acquisition for public purposes** – this Part makes reference to areas of land for new roads or new parks. These lands are to be acquired by Council with funds from the KCP 2010.

b. **Provision of community facilities** – this Part identifies new community facilities including library buildings and multi-purpose community buildings. The construction and fit out of these facilities are partially funded by the KCP 2010. The facilities themselves may be constructed by Council

where they are freestanding on Council land, or alternatively constructed as part of a private development and funded as in-kind development contributions, or provided through a Voluntary Planning Agreement (VPA).

c. **Embellishment works on public land** – this Part identifies public domain areas, footpaths and parks that will be upgraded and embellished by Council. These lands include those areas that are currently owned by Council; lands that are to be acquired by Council in the future; or lands that are to be dedicated to Council. The construction works are proposed to be funded by the KCP 2010 and all materials and finishes are undertaken in accordance with the guidelines within the Ku-ring-gai Public Domain Plan 2010 (KPDP 2010).

iv) Building Setbacks

Parts 4 to 11 of this DCP contain detailed provisions that apply to the main building types that are likely to be developed. These provisions include standard setbacks for building types such as mixed-use buildings, residential flat buildings, and non-residential buildings.

Within each precinct, variations to the standard building type setbacks are proposed for a range of reasons including, but not limited to the following:

- to provide opportunities for street tree plantings or footpath widening in appropriate locations;
- to allow widening of lanes and streets in identified locations;
- to provide for an increase in the area of the public domain;
- to enable a consistency of built character.

The Building Setbacks Plan identifies where there is a requirement for land within a setback area to be dedicated to Council at no cost in accordance with the KCP 2010. Where necessary this Part makes allowance for the relaxation of development controls such as in deep soil requirements across the development site. The intent is to ensure there is no loss of development potential on the sites where dedication is required. Typically, a setback may be required to allow for footpath widening, roadway widening or a new pedestrian access way through the site. It is noted that where the works to the land to be dedicated are costed in the KCP 2010, the works may be provided as works-in-kind (ie. as an offset to development contributions).

The Building Setbacks Plan makes reference to areas of land for new roads or new parks. In most cases specific setback requirements are applicable to these lands.

INTRODUCTION (continued)

v) Built Form

This section provides objectives and controls relating to site specific built form requirements within a precinct or site.

The development controls in this section must be read in conjunction with the relevant development controls relating to building design contained in Parts 4 to 11 of this DCP. Where there is an inconsistency between this Part and another control in the DCP then this Part will prevail to the extent of the inconsistency.

vi) Building Entries, Car Parking and Service Access

This section provides site specific requirements for the design of buildings in relation to building foyers and lobbies, vehicle access, and circulation to and from a site.

These controls are particularly applicable to areas of high pedestrian activity where the objective is to minimise pedestrian and vehicle conflicts in streets, and to activate the main commercial streets.

The development controls in this Part must be read in conjunction with the relevant development controls relating to vehicle access and parking contained in Parts 7, 8 and 9 of this DCP. Where there is an inconsistency between a control in this Part and another control in the DCP then this Part will prevail to the extent of the inconsistency.

vii) Other Design Controls

This section includes:

- controls where there are site-specific issues relating to Heritage Items or Heritage Conservation Areas;
- controls where there are site-specific issues relating to an Area of Biodiversity Significance;
- controls where there are site-specific issues relating to Bush Fire Prone Land.

The development controls in this section must be read in conjunction with the relevant general development controls contained in Parts 14-20 of this Section. Where there is an inconsistency between this Part and another control in volumes A or C of this DCP then this Part will prevail to the extent of the inconsistency.

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

PART 14A

LOCAL CHARACTER AREAS

14A Local Character Areas

14A.1 Ridge and Centres Character Area

14A.2 Green Fingers Character Area

14A.3 Western Interface Character Area

14A.4 West Pymble Character Area

14A.5 Northern Plateau Character Area

14A.6 Eastern Interface Character Area

14A.7 Western Slopes Character Area

14A.8 North Turramurra Table Character Area

REFER TO

KU-RING-GAI LOCAL CHARACTER STUDY

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.1 RIDGE AND CENTRES CHARACTER

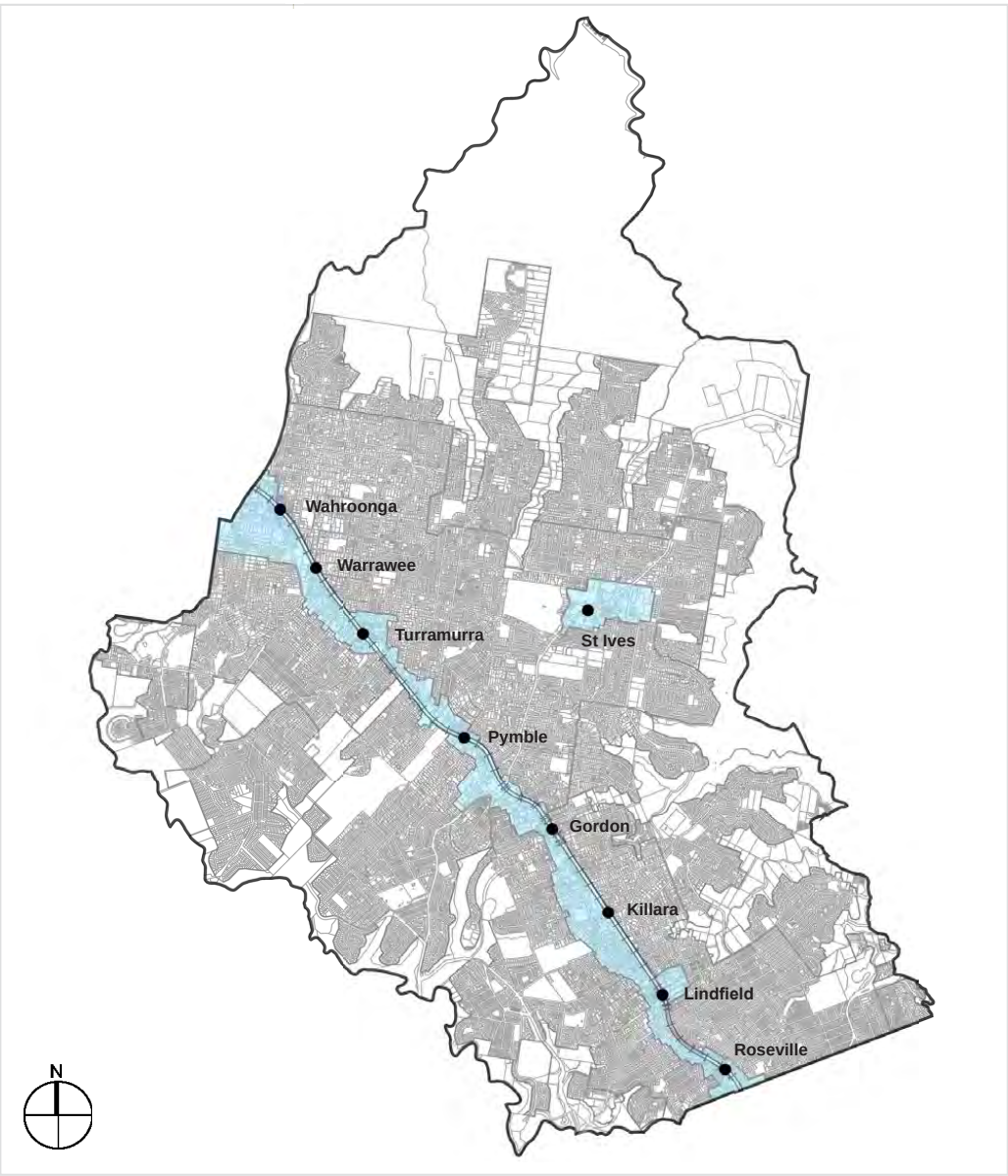


Figure 14A.1-1:
Ridge and Centres Character Areas

Legend

- Ridge and Centres Character Area
- Local Centres

14A.1 RIDGE AND CENTRES CHARACTER AREA (continued)

Local Character Statement

The Ridge and Centres Character Area is located on the Pacific Highway/ railway corridor and around the St Ives Local Centre. It contains retail, commercial and residential density development and brings important social and economic value to Ku-ring-gai.

The Ku-ring-gai ridge is dominated by the Pacific Highway which separates eight Local Centres into eastern and western sides. Commercial hubs on both sides of the highway service the wider community.

Buildings in this area have large footprints and greater height than built form across the rest of Ku-ring-gai. The prevalent high density leverages amenity provided by proximity to arterial roads, public transport, shops, schools, and facilities.

The Pacific Highway/railway corridor is on a flat ridgeline with land sloping down to riverine systems that connect into the surrounding National Parks.

The general urban nature of the area means tree canopy is reliant on street and public domain tree planting with occasional front setbacks, rear communal open spaces and rooftops/ podium landscaping also providing links to the Ku-ring-gai character of buildings within a garden setting. Local Centres retain the historical fabric of early settlement from the advent of the rail in the late 1800's and Inter-war period and movement patterns along the Pacific Highway/railway corridor.

Retail and commercial streetscapes within the local centres are active and engaging despite the busy bisecting road corridor.

Key Characteristics & Features

- Large footprint buildings
- Mainly street tree canopy
- Dominated by high density development on the Pacific Highway/railway corridor
- Commercial Local Centres
- Pymble Business Park
- Ku-ring-gai Town Hall
- Ku-ring-gai Council Chambers
- Diversity of scale with intact heritage conservation areas and items.
- Private Schools including:
  - Abbotsleigh
  - Knox Grammar School
  - Masada College
  - Ravenswood School for Girls
- Public Schools including:
  - Lindfield Public
  - Warrawee Public

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the Ridge and Centres Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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LOCAL CHARACTER
URBAN PRECINCT
AND SITES

PART 14A.2

14A.2 Green Fingers Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

GREEN FINGERS

14A.2 GREEN FINGERS CHARACTER AREA

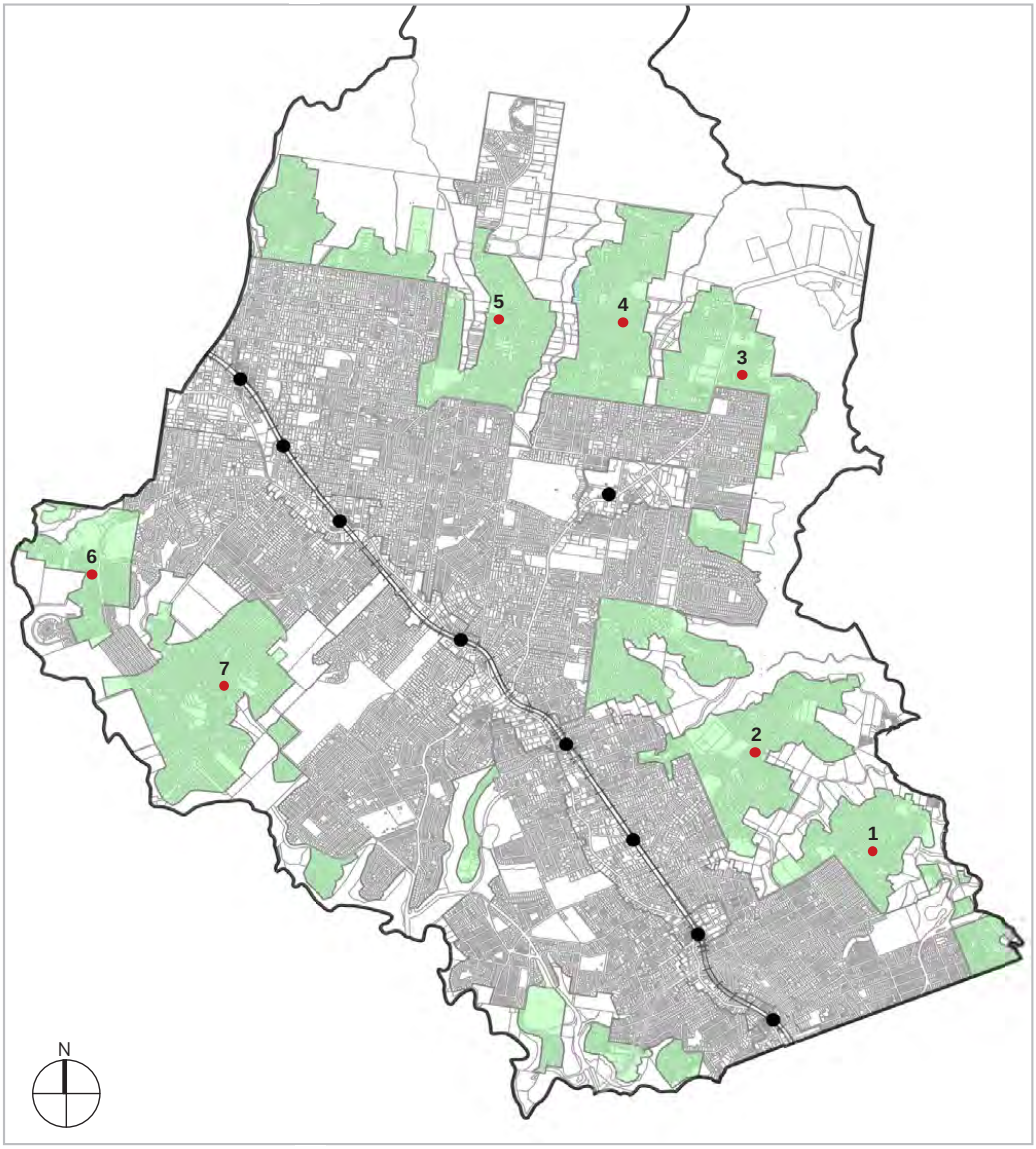

Figure 14A.2-1:
Green Fingers Character Area

Legend

- Green Fingers Character Area
- Local Centres
- Neighbourhood Centres
  1. Wellington Road, Roseville Chase
  2. Koola Avenue, East Killara
  3. Mona Vale Road, North St Ives
  4. Warrimoo Avenue, St Ives Chase
  5. Bobbin Head Road, North Turramurra
  6. Fox Valley Road, South Wahroonga
  7. Kissing Point Road, South Turramurra

14A.2 GREEN FINGERS CHARACTER AREA (continued)

Local Character Statement

The Green Fingers Character Area includes the areas located on the periphery of the Local Government Area ridgeline surrounded by edge interface bushland which falls steeply into densely vegetated gullies, and is important habitat for endangered flora and fauna. The edge areas feature more diverse and unique housing styles and street patterns that follow the topography and take advantage of views across valleys.

These fingers extend out towards Lane Cove, Garigal and Ku-ring-gai Chase National Parks. The mature vegetation, including Sydney Turpentine Ironbark Forest and Blue Gum High Forest, found in this area holds significant social, environmental, and economic value to the community.

The street pattern and built form is intertwined with the topography and landscape setting of the area. Flatter areas along ridgelines have a more consistent built form and street pattern and have been the focus of redevelopment and the delivery of new homes.

These areas are dominated by trees and vegetation and create and bushland setting for dwellings and other institutional buildings.

The Green Fingers are predominately low density residential, supported by neighbourhood centres generally co-located with local parks, community facilities or playgrounds and serve as community focal points.

Larger institutions such as Sydney Adventist Hospital, Wahroonga; CSIRO, Lindfield; and the Lindfield Learning Village School are located on flatter land away from the Pacific Highway/ railway corridor where land is under greater development pressure.

Key Characteristics & Features

- Numerous mature trees
- Bushfire prone land
- Streets follow topography
- Diverse built form and styles
- Large Instituitional Sites:
  - Sydney Adventist Hospital
  - CSIRO Lindfield
  - Lindfield Learning Village
- Leisure facilities:
  - Lindfield Rollers Bowling Club
  - Echo Point and Marina
- Heritage Item:
  - Rose Seidler House
- Private School:
  - Sydney Grammer Preparatory School
- Public School:
  - Lindfield East Primary School
  - Killara High School

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the Green Fingers Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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LOCAL CHARACTER
URBAN PRECINCT
AND SITES

PART 14A.3

14A.3 Western Interface Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

WESTERN INTERFACE

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.3 WESTERN INTERFACE CHARACTER AREA

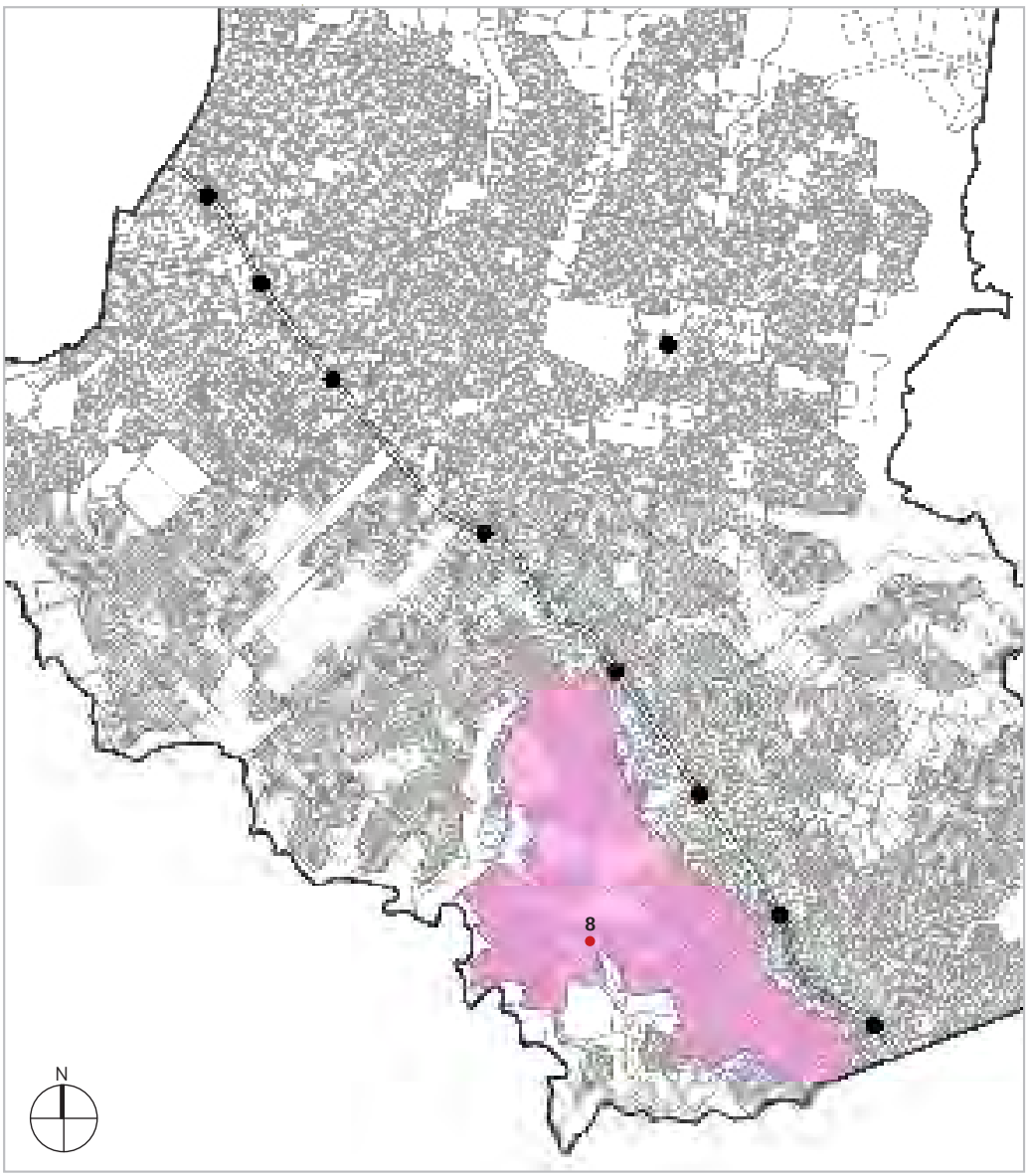

Figure 14A.3-1:
Western Interface Character Area

Legend

- Western Interface Character Area
- Local Centres
- Neighbourhood Centres

8. Moore Avenue, West Lindfield

14A.3 WESTERN INTERFACE CHARACTER AREA (continued)

Local Character Statement

The Western Interface Character Area includes areas of Gordon, Killara, Lindfield, and Roseville to the west of the Pacific Highway/railway corridor with highly undulating topography that falls away steeply from the Pacific Highway ridgeline to Lane Cover River.

This Area is characterised by large-detached dwellings on streets that are predominately perpendicular to the Pacific Highway. Street patterns meander around heavily vegetated gullies and golf courses which form barriers to movement in the northern portion of this Character Area.

The Area interfaces with high density residential, retail, and commercial development along the Pacific Highway to the North-East, and has direct connection with Lane Cove National Park to the west.

The area contains multiple heritage listed dwellings and includes Heritage Conservation Areas with generally intact examples of Federation and Inter-war housing, and subdivision patterns from the mid-1800s to early 1900s. It includes grand homes set within large lots with manicured private gardens.

Key Characteristics & Features

- Low density residential area with large houses in garden settings
- Interfaces with high density and bushland areas
- Dense tree canopy and significant bushland that supports biodiversity and habitat
- Areas of heritage significance
- Killara Golf Club
- Gordon Golf Club
- West Lindfield Sport and Recreation Area
- Ku-ring-gai Bicentennial Park
- Public School:
  - Killara Primary School
  - Beaumont Road Primary School

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the Western Interface Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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LOCAL CHARACTER
URBAN PRECINCT
AND SITES

PART 14A.4

14A.4 West Pymble Local Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

WEST PYMBLE

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.4 WEST PYMBLE CHARACTER AREA

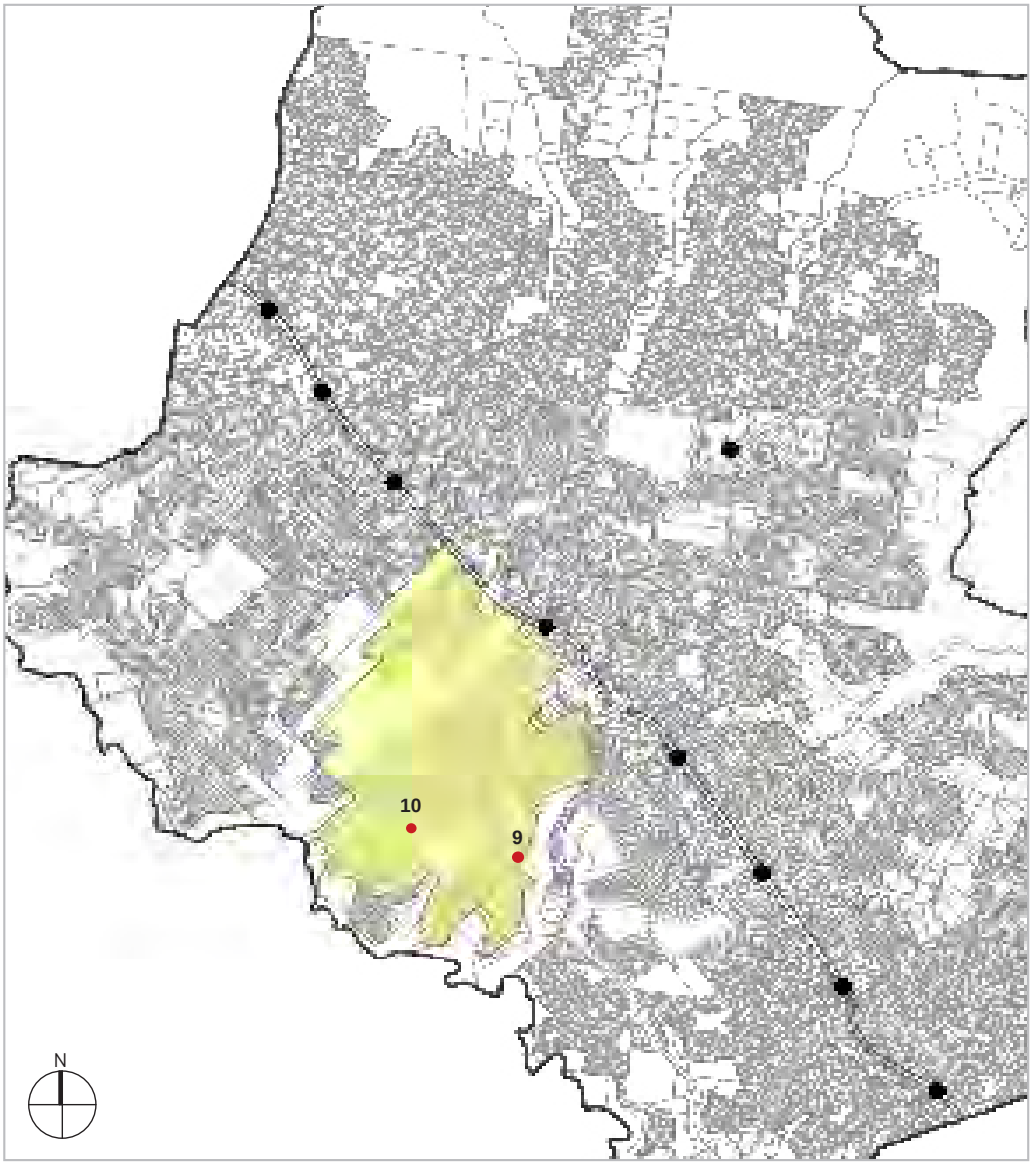

Figure 14A.4-1:
West Pymble Local character Area
Legend

- West Pymble Character Area
- Local Centres
- Neighbourhood Centres
  9. Dunbea Avenue, West Gordon
  10. Kendall Street, West Pymble

14A.4 WEST PYMBLE CHARACTER AREA (continued)

Local Character Statement

The West Pymble Character Area includes areas of Pymble, West Pymble and Gordon West south of the railway corridor. Ryde Road separates Gordon West from the rest of the Character Area.

The direct interface with Lane Cove National Park to the south-west connects the Area to the bushland and creek topography which extends into the leafy setting of this locality. The large land holdings of Avondale Golf Club, Pymble Ladies College, Lofberg Oval contribute significant stands of mature trees to the area.

Critically endangered communities of Sydney Ironbark Turpentine Forest and Blue Gum High Forest are prevalent across the Area, located both along streets and within private land. Sheldon Forest is a 5.5 ha reserve which has high conservation status and contains some of the last remnants of the critically endangered Blue Gum High Forest and Sydney Turpentine Ironbark Forest in the Sydney Bason.

This area is predominantly residential with detached houses within high-quality landscaped garden settings. The area has a mix of different street patterns: following ridge lines in the north where topography is steepest, and as a patchwork of small grids to the south where there is less variation in topography. This part of the Character Area was developed and subdivided in a piecemeal fashion from the early 1900s to the 1960s.

Key Characteristics & Features

- Varied street layout and subdivision
- No development around gullies
- Consistent low density and low height built form
- High value bushland context with critically endangered ecological communities and fauna habitat
- Significant environmentally sensitive/biodiversity area
- Ku-ring-gai Fitness and Aquatic Centre
- Avondale Golf Club
- Private School:
  - Pymble Ladies College
- Public School:
  - West Pymble Public School
  - Gordon West Public School

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the West Pymble Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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URBAN PRECINCT
AND SITES

PART 14A.5

14A.5 Northern Plateau Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

NORTHERN PLATEAU

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.5 NORTHERN PLATEAU CHARACTER

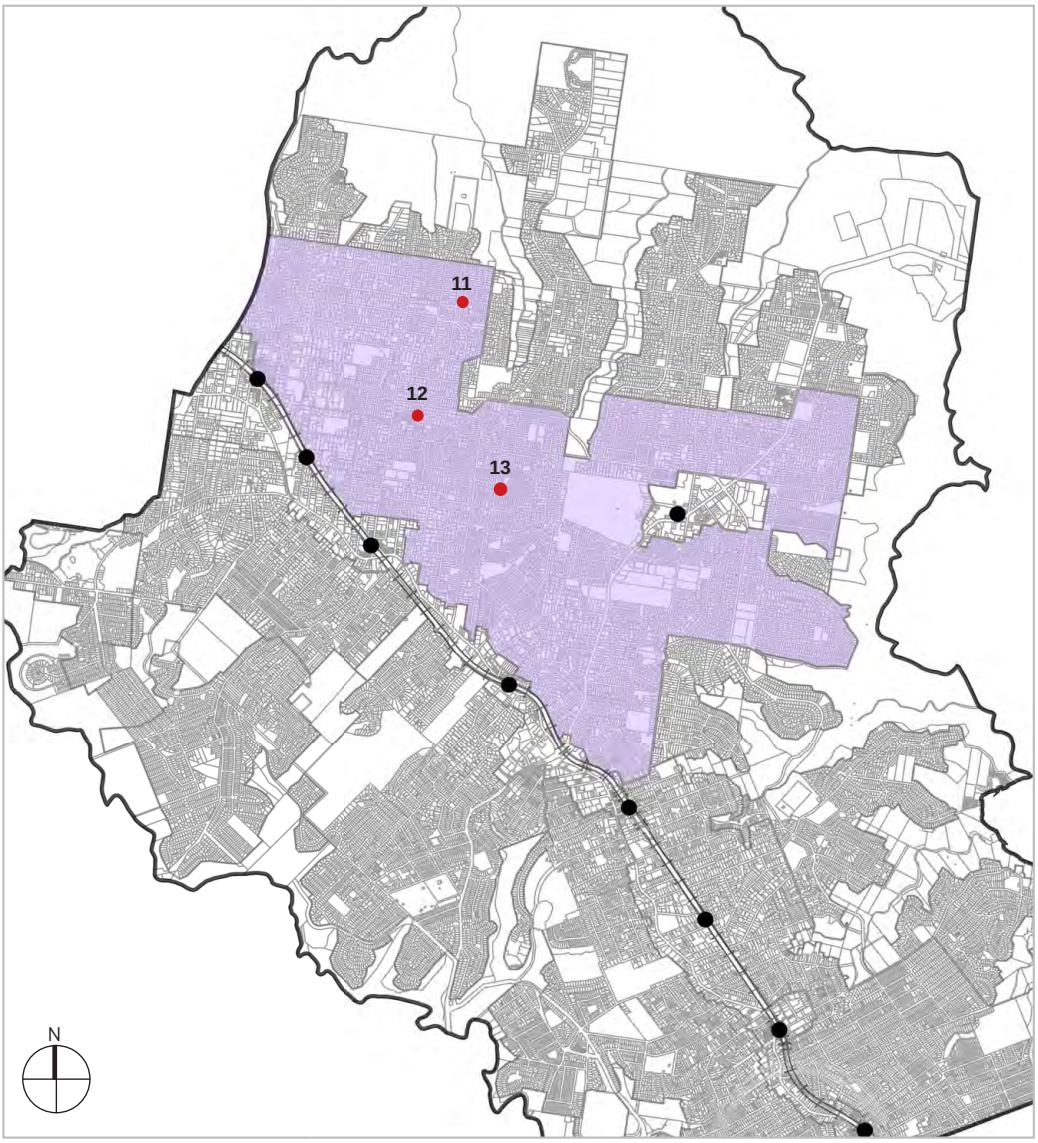

Figure 14A.5-1:
Northern Plateau Local Character Area

Legend

- Northern Plateau Character Area
- Local Centres
- Neighbourhood Centres
  11. Hampden Avenue, North Wahroonga
  12. Eastern Road, Turramurra
  13. Prince's Street Turramurra

14A.5 NORTHERN PLATEAU CHARACTER AREA (continued)

Local Character Statement

The Northern Plateau Character Area is located to the north of the Pacific Highway/railway corridor and includes areas of Wahroonga, Warrawee, Turramurra, Pymble and St Ives.

The area is predominately residential with detached houses set within regular subdivision lot patterns presenting a consistent streetscape. The land use pattern was established through the subdivision of former agricultural lands located on the generally flat topography of the Area.

While still highly vegetated in comparison to other areas of Sydney, the area has a lesser tree canopy compared to other parts of Ku-ring-gai. This is a result of historical tree clearing related to agricultural use. A mix of trees and vegetation line long and straight streets framing distant views.

The area includes a number of sports fields including Turramurra Memorial Park, Karuah Park, Kent Oval, Pymble Golf Club and Bannockburn Oval. These open spaces include or are adjoined by large stands of mature trees which reinforce the Ku-ring-gai character of landscaped settings including tall canopy trees.

Three Neighbourhood Centres are located along primary roads and provide smaller scale day-to-day services within close proximity of homes.

The area includes areas of high conservation status containing some of the last remnants of critically endangered ecological communities of Blue Gum High Forest and Sydney Turpentine Ironbark Forest.

Key Characteristics & Features

- Flatter land
- Mostly low density residential
- Consistent Street layout and subdivision
- High level of architecturally significant 20th Century dwellings
- Last remaining Blue Gum High Forest and Sydney Turpentine Ironbark Forest.
- Wahroonga Public School
- Knox Grammar Preparatory School
- Brigidine Girls College for Girls St Ives
- St Ives Public and St Ives High School
- Dalrymple-Hay Nature Reserve
- Turramurra Memorial Park

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the Northern Plateau Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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URBAN PRECINCT
AND SITES

PART 14A.6

14A.6 Eastern Interface Local Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

EASTERN INTERFACE

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.6 EASTERN INTERFACE CHARACTER

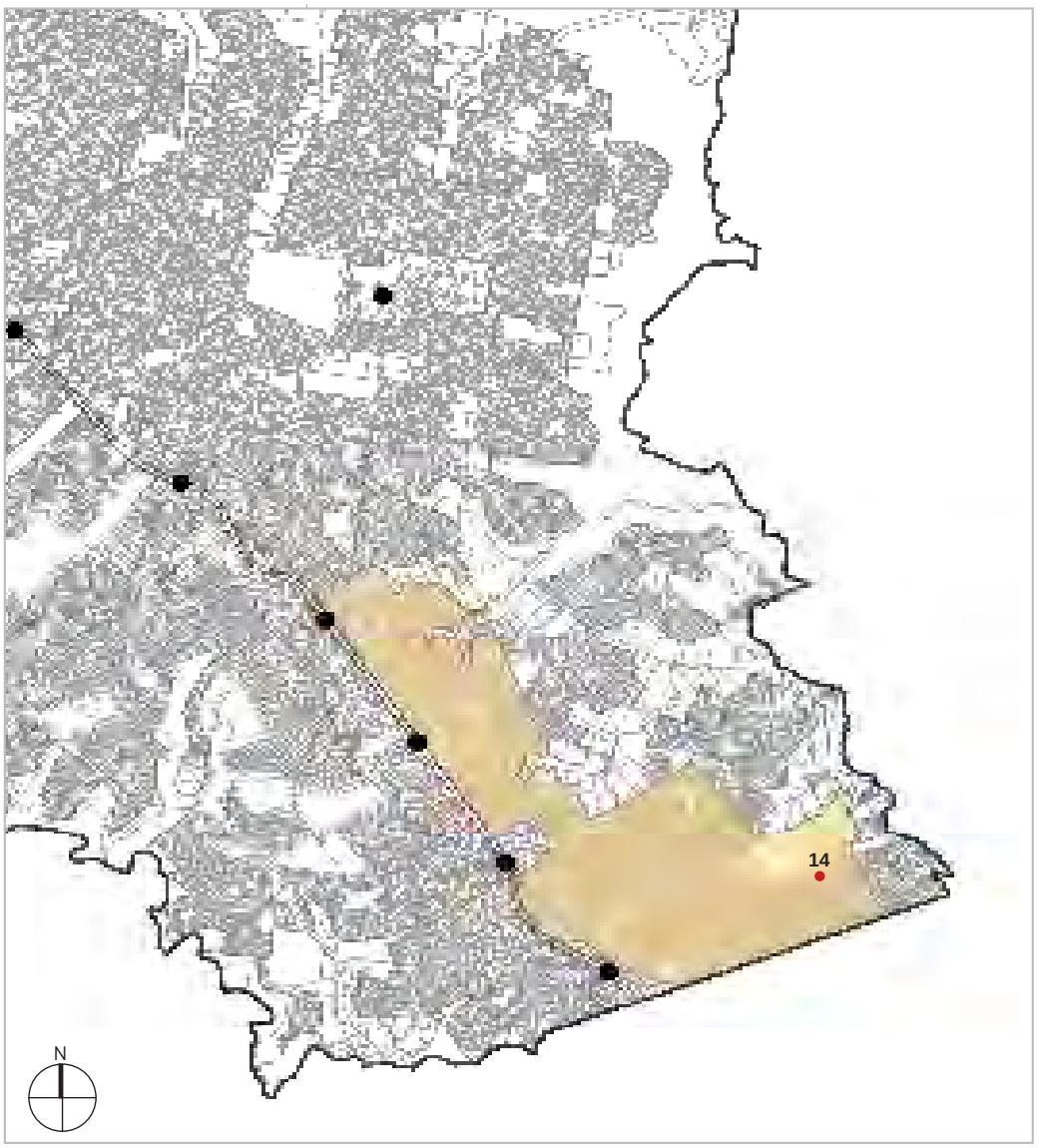

Figure 14A.6-1:
Eastern Interface Local Character Area

Legend

- Eastern Interface Character Area
- Local Centres
- Neighbourhood Centres
  14. Babbage Road, Roseville Chase

14A.6 EASTERN INTERFACE CHARACTER AREA (continued)

Local Character Statement

The Eastern Interface Character Area includes areas of Roseville, Lindfield, Killara, and Gordon east of the Pacific Highway/railway corridor. The area has undulating topography that drops away steeply from the Pacific Highway to Middle Harbour.

The area has heritage significance including multiple heritage conservation areas (HCAs). Its significance generally relates to Federation and Inter-war era housing and subdivision delivered from the mid-1800s to early 1900s.

Detached houses on large lots within a garden setting feature heavily in the north. The area is complemented by mature well-planted streets, synonymous with the idea of the idyllic and leafy North Shore.

The northern extent of this area is almost entirely covered in heritage conservation areas whilst the southern portion features more diversity in built form quality, style and age of stock. While heritage conservation areas in the south of the area possess consistent street planting similar to the north, interstitial areas feature reduced and variable street planting.

Key Characteristics & Features

- Streets run perpendicular to the Pacific Highway
- Large residential lots with considerable private open space
- any houses with pools and tennis courts
- Quality areas of flora and fauna habitat
- Heritage Items Including:
  Eryldene Historic House and Garden
- Roseville Girls College
- Roseville Park and Oval
- Roseville Golf Club
- KOPWA and Lourdes Retirement Homes
- Newington Preparatory School Lindfield
- Ravenswood School
- Swain Gardens
- Heritage Conservation Areas:
- Clanville
- Archbold Farms
- Earl of Canarvon
- Middle Harbour Road
- Crown Blocks
- Blenheim Road
- Oliver Grant
- Lynwood Avenue
- Springdale
- Thorne Grant
- Gordon Park Estate

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the Eastern Interface Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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URBAN PRECINCT
AND SITES

PART 14A.7

14A.7 Western Slopes Local Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

WESTERN SLOPES

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.7 WESTERN SLOPES CHARACTER AREA

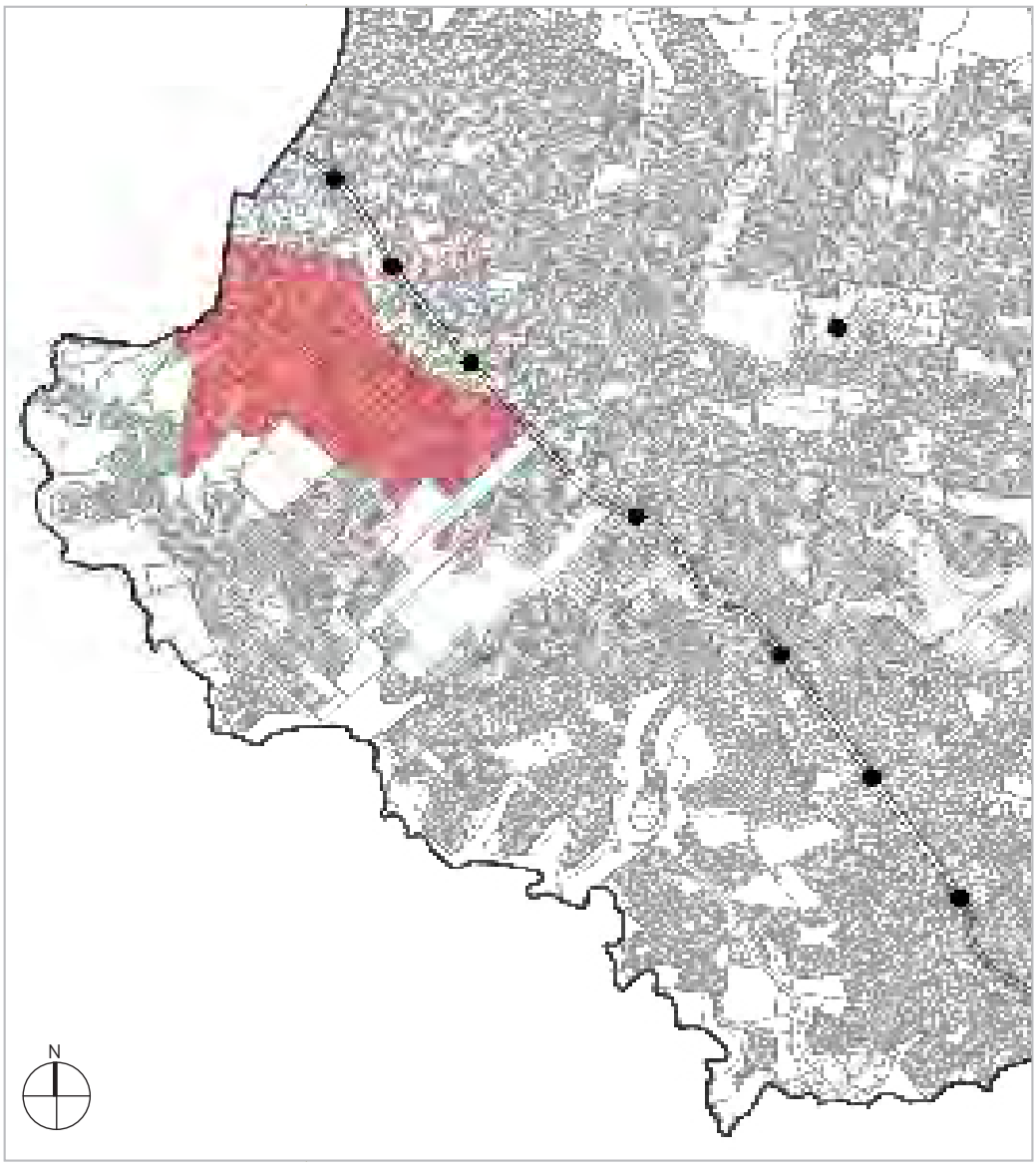

Figure 14A.7-1:
Western Slopes Local Character Area

Legend

- Western Slopes Character Area
- Local Centres

14A.7 WESTERN SLOPES CHARACTER AREA (continued)

Local Character Statement

The Western Slopes Character Area includes areas of Wahroonga, Warrawee and Turramurra to the south of the Pacific Highway/railway corridor. This area has a close relationship to bushland and is characterised by a significant tree canopy coverage. The area also contains architecturally significant 20th century dwellings.

Built form appears as a secondary, recessive feature with the trees and vegetation remaining dominant. Flatter area's in the north fall away to very steep topography, to the south-west topography and dense vegetation also creates a cool microclimate.

The biodiversity protects the environmental value of the native flora and fauna of this area.

Area's in the north have a consistent street layout and less varied topography; the complexity of land form and vegetation in the south has led to more variation in the street layout and built form. The very steep topography had led to more unique and diverse built form and a street layout that conforms to the topography.

Key Characteristics & Features

- Very high tree canopy cover
- South/ South-West aspect creates cool moist micro climate that supports very tall trees vegetation and fauna habitat
- High levels of biodiversity
- Steep slopes and varied topography
- Diverse built form
- Area contains architecturally significant 20th century dwellings
- Browns Field
- The Glade Reserve
- Twin Creeks Reserve and Track
- Heritage Listed School of Practical Philosophy, Wahroonga

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the Western Slopes Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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AND SITES

PART 14A.8

NORTH TURRAMURRA TABLE

14A.8 North Turramurra Table Local Character Area

REFER TO
KU-RING-GAI LOCAL CHARACTER STUDY

LOCAL CHARACTER
URBAN PRECINCT
AND SITES

14A.8 NORTH TURRAMURRA TABLE CHARACTER AREA

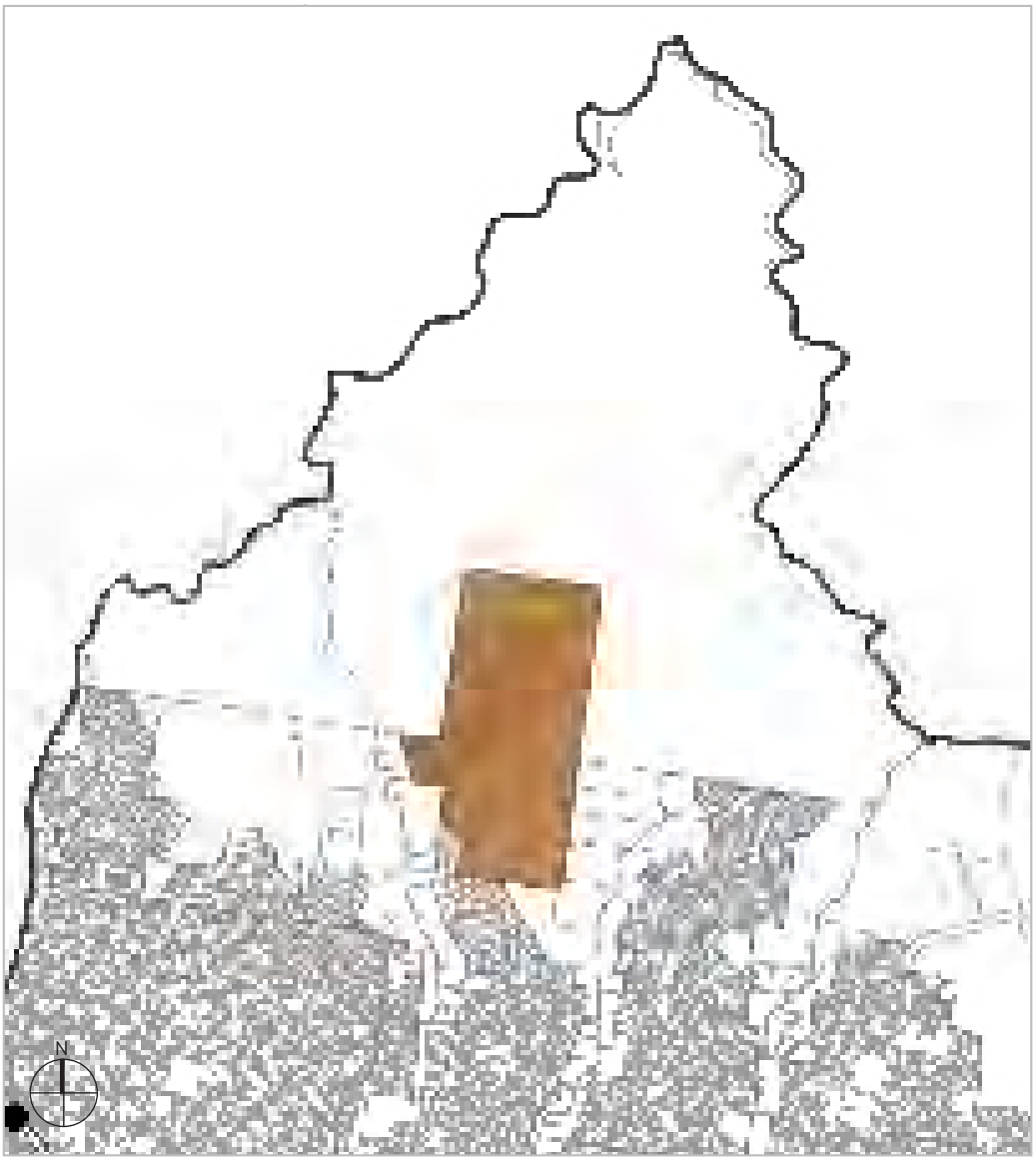

Figure 14A.8-1:
North Turramurra Table Local Character Area

Legend

- North Turramurra Table Character Area
- Local Centres

14A.8 NORTH TURRAMURRA TABLE CHARACTER AREA (continued)

Local Character Statement

The North Turramurra Table Character Area is located in the north of the Local Government Area on the edge of Ku-ring-gai Chase National Park. It has a close relationship to the surrounding bushland leading into Ku-ring-gai Chase National Park. It is unique in street layout and subdivision pattern. The area is predominately residential in use with a high proportion of seniors housing and aged care facilities.

The Area has a mix of large lot residential development, suburban homes, densely packed seniors housing and parks. A high voltage power line corridor runs from the north-west to the south-east of this Area.

The topography is quite flat and was historically used as agricultural land creating a stark and straight demarcation between National Park and development.

Key Characteristics & Features

- Isolated with limited access
- Large amounts of open space with limited tree canopy
- Consistent built form on large lot developments
- Surrounded by bushland
- Flat land
- Varied street layout
- North Turramurra Golf Course and Recreation Area
- Lady Davidson Private Hospital
- Ku-ring-gai High School
- Curagul Field
- Knox Grammar Fields
- Bushfire prone land

Objective

1. *To ensure new development enhances the prevailing local character.*

Control

1. All development within the North Turramurra Table Local Character Area is to demonstrate consitency with the Local Character Statement.

LOCAL CHARACTER URBAN PRECINCT AND SITES

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CONSIDERATION OF SUBMISSIONS PLANNING PROPOSAL 51-53 ROHINI STREET, TURRAMURRA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider submissions received in response to the exhibition of the Planning Proposal to increase height and floor space ratio standards, heritage list three sets of sandstone entry pillars, include additional uses on land at 51-53 Rohini Street, Turramurra.
BACKGROUND:	The Planning Proposal was submitted to Council on 26 September 2023. Following submission of revised documentation, the assessment of the Planning Proposal formally commenced on 31 May 2024. On 13 August 2024 Council resolved to forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination, contingent on certain amendments to the documentation. The Gateway Determination was issued on 18 March 2025 enabling the exhibition of the Planning Proposal. In accordance with the Gateway Determination, the Planning Proposal was placed on public exhibition from 13 May 2025 to 10 June 2025.
COMMENTS:	In response to the public exhibition, a total of 31 submissions were received from the community, one being from the proponent. Comment was also received from 4 State Agencies. All community submissions and State Agency responses were forwarded to the proponent for their response. All submissions, including the proponent's response have been assessed for Council's consideration. The assessment has resulted in a proposed amendment, reducing height adjacent to R2 Low Density Residential land and Heritage Conservation Area, and offsetting that height to adjacent to the railway line. No change to FSR is proposed. The proposed height redistribution retains the original exhibited development potential on the site.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorses the post-exhibition height amendment and adopts the amended Planning Proposal to increase height and floor space ratio, heritage list three sets of sandstone entry pillars and permit two additional uses on 51-53 Rohini Street, Turramurra.

PURPOSE OF REPORT

For Council to consider submissions received in response to the exhibition of the Planning Proposal to increase height and floor space ratio standards, heritage list three sets of sandstone entry pillars, include additional uses on land at 51-53 Rohini Street, Turramurra.

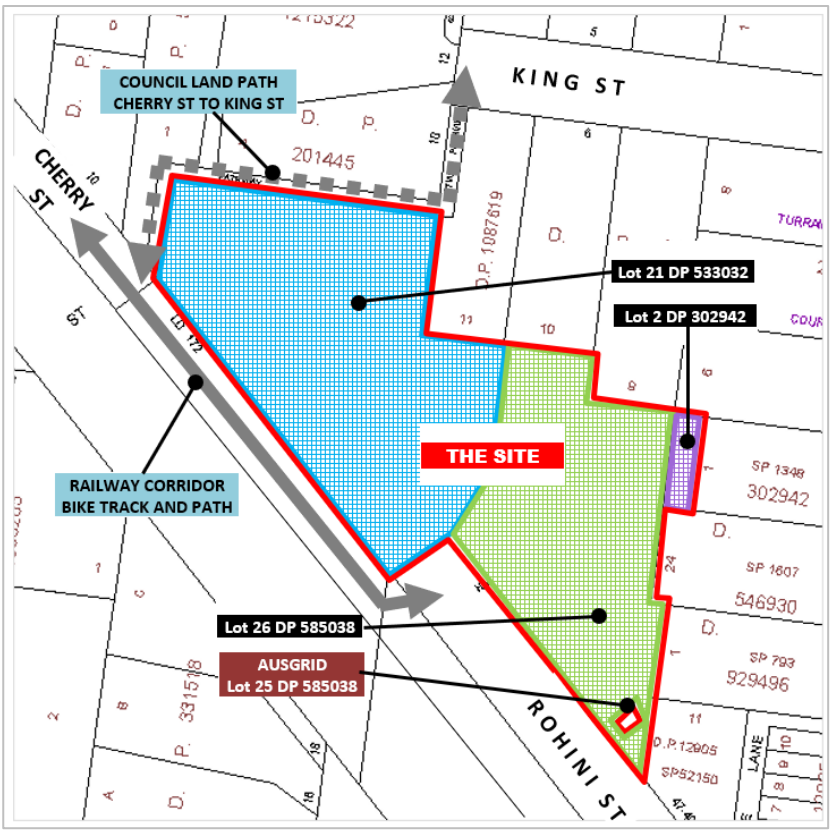
BACKGROUND

The site

The Planning Proposal applies to a 9,193 sqm land parcel, comprising the following lots, referred to as "the site":

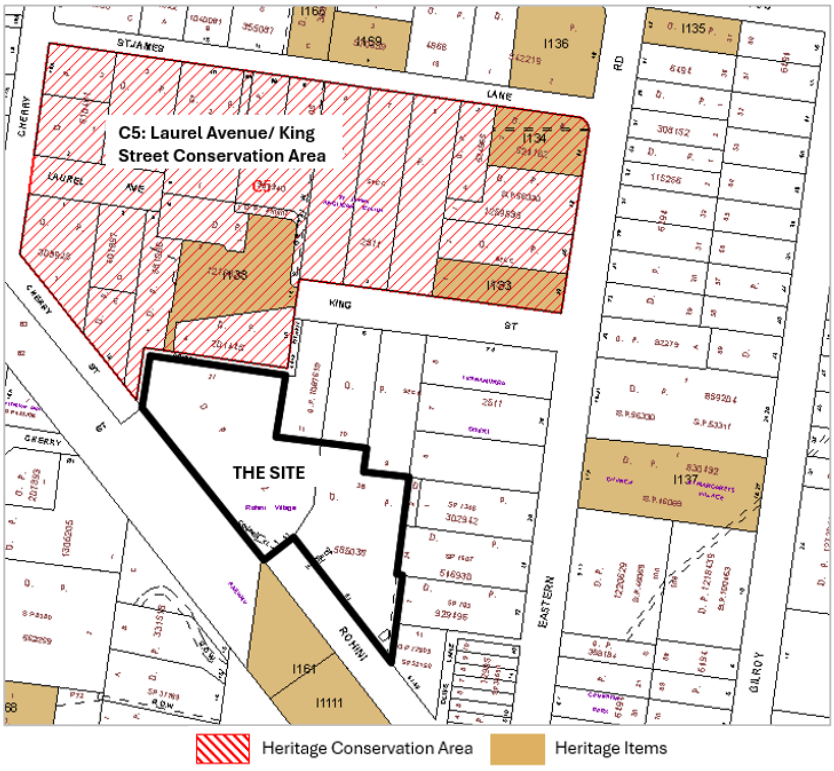
- Lot 21 DP 533032
- Lot 26 DP 585038
- Lot 2 DP 302942

The site is owned by the Anglican Community Services and currently contains 110 seniors independent living units, generally in a 2-3 storey unit and townhouse style development. It is located at the end of the Rohini Street cul-de-sac, close to transport links, shops, services and local facilities including parks, library and gymnasiums.



SITE DETAILS – **land ownership and use**

The site is surrounded by residential development except along the railway corridor. Adjacent development ranges from one to three storey houses and apartment buildings. Heritage Conservation Area C5 (Laurel Avenue/King Street Conservation Area) is located to the Site's north and mainly comprises single dwellings.



KLEP 2015 Heritage Items and Heritage Conservation Area Map

The Planning Proposal

The Planning Proposal seeks to make the following amendments to the *Ku-ring-gai Local Environmental Plan 2015* (KLEP 2015):

Mapping amendments:

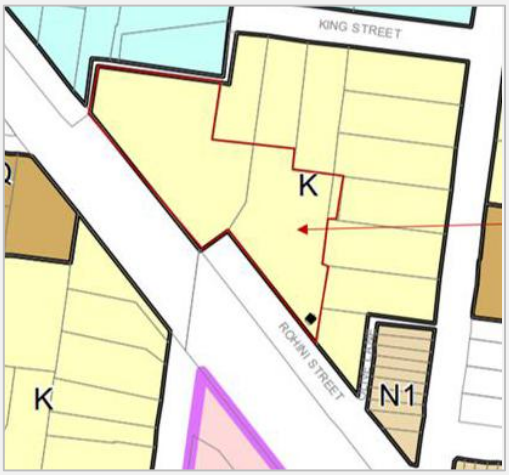
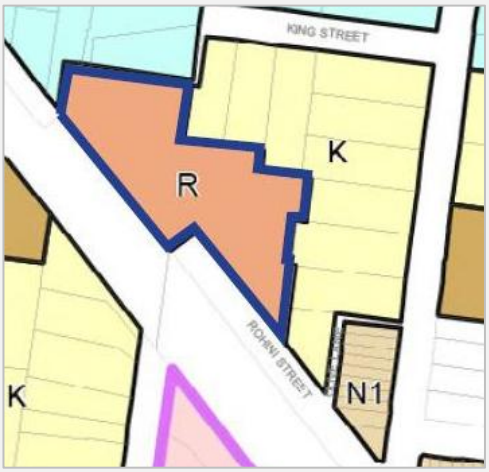
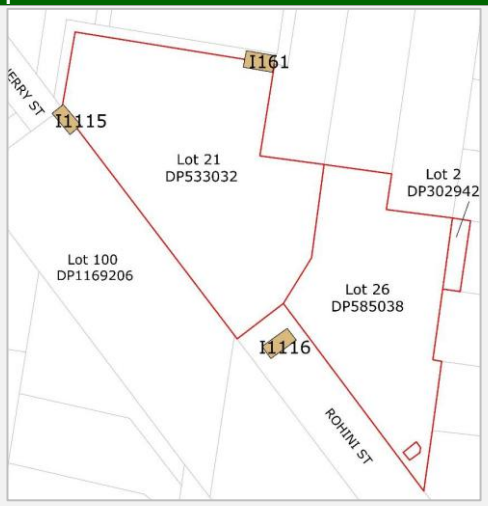
1. increase the maximum Floor Space Ratio (FSR) from 0.85:1 to 1.5:1 (the Housing SEPP bonus provisions will result in a final FSR of 1.725:1);
2. increase the maximum Height of Building from 11.5m to 17.5m/5 storey (the Housing SEPP bonus provisions will result in a final Height of 21.3m/6 storey);
3. heritage listing of three sets of sandstone pillars, including correction to the description of one of the currently listed sets.

Written Instrument amendment:

4. include certain Local Provisions that allow the inclusion of a café (Commercial use) and a wellness centre with an indoor pool (Recreational Facility (Indoor) use).

These amendments are illustrated in the below table:

Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) – MAPPING AMENDMENT

EXISTING	PROPOSED (EXHIBITED)
Height of Buildings Map	
L - 11.5m	P – 17.5m
Floor Space Ratio (FSR) Map	
A3 - 0.3:1	R– 1.5:1
	
Heritage Map	
	

<table>
<tr><th colspan="2">Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) – WRITTEN INSTRUMENT AMENDMENT</th></tr>
<tr><th>EXISTING</th><th>PROPOSED (EXHIBITED)</th></tr>
<tr><td colspan="2">Schedule 1 Additional Permitted Uses</td></tr>
<tr><td>n/a</td><td>(1) This clause applies to land at 51-53 Rohini Street, Turramurra being Lot 21 DP533032, Lot 2 DP 302942 and Lot 26 DP585038.
(2) Development for the purposes of the following is permitted with development consent.
(a) recreational facility (indoor) and
(b) commercial premises
(3) Development consent must not be granted under this clause to development that results in the gross floor area of the combined recreational facility (indoor) and commercial premises exceeding 700 sqm.</td></tr>
<tr><td colspan="2">Schedule 5 – Environmental Heritage</td></tr>
<tr><td>n/a</td><td>Part 1 Heritage Items
<table>
<tr><th>Suburb</th><th>Item name</th><th>Address</th><th>Property description</th><th>Significance</th><th>Item no</th></tr>
<tr><td>Turramurra</td><td>Rohini House sandstone pillars and gate</td><td><s>Railway lands</s> Boundary 51-53 Rohini St and Council pathway</td><td><s>Part Lot 1, DP 1129573</s> Part Lot 21 DP 533032 and Part Cherry St – King St public pathway</td><td>Local</td><td>I161</td></tr>
<tr><td>Turramurra</td><td>Rohini House sandstone pillars and gate</td><td>Boundary 51-53 Rohini St and Railway Land</td><td>Part Lot 21 DP 533032 and Part Lot 100 DP 1169206 (Railway Land)</td><td>Local</td><td>I1115</td></tr>
<tr><td>Turramurra</td><td>Rohini House sandstone pillars</td><td>Rohini Street road reserve adjacent to 51-53 Rohini St.</td><td>Road reserve Rohini Street, Turramurra adjacent to Lot 21 DP533032</td><td>Local</td><td>I1116</td></tr>
</table></td></tr>
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Process

On13 August 2024 Council considered the Planning Proposal and resolved:

A. That Council re-affirms its support for FSR 1.5:1 as stated on pages 563, 574 and 576 of the Report.

B. That Council endorses the amendments as set out in the Memo from the Director of Strategy and Environment dated 12 August 2024.

C. The Planning Proposal be amended in accordance with the recommendations in this Report and Table of Assessment (Attachment A1), followed by the amendments outlined in B above.

D. That the amended Planning Proposal be submitted for a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979 .

E. That Council authorise the Director of Strategy and Environment to correct any minor anomalies of a non-policy and administrative nature that might arise during the plan making process.

Gateway Determination

On 23 December 2024, in accordance with Council's resolution, the amended Planning Proposal was submitted to the Department of Planning, Housing and Infrastructure (DPHI).

On 18 March 2025, a conditional Gateway Determination was received from DPHI to proceed to public exhibition and complete the process by 11 December 2025.

The Gateway Determination required the following:

- certain amendments to the Planning Proposal to be completed prior to exhibition;
- a minimum exhibition period of 20 working days;
- consultation with nominated State Agencies with a minimum 30 days for their response.

All conditions of the Gateway Determination were met prior to exhibition of the Planning Proposal.

The final Planning Proposal placed on exhibition in accordance with the Gateway Determination may be viewed at Attachment A1.

The Gateway Determination may be viewed at Attachment A2.

The Gateway Determination has authorised Council to be the local plan-making authority enabling a more efficient and timely process to finalise the amendment.

Timeline

Key milestones in the Planning Proposal process are as follows:

21 December 2022	Pre- Planning Proposal meeting.
26 September 2023	Planning Proposal application submitted to Council.
31 May 2024	Formal assessment commenced.
22 July 2024	Referred to the Ku-ring-gai Local Planning Panel (KLPP).
13 August 2024	Reported to Council which resolved to progress the proposal to Gateway contingent on certain amendments.
19 December 2024	Proponent submitted the amended Planning Proposal in accordance with Council's resolution.
23 December 2024	Council forwarded the Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI) seeking a Gateway Determination.
18 March 2025	A conditional Gateway Determination was received from DPHI.
23 April 2025	Proponent submitted the amended Planning Proposal in accordance with the Gateway conditions.
13 May 2025 to 10 June 2025	Public exhibition of the Planning Proposal and request for comment made to State Agencies in accordance with the Gateway.
18 June 2025	Submissions to exhibition and State Agency comment forwarded to proponent.
11 July 2025	Council received proponent comment on submissions.
1 August 2025	Notification to DPHI of proposed post-exhibition amendment resulting from exhibition submissions.
5 August 2025	Notified proponent of proposed post-exhibition height offset amendment.
6 August 2025	Meeting with proponent to discuss post-exhibition amendment rationale.
19 September 2025	Council received written comment from proponent on the post-exhibition height offset amendment.
14 October 2025	Public forum date.
21 October 2025	Ordinary Meeting of Council to consider finalisation of the Planning Proposal.

COMMENTS

Public Exhibition

The Planning Proposal was placed on public exhibition from 13 May 2025 to 10 June 2025 in accordance with the conditions of the Gateway Determination and Council's Community Participation Plan. A copy of the exhibited Planning Proposal and its appendices are included at Attachment A1.

Submissions to the exhibition were received from the community and from State Agencies. The submissions have been assessed to determine the Planning Proposal continues to have merit; however, a change to the height distribution across the site is proposed as a result of the impacts raised in the submissions.

Submissions made to the public exhibition

A total of 31 Submissions were received, 29 in opposition, 1 neutral and 1 in favour.

One submission in favour was from the proponent. One neutral submission supported the proposal incorrectly thinking it was a development aimed at attracting and accommodating families with children. The remaining 29 submissions were generally from residents in the adjacent properties on Rohini Street, King Street and Eastern Road

Key issues raised in the community submissions are listed below with detailed response presented in the *Submission Summary Table* at Attachment A3.

Proponent submission

- The proponent's submission sought to replace their *Appendix D Heritage Impact Statement,* that formed part of the initial Planning Proposal, with a new *Heritage Curtilage Analysis* which updated information regarding the significance of the sets of pillars proposed for heritage listing.

  - *Council Comment*

    The updated heritage assessment is noted as identifying one satisfied listing criteria rather than the three identified in the original heritage report that was considered by Council and exhibited. The updated *Heritage Curtilage Analysis* may be viewed at Attachment A4.

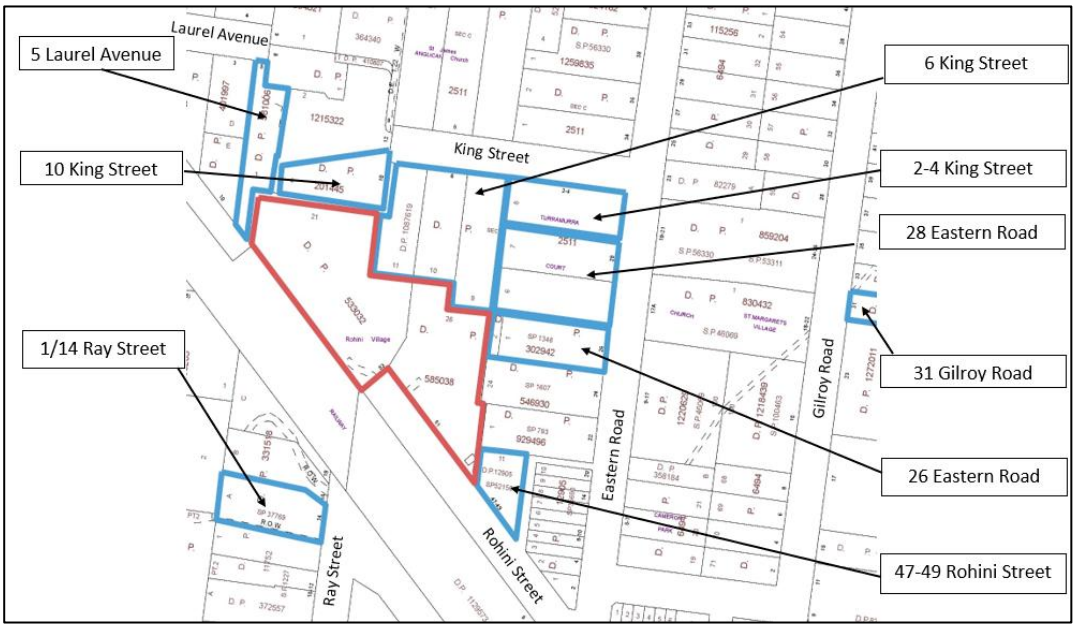
    Council will utilise both the submitted and updated documents as references when generating Council's independent inventory assessment for the heritage items.

    The proponent will be able to provide further assessment in a Statement of Heritage Impact accompanying any future DA.

Community submissions

Community submissions were received from the surrounding properties as illustrated below:

The community submissions unanimously objected to the proposal, raising a number of common issues. These are listed below with a detailed response provided in the Submission Summary Table at Attachment A3.



Submissions received from surrounding properties

Bulk and scale

Building height (23 submissions)

- Proposed height of 6 storeys with the SEPP bonus is too tall.
- There is no strategic justification for significant height increase.
- The proposal sets a precedent for future development of this height.
- Council should reject or amend proposal to lower height.

Setbacks (8 Submissions)

- Proposed development is too close to boundaries and surrounding buildings.
- Tallest points of the development should be moved back from boundary.

Loss of amenity (24 submissions)

- Proposed development will cause overshadowing.
- There will be a loss of privacy with significant overlooking into bedrooms, living areas and private open space within rear gardens.
- The building bulk will diminish views and sunlight access.

Local character (8 submissions)

- The proposed development will overpower the area and does not align with the surrounding character.
- Proposal is inconsistent with R4 Zone, desired future character and Clause 4.3 Height of Buildings in KLEP 2015.

➢ *Council Comment*

It is acknowledged that development resulting from the Planning Proposal will impact the surrounding residential development, however under the recent housing reforms 6-storey residential flat buildings are already permitted on the site. This Planning Proposal is seeking to

deliver seniors housing in residential flat buildings of a similar scale to those now permitted under the low and mid-rise housing reforms.

Any future development application on this site will require the proponent to demonstrate how the final site design, building orientation and location of windows/balconies, tree planting and landscaping will minimise privacy, overshadowing and solar access impacts to these neighbouring properties. At this stage the neighbouring properties will have the opportunity to make submissions on an actual development application design and determine whether the proponent's final design has accommodated their concerns.

- *Apartment Design Guide standards*

The *NSW Apartment Design Guide* requires a minimum 6m setback to neighbouring boundaries. Provided any future development application basement is kept under the building footprint and does not encroach into the setback areas, and the area is not paved nor riddled with pathways, the development application assessment can determine if the setback will enable appropriate deep soil provision and specific delivery of tall canopy trees and screening vegetation to reduce privacy impacts to neighbours.

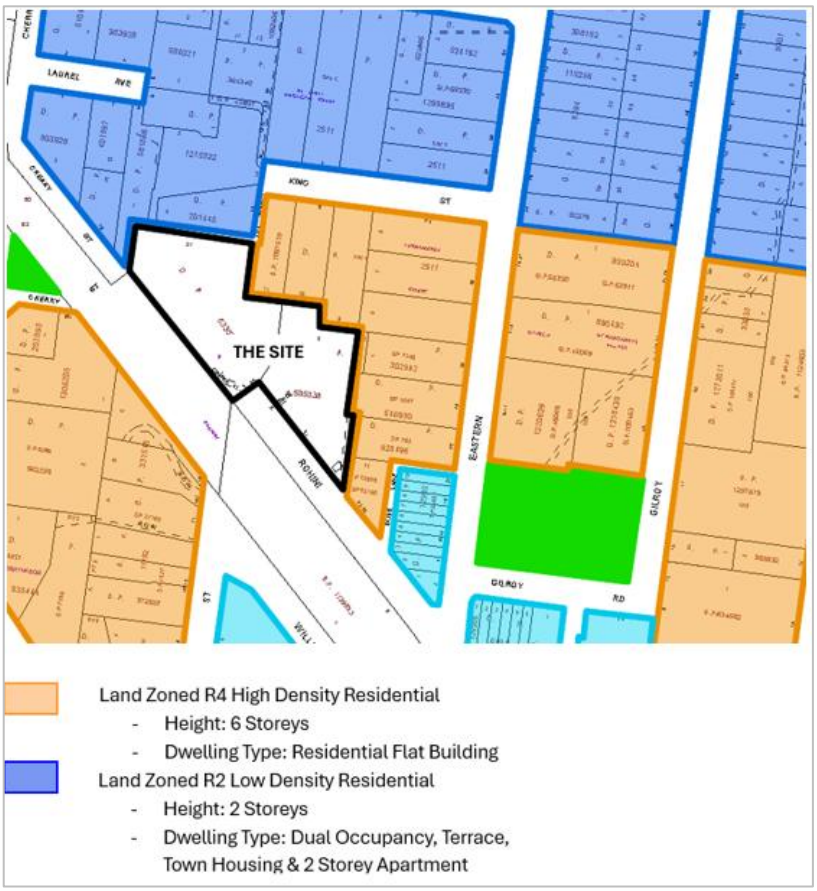
The *NSW Apartment Design Guide* also includes objectives relating to the separation of buildings and screening to increase privacy. It also stipulates the stepping back of upper levels. The proponent's indicative scheme is non-compliant in this regard. Any future development application on the site will have to demonstrate compliance with all *Apartment Design Guide* standards, and consider reducing the impacts of bulk and scale on neighbouring properties as required in the *Seniors Housing Design Guide* cited in the SEPP (Housing) 2021.

- *Housing reform standards for land zoned R4 High Density Residential*

The NSW government's low and mid-rise housing reforms nominate Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-ride Council's existing height and FSR standards. The below diagram indicates the Turramurra Local Housing Area.

Low and Mid-Rise Housing - Indicative Turramurra Local Housing Area Map - 800m walking distance from E1 Local Centre zone (Source DPHI)

Local Housing Area land that is within a 400m walking radius from the E1 Local Centre zone, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council's KLEP 2015 standards.



State Environmental Planning Policy (SEPP) Housing 2021
Low and Mid-Rise Housing Building Height and Typologies Map

As illustrated in the above diagram, the following neighbouring properties, whose residents have raised the issue of height, bulk and scale, are all zoned R4 High Density Residential and are located within a 400m walking distance to the Turramurra E1 Local Centre zone:

- 47-49 Rohini Street
- 26 Eastern Road
- 28 Eastern Road
- 2-4 King Street
- 6 King Street

As such, under the NSW government reforms, all these properties are able to develop 6 storey residential flat buildings, making their long-term development outcome similar to this Planning Proposal.

Therefore, whilst the concerns of the residents are acknowledged, it is recognised that the NSW Government has defined a new, urban future context for this location under the *SEPP (Housing) 2021*.

Since the area is going through a transition, imposed by the NSW Government, it will be the development application process which manages the immediate impacts of the new built form on the neighbouring properties. The development application process will direct the proponent to address impact concerns and demonstrate how those concerns have been addressed. When a future development application is submitted, neighbouring properties will be notified and will have the opportunity to again raise their individual concerns.

- *Housing reform standards for land zoned R2 Low Density Residential:*

Submissions on issues of bulk and scale were also received from the following neighbouring properties:

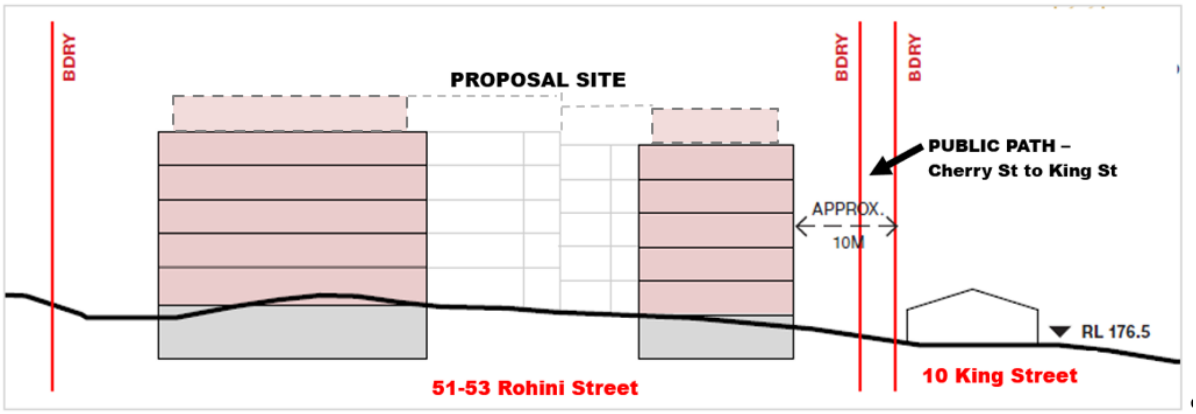
- 10 King Street
- 12 King Street
- 5 Laurel Avenue

These properties are located within an R2 Low Density Residential zone, plus within Heritage Conservation Area C5 (Laurel Avenue/King Street Conservation Area) to the north of the Planning Proposal site.

The neighbouring properties most impacted are 10 King Street and 5 Laurel Avenue. Impacts will also affect the amenity of 12 King Street, a heritage item, and other properties on Laurel Street due to their proximity to the Planning Proposal site.

The concerns raised in the submissions are acknowledged. These properties will be highly impacted given the northern orientation of the Planning Proposal building seeking to capture sunlight and views, with balconies, windows and a roof top terrace also located along this boundary likely to result in noise issues in addition to privacy impacts.

It is acknowledged that the disparity of height between the 1 storey neighbouring houses and the Planning Proposal's 6 storey building (including SEPP bonus) will be exacerbated due to the site being located at a high point, with land sloping down to the neighbouring properties. The topography along this boundary slopes downward, with an approximate 1.5-metre fall across the distance between the proposed development and the existing house at 10 King Street.



Bulk and scale impacts on 10 King Street within the HCA - Diagram shows exhibited Planning Proposal scheme - BASE height provision of 17.5m (5-storey) and BONUS height of 21.3m (6-storey) shown dotted

Unlike the neighbouring sites on R4 zoned land discussed previously, these impacted sites do not have any potential to increase their permissible height (9.5m) under the NSW housing reform due to their R2 Low Density Residential zoning and being located within a Heritage Conservation Area characterised by 1 and 2 storey built form with hipped roofs. The housing reforms enable a variety of typologies on R2 land within the 800m walking distance from the E1 Local Centre zone (terraces, town houses, dual occupancy, apartment buildings). These will be required to assimilate into the Heritage Conservation Area prevailing character.

As such, the future character of the land to the north of the Planning Proposal site will remain low rise and highly impacted by the bulk and scale in the long-term.

An investigation into the bulk and scale impacts has been conducted by Council to assess the impacts. This *Height of Building Offset Study* is provided at Attachment A5.

The study assesses the proponent's development scheme, and the immediate and long-term impacts to surrounding properties. It recommends an amendment to the exhibited building height. The study adopts Council's application of a 3-storey transitional height in such cases as this. The transition goes some way towards reducing the disparity in bulk and scale and the associated impacts to the R2 dwellings in the Low Density Residential land, and to the setting of the Heritage Conservation Area.

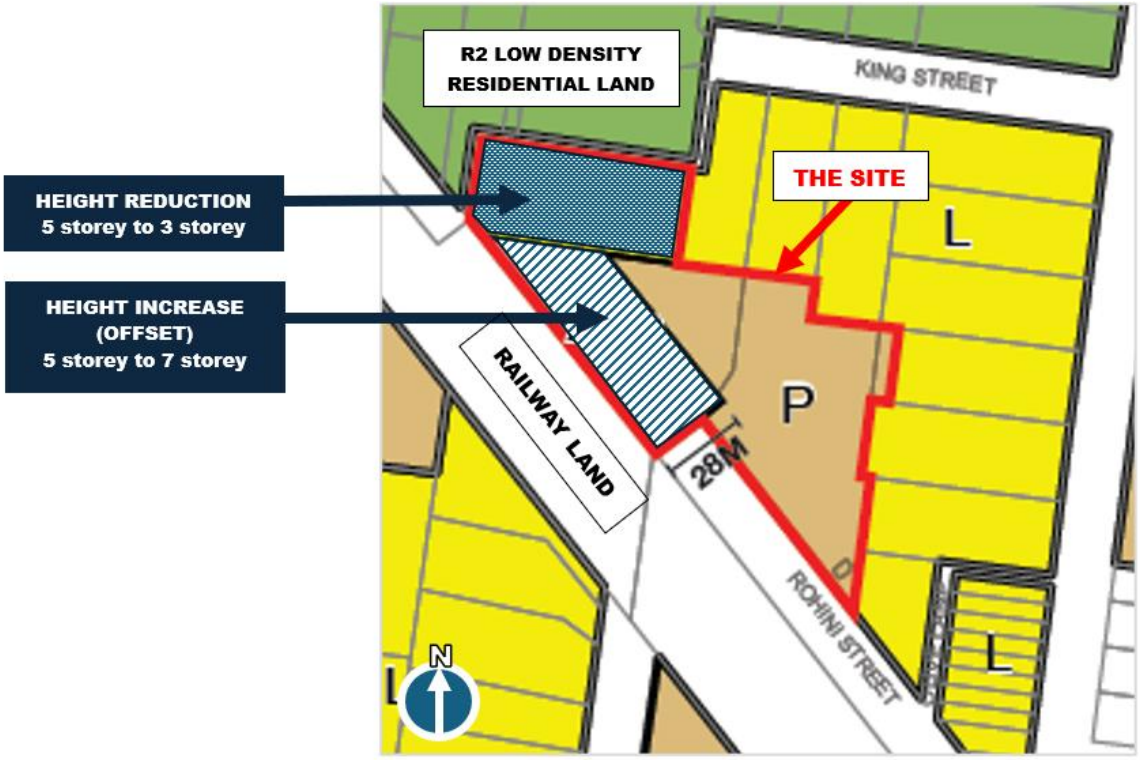
In lowering the height of building adjacent to the R2 land, the study also recommends an increase in height adjacent to the railway lands where neighbour impacts are reduced. This height offset means the Planning Proposal will retain its original development potential. There is no change proposed to the exhibited FSR standard.

The *Height of Building Offset Study* has calculated the size of the mapped height areas to determine dimensions that would ensure an equal offset, and that would enable transparent mapping of the multi-height areas across this site. The application of proposed multi-heights on a single development site is not unusual, built form can be designed to either have separate footprints across different heights or step down in height if a monolithic built form is proposed.

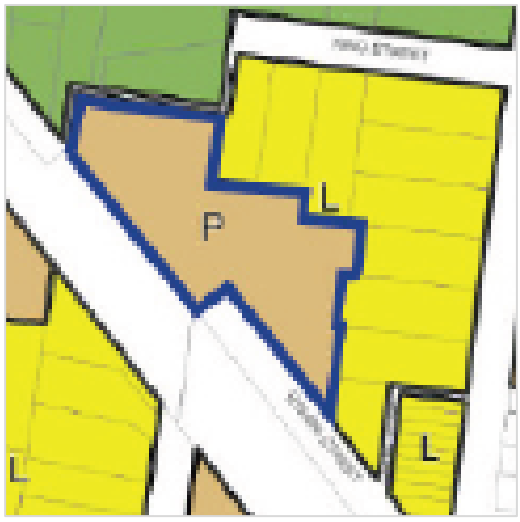
➢ *RECOMMENDATION*

It is recommended that:

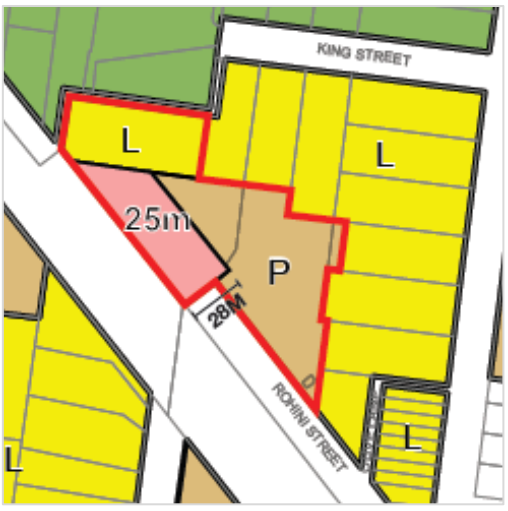
- the building height adjacent to the R2 Low Density Residential boundary be reduced to 11.5m (3-storey) to decrease the immediate and long-term impacts on those low density dwellings and to the Heritage Conservation Area to the north, consistent with Council's approach across the local government area;
- the building height adjacent to the railway lands be increased to 25m (7-storey) to offset the development potential from the height reduction adjacent to the R2 Low Density Residential land;
- the Planning Proposal exhibited height maps be amended prior to finalisation to reflect the height offset as indicated in the below diagram:



Proposed Post-exhibition Height Offset from northern boundary to western boundary



Heights - P=17.5m L=11.5m
EXHIBITED Height Map



Heights - P=17.5m L=11.5m OFFSET AREA=25m
PROPOSED Post-exhibition Height Map

Traffic and parking (14 submissions)

- Development will increase traffic especially to the Rohini Street and Eastern Road intersection.
- Rohini Street already experiences significant congestion at the Pacific Highway intersection. The proposal will increase traffic congestion.

- Inclusion of the café and wellness centre will increase the volume of traffic and place additional pressure on the narrow cul-de-sac.
- The proposal does not have adequate parking for residents and visitors which will lead to overflow and parking issues on the narrow cul-de-sac which provides parking on both sides.

➢ *Council Comment*

It is acknowledged that there will be increased traffic generation from development, including its on-site facilities. Transport for NSW noted that the Planning Proposal has underestimated the increased traffic generation. The proponent states traffic generation from the proposal would result in additional 11 vehicle trips per hour; however, Transport for NSW assesses a more accurate number would be 31 vehicle trips per hour, or an additional vehicle trip every 2-6 minutes. These trips are likely to occur outside the network peak as the aged residents are unlikely to be travelling to/from work, and once distributed to the surrounding road network, are unlikely to result in significant additional impacts.

Anglicare's survey of current residents indicates over 50% of residents do not drive and a further 30% of current residents drive infrequently, the proposed on-site car parking is considered excessive. Council staff have previously suggested a reduction in the parking provision. This would substantially reduce excavation, material costs, environmental impacts, and improve affordability. Provision of on-site car share vehicles could be substantially increased to further reduce parking provision.

The parking provision and traffic impacts will be required to be detailed in any future DA. Similarly, details of construction timing and impact will be assessed in any DA, with conditions being imposed to manage any disturbance.

Infrastructure (5 Submissions)

- New development will cause strain on existing infrastructure.
- Issues with current stormwater and sewerage around Rohini Village.

➢ *Council Comment*

State Government agencies have not raised concern regarding local infrastructure. Stormwater and sewerage implications will be considered in any future development application. Sydney Water has provided their comment to this proposal and have stated a number of requirements to be actioned during any future development application.

Inaccuracy of Planning Proposal (13 Submissions)

- Proposal lacks clarity in key areas such as landscaping and building design.
- Proposal includes errors such as incorrect street names, measurements of setbacks and information of surrounding properties such as building heights.
- Issues with sunlight and shadow drawings.

➢ *Council Comment*

The inaccuracies are acknowledged. Any future development on this site will have to submit a detailed development application documentation package which will undergo thorough

assessment to verify the detail provided. Residents will be notified of any development application and will have access to the finalised documents for comment.

Public benefit (11 Submissions)

- Question if the "Rohini Walk" will have any public benefit and be accessible 24 hours for public use.
- Ask if the facilities within Rohini Village be for public use.
- Requests the existing shared driveway extension to the dog-leg path to King Street continue to provide access to the rear of 10 King Street.

➢ *Council Comment*

The proponent has submitted a Letter of Offer to Council stating certain works it considers can be agreed through a Planning Agreement. The on-site facilities, Rohini Walk and the public domain on Rohini Street are items being considered. Council will seek to secure actions that will benefit the wider community.

Construction (10 Submissions)

- Construction will cause noise and pollution issues.

➢ *Council Comment*

As part of any future DA, conditions will be included to ensure the management of construction impacts.

Biodiversity and wildlife (3 Submissions)

- Increased FSR will result in inadequate space for deep soil and planting.
- Unclear impacts on trees.

➢ *Council Comment*

Agreed; however, the FSR is an upper limit and it is not necessary for a development to achieve that absolute figure. Site analysis and design considerations during the development application stage will influence the final FSR take-up as the site features, provision of deep soil and landscaping, and amenity impacts to neighbouring properties will have to be taken into account.

Heritage (4 Submissions)

- The 3 pillars should be retained in their original place.
- Proposed development will impact surrounding Heritage Items and Heritage Conservation Areas.

➢ *Council Comment*

The concerns are noted. Any future development application will be subject to the heritage provisions of the KLEP 2015 and be required to submit a heritage impact statement and justify

any movement of the pillars. This report proposes a height reduction to decrease bulk and scale impacts to the northern Heritage Conservation Area.

Other (14 Submissions)

Key issues raised:

- Price of new units will be out of reach for the elderly.
- Issues with new development being luxury units and not caring for the wider elderly community.
- Potential asbestos issues in demolition of existing buildings.

➢ *Council Comment*

It is acknowledged that the proposal is not aimed at affordable living for seniors and seeks to attract an affluent downsizing ageing population. Council has previously requested Anglicare to consider affordability to make the housing accessible to a wider profile of local downsizing elderly people.

Contamination issues, including asbestos removal, will be addressed through any future development application process.

State Agency Submissions

The Gateway Determination stated:

Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- *Transport for NSW*
- *Sydney Trains*
- *Relevant utility providers*

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

Consultation has been completed in accordance with the Gateway Determination. Four submissions were received from State Agencies (Attachment A6).

The State Agency submissions are addressed below:

- *Ausgrid*

Ausgrid has not raised any objections to the proposal. The submission stipulates various requirements and conditions that need to be met during any future development application including:

- consider the suitability of the proposal including its compatibility with the surrounding land uses and the existing environment;

- mitigate such impacts for established developments including buffer distances, screening structures, building design, orientation, and construction methods;
- development consent conditions to be imposed to ensure the safety and compatibility of both the development and Ausgrid's assets
- any encumbrance on the use of Ausgrid's property is to be reported to Ausgrid, with site-specific details, seeking their comment prior to granting consent

The Ausgrid requirements are noted and will be actioned in any future development application.

- *Transport for NSW*
- *Transport for NSW (Sydney Trains)*

The access issues, building design, noise attenuation measures, Green Travel Plan and other Sydney Train design matters raised by Transport for NSW and Sydney Trains can be addressed at the development application stage. Referral of development applications to Transport for NSW and Sydney Trains would be required under Division 15 of SEPP (Transport and Infrastructure) 2021.

In terms of Sydney Trains comments regarding station capacity and train services, it is expected that additional demand to station/platform capacity and train services would be minor (due to its use as seniors housing), and will likely be outside peak commuter periods where it will have minimal impact to platform capacity or train loadings.

It was suggested by Transport for NSW to promote active transport and provide 1 bicycle space per dwelling. This is consistent with the Ku-ring-gai Development Control Plan requirement for high density residential development. Council would support the provision of bicycle parking for senior residents at a lower rate of provision (e.g. 1 space per 10 units), given that e-bikes and other e-micromobility may be a travel or recreation option for more active seniors.

Planning for improvements to the pedestrian amenity from Cherry Street to Rohini Street is being undertaken by Council through design work to upgrade the existing public path along the rail corridor between Rohini Street and Cherry Street, and investigations are underway to ensure the design minimises the impacts to existing trees.

Sydney Trains raised issues in relation to the access gate adjacent to the site on Rohini Street. Access to the Sydney Trains gate is currently via the TfNSW commuter car park, and this arrangement is not expected to change as a result of the Planning Proposal or redevelopment. As mentioned, Council is developing a design to upgrade the existing public path along the rail corridor between Rohini Street and Cherry Street in collaboration with Sydney Trains, which includes modification/removal of the fence panel on the right side of this gate to widen the path. This upgrade is also not expected to change Sydney Trains corridor access arrangements at this gate.

Transport for NSW comments regarding parking supply is supported. Anglicare's own survey of current residents indicates over 50% of current residents do not drive. Given a further 30% of current residents drive infrequently (according to Anglicare surveys), car parking could be reduced to better match this characteristic. This would substantially reduce excavation, material costs and environmental impacts, and improve affordability. Provision of on-site car share vehicles could be increased to reduce parking provision, while still providing residents with access to vehicles.

Transport for NSW raised concerns regarding the traffic generation rate used in the assessment and suggests that a higher rate be used to reflect the behaviour of the downsizers mentioned by the proponent. Even considering the suggested traffic generation at the rate of 0.37 trips per dwelling and allowing for existing trips from the site, this would result in additional 31 vehicle trips per hour, or 1 additional vehicle trip every 2 minutes.

Ultimately, the development is intended for seniors housing and trips are likely to occur outside the network peak times. Once distributed to the surrounding road network, additional trips are unlikely to result in significant impacts to operation of the Turramurra bus interchange and the intersection of Pacific Highway and Rohini Street.

As part of broader land use and transport planning in Turramurra, Council is in ongoing discussions with Transport for NSW regarding the relocation of traffic signals on Pacific Highway from Rohini Street to Turramurra Avenue, as well as other State and local road network modifications in Turramurra.

- *Sydney Water*

Sydney Water has not raised any objections to the proposal. The submission confirms:

- Water and wastewater servicing should be available for future demands;
- amplifications, adjustments, and/or minor extensions may be required for future development works;
- specific servicing requirements will be provided in response to any future detailed development application which will provide Sydney Water with anticipated ultimate and annual growth data.

Sydney Water stipulate the following requirements for the proponent to meet in any future development application:

- proponent is to complete and return a *Growth Data Form*;
- if applicable, developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system;
- proponent is to refer to the *Sydney Water Planning Proposal Information Sheet (for proponent)* when progressing their development application.

The Sydney Water requirements are noted and will be actioned in any future development application.

Proponent response to submissions

In accordance with the DPHI *Local Environmental Plan Making Guideline (August 2023)* all community and State Agency submissions made to the exhibition of the Planning Proposal were provided to the proponent to give *"the proponent the opportunity to address or redress issues raised in submissions, including amendments to the proposal"*.

The proponent provided their response to the submissions on 11 July 2025. The response may be viewed at Attachment A7.

Proponent cover letter

The proponent cover letter states:

> *Council received a total of 32 submissions from local residents, according to our assessment, 27 are unique. We also received 12 submissions from Government Authorities. There was one community submission in support of the Proposal. The remaining submissions covered perceived concerns with the Proposal*

As stated and described earlier in this report, Council in fact received a total of 31 community submissions (one repeated): 29 in opposition, 1 neutral (assuming the proposal was for family housing) and 1 in favour (from the proponent). Only 4 State Agency submissions were received.

The proponent cover letter states:

> *We also note that the proposed planning controls for the Site, a Height of Building control of 17.5 metres and a Floor Space Ratio of 1.5:1, have already been endorsed by the Ku-ring-gai Local Planning Panel (LPP) on 22 July 2024 and Ku-ring-gai Council at its meeting on 13 August 2024 where there was unanimous approval to the currently exhibited proposal. We believe that the current plans and controls reflect a well-considered strategic planning framework supported by both Council and the Panel.*

The resolutions of both the Ku-ring-gai Local Planning Panel and Council only resolved to progress the Planning Proposal to Gateway Determination and subsequent community consultation. Those resolutions cannot endorse nor make any final decision on the Planning Proposal. The progression of any Planning Proposal has to give due consideration to community and State Agency comment and any amendment that results from issues raised in those submissions.

The proponent's other comments are generally in accordance with Council's assessment. The proponent acknowledges that many of the matters raised will be addressed at the detailed development application stage; however, Council's specialist staff are not in agreement with some of the proponent's responses as noted below:

- The proponent did not agree with some of the issues raised by Transport for NSW. This Agency notes the strategic location of the Planning Proposal site and the high numbers of parking spaces provided, suggesting a reduction in parking provision and consideration of other transport mechanisms, stating that the parking provision is not justified.

  Council is in agreement with Transport for NSW and notes that a similar discussion on the high onsite parking numbers was also raised by the Ku-ring-gai Local Planning Panel.

  Anglicare's own survey of current residents indicates over 50% of residents do not drive. Given a further 30% of current residents drive infrequently (according to Anglicare surveys), car parking could be provided to match this characteristic, which would substantially reduce excavation, material costs and environmental impacts, and improve affordability. Provision of on-site car share vehicles could be increased to further reduce parking provision.

- The proponent response to some of the community submissions dismisses amenity impacts, erroneously stating Council has already agreed to the proposed heights.

The Planning Proposal process does not enable Council, nor any other body, to make a final decision on a proposal until all the due diligent steps are completed. The public exhibition is a key part of the consideration of the suitability of a planning proposal. If a decision was made prior to exhibition there would be no reason to invite the community nor the State Agencies to provide comment.

As discussed in this report and in the *Height of Building Offset Study* at Attachment A5, the immediate and ongoing long-term impacts on the 1 to2 storey single dwellings within the R2 Low Density Residential Heritage Conservation Area to the north, are a material consideration and warrant a redistribution of height across the site. This is proposed to be accomplished by reducing height to the impacted northern boundary and offset that reduced height by enabling an equivalent height increase to the west of the site adjacent to the railway land.

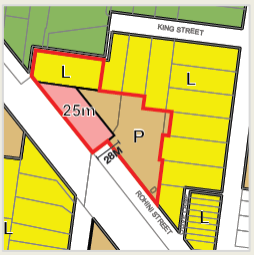
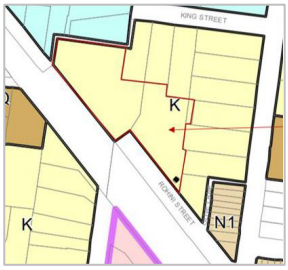
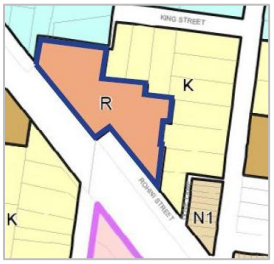
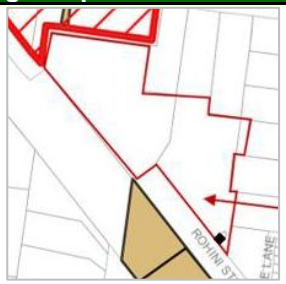
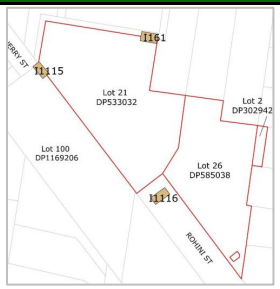
The arguments presented by the proponent that the impacts on these one and two storey dwellings can be managed at development application stage are not supported. It is the responsibility of a planning proposal to address strategic issues such as long-term impact, edge interface issues, transition of bulk and scale, local character and landscape and heritage settings.

The proposed offset redistribution of height will yield the same development potential as the exhibited Planning Proposal. The FSR remains the same as that exhibited. The same number of units will be achievable on the site. This approach will go some way towards dealing with the interface issues and with the disparity in height across the northern boundary.

Council's proposed post-exhibition amendment in response to submissions

As detailed in this report, it is proposed to amend the exhibited Planning Proposal height map in response to the submissions received and concerns raised. Council's *Height of Building Offset Study* at Attachment A5 justifies the proposed height offset. The amendment will reduce height to the north of the site and offset that height to the west of the site adjacent to the railway land where there is minimal impact to adjacent dwellings.

It is proposed to make the following post-exhibition amendment to the KLEP 2015 Mapping:

Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) – MAPPING AMENDMENT		
EXISTING	**PROPOSED (EXHIBITED)**	**POST-EXHIBITION AMENDMENT**
Height of Buildings Map		
L - 11.5m 	**P – 17.5m** 	**Height Distribution** **L=11.5m; P=17.5m; *OFFSET AREA*= 25m** 
Floor Space Ratio (FSR) Map		
A3 - 0.3:1 	**H – 1.5:1** 	**NO CHANGE TO EXHIBITED MAP**
Heritage Map		
		**NO CHANGE TO EXHIBITED MAP**

The KLEP 2015 Written Instrument will remain as exhibited, shown in the below table:

<table>
<tr><th colspan="2">Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) - WRITTEN INSTRUMENT AMENDMENT</th></tr>
<tr><th>EXISTING</th><th>PROPOSED (EXHIBITED) – no change to exhibited instrument</th></tr>
<tr><td colspan="2">Schedule 1 Additional Permitted Uses</td></tr>
<tr><td>n/a</td><td>(1) This clause applies to land at 51-53 Rohini Street, Turramurra being Lot 21 DP533032, Lot 2 DP 302942 and Lot 26 DP585038.
(2) Development for the purposes of the following is permitted with development consent.
(a) recreational facility (indoor) and
(b) commercial premises
(3) Development consent must not be granted under this clause to development that results in the gross floor area of the combined recreational facility (indoor) and commercial premises exceeding 700 sqm.</td></tr>
<tr><td colspan="2">Schedule 5 – Environmental Heritage</td></tr>
<tr><td>n/a</td><td>Part 1 Heritage Items
<table>
<tr><th>Suburb</th><th>Item name</th><th>Address</th><th>Property description</th><th>Significance</th><th>Item no</th></tr>
<tr><td>Turramurra</td><td>Rohini House sandstone pillars and gate</td><td><s>Railway lands</s> Boundary 51-53 Rohini St and Council pathway</td><td><s>Part Lot 1, DP 1129573</s> Part Lot 21 DP 533032 and Part Cherry St – King St public pathway</td><td>Local</td><td>I161</td></tr>
<tr><td>Turramurra</td><td>Rohini House sandstone pillars and gate</td><td>Boundary 51-53 Rohini St and Railway Land</td><td>Part Lot 21 DP 533032 and Part Lot 100 DP 1169206 (Railway Land)</td><td>Local</td><td>I1115</td></tr>
<tr><td>Turramurra</td><td>Rohini House sandstone pillars</td><td>Rohini Street road reserve adjacent to 51-53 Rohini St.</td><td>Road reserve Rohini Street, Turramurra adjacent to Lot 21 DP533032</td><td>Local</td><td>I1116</td></tr>
</table></td></tr>
</table>

Post-exhibition meeting with proponent

In accordance with the *Local Environmental Plan Making Guideline (August 2023)* Council informed both DPHI and the proponent of the proposed post-exhibition amendment.

On 5 August 2025, the proponent Anglicare was sent Council's *Height of Building Offset Study* (Attachment A5) with an offer to meet with Council officers.

Council officers met and discussed the rationale for the amendment with Anglicare and their representatives on 6 August 2025 as follows:

- Inappropriate transition between the proposed 6 storey building (including the SEPP bonus) and the adjacent 1 storey home at 10 King Street, and other 1-2 storey homes in the Heritage Conservation Area to the north, and to the setting of the Heritage Conservation Area.
- R2 Low Density Residential lands to the north located within the Heritage Conservation Area, are not able to demolish buildings deemed contributory, nor increase their permitted heights under the Low and Mid-rise Housing reforms as the local character is one of 1 and 2 storey built form with hipped roofs. The locations would continue to be impacted, in perpetuity, by the 6-storey bulk of the built form on the Planning Proposal site.

- Council's amendment seeks to achieve a middle ground, where the proponent is able to retain their development potential as exhibited but in a manner that better transitions to the neighbouring low density residential properties.

The proponent did not agree with Council's approach and made the following comments:

- The proposed design plans have been three years in the making and it is late in the process for Council to propose an amendment.
- Their proposal provided for a desirable outcome within the subject site with the buildings forming an internal relationship that supported the community feeling, a taller building adjacent to the railway lands would not present well within the site.
- The Planning Proposal includes a design showing the height has been stepped down at the northern boundary in response to the adjacent lower density area, and the proposed buildings can be screened with mature vegetation, thus resulting in minimal impact on amenity.

Council officers reiterated:

- Timing

  There is a due diligent process required in the consideration of a planning proposal to ensure all decisions are made transparently. This has been followed by Council.

  Council has met all its timing milestones despite proponent delays in delivering the Planning Proposal application in an acceptable format, and in delivering post-Council meeting amendments in accordance with Council's resolutions.

- Conflict with Environmental Planning and Assessment Act

  The Environmental Planning and Assessment Act cites Ministerial planning principles which must be observed in any planning proposal. Direction 1.4 states *"A planning proposal must not contain or refer to drawings that show details of the proposed development"*. This means the Rohini Planning Proposal cannot tie the proponent's design that steps height down at the northern boundary, nor any landscape plan to a legislative amendment of standards under the KLEP 2015.

  The package of design drawings attached to the Planning Proposal only serve to illustrate one possible outcome that could result from the amended standards, it is not a guaranteed outcome. A development application package can only be prepared once the amendment is made to the KLEP 2015 so that a compliant design can be formulated.

  Should the exhibited height be retained, a future development application would have the right to build to the full 6 storey height (including the SEPP bonus) all along this northern boundary, and could potentially only deliver minimal landscaping to the boundary.

  The only mechanism a Planning Proposal has to ensure future development applications deliver a reduced height to this boundary is by placing an appropriate height standard via the KLEP 2015 Height of Building Map at this location, as is proposed by Council's post-exhibition amendment.

- Equitable outcomes

  Whilst the proponent has considered the internal community benefit of their proposal, the amenity of the adjacent properties cannot be ignored nor dismissed.

Council must look at the impacts on residents external to the proposal site, both in the short and long term, and consider how they too can live in an environment similar to the one the proponent seeks to create for its own residents.

- Interface planning mechanism

  Council's proposed post-exhibition amendment applies strategic principles that reflect Council's position on the provision of transition areas between 1-2 storey low density residential dwellings adjacent to 4-and-above-storey high density development.

  The proposed application of a 3-storey transition is consistent with the historical interface approach applied across Council, including to the recent TOD and Local Housing Areas.

  Interface or transition areas are a planning mechanism utilised to ameliorate the impacts of high-density development adjacent to R2 Low Density Residential lands and/or Heritage Conservation Areas and Items.

- Retention of site potential

  Council's proposed offset of height from one part of the site to another maintains the exhibited development potential on the site. Anglicare is still able to meet its targets, as demonstrated in Council's *Height of Building Offset Study* at Attachment A5.

Proponent written comment on post-exhibition changes

On 19 September 2025, Council received a written comment from the proponent. This has been considered by Council's planning, urban design, landscape and heritage staff. The proponent's full written comment may be viewed at Attachment A8.

The proponent's comments have been thoroughly considered and addressed at Attachment A8 to this Report with an overview of the key points provided below.

In general, the proponent objects to the post-exhibition amendment and seeks one of the following options:

1. Retain the single height standard across the total site including to the northern boundary as exhibited: 17.5m/5 storey (the Housing SEPP bonus provisions will result in a final Height of 21.3m/6 storey).

2. Allow the height offset to the western portion of the site adjacent to the railway line as proposed in Council's post-exhibition height offset amendment, provided a similar height is also allowed to the east of the site adjacent to the neighbouring properties at 6 King Street, with associated increase in the site FSR.

The proponent argues:

- The impacts of a 6-storey building adjacent to a 1-storey dwelling and as a backdrop to the low-density land to the north are negligible.

  Council Response

  This argument is repeated in multiple ways but remains unsubstantiated. No evidence has been furnished to demonstrate that the impacts of a 6-storey building upslope of 1-2 storey buildings and as a backdrop to the listed Heritage Conservation Area will have "negligible" impact. Further, the setback illustrations provided by way of justification and with reference to

Council's Development Control Plan are inaccurate and do not account for a future allowable minimal 1.5m side setback to a new dwelling on the boundary line.

The bulk and scale issues the proponent says are addressed through their design and landscaping scheme are not guaranteed to be delivered at the development application stage as the Planning Proposal has no mechanism to embed them. The landowner will have every right to build to the full 6 storey height allowance.

The proponent's design scheme cannot be tied to the Planning Proposal. The Environmental Planning and Assessment Act cites Ministerial planning principles which state *"A planning proposal must not contain or refer to drawings that show details of the proposed development"* (Direction 1.4). The only way to ensure the height reduction at the northern boundary is to include a reduced height in the KLEP 2015 for this portion of the site as per Council's post-exhibition proposal.

- There is no need for this site to have any interface consideration and height reduction as a transition measure to the low-density Heritage Conservation Area as this is not a TOD site.

  Council Response

  The principle of managing height transitions between different land zoning is not unique to areas affected by the TOD process; rather, it has emerged as a key planning principle that the community values and expects to see applied more broadly across the Local Government Area. In practice, 3-storey buildings (with a Height of Building limit of 11.5m) have been used as a transitional building form where new high density development interfaces directly with land remaining zoned R2 Low Density residential, particularly in or adjacent to Heritage Conservation Areas, and where there is no vehicular roadway separating the two properties.

The proponent also requested a meeting to discuss increasing potential on the site "*to maintain(ing) the viability of this Seniors Development and to support improvements to both the built-form and the public domain*".

Council officers did not consider a meeting necessary for the following reasons:

- Council's *Height of Building Offset Study* (Attachment A5) clearly demonstrates the post-exhibition height offset will retain the existing FSR and continue to deliver the same development potential on the site.

  There will be no loss of unit provision as the proponent intimates.

- The proponent's request to include further height allowances to other parts of the site and potentially increase the site FSR, constitutes a significant departure from the original Planning Proposal considered by Council and exhibited to the community.

  Further increase to the site development potential would require a new planning proposal submission to ensure transparency of process and evidence that all other required standards are achievable on the site, including impacts to neighbours.

Following consideration of the proponent's comments, no change is proposed to Council's post-exhibition amendment offsetting height to deliver improved outcomes to the R2 Low Density Residential zoned land within the Heritage Conservation Area to the north.

The post-exhibition amendment (evidenced in Council's *Height of Building Offset Study* (Attachment A5) is warranted for the following key reasons:

- Council's post-exhibition amendment will deliver exactly the same development potential on the Planning Proposal site, and there will be no loss of aged housing unit provision when the scheme is submitted for a development application.

- Given Council's proposed post-exhibition amendment will not affect the Planning Proposal as it remains materially the same, with the same FSR and development potential, the height offset from the north to the west of the site will not trigger a re-submission of the Planning Proposal.

- Placement of the taller offset building height along a portion of the site adjacent to the railway lands will have lesser overlooking impacts on neighbouring residential properties; therefore, there is no requirement for re-exhibition to gauge impact concerns from the post-exhibition amendment.

INTEGRATED PLANNING AND REPORTING

Outcome 2: Sustainable urban growth and change

Strategy - Community Strategic Plan	Delivery Program Term Achievement	Operational Plan Actions
U1: Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.	U1.1: Planning for housing is responsive and addresses the supply, choice, adaptability and affordability needs of the community and the changing population.	U1.1.1: Monitor and process proponent led and Council's planning proposals for additional housing.
U1: Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.	U1.2: Expanded community engagement in shaping the future of the Ku-ring-gai area provides enhanced opportunities to provide input on strategic planning policy decisions.	U1.2.1: Undertake engagement activities for identified strategic land use plans and policies consistent with Council's Community Engagement Strategy.

GOVERNANCE MATTERS

The process for the preparation and implementation of Planning Proposals is governed by the provisions contained in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

RISK IMPLICATION STATEMENT

This is a Planning Proposal initiated by a private landowner. Council should determine its position on the matter and whether the Planning Proposal should be sent to the Department of Planning, Housing and Infrastructure for finalisation.

Council risks damage to its reputation if it does not undertake strategic land use planning in an effective and timely manner. Upon Council's endorsement, a process of communication with the Parliamentary Counsel to draft the amendment, and with the Department of Planning, Housing and Infrastructure to make the legislated mapping changes will be undertaken. This process must be completed by 11 December 2025 in accordance with the Gateway Determination.

FINANCIAL CONSIDERATIONS

The Planning Proposal was subject to the relevant application fee under Council's 2024/2025 Fees and Charges Schedule. The cost of the review and assessment of the Planning Proposal is covered by this fee.

SOCIAL CONSIDERATIONS

The Planning Proposal is considered to have positive social benefits including the replacement of dated housing for Seniors that no longer meets accessibility standards and current market demand. The proposal is consistent with the recent NSW Government housing reforms.

A Letter of Offer accompanies the Planning Proposal seeking to enter agreement on the provision of a new through site link and upgrades to the public domain for the benefit of the wider community. Negotiations on this offer are to commence shortly.

ENVIRONMENTAL CONSIDERATIONS

The potential environmental impacts of the Planning Proposal have been considered in this assessment and it has been determined that the Planning Proposal should be supported as it will not result in any significant adverse environmental impacts and is suitable for the site. The impacts of any specific development that may occur on the site as a result of the proposal would be considered in detail at the development application stage.

COMMUNITY CONSULTATION

The Planning Proposal was placed on public exhibition from 13 May 2025 to 10 June 2025, and in accordance with the conditions of the Gateway Determination and Council's Community Participation Plan.

Notification letters were sent to neighbouring residential and commercial properties including all their strata units. Notification was also sent to State Agencies in accordance with the Gateway Determination. All submissions have been summarised in this report.

The Planning Proposal and its supporting documentation was exhibited on Council's website and Council officers were available to answer questions via telephone or in person. All persons who made a submission were notified of this report going back to Council.

INTERNAL CONSULTATION

The assessment of the Planning Proposal has included consultation with Council's Strategic Traffic Engineer, Heritage, Biodiversity and Urban Design Officers. The referrals of specialist staff are included within this Report and its attachments.

SUMMARY

The Planning Proposal was submitted to Council on 26 September 2023. The Gateway Determination was issued on 18 March 2025 enabling the exhibition of the Planning Proposal. The Planning Proposal was placed on public exhibition from 13 May 2025 to 10 June 2025, and referred to State Agencies for their comment.

The Planning Proposal seeks to make the following amendments to the *Ku-ring-gai Local Environmental Plan 2015* (KLEP 2015):

Mapping amendments:

1. increase the maximum Floor Space Ratio (FSR) from 0.85:1 to 1.5:1 (the Housing SEPP bonus provisions will result in a final FSR of 1.725:1);
2. increase the maximum Height of Building from 11.5m to 17.5m/5 storey (the Housing SEPP bonus provisions will result in a final Height of 21.3m/6 storey); and
3. heritage listing of three sets of sandstone pillars, including correction to the description of one of the currently listed sets.

Written Instrument amendment:

4. include certain Local Provisions that allow the inclusion of a café (Commercial use) and a wellness centre with an indoor pool (Recreational Facility (Indoor) use).

A total of 31 submissions were received from the community mainly in opposition due to bulk and scale impacts. One submission was from the proponent. Comment was also received from 4 State Agencies. All community submissions and State Agency responses were forwarded to the proponent for their response. All submissions, including the proponent's response have been assessed for Council's consideration.

The assessment has resulted in a proposed post-exhibition amendment to the Planning Proposal:

- Reduce the height adjacent to the R2 Low Density Residential land at the northern boundary from 17.5m/5 storey to 11.5m/3 storey.
- Offsetting that reduced height to an equivalent portion of the site adjacent to the railway line western boundary, increasing the height at this location from 17.5m/5 storey to 25m/7 storey.
- No change to the FSR is proposed.
- The proposed height redistribution retains the original exhibited development potential on the site. No reduction in Anglicare's unit delivery.

The benefit of this offset proposal is some reduction of impact on the dwellings within that R2 Low Density Residential zoned land, and to the homes within the wider Heritage Conservation Area located downslope of the Rohini site. This is especially pertinent as the R2 zoned land has no potential to increase heights under the NSW government's housing reforms and will remain at maximum 2-storey in the long term. In addition, at this location, the R2 land also has a Heritage Conservation Area listing and will be bound by heritage considerations to retain the local character including elements such as hipped roofs and garden settings. Placement of the taller offset building height along the railway lands will have lesser impacts.

This approach of applying a 3 storey transitionary zone to mitigate impact on adjacent low-density areas is consistent with the wider Ku-ring-gai local government area, where interface planning has historically been applied to reduce overbearing bulk and scale impacts of high density development on low density residential land and dwellings.

Other neighbouring properties, currently developed mainly as 2 storey walk-up units, will also be impacted in the immediate term; however, no amendment to height along these boundaries is proposed due to their R4 High Density Residential zoning and location within 400m of the E1 Local Centre zone. The new Low and Mid-rise SEPP amendments enable 6-storey (22m height) residential flat buildings on these sites which would, in the long term, provide a similar outcome to this Planning Proposal.

RECOMMENDATION:

A. That Council adopt the Planning Proposal to amend Height, Floor Space Ratio, Heritage Listing and Additional Permitted Uses on land at 51-53 Rohini St, Turramurra with a post-exhibition amendment to the Height of Building Map as described in this report.

B. That Council proceed to make the plan, using its delegated authority under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

C. That delegation be given to the General Manager and Director Strategy and Environment to correct any errors or inconsistencies in the Planning Proposal prior to finalisation.

D. Those persons who made a submission be notified of Council's decision.

Rathna Rana
Executive Urban Planner

Craige Wyse
Team Leader Urban Planning

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments:	A1	Exhibited Planning Proposal 51-53 Rohini Street, Turramurra	Excluded	2025/327896
	A2⇩	Gateway Determination 51-53 Rohini Street, Turramurra		2025/087802
	A3⇩	Submission Summary Table - Public Exhibition - 51-53 Rohini Street, Turramurra		2025/232681
	A4⇩	Proponent Submission - Updated Heritage Curtilage Analysis		2025/246735
	A5⇩	Height of Building Offset Study		2025/238312
	A6⇩	State Agency Submissions		2025/198484
	A7⇩	Proponent Response to Submissions		2025/227688
	A8⇩	Council assessment and Proponent comment on Post Exhibition Height Amendment		2025/319427

Department of Planning, Housing and Infrastructure

Our ref: IRF24/426

Mr David Marshall

General Manager

Ku-ring-gai Council

818 Pacific Highway

GORDON NSW 2072

18 March 2025

Subject: Planning Proposal (PP-2024-917) - 51-53 Rohini Street, Turramurra (Anglicare)

Dear Mr Marshall

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) for 51-53 Rohini Street, Turramurra. The proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 to modify the maximum building height from 11.5m to 17.5m and the floor space ratio from 0.85:1 to 1.5:1, amend and include additional local heritage items, and apply additional permitted uses to enable redevelopment of senior's housing.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with direction of the Minister under section 9.1 of the Act 1.4 Site Specific Provision and 4.5 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

I have determined to authorise Council to be the local plan-making authority due to the nature of the proposal.

The amending local environmental plan (LEP) is to be finalised on or before 11 December 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to

Department of Planning, Housing and Infrastructure

Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Should you have any enquiries about this matter, I have arranged for Jordan Clarkson to assist you. Ms Clarkson can be contacted on 02 9407 2131.

Yours sincerely

Jazmin van Veen

Local Planning (North, East and Central Coast)

Planning, Land Use Strategy, Housing and Infrastructure

Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2024-917)*:* To amend the Ku-ring-gai Local Environmental Plan 2015 to amend development standards, amend and include additional local heritage items and apply additional permitted uses to enable redevelopment for senior's housing.

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ku-ring-gai Local Environmental Plan 2015 to amend the KLEP 2015 should proceed subject to the following conditions.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

(a) the planning proposal authority has satisfied all the conditions of the gateway determination;

(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 11 December 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to with the following changes:

    a. Remove assessment against Direction 3.1 Conservation Zones.
    b. Remove assessment against Chapter 7, Chapter 9 and Chapter 10 of SEPP (Biodiversity and Conservation) 2021 as these chapters have been repealed.
    c. Remove assessment against the repealed SEPP 65 Design Quality of Residential Apartment Development and include an assessment against Chapter 4 of the SEPP (Housing) 2021.
    d. Update the Urban Design Report and planning proposal to provide shadow analysis against:
        i) The existing overshowing on site;
        ii) The proposed maximum LEP height of 17.5m (without SEPP bonus); and
        iii) The proposed maximum LEP height of 17.5m with SEPP bonus.
    e. Update Urban Design Report and planning proposal to improve the legibility of the shadow diagrams by making them multicoloured rather than displaying similar shades.
    f. Provide an up-to-date project timeline.
    g. Update proposed mapping to include a draft Heritage Map in line with technical standards.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

   (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

   - Transport for NSW
   - Sydney Trains
   - Relevant utility providers

   Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 18 March 2025

Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces

PP-2024-917 (IRF25/426)

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

- A total of 31 Submissions have been received, the majority are from residents in the neighbouring properties on Rohini Street, King Street and Eastern Road.
- 1 submission is from the proponent seeking to replace their Appendix D Heritage Impact Statement with a new Heritage Study.
- The remaining 30 submissions generally opposed the proposal, raising the following concerns:

Building Height (23 Submissions)
- Proposed Building Height of 6 storeys with SEPP bonus is too tall.
- No strategic justification for significant height increases and sets precedent for future development of this height.

Amenity – overlooking and loss of view (24 Submissions)
- Proposed development will cause overshadowing, privacy, views, sunlight access and amenity concerns.

Traffic and Parking (14 Submissions)
- Development will increase traffic especially for the Rohini Street and Eastern Road intersection.
- On site parking will be insufficient and will overflow into Rohini Street.

Infrastructure (5 Submissions)
- New development will cause strain on existing infrastructure.
- Issues with current stormwater and sewerage around Rohini Village.

Inaccuracy of Planning Proposal (13 Submissions)
- Proposal lacks clarity in key areas such as landscaping and building design.
- Proposal includes errors such as incorrect street names, measurements of setbacks and information of surrounding properties such as building heights.
- Issues with sunlight and shadow drawings.

Pedestrian Access (3 Submissions)
- Will the “Rohini Walk” be accessible 24hours for public use.
- Shared driveway must remain in its current use.

Public Benefit (8 Submissions)
- Will the “Rohini Walk” have any public benefit.
- Will the facilities within Rohini Village be for public use.

Construction (10 Submissions)
- Construction will cause noise and pollution issues.

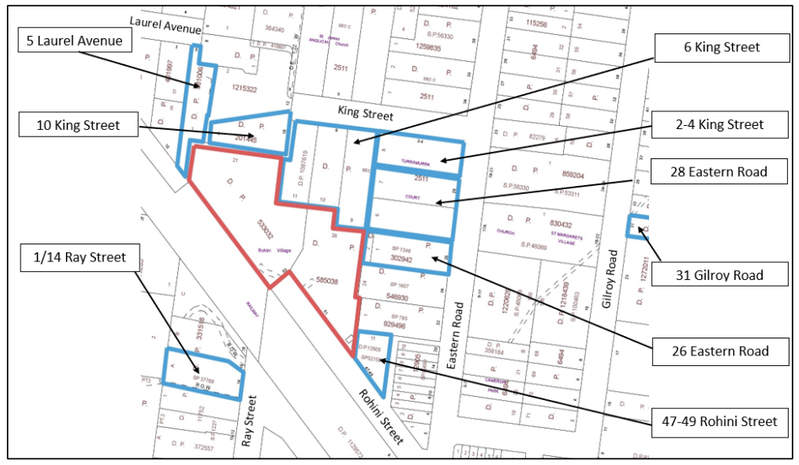
Local Character (8 Submissions)
- The proposed development will overpower the area and does not align with the surrounding character.
- Proposal is inconsistent with R4 Zone, desired future character and Clause 4.3 Height of Buildings in KLEP2015.

Trees and Deep Soil (3 Submissions)
- Increased FSR will result in inadequate space for deep soil and planting.
- Unclear impacts on trees.

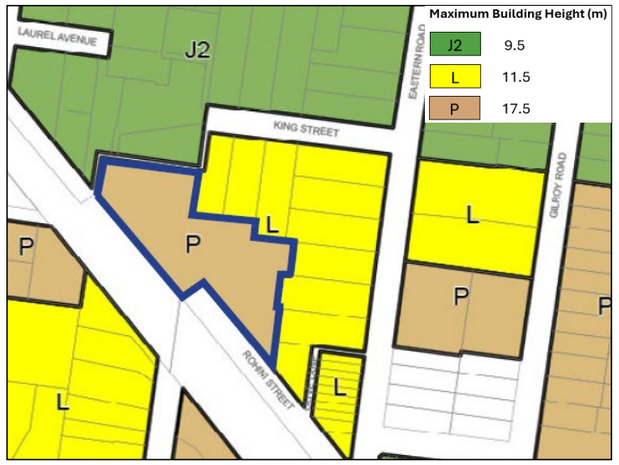
Heritage (4 Submissions)
- The 3 pillars should be retained in their original place.
- Proposed development will impact surrounding Heritage Items and Heritage Conservation Areas.

Setbacks (8 Submissions)
- Proposed development is too close to boundary line and surrounding buildings.
- Highest points of development should be moved back from boundary.

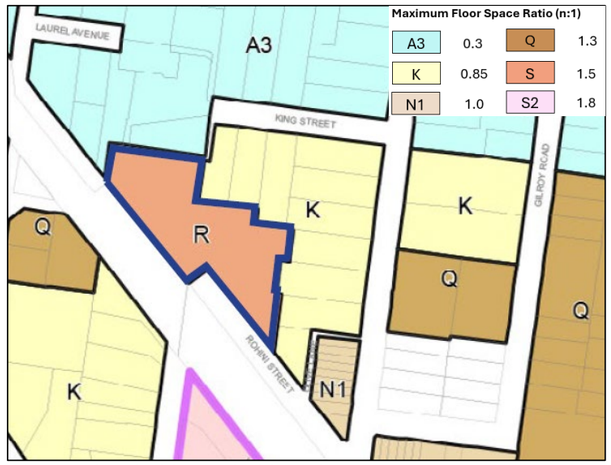
General (14 Submissions)
- Price of new units will be out of reach for the elderly.
- Issues with new development being luxury units not caring for the community.
- Council should reject or amend proposal to lower height.
- Potential asbestos issues in demolition of existing buildings.



SUBMISSIONS RECEIVED FROM SURROUNDING PROPERTIES



PLANNING PROPOSAL PROPOSED HEIGHT



PLANNING PROPOSAL PROPOSED FSR

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
Proponent/Anglicare		
Heritage The proponent's submission attached an updated heritage report seeking to replace the Heritage Impact Statement that formed part of the initial Planning Proposal Appendix D.	The updated heritage assessment is noted as identifying one satisfied listing criteria rather than the three identified in the original planning proposal heritage report that was submitted and considered by Council. The updated heritage assessment does not form part of the statutory planning proposal for amendments to the LEP that are approved through this planning process. The statutory process is limited to the Schedule 5 entry and heritage map for the listing curtilage. Council can use both the submitted and updated heritage reports as references when generating Council's independent inventory assessment for the heritage items. The proponent can provide their own assessment in the Statement of Heritage Impact accompanying any future DA.	No change.
47-49 Rohini Street, Turramurra		
Objection received from 5 residents within these units. Key issues: **Amenity – overlooking and loss of view** • Overshadowing: that the proposed 6 storeys will block sunlight to several units in the neighbouring properties which will affect residential amenity. • Loss of Privacy: the building height and positioning will directly overlook neighbouring balconies, windows and courtyards and intrude into private living spaces, diminishing the sense of comfort and security. **Local character/ building height** • Incompatible design with surrounding neighbourhood: the potential maximum height for 21.3m with the SEPP bonus will affect the appearance from the street and the outlook of the surrounding neighbourhood. • The large 6 storey structure on top of a hill in a narrow street is not aligned with the surrounding area. The development will permanently alter the aesthetic of the neighbourhood and ruin the quiet community-oriented nature of this part of Rohini Street. **Overdevelopment** • The proposal over develops the site with the 6 storey scale threatening the area's character. • Strongly urges Council to reconsider and ensure the development is appropriately scaled. **Traffic and parking** • Rohini Street already experiences significant congestion connecting to the Pacific Highway. The proposal will increase traffic congestion. • Inclusion of the café and wellness centre will increase the volume of traffic and place additional pressure on the narrow cul-de-sac. • The proposal does not have adequate parking for residents and visitors which will lead to overflow and parking issues on the narrow cul-de-sac which provides parking on both sides. **Construction** • Dirt and noise during construction will impact surrounding residents.	It is acknowledged that there will be impacts of overshadowing and loss of privacy from the proposed development. Any future DA will require the proponent to demonstrate how the final site design, building orientation and location of windows/balconies, tree planting and landscaping minimises privacy, overshadowing and solar access impacts. 47-49 Rohini Street is approximately 3m from the boundary to 51-53 Rohini Street. The proponent's urban design study indicates a setback of 6m to 47-49 Rohini Street. This setback will enable appropriate deep soil provision capable of sustaining tall canopy trees and screening vegetation to reduce privacy impacts.is will be considered further at the DA stage. The NSW government's Low and Mid Rise housing reforms nominates Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-rides Council's existing height and FSR standards. Local Housing Area land that is within a 400m walking radius from the E1 Local Centre, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council's KLEP 2015 standards. 47-49 Rohini Street (and the planning proposal site) are located within the 400m walking radius of the Turramurra E1 Local Centre zone and as such are able to develop 6 storey residential flat buildings. Therefore, whilst the concerns of the residents are acknowledged, it is recognised that the NSW government have defined a new, highly urban future context for this location under the SEPP (Housing) 2021. Anglicare's own survey of current residents indicates over 50% of residents do not drive. Given a further 30% of current residents drive infrequently (according to Anglicare surveys), proposed car parking is considered excessive and should be provided to match this characteristic, which would substantially reduce excavation, material costs and environmental impacts, and improve affordability. Provision of on-site car share vehicles could be substantially increased to further reduce parking provision. Council acknowledges the likely increased traffic generation from development, including on site facilities. Transport for NSW noted that the Planning Proposal underestimated the increased traffic generation. The traffic generation from the proposal would result in additional 11 vehicle trips per hour (by Proponent) – 31 vehicle trips per hour (by Transport for NSW's guidance), or an additional vehicle trip every 2-6 minutes. These trips are likely to occur outside the network peak as the aged residents are unlikely to be travelling to/from work, and once distributed to the surrounding road network, are unlikely to result in significant additional impacts. Details of construction of the proposed development will be considered at the DA stage by Council with conditions being imposed to manage the impacts of disturbance.	No change.

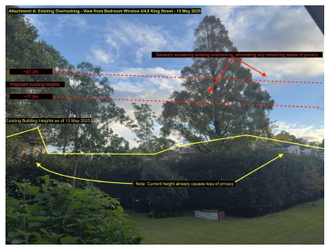
Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
2-4 King Street, Turramurra		
Objection received from 2 residents within these units. Key issues: **Building Height** • The development will increase the existing buildings by 2-3 storeys, this conflicts with surrounding building heights and will extend above the tree canopy. **Amenity – overlooking and loss of view** • Future development will cause overshadowing affecting amenity and privacy. **Local Character** • Proposal is inconsistent with the height of surrounding area and will tower over adjacent apartment blocks. **Traffic and Parking** • Intensification of land use will cause increased traffic, noise, pressure on current infrastructure and overdevelopment. **Legibility of the proposal** • The landscaping proposal lacks clarity. **Contamination** • Existing development may contain asbestos **Infrastructure** • Stormwater on site needs to be addressed. **Construction** • Increased littering during construction.	It is acknowledged that the current maximum height for the site is 11.5m and the proposed 17.5m height (plus bonus height under the SEPP) will alter the prevailing height of the area. The NSW government's Low and Mid Rise housing reforms nominates Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-rides Council's existing height and FSR standards. Local Housing Area land that is within a 400m walking radius from the E1 Local Centre, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council's KLEP 2015 standards. 2-4 King Street (and the planning proposal site 51-53 Rohini Street) are located within the 400m walking radius of the Turramurra E1 Local Centre zone, and as such are able to develop 6 storey residential flat buildings. Therefore, whilst the concerns of the residents are acknowledged, it is recognised that the NSW government have defined a new, highly urban future context for this location under the SEPP (Housing) 2021. Any future DA will require the proponent to demonstrate how the final site design, building orientation and location of windows/balconies, tree planting and landscaping minimises privacy, overshadowing and solar access impacts to adjacent residential dwellings. The traffic generation from the proposal would result in additional 11 vehicle trips per hour (from Proponent report) – 31 vehicle trips per hour (from Transport for NSW's guidance), or an additional vehicle trip every 2-6 minutes. These trips are likely to occur outside the network peak and once distributed to the surrounding road network, are unlikely to result in significant additional impacts. Any future DA will be required to assess contamination and other onsite issues including potential asbestos risk and responsible removal. Sydney Water have stated that their preliminary assessment indicates that the current infrastructure, including stormwater, should be able to service the future demands, however this will be reassessed at the DA stage. Any DA approval would condition construction management actions to control impacts during the construction phase.	No change.
6 King Street, Turramurra (Canford Court)		
Objection received from 9 residents within these units. Key issues: **Local Character** • Does not align with the neighbourhood character. **Inconsistent with planning instruments** • Inconsistent with KLEP 2015 principles protecting residential amenity, R4 zone objectives, desired future character and height of buildings clauses. **Building Height** • Excessive increase in building height from the current allowance of 11.5m to 21.3m including SEPP bonus (83.5% increase). • Sets a precedent for future overdevelopment in the area. • There is a lack of strategic justification for the increased height. • 20m tall building adjacent to the boundary is unacceptable.	It is acknowledged that the current maximum height for the site is 11.5m and the proposed 17.5m height will alter the prevailing character of the area. The NSW government's Low and Mid Rise housing reforms nominates Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-rides Council's existing height and FSR standards. Local Housing Area land that is within a 400m walking radius from the E1 Local Centre, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council's KLEP 2015 standards. 6 King Street (and the planning proposal site 51-53 Rohini Street) are located within the 400m walking radius of the Turramurra E1 Local Centre zone, and as such are able to develop 6 storey residential flat buildings. Therefore, whilst the concerns of the residents are acknowledged, it is recognised that the NSW government have defined a new, highly urban future context and character for this location under the SEPP (Housing) 2021 which now over-rides Council's standards and place-making approach to its Local Centres.	No change.

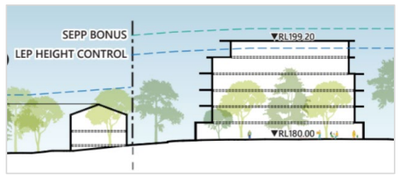
Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
• Council should reject the proposed increased height and conduct an independent assessment of the privacy and overshadowing impacts to adjacent residents. **Amenity – overshadowing, overlooking and loss of view** • Direct overlooking into private open spaces and habitable rooms. • Significant loss of privacy, overshadowing. • It will create an eyesore and disturb peaceful amenity. • New shadows will reduce solar access to living areas and private open space. • Overshadowing of surrounding properties. • Lack of solar access to new apartments on Rohini site. **Setbacks** • Requests the highest points of development be moved away from the fence lines and provide a buffer zone with 6 King Street. • Attaches photographs showing the massing of the development and towering impacts: EXISTING AND PROPOSED BUILDING BULK:  **Traffic and Parking** • Increase strain on local traffic. **Infrastructure** • Increase strain on local infrastructure. **Public Benefit** • Questions whether the increased height delivers any public benefit. • Asks if the Rohini Walk and facilities will be available to and benefit the public. **Inaccuracy of Planning Proposal** • Urban Design Report downplays visual impacts making inaccurate statements - executive summary: “will have minimal impact on… adjacent residential properties”. • Incorrect reference to 6 King Street as a 3 storey building – it is actually 2 storeys. **Trees and vegetation** • Unclear on impacts on vegetation. • Concern regarding loss of trees. **Construction**	It is acknowledged that the proposal’s impacts to surrounding properties will not be minimal as indicated in the photo diagrams provided as part of the submission. Any future DA will require the proponent to demonstrate how the final site design, building orientation and location of windows/balconies, tree planting and landscaping minimises privacy, overshadowing and solar access impacts to adjacent residential dwellings. The indicative planning proposal scheme has a 6m setback which should allow for appropriate screening providing the setbacks are maintained as deep soil areas capable of supporting canopy and screening trees and vegetation. The NSW Apartment Design Guide (ADG) also includes objectives relating to the separation of buildings and screening to increase privacy. The ADG also stipulates the stepping back of upper levels. The proponent’s indicative scheme is non-compliant in this regard. Any future DA will have to demonstrate compliance with all ADG standards which seek to reduce the bulk impacts of high-density development. It is acknowledged that the planning proposal indicates about a quarter of the units will not get 2 hours of sunlight. Council has previously requested the proponent increase units with solar access given their elderly residents will spend increasing amounts of time in the units as they age. The proponent has chosen to deliver the minimum solar access provisions required under the SEPP (Housing) 2021. This issue will be revisited at DA stage when the proponent will have further opportunity to improve the design. The proponent’s Overshadowing Analysis (Appendix A Urban Design Report) indicates the proposed height of 21.5m (including the SEPP Bonus) will overshadow parts of 6 King St, 22 and 24 Eastern Road and 47-49 Rohini Street. Any future DA will be required to provide detailed and accurate diagram evidence of the shadow impacts. Further, residents will have the opportunity to comment on the actual building proposal (the built form in the Urban Design report is only indicative and serves to illustrate one possible outcome that the Planning Proposal can achieve). Council acknowledges increased traffic generation from development. Transport for NSW noted that the Planning Proposal underestimated the increased traffic generation. The traffic generation from the proposal would result in additional 11 vehicle trips per hour (by Proponent) -31vehicle trips per hour (by Transport for NSW’s guidance), or an additional vehicle trip every 2-6 minutes. These trips are likely to occur outside the network peak and once distributed to the surrounding road network, are unlikely to result in significant additional impacts. The Department od Planning, Housing an Infrastructure consider there is sufficient infrastructure to support the proposal. State Agencies consulted during the exhibition included Sydney Water and Ausgrid, neither raised any objection. Public benefit matters will be clarified and negotiated between Council and the proponent through a separate Planning agreement process. Council’s interest in the negotiation will be to secure public benefit for the wider community. The planning proposal has stated that Rohini Walk and the café and swimming pool will be open for public use. The planning agreement process will clarify if and by what mechanism this will be delivered. The inaccuracies pointed out are acknowledged. The planning proposal’s Arboricultural Impact Assessment discusses the condition of trees on the site. Any tree removal on a final DA scheme will require justification through the DA process. This planning proposal does not enable any tree removal nor relocation. Construction impacts are managed through conditions applied through the DA process. Whilst the Canford Court garden might be historical, Council’s records do not indicate discussion regarding a heritage	

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
• Construction will cause significant noise impacts.  **Heritage** • Notes Canford Court has a heritage listed garden; heavy footpath and noise will occur. **Seniors housing** • Questions whether Anglicare are building a block of flats and not an aged care facility. • Price of new units will be too high for elderly. • The renewal of seniors housing is a valid objective however must not be done by sacrificing the fundamental rights of neighbouring residents. • Proposal questions Anglicare as a social housing provider when a recent development at Gordon had starting unit prices well above 1 million.	listing, and the KLEP 2015 Schedule 5 does not list Canford Court gardens as a heritage item. The planning proposal does not seek to remove the seniors housing. It seeks to upgrade the dwellings by demolishing the current facilities and providing seniors living in larger apartments. Anglicare is classed as a Social Housing provider, however it is acknowledged that the proposal will not contribute towards securing a home that will be affordable to many seniors groups.	
26 Eastern Road, Turramurra		
Objection received from a total of 3 submitters, 2 residents and 1 from the strata committee within these units. Key issues: **Building Height** • The development will increase the existing buildings by 2-3 storeys, this does not keep with the surrounding building heights and will go above the tree canopy. **Amenity – overlooking and loss of view** • Will cause overshadowing affecting amenity and privacy. **Traffic and Parking** • Intensification of land use will cause increased traffic, noise, pressure on current infrastructure and overdevelopment. **Clarity of proposal** • Issues with the landscaping proposal as it lacks clarity **Contamination** • Existing development may contain asbestos **Construction** • Increased littering during construction. I**nfrastructure** • Stormwater on site needs to be addressed. •	It is acknowledged that the current maximum height for the site is 11.5m and the proposed 17.5m height will alter the prevailing height of the area and create immediate impacts on surrounding properties; however, the NSW government's Low and Mid Rise housing reforms nominates Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-rides Council's existing height and FSR standards. Local Housing Area land that is within a 400m walking radius from the E1 Local Centre, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council's KLEP 2015 standards. 26 Eastern Road (and the planning proposal site 51-53 Rohini Street) are located within the 400m walking radius of the Turramurra E1 Local Centre zone, and as such are able to develop 6 storey residential flat buildings. Therefore, whilst the concerns of the residents are acknowledged, it is recognised that the NSW government have defined a new, highly urban future context and character for this location under the SEPP (Housing) 2021 which now over-rides Council's standards and place-making approach to its Local Centres. Immediate amenity impacts to neighbouring properties will have to be considered in any development application. Any future DA will require the proponent to demonstrate how the final site design, building orientation and location of windows/balconies, tree planting and landscaping minimises privacy, overshadowing and solar access impacts to adjacent residential dwellings. The traffic generation from the proposal would result in additional 11 vehicle trips per hour (by Proponent) – 31 vehicle trips per hour (by Transport for NSW's guidance), or an additional vehicle trip every 2-6 minutes. These trips are likely to occur outside the network peak and once distributed to the surrounding road network, are unlikely to result in significant additional impacts. Any future DA will have to provide detailed information with increased clarifications. The community will be informed and invited to comment to that exhibition.	No change.

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

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SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
	Any potential asbestos issue will be handled at the DA stage to ensure health and safety of works and residents. Specifics regarding construction will be considered at the DA stage. A formal management plan will be put into place to control impacts on neighbours. Sydney Water have stated that their preliminary assessment indicates that the current infrastructure should be able to service the future demands, however they will be further consulted at the DA stage.	
28 Eastern Road, Turramurra		
Objection received from 6 residents within these units. Key issues: **Building Height and amenity** • The proposed 6 storey height will limit privacy, ventilation and outlook, create noise and overlooking. • The SEPP bonus provision will impose overdevelopment. • The building would tower over neighbouring properties **Setbacks** • Proximity of proposed development to surrounding buildings. **Local Character** • Building Height and scale is out of character with the area. **Traffic and Parking** • Need to consider traffic at Rohini Street and Eastern Road intersection, new traffic lights would need to be installed. • Increased car volume will lead to issues with current infrastructure. • Safety issues with existing crossing on Rohini Street. **Development design and affordability** • The proposal does not appear to be for retirement living, which is its current use, meaning the application is misleading as pricing would not be geared towards those who could afford these types of units. • Unit typology and size is huge for elderly residents 3 bed + 3 bath is not needed. • Chapel is not required when a church is a few metres away. • Lack of clarity in the building design. **Public Benefit** • “Public Benefit” is vague including for the footpath. • Are the facilities mentioned public or private. • Poor description of the facilities and eligibility of use. **Construction** • Noise issues with construction to be undertaken to complete proposed development. **Heritage** • Impact the adjoining heritage conservation area and have detrimental neighbourhood impacts.	It is acknowledged that the current maximum height for the site is 11.5m and the proposed 17.5m height will alter the prevailing height of the area and create immediate impacts on surrounding properties; however, the NSW government’s Low and Mid Rise housing reforms nominates Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-rides Council’s existing height and FSR standards. Local Housing Area land that is within a 400m walking radius from the E1 Local Centre, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council’s KLEP 2015 standards. 28 Eastern Road (and the planning proposal site 51-53 Rohini Street) are located within the 400m walking radius of the Turramurra E1 Local Centre zone, and as such are able to develop 6 storey residential flat buildings. Therefore, whilst the concerns of the residents are acknowledged, it is recognised that the NSW government have defined a new, highly urban future context and character for this location under the SEPP (Housing) 2021 which now over-rides Council’s standards and place-making approach to its Local Centres. Immediate amenity impacts to neighbouring properties will have to be considered in any development application. Any future DA will require the proponent to demonstrate how the final site design, building orientation and location of windows/balconies, tree planting and landscaping minimises privacy, overshadowing and solar access impacts to adjacent residential dwellings. Council acknowledges that there will be impacts on surrounding properties due to the proposal, However, Under the NSW Governments Housing reforms SEPP Housing 2021 Chapter 6, Part 4, Clause 175 the area in the radius of 800m from the Station zoned R4 high density residential can develop up to 22m. Given these reforms the future character of the area must be considered. It is acknowledged that there will be some impacts to sunlight due to the proposal, however the diagrams provided by the proponent show only minimal impacts to the adjoining sites to the east and northeast of the site. As shown in the proponents diagrams the setbacks provided on the Rohini site and the setbacks of the buildings on the surrounding site will ensure there is an adequate level of visual privacy including further provisions such as vegetation screening to be considered further at the DA stage. Council acknowledges there will be impacts to the property at 47-49 Rohini Street due to the proposal. However, Under the NSW Governments Housing reforms SEPP Housing 2021 Chapter 6, Part 4, Clause 175 the area in the radius of 800m from the Station zoned R4 high density residential can develop up to 22m. Given these reforms the future character of the area must be considered. Traffic signals are not planned at the intersection of Rohini Street and Eastern Road, and would not be required as a result of this Planning Proposal. The Turramurra Public Domain Plan proposes future improvements at the intersection of Rohini Street and Eastern Road, including upgrades to pedestrian crossing facilities, as well as the wider upgrade of the Rohini	No change.

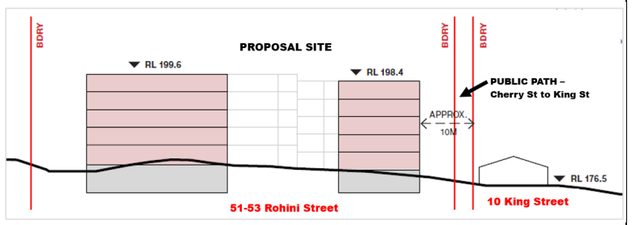
Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
	Street streetscape. Noted that St James Anglican Church is located approximately 100m North of the site at 15 King Street. Unit mix and typology will be considered further at the DA stage. Rohini village is a retirement village with 110 Independent Living Units, as stated in the proposal this will remain the same as the proposal only aims to renew aged facilities. The planning proposal states that the facilities "will be available to both the Village residents and the wider local community". Details of construction of the proposed development will be considered at the DA stage by Council. Impact to heritage conservation area noted. See above comment regarding future character of the area. The building design is only indicative during this phase and will require more detail during the DA stage of the process. See comment above regarding facilities.	
10 King Street, Turramurra		
Objection received from landowner. Key issues: **Construction** • Estimates 15 Olympic size swimming pools of soil will be moved in earthworks and excavation creating dust and noise. Asks how residents/ ratepayers protected and who monitors these activities. **Integration of community** • The commercial precinct will give little need for the Rohini residents to integrate with the community, also there is no designated area for activity in the precinct only an overall size of 700sqm. Rohini Walk will not promote integration as it will only be used on a Sunday for church. **Driveway Access** • The shared driveway on Council land provides access to a double carport, any change to this will cause significant loss of amenity. The diagrams in the proposal do not show this carport. **Adjacent pathways** • No need for lighting upgrade in the laneway as it is already excessive. • Contests the cycleway surrounding Rohini Village upgrades. **Inaccuracy of Planning Proposal** • Report legibility: large parts of the report are repetitive and incorrect, refer to King Road, which is actually King Street, boundary setbacks shown as different measurements etc. • Images: the photo showing the streetscape is placed too low and is not fully optimised making the development look lower than it will be. • Inconsistency with setbacks as the Planning Proposal page 87 shows 6m for the north boundary with 10 King Street and the Urban Design	Council acknowledges that there will be significant construction as part of the redevelopment of the site in the proposal. Construction management will be conditioned in any DA approval if received. It is agreed that integration of the Anglicare residents into the local community is a required positive social aspect. The proponent has stated that the onsite café, swimming pool and the Rohini Walk throughway will be open to the public which will also assist in community relations. The delivery of this integration will be negotiated in the Voluntary Planning Agreement which will be conducted separate to this planning proposal process. The amendment to the KLEP limits the commercial use to 700sqm, which includes the café, swimming pool and any non-residential commercial uses. Any future DA will be required to demonstrate compliance with the 700sqm maximum. There will be no change to driveway access from King Street. The Voluntary Planning Agreement only seeks to upgrade the dog-leg footpath from Cherry Street to King Street. The issue of lighting to the dog-leg pathway will be noted in the Voluntary Planning Agreement negotiations. The proposed combined pedestrian/cycle path adjoining Rohini Village is on Railway land and currently operates as a pedestrian path. The proposed upgrade is a Council initiative for the wider community and not part of this Planning Proposal. Although it is acknowledged the Rohini Village residents will also benefit from the new pathway. Planning proposal documentation inaccuracy noted. In considering this property, it is noted that it is a single storey dwelling approximately 1m from the boundary fence with private open space running the length of the boundary line. The property is within an HCA and has an adjacent heritage item dwelling at 12 King Street. The issues of the Anglicare bulk, scale, direct overlooking are all acknowledged. The Anglicare open rooftop platform to this boundary is also noted as exacerbating the overlooking and noise generation affecting this, and other dwellings to the north of the planning proposal site.	Reduction of building height adjacent to the northern boundary to reduce impact to heritage items and HCA setting.

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
Report page 118 shows 9m.	The planning proposal has not provided a sectional drawing to illustrate impacts on this property which is arguably the highest impacted site. The adjacent Council diagram indicates the disparity in height and its exacerbation due to sloping topography. Council's diagram does <u>not</u> include the additional level that would be allowed under the SEPP bonus provisions – this means the impacts would be even greater than indicated in this diagram.  The planning proposal cannot tie a specific development outcome to it. Height provision in the planning proposal would enable a different configuration than that indicated in the proponent's planning proposal urban design drawings. Despite any planning proposal sketch showing otherwise, a future DA would be able to deliver the full height along this boundary, including the bonus height of additional level under the SEPP. A height reduction to this northern boundary would be the only way this planning proposal process can ensure some consideration of impact on the adjacent low density dwellings.	
12 King Street, Turramurra		
Objection received from landowner. Key issues: **Inaccuracy of Planning Proposal** • Inaccuracy of Planning Proposal documents specifically about their property. **Amenity – overlooking and loss of view** • Visual privacy for properties on the northern border of the site, which affects the Heritage Conservation Area. **Setbacks** • No setbacks on the northern border for the first 5 levels and negligible setbacks for the 7 storeys to the eastern road East Boundary. • Trees to be planted are not tall enough and will provide no privacy above the first level. • 6m setback is not adequate for privacy. **General** • Other than the proposed height and setbacks no other objection to the Proposal.	The visual and privacy impacts that are likely to result from the future Anglicare development and that the proposed heights are unlikely to be adequately screened by trees are acknowledged. This property is a heritage item sitting within the HCA. It has limited development potential under the NSW Government housing reforms. It would rely on the Anglicare site acknowledging the location in the vicinity of this (and other) heritage items and providing screening and other measures to ameliorate impacts of heritage setting. It is acknowledged that the bulk and scale do not provide sufficient transitionary consideration of the HCA, heritage item and conservation area impacts. A reduction in the height adjoining the conservation area to provide a better height transition and reduce the impact on the item and conservation area would be consistent with that applied within Ku-ring-gai. 	Reduction of building height adjacent to the northern boundary to reduce impact to heritage items and HCA setting.
5 Laurel Avenue, Warrawee		
Objection received from landowner. Key issues: **Building Height** • Concerned building height will be further increased by raising ground levels. **Biodiversity and Wildlife** • How does the developer plan to save significant tress around the earthworks for the carpark? surely the trees will die. **Amenity – overlooking and loss of view** • Favours option A which has less height in the northwest corner,	The DA assessment process will refer to the ground levels in the survey to ensure heights are taken from existing ground level, not a built up ground level. This planning proposal does not agree any tree removal. Tree retention, removal and replanting will require full justification for assessment during the DA stage. Sydney Water have stated that their preliminary assessment indicates that the current infrastructure should be able to service the future demands, however this will be further assessed at the DA stage. As part of the DA assessment construction vehicles pathways, construction timing and construction impacts will be	Reduction of building height adjacent to the northern boundary to reduce impact to heritage items and HCA setting.

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
requests apartments facing the rear have obscured glass. **Infrastructure** • Have had several issues with the sewer system coming from Rohini village, wants the new development to upgrade this. **Construction** • Wants to ensure load limit and turning limits if cherry street is to be used during the works. • Hour of work and traffic asks what consideration will be put in place to protect neighbours during construction. What consideration will be given to parking during construction. • With so many earthworks and excavation what preventative measures are in place to ensure vibrations do not cause harm to neighbouring properties. **Pedestrian Access** • To create the bike path means to widen the path now and will likely cause the loss of more trees which leads to loss of privacy and a safety issue for pedestrians. • Cycleway: safety issues for residents of Rohini using mobility devices such as scooters, walking sticks ad walking frames along this path as cyclists fly along it and right of way issues. **Lane access** • Assumes the current lane from the west end of King Street will not be impacted. • Concerns about keeping lane access from King Street to Cherry Street and no driveway impacts to properties on King Street.	managed through a formal management plan. There is no cycleway proposed on the path between Cherry Street and King Street. The bike path upgrade to a shared pedestrian and cycleway is a Council initiative proposed on railway land only, not on the Cherry Street to King Street pathway. The pedestrian/bike path is not part of this Planning Proposal. Council has commissioned a tree impact assessment as part of the design works. Safety issues are also considered as part of the design works. No change to access into King Street driveways is proposed. Only the King Street to Cherry Street pathway will be upgraded as part of the Voluntary Planning Agreement between Council and Anglicare. The issues of the Anglicare bulk, scale, direct overlooking are all acknowledged. The Anglicare open rooftop platform to this boundary is also noted as exacerbating the overlooking and noise generation affecting dwellings to the north of the planning proposal site. The planning proposal cannot tie a specific development outcome such as the Option A in the urban design report to it. Height provision in the planning proposal would enable a different configuration than that indicated in the proponent's planning proposal urban design drawings. A future DA would be able to deliver the full height along this boundary, including the bonus height of additional level under the SEPP, despite any planning proposal sketch showing otherwise. A height reduction to this northern boundary would be the only way this planning proposal process can ensure some consideration of impact on the adjacent low-density dwellings.	
14 Ray Street, Turramurra		
Neutral submission from landowner. Key issues: **General** • There is such an acute shortage of housing in Sydney • Believe that Council should consider building a large number of 3-bedroom units on this site, as it is what families need. • States Turramurra is an ideal place for this with easy access to schools and hospitals.	The suggestions are noted however, the planning proposal is for seniors housing not the general public.	No change.
31 Gilroy Road, Turramurra		
Objection received from landowner. Key issues: **Height impact** • The bulk and scale of the proposal will have significant negative impacts on the low-density Heritage Conservation Area to the North of the site and the other surrounding 1,2 and 3 storey buildings to the North, South and East of the site. • The proposal is inconsistent with the surrounding Turramurra Town Centre planning controls. **Amenity – overlooking, overshadowing, loss of view** • The proposed development height will negatively impact the	It is acknowledged that the proposed heights will negatively impact the HCA and single dwellings to the north of the site. Given this impact will be long-term with no opportunity for the land owners to increase heights due to the values of the HCA and the low density zoning, the application of a height transition zone is recommended. The NSW government's Low and Mid Rise housing reforms nominates Local Housing Areas at an 800m walking perimeter from the border of the E1 Local Centre zoning. The NSW government has allocated increased density to these Local Housing Areas which over-rides Council's existing height and FSR standards. Local Housing Area land that is within a 400m walking radius from the E1 Local Centre, and that has an R4 High Density Residential zone, is now able to develop 6 storey apartment buildings regardless of Council's KLEP 2015 standards. 31 Gilroy Road and the mentioned sites to the south and east of the planning proposal site (and the planning proposal site	No change.

Community Submission Summary Table – Planning Proposal 51-53 Rohini Street, Turramurra

Exhibited Tuesday 13 May - 10 June 2025

SUMMARY OF SUBMISSION	COMMENT	RECOMMENDATION
surrounding buildings causing significant overshadowing and solar impacts. • The height will result in loss of amenity and privacy to adjacent properties, especially those with a common boundary. • The potential final Height and FSR with the SEPP bonus will have detrimental impacts to adjoining residents. **Housing choice** • Lack of housing choice as unit sizes are larger oversized units not suited for aged residents. In particular lack of affordable 1-bedroom units **Deep soil and open space** • The proposed FSR of 1.5:1 does not adequately result in open space and deep soil planting. **Public benefit** • Proposal does not detail how privately owned throughway path will be managed. • Not clear if the facilities of the pool, café etc will be for public use. **Heritage** • The 3 pairs of pillars and attached gates should be preserved and ideally reinstated to their original locations.	51-53 Rohini Street) are located within the 400m walking radius of the Turramurra E1 Local Centre zone, and as such are able to develop 6 storey residential flat buildings under the new housing reforms. Therefore, whilst the concerns are acknowledged, it is recognised that the NSW government have defined a new, highly urban future context for this location under the SEPP (Housing) 2021. The proponent's diagrams indicate overshadowing of properties at 22 and 24 Eastern Road and 47-49 Rohini Street. The shadow diagrams will be thoroughly analysed for accuracy in any future development assessment to ensure solar provision is maintained into neighbouring properties as per the Apartment Design Guide standards. Privacy and other amenity impacts will similarly examined in any future DA. The issue of lack of housing choice is agreed. Council has previously questioned the excessive size of units and the lack of one bedroom units to accommodate single elderly that are local but do not have the wealth to meet this development's entry price point, forcing them to leave the area and their networks. Council has also requested consideration of how the ageing residents will be accommodated as they become more frail and require inhouse care in the form of a serviced apartment. It appears Anglicare aims to move such people off to another site, thereby causing networks and social structures. Open Space and deep soil controls are included will be assessed at the DA stage. Council recognise deep soil as the key standards to landscape provision, tree retention and replanting, and positive environmental outcomes such reduction of heat island impacts through delivery of tree canopy, and soils stabilisation through root systems and maintaining the water table levels. The planning proposal has stated that the through site link known as Rohini Walk, and the café/pool facilities will be open to the general public. Council has repeatedly requested a mechanism for the delivery of these items however the proponent has not provided the information. Therefore the submission's concerns are acknowledged. Council will enter into a Voluntary Planning Agreement with Anglicare to determine how the proponent intends to deliver these and other items. The 3 pillars will be heritage listed as stated in the Planning Proposal and Heritage Impact Statement. Comments seeking pillar relocation to the original locations are noted, however this is a matter that can be proposed at the DA stage within any heritage impact assessment, if feasible.	
Unknown address		
Objection Key issues: **Housing for seniors** • Badly needed seniors accommodation is being replaced with luxury units. Council is enabling this. • Prioritising making money and not caring for the community. • Friend previously lived in the Anglicare village but new apartments would be too expensive, instead having to leave the area for affordable accommodation.	The planning proposal does not seek to remove the seniors housing. It seeks to upgrade the dwellings by demolishing the current facilities and providing seniors living in larger apartments. It is acknowledged that the proposal gives no consideration of housing diversity nor housing affordability, and the consequence of this approach is the displacement of elderly people forced to move out of area into affordable housing, away from their established networks. It is noted the proponent mentions repeatedly that it is a social housing provider, however this proposal in no way gives consideration to the social aspects of ageing local population requiring affordable options such as single bedroom apartments.	No change.

CURTILAGE ANALYSIS

Rohini House Gates

51-53 Rohini Street

Turramurra

Job No. 10551
April 2025

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Heritage Impact Statements	Conservation Management Plans	On-site Conservation Architects
Photographic Archival Recordings	Interpretation Strategies	Expert Heritage Advice
Fabric Analyses	Heritage Approvals & Reports	Schedules of Conservation Work

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to Elders both past and present.

Name of the heritage item:
Rohini House Gates

State Heritage Register / LEP heritage schedule item number and name:
I161 – Ku-ring-gai Local Environmental Plan 2015

Address and location:
51-53 Rohini Street, Turramurra

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Prepared for:
Anglicare

Cover image: Facing south to the relocated Rohini House Gates at 51- 53 Rohini Street, Turramurra. (Source: Heritage 21, 26 March 2025)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Working draft report (WD1) issued for comment.	04.04.2025	PB	EM	PB
2	Final report issued (RI).	07.04.2025	PB	EM, SH	PB

1.0 INTRODUCTION

1.1 Background

This Curtilage Analysis has been prepared by Heritage 21 on behalf of the owners of the site to understand the heritage significance and determine the heritage curtilage of a heritage item located at 51- 53 Rohini Street, Turramurra ("the subject site").

1.2 Site Identification

The subject site is located at 51- 53 Rohini Street, Turramurra, which falls within the boundaries of the Ku-ring-gai Local Government Area (LGA) and is identified as Lot 21 DP 533032, Lot 26 DP 585038 and Lot 2 DP 302942. As depicted in Figure 1 below, the subject site is located on the northern side of Rohini Street and is east of Cherry Street, south of King Street and west of Eastern Road. There are three sets of sandstone pillars providing access to the Rohini Village and their locations are shown in Figure 2.

Figure 1. Aerial view of the subject site with the indicative boundary outlined in red (Source: NSW Spatial Information Exchange, "SIX Maps", accessed 01 April 2025, https://maps.six.nsw.gov.au/, annotated by Heritage 21).

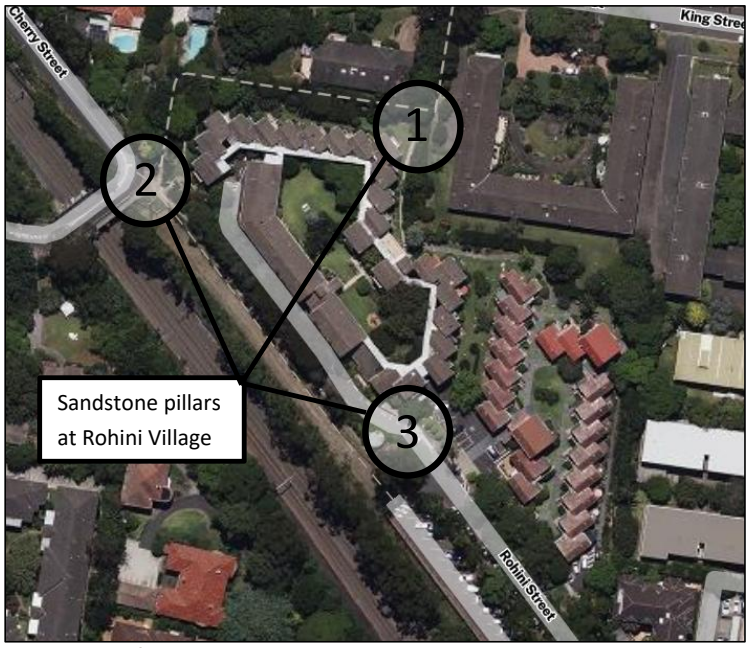

Figure 2. Aerial view of the subject site with the sandstone pillars to Rohini Village numbered and circled in black (Source: NSW Spatial Information Exchange, "SIX Maps", accessed 01 April 2025, https://maps.six.nsw.gov.au/., annotated by Heritage 21).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is not listed** as part of an item of environmental heritage under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* ("KLEP"). It **is not listed** on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.[1]

The contents of heritage item Rohini House Gates (I161) have, however, been relocated to the subject site (see Figure 4). As such, there presently **is** a heritage item listed as part of an item of environmental heritage under Schedule 5 of the KLEP 2015 located within the subject site. Details of the listing follow:

Item Name	Address	Significance	Item Number
Rohini House Gates	Railway Lands, Turramurra	Local	I161

[1] The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

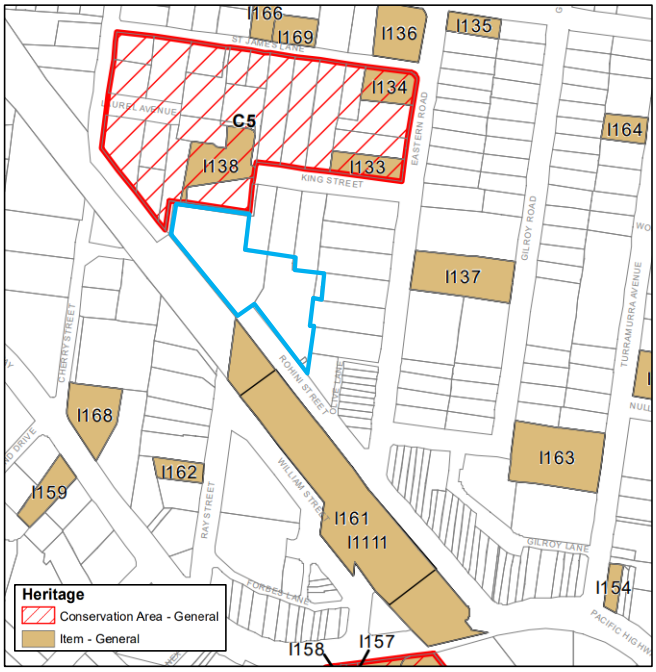

Figure 3. Detail from Heritage Map HER_007. The site is outlined in blue, with heritage Items in the vicinity shaded brown and heritage conservation areas hatched in red. (Source: NSW Government, "Heritage Map*", Ku-ring-gai Local Environment Plan 2015*, https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/ku-ring-gai-local-environmental-plan-2015).

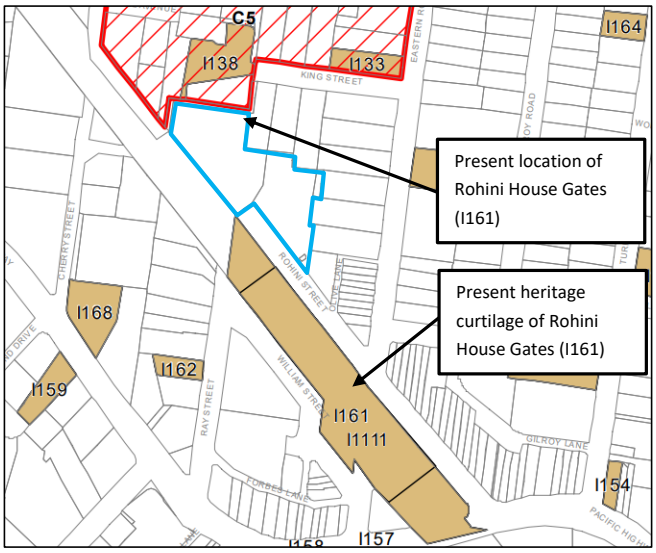

Figure 4. Detail from Heritage Map HER_007. The current curtilage for Rohini House Gates (I161) is defined by the lot boundary of the railway lands (Source: NSW Government, "Heritage Map*", Ku-ring-gai Local Environment Plan 2015*, https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/ku-ring-gai-local-environmental-plan-2015).

1.3.2 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage items and HCAs listed under Schedule 5 of the KLEP 2015. Details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Turramurra Station Group	Rohini Street, Turramurra	Local and s.170	I1111
Laurel Avenue/King Street HCA	-	Local	C5
Bellwood, dwelling house	12 King Street, Turramurra	Local	I138

1.4 Methodology

The methodology used in this report is consistent with *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment and *Heritage Curtilages* (1996) published by the Department of Urban Affairs and Planning and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.5 Limitations

- This report essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Aboriginal and Torres Strait Islander associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.6 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

2.1.1 Aboriginal History

The area now known as Turramurra forms part of the lands of the Durramurragal (alternative spellings Darramurragal, Tarramerragal) people.[2] The suburb's name is thought to derive from a Durramurragal word meaning "big hill."[3] The name "Guringai," sometimes associated with North Sydney, is viewed as inauthentic by the Aboriginal Heritage Office for reasons discussed below and is currently contested in linguistic and historical research.[4] Many First Nations people believe they have lived in Australia since time immemorial,[5] and radiocarbon dating of excavated sites in Western Sydney provides reliable evidence for occupation at least 14,700 years before present (Shaw's Creek K2), with another site providing possible dates of up to 41,700 years before present (Cranebrook Terrace).[6] The Durramurragal sustained themselves by fishing and hunting in the waters and hinterlands, as well as harvesting food from the surrounding bush.[7] The region was abundant in resources, supporting trade with other clans and fostering a rich and complex ritual life deeply intertwined with language, customs, spirituality, and laws.[8] Central to Durramurragal existence was an enduring connection to the land, forming the foundation of their way of life.

The arrival of Europeans brought smallpox, decimating over half the population, while survivors faced displacement as their land was cleared.[9] Evidence of Aboriginal presence and practices remains in the landscape, such as shell middens at Bobbin Head and a rock shelter in Killara where a net bag containing stone tools was found.[10] Stencils of clay pipes and charcoal drawings of European sailing ships have also been located in rockshelters in Ku-ring-gai Chase National Park, indicating Aboriginal presence in the area after European arrival in the late 1700s.[11] Very few traditional stories about the Durramurragal area are known, possibly because by the time 19th century anthropologists were interested in recording the information, the number of Aboriginal people willing or able to share such knowledge had declined significantly.[12]

[2] Aboriginal Heritage Office, *Aboriginal Heritage and History Within the Ku-ring-gai Local Government Area: An extract of the Ku-ring-gai Council Aboriginal Site Management Report 2015*, (Ku-ring-gai Council, 2018), 4.
[3] Joan Rowland, "Turramurra," *Dictionary of Sydney,* 2011, https://dictionaryofsydney.org/entry/turramurra.
[4] Aboriginal Heritage Office, 2018, 8.
[5] Jenny Munro in Jessica Currie, *Bo-ra-ne Ya-goo-na Par-ry-boo-go Yesterday Today Tomorrow: An Aboriginal History of Willoughby* (Chatswood: Wiloughby City Council, 2008), 4.
[6] Archaeological Heritage Management Solutions, *Aboriginal Heritage Study for Neilson Park*, Conservation Management Plan (Sydney: Archaeological Heritage Management Solutions, June 2004), 4.
[7] Aboriginal Heritage Office, 2018, 4.
[8] Aboriginal Heritage Office, 2018, 4.
[9] David Collins, *An Account of the English Colony in New South Wales from its First Settlement in January 1788 to August 1801*, (London: T. Cadell and W. Davies, 1804), 383; Val Attenbrow, *Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records*. (Sydney: University of New South Wales Press, 2010), 83.
[10] Attenbrow, 2010, 185 & 100.
[11] Attenbrow, 2010, 150.
[12] Aboriginal Heritage Office, 2018, 7.

Consequently, some researchers began to speculate and fill in gaps in the historical narrative. The most relevant example is the term "Kuringgai" or "Guringai," introduced by John Fraser in 1892.[13] Fraser claimed it referred to a 'tribe' extending from the Macleay River to south of Sydney. This name may have been influenced by the Gringai people of the Hunter River district and the term "Kuri," meaning men.[14] However, there is no record of "Kuringgai" in the earliest European records, and its historical accuracy is debated. Australian Museum archaeologist Dr. Val Attenbrow notes:

> *because of the history of events that has taken place in the Sydney region, the present composition of the groups using the language names and the boundaries within which they operate are, in some places, quite different to those of the past.*[15]

Records from First Fleet officers give some additional insight into Aboriginal activity in the area. For example, in 1788, Governor Phillip led an exploration north of Port Jackson, where rock carvings were observed along Middle Creek.[16] In 1790, Lt. Ralph Clark travelled some way up the Lane Cove River and observed an Aboriginal group roasting mussels over fire.[17]

Robert Pymble, a very early settler who also is the namesake of the adjoining suburb, recounted Aboriginal people bringing him fresh fish and oysters and mentioned their journeys from Cowan Creek (Bobbin Head) to camp near his orchard.[18] A 1921 newspaper article stated that during the 1830s and 1840s, a group of Aboriginal people travelled between Burns Bay (on the Lane Cove River) and Cowan (north of Berowra) and regularly broke the journey at a camping site near to the present Pymble Reservoirs.[19] By 1856, Pymble lamented that most Aboriginal people in the area had 'faded out,' attributing this to smallpox and other pressures.[20]

2.1.2 European arrival

Timber-getting was the earliest industry in the district, with a range of native timbers such as blackbutt, blue gum, stringybark and ironbark felled to meet the colony's growing demand for building materials.[21] From the late 1830s large tracts of land in the area were granted to European colonists such as timber merchant Thomas Hyndes and orchardist Thomas Boyd, for whom Boyd Street is named.[22] Felled timber was processed at sawmills in Pymble, before being hauled via Mona Vale Road and the Pacific Highway (both of which were dirt tracks at the time) down to Fiddens

[13] John Fraser, ed., L. E. Threkeld, *An Australian language as spoken by the Awabakal, the people of Awaba, or lake Macquarie (near Newcastle, New South Wales): being an account of their language, traditions, and customs; re-arranged, condensed, and edited, with an appendix*, (Sydney: Charles Potter, Government Printer, 1892), preface.
[14] Aboriginal Heritage Office, 2018, 8.
[15] Attenbrow, 2010, 35.
[16] John White, *Journal of a voyage to New South Wales: with sixty-five plates of non-descript animals, birds, lizards, serpents, curious cones of trees and other natural productions*, (London: J. Debrett, 1790), 141.
[17] Ralph Clark, *Journal kept on the Friendship during a voyage to Botany Bay and Norfolk Island, and on the Gorgon returning to England*, vol 3, (State Library of New South Wales, 1790), accessed 2 December 2024, https://archival-classic.sl.nsw.gov.au/_transcript/2017/D00018/a262.html, 134-7.
[18] Aboriginal Heritage Office, 2018, 9.
[19] "North Shore Line", *Evening News* (Sydney, NSW), 22 July 1921, accessed 2 December 2024, http://nla.gov.au/nla.news-article118921646.
[20] Aboriginal Heritage Office, 2018, 9.
[21] "Pymble," Ku-ring-gai Historical Society, accessed 28 November 2024, https://khs.org.au/pymble-local-history/.
[22] Rowland, 2011.

Wharf at Killara or to the Milsons Point ferry by Lane Cove Road.[23] By about 1850 most of the land had been cleared of timber and orchards were planted, taking advantage of high rainfall to plant citrus and other fruits.[24]

In the 1840s, 2000 acres east of Lane Cove Road (originally leased by Thomas Hyndes, promised to Daniel Cooper then granted to John Terry Hughes) passed into the hands of Adolphus William Young, who appears to have subdivided it and sold allotments of what was now known as the Big Island Estate to a number of individuals until large portions came into the possession of Robert Burdett Smith and John Fitzgerald Burns in the 1880s.[25] While this – and further subdivisions – may have been intended to promote residential development, Turramurra remained primarily agricultural until the late 19th century.

The construction of the railway line along the North Shore was the key event that transformed Turramurra from a semi-rural to residential suburb. The suburb was known as Eastern Road, as was its station at this time, with the name not changed to Turramurra until December 1890.[26] While the railway line from Hornsby to St Leonards opened in 1890,[27] the completion of the connection to Milsons Point in 1893 was the real stimulus for urban development.[28] The railway made it possible for city-based workers to commute via ferry and train from further afield. Much like in neighbouring Pymble and Wahroonga, large landholders in the suburb began to subdivide their lots, intending to attract wealthy buyers looking to escape the city's noise and pollution.[29] Proximity to the railway line featured in subdivision advertisements as early as 1889.[30] Similarly, Turramurra's height above sea level was often emphasised to draw attention to the perceived health benefits of the 'mountain air' and views of surrounding land.[31] In the twenty years between 1881 and 1901, the population of the suburb leapt from 142 to 1306 residents.[32] It was during this period that many of the great homes of the suburb were built, such as John Sulman's Ingleholme, Wychwood, and Cossington, the home of artist Grace Cossington Smith.[33]

[23] "North Shore Line", *Evening News*; "Turramurra," Ku-ring-gai Historical Society, accessed 1 April 2025, https://khs.org.au/turramurra-local-history/.
[24] "Turramurra," Ku-ring-gai Historical Society.
[25] Godden Mackay Logan, *Wahroonga (North) Heritage Conservation Area Review*, (Hornsby: Hornsby Shire Council. 2005), 5.
[26] Rowland, 2011.
[27] "Great Northern Railway Extension," *Sydney Morning Herald*, 1 January 1890, 5, http://nla.gov.au/nla.news-article28276187.
[28] "The Milson's Point to Hornsby Railway," *Sydney Morning Herald*, 1 May 1893, 5, http://nla.gov.au/nla.news-article28262032; Joan Rowland, "Wahroonga," *Dictionary of Sydney*, 2008, accessed February 10, 2025. https://dictionaryofsydney.org/entry/wahroonga.
[29] *Ku-ring-gai Heritage Strategy*, Ku-ring-gai Council, 2021, 5.
[30] See, for example, "Cherry's Orchard, Eastern Road railway station [cartographic material]," State Library of NSW, File Identifier 224WlKOjRgvQ3, https://collection.sl.nsw.gov.au/record/74VMQ8xjEBXl/224WlKOjRgvQ3; "Girilang Estate, Turramurra [cartographic material]," State Library of NSW, File Identifier RvaorLaypjvb3, https://collection.sl.nsw.gov.au/record/74VMQ8xjEBXl/RvaorLaypjvb3.
[31] See, for example, "Boyd's Orchard Estate [cartographic material]," State Library of NSW, File Identifier qDDgZr3kMRgjK, https://collection.sl.nsw.gov.au/record/74VMQ8xjEBXl/qDDgZr3kMRgjK; "Gregory Estate, Turramurra [cartographic material]," State Library of NSW, File Identifier Wa8bZoxWXze7q, https://collection.sl.nsw.gov.au/record/74VMQ8xjEBXl/Wa8bZoxWXze7q.
[32] Rowland, 2011.
[33] Heritage NSW, "Ingleholme," State Heritage Inventory, Heritage Item ID: 5045077, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045077; "Wychwood," State Heritage Inventory, Heritage Item ID: 1880262, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1880262; "Cossington," State Heritage Inventory, Heritage Item ID: 5049865, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5049865.

Another great house of the suburb, Chasecote, was converted into a returned soldiers' convalescent home on the initiative of local residents during 1915.[34] The Turramurra Convalescent Soldiers' Home was officially opened 16 December 1915 by Lady Cullen, who was a founding vice-president of the NSW division of the British Red Cross Society in 1914 and later became president of the Australian Red Cross Society.[35]

Schools and other enterprises opened alongside the residential development to cater for the needs of the population. A post office was established in the suburb in 1890.[36] While a private primary school known as Turramurra College was established in Wonga Wonga Street in 1903, Turramurra families also attended schools in Wahroonga.[37] St James Anglican Church was opened in July 1899 and expanded in the 1920s.[38] The completion of the Sydney Harbour Bridge in 1932 provided further stimulus to population growth as commuters were no longer reliant on a ferry and train service.[39]

Turramurra, like the rest of Sydney, was affected by the post-World War Two population boom. The population of the Ku-ring-gai LGA doubled between 1950 and 1980, growing to about 100,000.[40] Turramurra Public School was opened in 1953 as a response to the growing population in the suburb.[41] During the 1960s and 1970s, significant residential development occurred with medium density housing constructed along the Pacific Highway.[42] Despite this, and despite the construction of a supermarket, library and some retail premises in the late 20th century, Turramurra has retained its residential character to the present day.

[34] "Convalescent Soldiers' Home," *Richmond River Express and Casino Kyogle Advertiser* (NSW) 9 November 1915, 3, http://nla.gov.au/nla.news-article128587058.
[35] Rowland, 2011.
[36] "Government Gazette," *Evening News* (Sydney, NSW) 18 August 1890, 3, http://nla.gov.au/nla.news-article113338921
[37] "Along the Milson's Point Line, No. 1-- Wahroonga and Turramurra," *Australian Town and Country Journal* (Sydney, NSW) 27 July 1910: 28, http://nla.gov.au/nla.news-article263719537.
[38] "The Churches," *Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW), 29 July 1899, 12, http://nla.gov.au/nla.news-article85783591; "Tenders," *Sydney Morning Herald*, 5 October 1921, 9, http://nla.gov.au/nla.news-article15980391.
[39] *Ku-ring-gai Heritage Strategy*, 2021, p. 5.
[40] *Ku-ring-gai Heritage Strategy*, 2021, p. 5.
[41] Joan Rowland, "South Turramurra," *Dictionary of Sydney*, 2011, https://dictionaryofsydney.org/entry/south_turramurra
[42] Rowland, 2011.

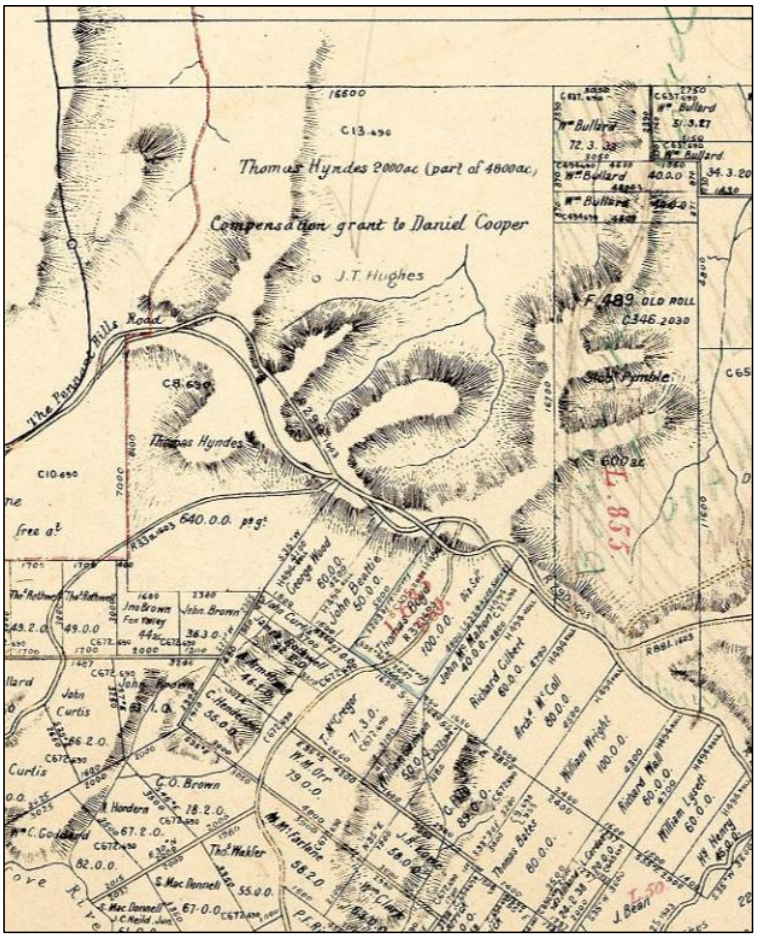

Figure 5. Detail from map "Parish of Gordon County of Cumberland," 1883, showing Thomas Hyndes' and Thomas Boyd's grants. Boyd's grant extended either side of Kissing Point Road, which can be seen in the middle of the map. (Source: NSW Land Registry Services, Historical Land Records Viewer, https://hlrv.nswlrs.com.au/).

Figure 6. Subdivision plan from 1889, showing early subdivisions around the railway line (Source: "Cherry's Orchard, Eastern Road railway station [cartographic material]," State Library of NSW, File Identifier 224WlKOjRgvQ3, https://collection.sl.nsw.gov.au/record/74VMQ8xjEBXl/224WlKOjRgvQ3).

Figure 7. Lane Cove Road/Pacific Highway at Turramurra, c1900 (Source: Museums of History NSW, File Number NRS-17420-2-34-1080/006, https://search.records.nsw.gov.au/permalink/f/1ebnd1l/ADLIB_RNSW117024547)

2.2 Site Specific History

The massive portion of land east of Lane Cove Road – 2,000 acres granted to John Terry Hughes in 1842, which was part of 4,800 acres originally leased by Thomas Hyndes and promised to Daniel Cooper as a compensation grant in 1830[43] - passed into the hands of Adolphus William Young via mortgage in 1840, who then conveyed Lots 5, 7-10 in Section 1, Lots 2, 5, 8-12 of Section 2, Lots 4-9 and residue of Section 3 of what was now known as The Big Island Estate to Robert Vance in 1862.[44] These lots, which became known as the Vanceville Estate, passed through the ownership of a number of individuals until a majority came into the possession of Robert Burdett Smith and John Fitzgerald Burns.[45] In 1869, Adolphus Young conveyed 15 acres of the Hughes grant to James Cherry - which can be seen adjacent to the Vanceville Estate in Figure 9 - although, interestingly, the land is already delineated as Cherry's in the map associated with the 1862 sale to Vance.[46] The subject site encompasses both Vance's Lot 2 and Cherry's Lot 1 of Section 2 of the Big Island Estate, being Lot 1, Section A of the Vanceville Estate and Lots 12, 13 and 14 of Cherry's Orchard Estate (see Figure 8 to Figure 10).

As indicated in Table 1 below, in May 1892, Francis Gerard purchased part of Lot 1 Section A, which was north of the railway reserved lands. His parcel of land at this time can be seen in Figure 11. It is likely that he constructed buildings on the property between 1892 and 1895, as a subdivision plan from 1895 delineates a "Mr Gerard" in association with buildings, likely a dwelling and outhouse, within the subject site. In 1896, Gerard purchased Lots 12-14 of the Cherry's Orchard subdivision, adding additional land to his property.

In May 1899, Gerard sold the allotment containing the house to Miss Emmaline Mary Doherty Woolley, who then sold it on to Henry Yule Braddon (later known as Sir Henry Braddon) on 14 May 1901.[47] In the same year, Braddon also purchased Gerard's Lots 12-14 of Cherry's Orchard subdivision. On 7 November 1908, Braddon purchased part of Cherry Street adjacent to Lots 12-14 from John Booth Jones, thereby expanding his property to the current day allotment as shown in Figure 18.[48] The State Library of NSW has published the following biographical notes pertaining to Braddon, commemorating him as a notable figure:

> *Sir Henry Braddon (1863-1955), businessman, financier and parliamentarian, was born in India, son of Sir Edward N. C. Braddon and his wife Georgina. He was educated in Germany and England before arriving at Tasmania in 1878 where he attended Launceston Church Grammar School. Braddon began his commercial career working for the Commercial Bank of Tasmania before transferring to New*

[43] NSW Land Registry Services, Historical Land Records Viewer, Serial 61 No. 133, 1842, https://hlrv.nswlrs.com.au/; "Gordon," c.1845, File Identifier: 6zvagLdGRRPm, SLNSW, https://collection.sl.nsw.gov.au/digital/6zvagLdGRRPm.
[44] NSW Land Registry Services, Historical Land Records Viewer, Book 4 No. 479, accessed 07 April 2025, https://hlrv.nswlrs.com.au/; NSW Land Registry Services, Historical Land Records Viewer, Book 80 No. 465, accessed 07 April 2025, https://hlrv.nswlrs.com.au/.
[45] Godden Mackay Logan, *Wahroonga (North) Heritage Conservation Area Review*, (Hornsby: Hornsby Shire Council. 2005), 5; NSW Land Registry Services, Historical Land Records Viewer, Book 80 No. 465, accessed 07 April 2025, https://hlrv.nswlrs.com.au/.
[46] NSW Land Registry Services, Historical Land Records Viewer, Book 115 No. 680, accessed 07 April 2025, https://hlrv.nswlrs.com.au/; Historical Land Records Viewer, Book 80 No. 465.
[47] NSW Land Registry Services, Historical Land Records Viewer, Vol. 1058 Fol. 84, accessed 02 April 2025, https://hlrv.nswlrs.com.au/.
[48] NSW Land Registry Services, Historical Land Records Viewer, Vol. 1923 Fol. 26, accessed 02 April 2025, https://hlrv.nswlrs.com.au/.

Zealand where he worked for some years. On his return to Australia in 1884 he worked in Sydney and became a prominent member of the financial and commercial business community. He held many directorships of public companies and public institutions.

Braddon, whose father had been a parliamentarian and Premier of Tasmania, was appointed to the NSW Legislative Council in 1917. After the Legislative Council was reconstituted in 1933 he was elected for a further six year term, retiring in 1940. Sir Henry Braddon was a lecturer at the University of Sydney (1907-1918) on business principles and published a number of works on business principles and practice.[49]

It is likely that Braddon named the house "Rohini," as the name first appears in Sands Directory records from 1904 onwards (see Figure 19 and Figure 20). Braddon had lived in India until the age of 6 and this was likely an influence on the property's name, as Rohini is the name of a Hindu goddess.[50] The portion of Cherry Street east of the subject site was renamed Rohini Street, after Braddon's estate. The earliest publicly accessible mention of Rohini Street is in a newspaper article from 8 August 1917 which mentions an Emily Simons' address as "Rohini, Rohini Street" and that she had lost a "Lady's gold ring set" (see Figure 21).

An undated Sydney Water Board plan displays the name "Rohina" (likely a spelling error) on the dwelling and shows a stable block and tennis court (see Figure 18). As indicated in the Table below and by Land Registry Services records, Braddon sold the subject site to John Symonds in 1916. John Symonds passed away in 1962 and in 1963 the property transferred to his nephew Alexander John Douglas.[51] The full list of proprietors for the subject site during its iterations of subdivisions and occupancy can be seen in Table 1.

Table 1. Proprietors of the subject site

Name	Date	Deed
James Cherry	14 May 1877	283-157
John Fitzgerald Burns	23 April 1880	492-130
William Ray	2 February 1881	518-158
John Booth Jones and Charles Smith Jones	13 November 1888	902-37
John Booth Jones and Charles Smith Jones	13 August 1890	977-181
George Frederick Jones	3 September 1892	1068-216
Francis Gerard	30 May 1892	1058-84
Francis Gerard	3 March 1896	1068-216
Henry Yule Braddon	1 May 1901	1188-69
Henry Yule Braddon	7 November 1908	1923-26
John Symonds	31 August 1916	1923-26
Alexander John Douglas Symonds	20 September 1963	1923-26

[49] State Library of NSW, "NSW Parliamentary Papers 1956-2006", Biographical Notes, accessed 03 April 2025, https://parlpapers.sl.nsw.gov.au/parliamentarians/braddon-henry-yule-2600/.
[50] Kemp & Johnson Heritage Consultants, *51-53 Rohini Street, Turramurra: Heritage Impact Statement*, (Croydon, 2023), 3.
[51] Kemp & Johnson Heritage Consultants, 7.

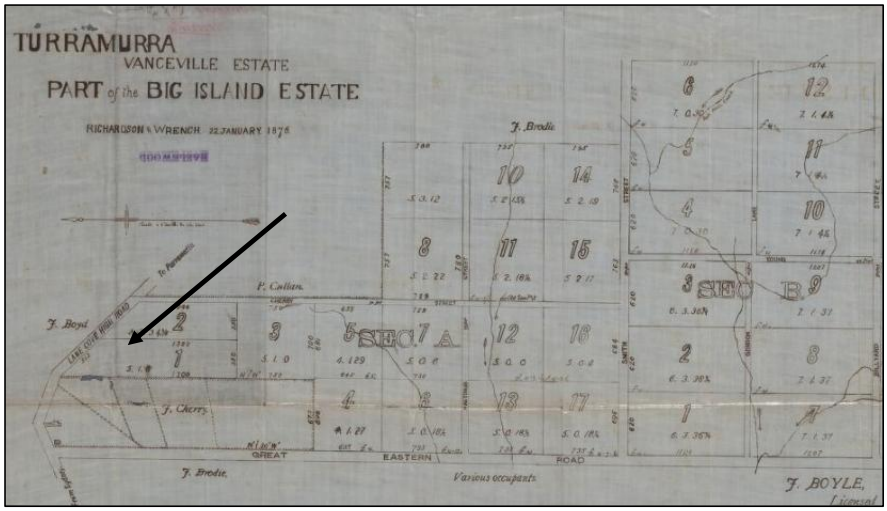

Figure 8. The Turramurra Vanceville Estate, part of the Big Island Estate, with the black arrow indicating the approximate location of the subject site (Source: National Library of Australia, Call Number: MAP F 751, annotated by Heritage 21).

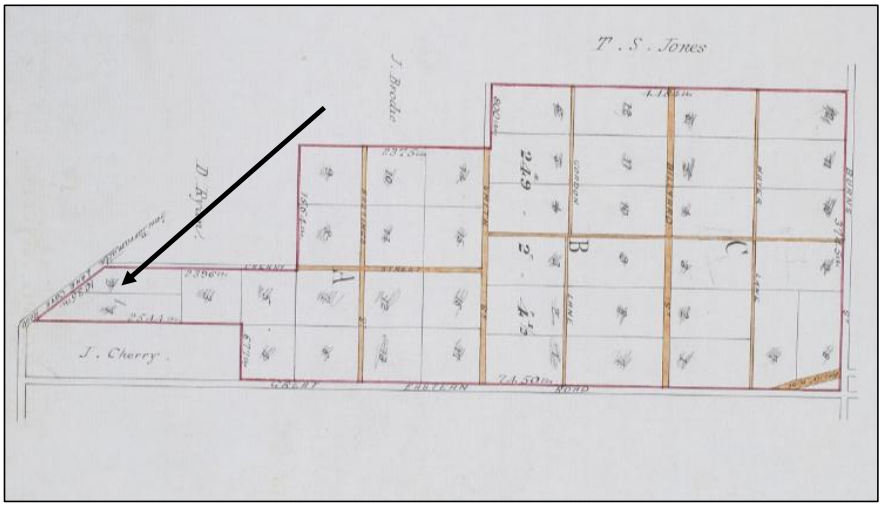

Figure 9. Certificate of Title from 1880 with the black arrow showing the indicative location of the subject site (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 492 Fol. 130, annotated by Heritage 21).

Figure 10. Parish Map of Gordon dated 1893, showing the former Cherry's Orchard Estate (Source: Hornsby Shire Council, "Hornsby Shire Recollects", Map of the Parish of Gordon 1893, accessed 02 April 2025).

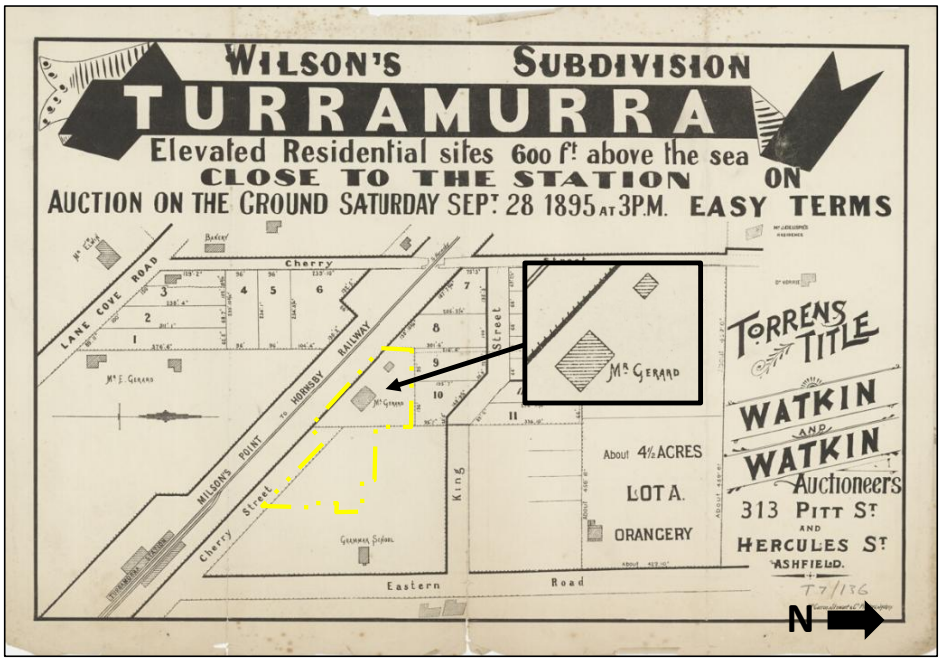

Figure 11. Wilson's Subdivision Plan from 1895, with the subject site's indicative location dashed in yellow. Note the two buildings that existed within the subject site at this time (Source: State Library of NSW, Turramurra Subdivision Plan, Call Number: SP/T7, annotated by Heritage 21).

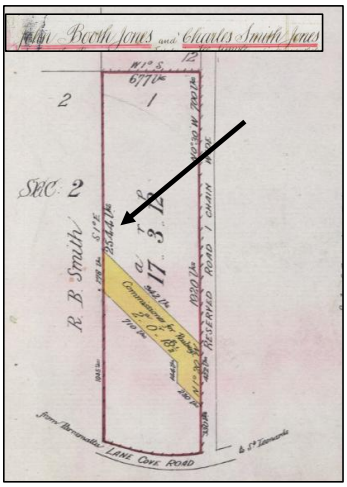

Figure 12. Certificate of Title from 1888 with the black arrow indicating the approximate location of the subject site (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 902 Fol. 37, annotated by Heritage 21).

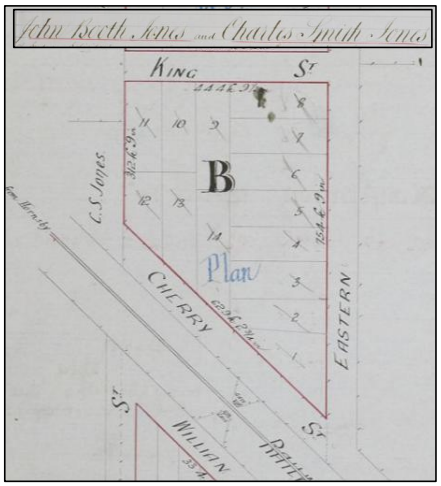

Figure 13. Certificate of Title from 1890 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 977 Fol. 181).

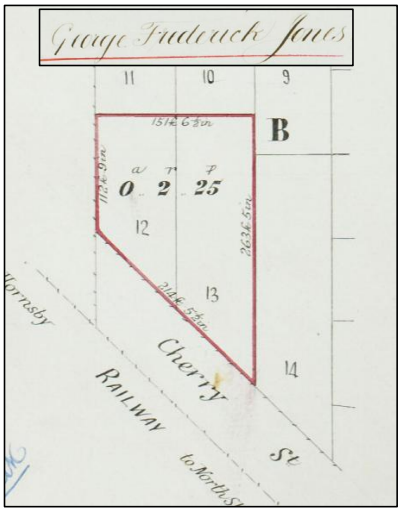

Figure 14. Certificate of Title from 1892 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1068 Fol. 216).

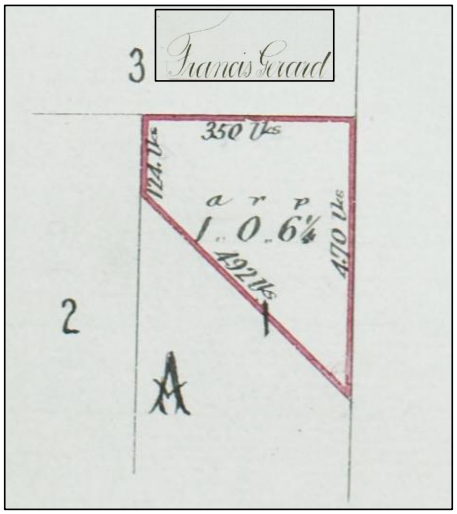

Figure 15. Certificate of Title from 1892 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1058 Fol. 84).

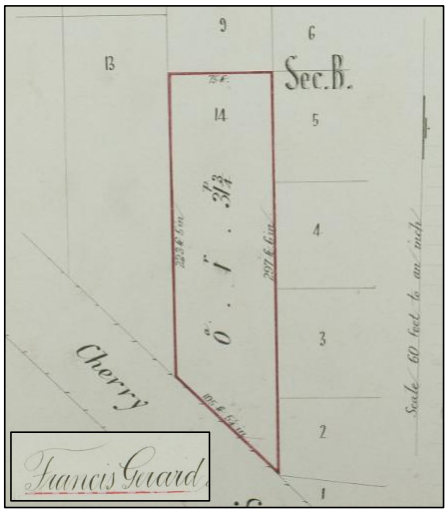

Figure 16. Certificate of Title from 1896 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1288 Fol. 69).

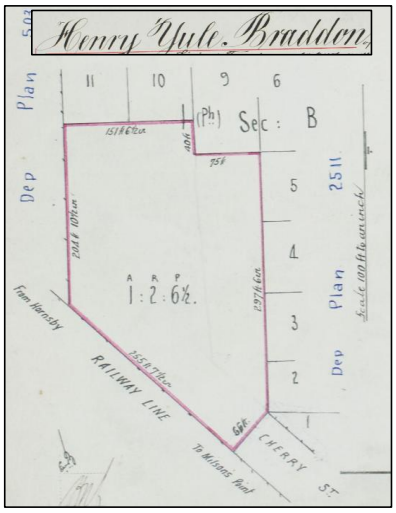

Figure 17. Certificate of Title from 1908 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1923 Fol. 26).

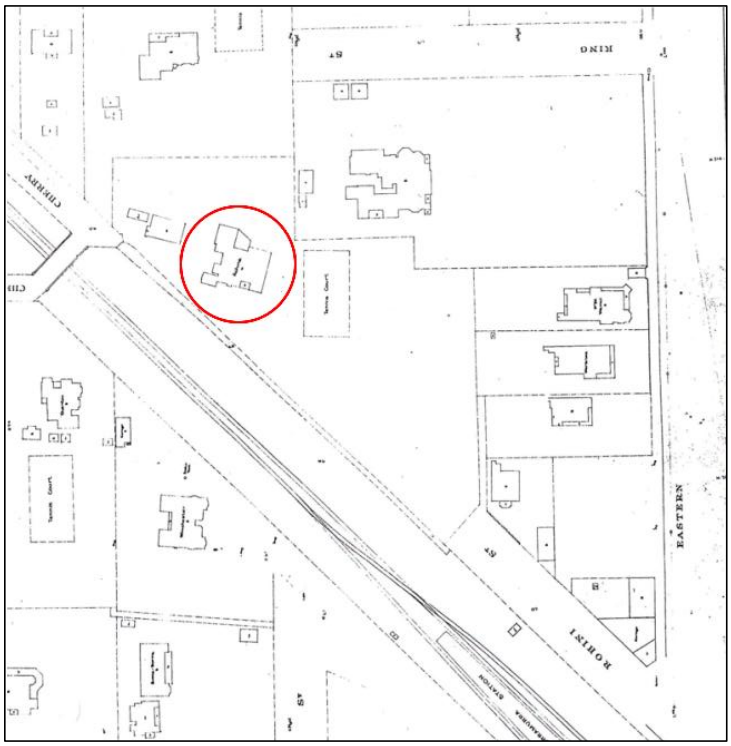

Figure 18. Undated Water Board Plan showing the name "Rohini" and dwelling circled in red (Source: Sydney Water cited in Kemp and Johnson, Heritage Impact Statement, 2023, 5).

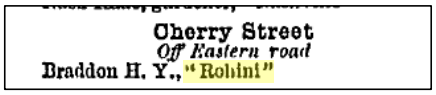
Cherry Street
Off Eastern road
Braddon H. Y., "Rohini"

Figure 19. Sands Directory Record from 1904 with mention of Rohini highlighted in yellow (Source: City of Sydney Archives, Unique ID: A-01136255, annotated by Heritage 21).

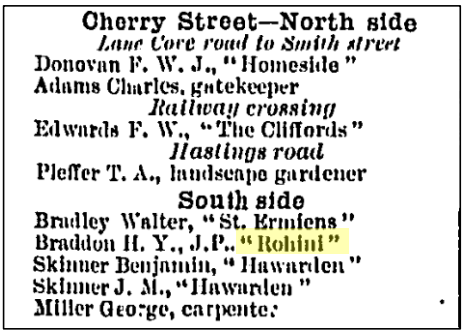
Cherry Street—North side
Lane Cove road to Smith street
Donovan F. W. J., "Homeside"
Adams Charles, gatekeeper
Railway crossing
Edwards F. W., "The Cliffords"
Hastings road
Pleffer T. A., landscape gardener
South side
Bradley Walter, "St. Ermiens"
Braddon H. Y., J.P., "Rohini"
Skinner Benjamin, "Hawarden"
Skinner J. M., "Hawarden"
Miller George, carpenter

Figure 20. Sands Directory Record from 1910 with mention of Rohini highlighted in yellow (Source: City of Sydney Archives, Unique ID: A-01136249, annotated by Heritage 21).

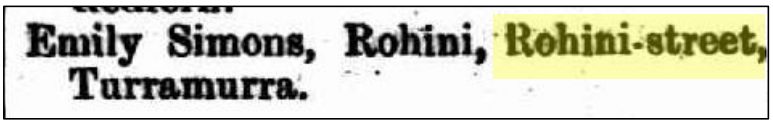
Emily Simons, Rohini, Rohini-street, Turramurra.

Figure 21. The first mention or Rohini Street highlighted in yellow in a newspaper article from 1917 (Source: National Library of Australia, "Watches and Jewellery Reported Stolen, Missing, Etc.," New South Wales Police Gazette and Weekly Record of Crime, 8 August 1917, 341, annotated by Heritage 21).

2.2.1 Rohini Village

In c.1968, the allotment was subdivided into four smaller lots (see Figure 22). The first buildings associated with the retirement village were constructed in the eastern extent of the subject site in 1969 (see historic aerial image from 1970, Figure 23). As depicted in Figure 23, the former buildings of the Rohini estate remained in the western extent of the subject site at this time. By 1978, the Rohini buildings had been demolished, and the remainder of the retirement village had been constructed (see Figure 24).

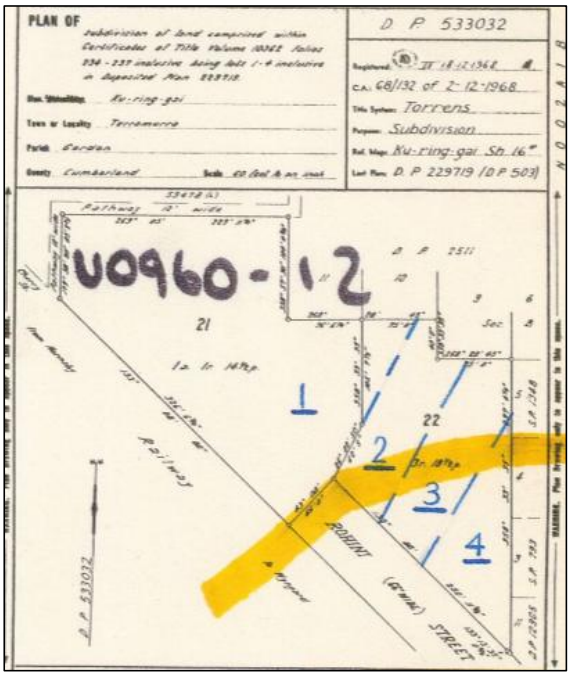

Figure 22. Deposited Plan from 1968 showing the subdivision of the property (Source: NSW Land Registry Services, Historical Land Records Viewer, Deposited Plan 533032, accessed 02 April 2025).

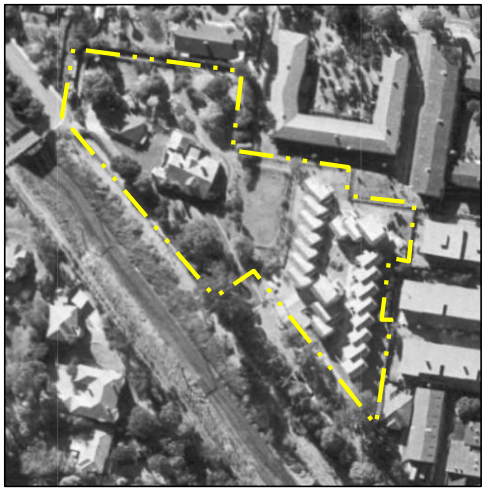

Figure 23. Historic aerial imagery from 1970 with the indicative boundary of the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

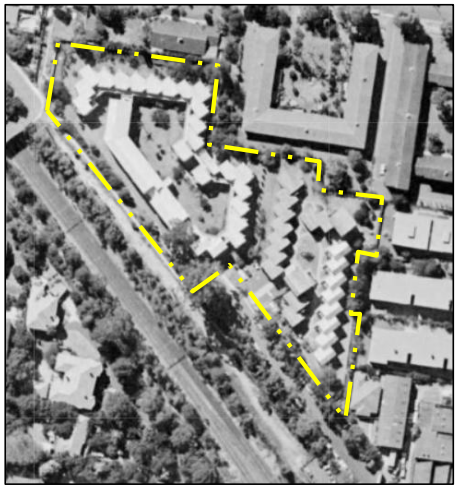

Figure 24. Historic aerial imagery from 1978 with the indicative boundary of the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

2.2.2 Historical Changes

Location 1 – Rohini House Gates – Original Location

The map provided on the listing card for the Turramurra Railway Station Group (I1111) on the State Heritage Inventory depicts the former location of the Rohini House Gates or, as titled on the below map (Figure 25), "Station Gates". This location is corroborated by Google Street View images displayed in Figure 26 to Figure 29.

The earliest available Google Street View image from 2009 shows the Rohini House Gates standing at their original and former location (see Figure 26). The next available images from 2013 (Figure 27), 2017 (Figure 28) and 2018 (Figure 29) continue to display the gates at their former location. The image from 2019, however, reveals that the gates had been removed and relocated by this time (see Figure 30 and Figure 31). The photographs taken by Heritage 21 in Figure 32 and Figure 33 show the gates at their new location and Figure 34 and Figure 35 show a comparison between the gates at their former location and their new location. The comparison photos reveal that the sandstone pillars were cleaned when relocated and a traditional style contemporary lamp post was added to the top of the pillars. The wrought iron gate appears to be the same; however, it was painted black when relocated. It appears that when reconstructed, the original lime-based mortar was replaced with a thick cementitious-based mortar. The difference in the mortar is clear when comparing Figure 29 to Figure 32.

Figure 25. Map provided on the listing card for the Turramurra Railway Station Group on the State Heritage Inventory. The former location of the Rohini House Gates is outlined in red (Source: Heritage NSW, "Turramurra Railway Station Group", State Heritage Inventory, Heritage Item ID: 4801070, accessed 01 April 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4801070, annotated by Heritage 21).

Figure 26. Google Street View Image from 2009, showing the original location of the Rohini House Gates (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/).

Figure 27. Google Street View Image from 2013, showing the original location of the Rohini House Gates (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/).

Figure 28. Google Street View Image from 2017, showing the original location of the Rohini House Gates (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/).

Figure 29. Google Street View Image from 2018, showing the original location of the Rohini House Gates (Source: Heritage NSW, "Rohini House gates", State Heritage Inventory, Heritage Item ID: 1880211., accessed 01 April 2025, https://www.hms.heritage.nsw.gov.au /App/Item/ViewItem?itemId=1880211).

Figure 30. Google Street View Image from 2019, showing that the Rohini House Gates had been removed and relocated (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 31. Google Street View Image from 2020, showing that the Rohini House Gates had been removed and relocated (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 32. Rohini House Gates at their new location, the pedestrian entrance to Rohini Village accessed via King Street (Source: Photograph taken by Heritage 21 on 27 March 2025).

Figure 33. Rohini House Gates at their new location, the pedestrian entrance to Rohini Village accessed via King Street (Source: Photograph taken by Heritage 21 on 27 March 2025).

Figure 34. Side by side comparison of the Rohini House Gates at their former location and new location (Source: Heritage NSW, "Rohini House gates", State Heritage Inventory, Heritage Item ID: 1880211, accessed 01 April 2025, https://www.hms.heritage.nsw.gov.au /App/Item/ViewItem?itemId=1880211.).

Figure 35. Side by side comparison of the Rohini House Gates at their former location and new location (Source: Photograph taken by Heritage 21 on 27 March 2025).

Location 2 - Cherry Street Entrance Gates

The earliest available Google Street View image from 2009 (Figure 36) shows the original two sandstone pillars located at the Cherry Street entrance to Rohini Village. These two pillars are connected via a wrought iron gate and provide enough space for vehicular access. These early images from 2009 (Figure 26) and 2017 (Figure 28) clearly show that the third sandstone post present today did not exist until c.2020 (see Figure 38). Sometime before 2020, the third sandstone post was added to this entrance to create a pedestrian entry. Evidently, traditional style lamp lights were added to all three of the pillars at this time (Figure 38 and Figure 39). It is possible that the addition of these light posts coincided with the relocation of the Rohini House Gates and the addition of their light posts (see Figure 30 to Figure 35). The Rohini plaque is visible on the image from 2021 (see Figure 40), and it is difficult to tell from earlier images if it was present prior to 2021. It is possible that it was added at the same time as the Rohini Street entrance gates in 2019 (see Figure 43 above).

Figure 36. Google Street View Image from 2009, with the red arrows indicating the two original sandstone pillars (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 37. Google Street View Image from 2017, with the red arrows indicating the two original sandstone pillars (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

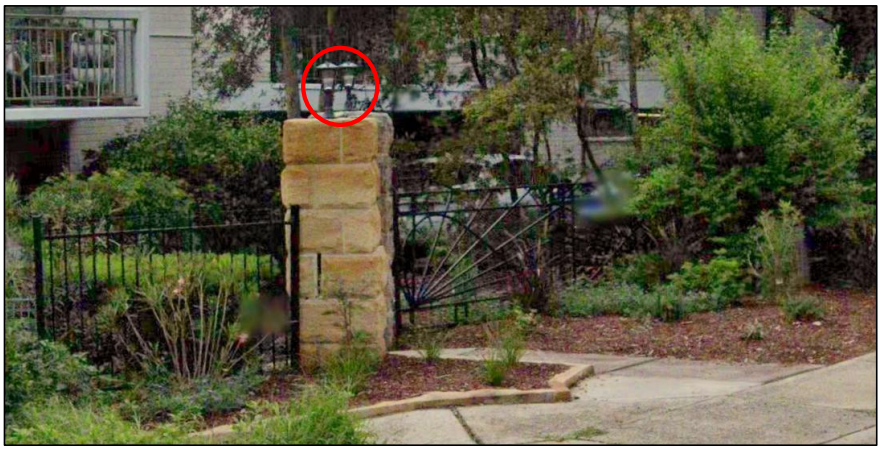

Figure 38. Google Street View Image from March 2020 showing that an additional sandstone post was added to the entrance gates and traditional style lamp posts were added. The third sandstone post is still concealed by thick vegetation (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 39. Google Street View Image from November 2020. The red arrows show that the vegetation around the gate has been cleared, and the third sandstone post is now visible (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 40. Google Street View Image from January 2021 clearly showing the Rohini plaque (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Location 3 - Rohini Street Entry Gates

The earliest available Google Street View image from 2009 shows how the Rohini Street entry gates appeared at this time. This image reveals that the traditional style lamp posts had been added to the top of the sandstone pillars by this time (Figure 41). Images from 2019 (Figure 42 and Figure 43) show that the Rohini plaque was added between January and August of that year. This could correlate with the relocation of the Rohini House Gates in 2019, and the possible addition of the Rohini plaque to the Cherry Street entrance gates. The origin of these plaques is unknown.

Figure 41. Google Street View image from 2009, with the red circle indicating that the Rohini plaque had not yet been added to the sandstone post (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 42. Google Street View Image from January 2019, with the red circle indicating that the Rohini plaque had not yet been added to the sandstone post (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Figure 43. Google Street View Image August 2019, with the red circle showing that the plaque had been added since the previous image (Source: Google Street View, accessed 25 March 2025, https://www.google.com.au/intl/en-GB/streetview/, annotated by Heritage 21).

Historic Aerial Imagery

Due to vegetation coverage and the minimal quality of early historic aerial imagery, it is difficult to determine the presence of the sandstone pillars in the earliest image from 1943 (see Figure 45, Figure 46, Figure 48 and Figure 49). A photograph of Rohini Street, dated c.1920, shows what is likely the sandstone gates at the entry to the Rohini estate as the entry vehicular gates to Rohini Village (see Figure 44). The historic aerial image from 1943 (Figure 45) does show that access was provided to the property via Cherry Street and what is now Rohini Street, and it would therefore make sense for gates to be at these locations, providing two historical entry points. This image shows the grandeur of the former dwelling, its associated buildings and tennis court, and expansive garden setting.

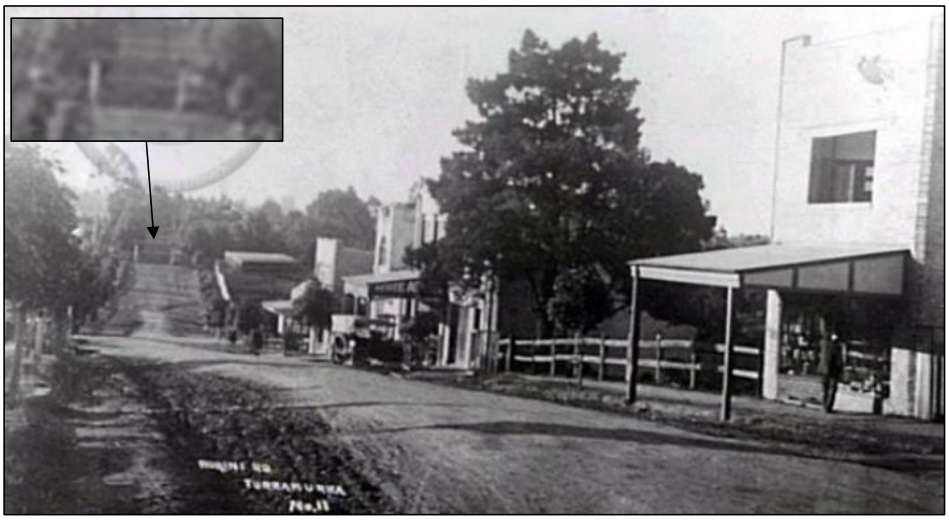

Figure 44. Photograph from c.1920 entitled "Rohini Rd Turramurra" (Source: Ku-ring-gai Council Library Archives, Record Number 300966, annotated by Heritage 21).

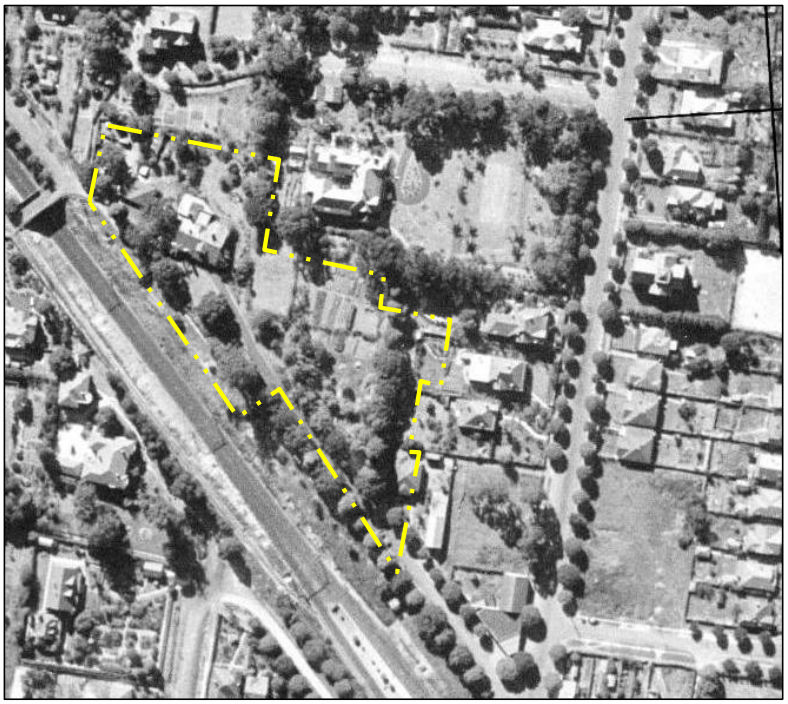

Figure 45. Historic aerial image from 1943 with the indicative boundary of the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

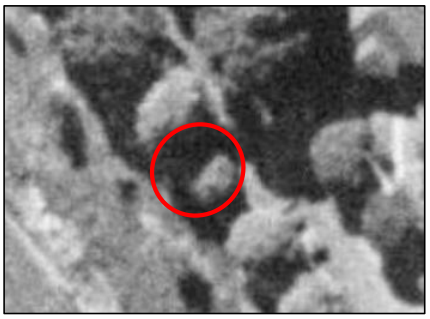

Figure 46. Historic aerial imagery from 1943 with the indicative location of the Rohini House Gates circled in red (Source: NSW Spatial Services, "Spatial Digital Twin Explorer," accessed 02 April 2025, https://portal.spatial.nsw.gov.au/explorer/index.html#, annotated by Heritage 21).

Figure 47. Present day aerial imagery with the former location of the Rohini House Gates circled in red (Source: NSW Spatial Services, "Spatial Digital Twin Explorer," accessed 02 April 2025, https://portal.spatial.nsw.gov.au/explorer/index.html#, annotated by Heritage 21).

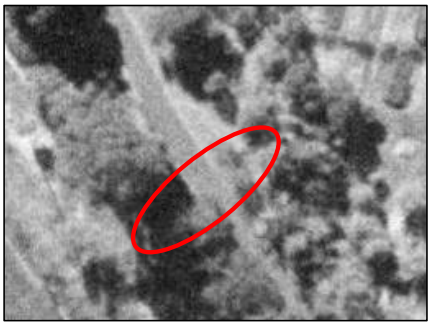

Figure 48. Historic aerial imagery from 1943 with the indicative location of the Rohini Street Entrance Gates circled in red (Source: NSW Spatial Services, "Spatial Digital Twin Explorer," accessed 02 April 2025, https://portal.spatial.nsw.gov.au/explorer/index.html#, annotated by Heritage 21).

Figure 49. Present day aerial imagery with the Rohini Street entrance gates circled in red (Source: NSW Spatial Services, "Spatial Digital Twin Explorer," accessed 02 April 2025, https://portal.spatial.nsw.gov.au/explorer/index.html#, annotated by Heritage 21).

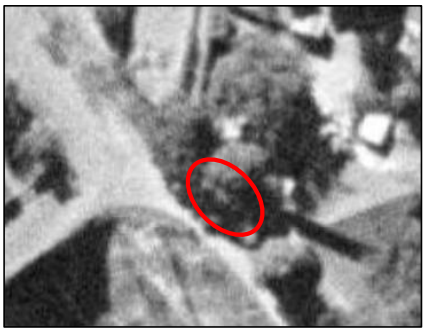

Figure 50. Historic aerial imagery from 1943 with the indicative location of the Cherry Street Entrance Gates circled in red (Source: NSW Spatial Services, "Spatial Digital Twin Explorer," accessed 02 April 2025, https://portal.spatial.nsw.gov.au/explorer/index.html#, annotated by Heritage 21).

Figure 51. Present day aerial imagery with the Cherry Street entrance gates circled in red (Source: NSW Spatial Services, "Spatial Digital Twin Explorer," accessed 02 April 2025, https://portal.spatial.nsw.gov.au/explorer/index.html#, annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The subject site is located at 51- 53 Rohini Street, Turramurra. Turramurra is a suburb on the Upper North Shore of Sydney and is located 16 kilometres north-west of the Sydney Central Business District ("CBD"). The subject site is located on the northern side of Rohini Street and is east of Cherry Street, south of King Street, west of Eastern Road. The subject site has vehicular access via Rohini Street and pedestrian access via Cherry Street and King Street. The subject site contains the Rohini Village and is vegetated along its boundary.

The subject site contains the Rohini House Gates (I161), which is currently listed as being within the Railway Lands to the south. Heritage item Bellwood, dwelling house (I138) is located immediately north of the subject site and the Turramurra Railway Station Group (I1111) is located immediately south. The Laurel Avenue/King Street HCA is located northerly adjacent to the subject site and is described by the KLEP 2015 as:

> *a small distinct area which contains a collection of Federation, Inter-war period and mid to late twentieth century buildings, some of high aesthetic and historical significance. These buildings illustrate the complex subdivision history of the area following the opening of the railway in 1890 and the intensification of suburban development in the Inter-war period.*[52]

3.2 Physical Description

The following physical description is provided for the Rohini House Gates within the listing card for the Turramurra Railway Station Group on the State Heritage Inventory:

> *Remnant gate posts from the original house in this area. Located at the northern end of the railway carpark adjacent to Rohini Street. Single wrought iron gate between 2 stone gate posts.*[53]

Location 1 - Rohini House Gates

The gates contain two sandstone pillars with five courses of sandstone masonry and a rock face finish. It is likely that the masonry originally contained lime-based mortar; however, since being relocated, they have been reassembled with a thicker cementitious-based mortar. A wrought iron gate painted black (formerly green at its original location) connects the two sandstone pillars and a gold plaque with Rohini lettering is located towards the top of the gate. Photographs show that the

[52] NSW Government, *Ku-Ring-Gai Local Environmental Plan 2015*, accessed 02 April 2025, https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2015-0134.
[53] Heritage NSW, "Turramurra Railway Station Group", accessed 01 April 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4801070.

sandstone pillars were cleaned when relocated (Figure 34 and Figure 35). Black traditional lamp posts with contemporary light bulbs have been erected on top of the sandstone pillars.

Location 2 - Cherry Street Gates

Three sandstone pillars are present at this location, and each contain six courses of sandstone masonry with a rock face finish. The easternmost pillars are the oldest and are likely original to the Rohini estate. The gap between the two pillars is large enough to provide vehicular or horse-drawn carriage entry. The size of the entry at this part of the property would be consistent with the location of the former stables in the south-western extent of the Rohini estate. The easternmost sandstone pillar is presently concealed by vegetation.

As explored in Section 2.2, the additional third sandstone pillar to the west was added sometime between 2017 and 2020, to create a pedestrian entrance. All three of the sandstone pillars contain black lamp posts, consistent with the other gates at Rohini Village. A contemporary black wrought iron gate connects the sandstone pillars at the pedestrian entry. The larger black wrought iron gate connecting the two original sandstone pillars may also be original; however, it was mostly obscured by vegetation. A Rohini plaque has been placed on the second pillar from the east, to match that of the Rohini House Gates at the King Street entry. As stated above in Section 2.2, the origin of these plaques is unknown.

Location 3 - Rohini Street Gates

The two sandstone pillars at this location contain four courses of sandstone masonry with a rock face finish. These pillars appear short in stature; however, this could be due to the addition of concrete and an asphalt driveway at this location. The pillars are located approximately six metres apart and provide vehicular access to Rohini Village from Rohini Street. A Rohini plaque, consistent with that at the Cherry Street location, was added to the southernmost pillar in 2019.

3.3 Condition and Integrity

The sandstone pillars at all three locations appear to be in good condition and retain legibility as sandstone pillared entry gates. All pillars have varying degrees of environmental damage, however, the Rohini House Gates at the King Street entry appear to be the most impacted by lichen and moss.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 27 March 2025, unless stated otherwise.

Location 1 - Rohini House Gates

Figure 52. Approaching the *Rohini House Gates* from within Rohini Village. Facing north-west.

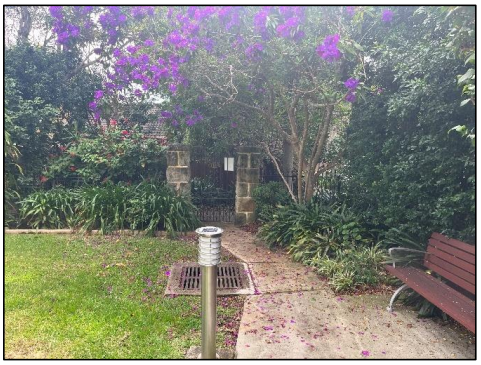

Figure 53. Facing north to the *Rohini House Gates* from within Rohini Village.

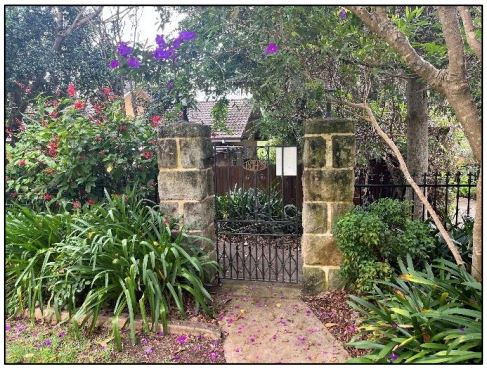

Figure 54. The relocated *Rohini House Gates*, facing north.

Figure 55. The *Rohini House Gates* at entrance to Rohini Village from King Street. Facing south.

Figure 56. The relocated *Rohini House Gates*. Facing south.

Figure 57. Close up view of wrought iron gate with Rohini lettering.

Figure 58. Facing west to the gates and pedestrian pathway.

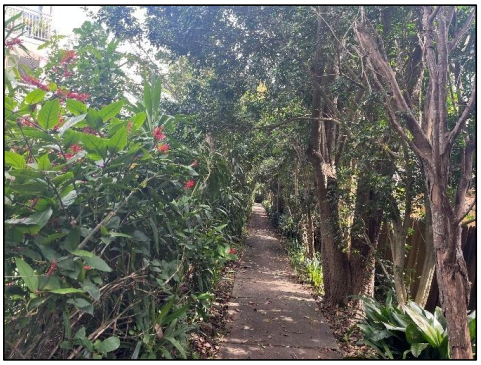

Figure 59. Pedestrian pathway which leads to gates, facing west.

Original Location of Rohini House Gates

Figure 60. The original location of the *Rohini House Gates*. Facing north-west.

Figure 61. The original location of the *Rohini House Gates*. Facing north-west.

Figure 62. The original location of the *Rohini House Gates*.

Figure 63 Possible remnants of sandstone on surface.

Location 2 - Cherry Street Gates

Figure 64. The Cherry Street entrance gates the Rohini Village with the red arrow showing the location of the additional sandstone post. Facing north-east.

Figure 65. Entrance gates to Rohini Village from Cherry Street. The red arrow shows the newer sandstone pillar added to the site between 2017 and 2020. Facing north.

Figure 66. Original stone pillar and red arrow showing location of other original pillar within the vegetation.

Figure 67. Sandstone pillar within vegetation outlined in red.

Figure 68. Overgrown vegetation covering the original sandstone pillar.

Figure 69. View of Cherry Street entrance gates from within Rohini Village.

Figure 70. Facing south-west to sandstone pillars and Rohini Village.

Figure 71. Facing south-east to pedestrian pathway which follows the boundary of Rohini Village.

Location 3 - Rohini Street Gates

Figure 72. Sandstone pillars at driveway entry to Rohini Village, facing west.

Figure 73. Sandstone pillars with four courses of sandstone masonry, facing east.

Figure 74. Sandstone pillars at entry to subject site, facing south.

Figure 75. Sandstone pillars and Rohini plaque at entry to subject site, facing north.

Figure 76. Sandstone pillar with Rohini plaque, facing north-west.

Figure 77. Rohini plaque added to the sandstone pillar in 2019.

Figure 78. Sandstone pillar with contemporary lamp light, facing south-east.

Figure 79. Sandstone pillar at Rohini Street entrance.

4.0 HERITAGE SIGNIFICANCE

4.1 Established Significance

4.1.1 Rohini House Gates (I161)

The following Statement of Significance is provided for the Rohini House Gates on the State Heritage Inventory:

> *Reasons for listing; memorial, municipal significance.*[54]

The following Statement of Significance is provided for the Rohini House Gates in the Statement of Heritage Impact report prepared for the subject site by Kemp and Johnson Heritage Consultants:

> *The early 20th century gate posts (constructed after 1908 when the property was first named "Rohini") are of local historical significance as the last physical indicators of the location of the "Rohini" estate, after which Rohini Street is named. The sandstone gate posts have local historical association with the Rohini estate and the early 20th century owners of the estate, Henry Braddon & John Symonds. The sandstone gate posts have local aesthetic significance as early 20th century gate posts which marked the entry points to the "Rohini" property, and the left gate post at Location 3 includes the carved name "Rohini" facing Rohini Street. The sandstone gate posts are typical representative examples of late 19th century and early 20th century gate posts at the entry points to large gentleman's estates. The sandstone gate posts at Location 3 to Rohini Street have been relocated from their original positions during the period 1969-1975 when the Rohini retirement village was constructed, and lowered in height, however, remain significant as the name "Rohini" is carved into the left gate post at this location. The sandstone gate posts at Location 2, appear to be in their original location marking a historical entry point to the property, though these gate posts may have been reconstructed in recent years.*[55]

4.1.2 Turramurra Railway Station Group (I1111)

The following Statement of Significance is provided for the Rohini House Gates within the listing for Turramurra Railway Station Group on the State Heritage Inventory:

> *The Rohini House Gates are remnant of the former historical use of the site.* [56]

[54] Heritage NSW, "Rohini House gates", State Heritage Inventory, Heritage Item ID: 1880211, accessed 01 April 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1880211.
[55] Kemp & Johnson Heritage Consultants, "51-53 Rohini Street, Turramurra: Heritage Impact Statement:". P. 17.
[56] Heritage NSW, "Turramurra Railway Station Group", State Heritage Inventory, Heritage Item ID: 4801070, accessed 01 April 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4801070.

4.2 Assessment of Significance

4.2.1 The Subject Site - Three sets of sandstone pillars

In our opinion, the established significance for the Rohini House Gates (refer to Section 4.1.1) does not fully or accurately reflect the historical and physical evidence. Heritage 21 has assessed the overall significance of the three sets of sandstone pillars as they are all associated with the former Rohini estate, and now the Rohini Village.

The following assessment is based upon criteria specified by the NSW Department of Planning and Environment.[57]

Criterion	Assessment
(a) Historic significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*	The three sets of sandstone pillars located at the subject site are surviving evidence of the former Rohini estate. The sandstone pillars and their "Rohini" plaques link the present-day retirement village to the former Rohini estate, reflecting the phases of human occupation at the subject site. The purposeful naming of "Rohini" Street also serves as a continuous reminder of the historical estate. The sandstone pillars provide an example of early settlement within the local area which followed the opening of the railway in 1890. Estates established during this era often comprised a residence, stables, and large garden setting, therefore requiring more than one entry point to the property. Thus, these sandstone gates represent the grandeur of historical estates, which are now rare in the Turramurra locality. Although the sandstone pillars have been amended over time and/or relocated, Heritage 21 is of the opinion that these changes have not diminished their historical significance and believes that they collectively serve as a reminder of the historical use of the property. For these reasons, it is Heritage 21's opinion that the three sets of sandstone pillars **do** collectively meet the requirements for this criterion.
(b) Historical association *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or*	The three sets of sandstone pillars collectively share historical association with Sir Henry Yule Braddon, a prominent businessman, financier and parliamentarian who resided at the subject site and coined its name, "Rohini," which led to the naming of "Rohini" Street and is still used today for the retirement village. Braddon is remembered for being a "prominent member of the financial and commercial business community and held many directorships of public companies and public institutions."[58]

[57] Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance.
[58] State Library of NSW, "NSW Parliamentary Papers 1956-2006."

Criterion	Assessment
natural history (or the cultural or natural history of the local area).	Heritage 21 considers Sir Henry Yule Braddon to be a person who has made a notable contribution to the financial and commercial business community of Sydney and has a direct association with the place at which the sandstone pillars are located. Braddon's association with the subject site is substantiated by historical documents explored in Section 2.2. Heritage 21 therefore believes that the three sets of sandstone pillared gates **do** meet the requirements for this criterion.
(c) Aesthetic/creative/technical achievement *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*	Heritage 21 is of the opinion that the three sets of sandstone pillars do not demonstrate creative or technical excellence, innovation or achievement; nor are they considered to be a landmark of substantial scenic quality. The subject site thus **does not** meet the requirements for this criterion.
(d) Social, cultural, and spiritual *An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*	To our knowledge, the three sets of sandstone pillars have no known association with an identifiable group in the area, nor were they used by a particular community for social, cultural or spiritual purposes. Although the overall subject site does have some social, cultural and spiritual significance for its association with Anglicare, Heritage 21 does not consider this association sufficiently strong or special to meet the criteria for local significance. The subject site therefore **does not** meet the requirements of this criterion.
(e) Research potential *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*	There is no evidence to suggest that the three sets of sandstone pillars demonstrate construction techniques other than those commonly employed at the time. The subject site therefore **does not** meet the requirements of this criterion.

Criterion	Assessment
(f) Rare *An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*	Heritage 21 is of the opinion that the sandstone pillars are not particularly rare in Sydney, and they do not "demonstrate designs or techniques of exceptional interest," which is part of the criterion for rare significance.[59] There are other examples of similar sandstone gates within the wider Sydney area which employ similar techniques. The subject site therefore **does not** meet the requirements of this criterion.
(g) Representative *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*	Heritage 21 is of the opinion that the representativeness of the three sets of sandstone pillars has been lost through their relocation and amendments. As such, Heritage does not consider the pillars to be a pivotal example of their type in the local area. The subject site therefore **does not** meet the requirements of this criterion.

4.2.2 Statement of Cultural Significance

The three sets of sandstone pillars located at the subject site are surviving evidence of the former Rohini estate. The sandstone pillars and their "Rohini" plaques link the present-day retirement village to the former Rohini estate, reflecting the phases of human occupation at the subject site. The purposeful naming of "Rohini" Street also serves as a continuous reminder of the historical estate.

The sandstone pillars provide an example of early settlement within the local area, which followed the opening of the railway in 1890. Estates established during this era often comprised a residence, stables, and large garden setting, therefore requiring more than one entry point to the property. Thus, these sandstone gates represent the grandeur of historical estates, which are now rare in the Turramurra locality.

Although the sandstone pillars have been amended over time and/or relocated, Heritage 21 is of the opinion that these changes have not diminished their historical significance and believes that they collectively serve as a reminder of the historical use of the property.

The three sets of sandstone pillars collectively share historical association with Sir Henry Yule Braddon, a prominent businessman, financier and parliamentarian, who resided at the subject site and coined its name, "Rohini," which is still used today for the retirement village. Braddon is

[59] NSW Government Department of Planning and Environment, "Assessing heritage significance," p. 44, accessed 24 February 2025, https://www2.environment.nsw.gov.au/sites/default/files/2025-02/assessing-heritage-significance-guidelines-assessing-places-objects-against-criteria-240314.pdf.

remembered for being a "prominent member of the financial and commercial business community and held many directorships of public companies and public institutions."[60]

Heritage 21 considers Sir Henry Yule Braddon to be a person who has made a notable contribution to the financial and commercial business community of Sydney and has a direct association with the place at which the sandstone pillars are located. Braddon's association with the subject site is substantiated by historical documents explored in Section 2.2.

For these reasons, Heritage 21 is of the opinion that the subject site possesses historic significance and historical association at the local level. It does not possess aesthetic, social, research potential, rare or representative significance.

[60] State Library of NSW, "NSW Parliamentary Papers 1956-2006.

5.0 CURTILAGE ASSESSMENT

The NSW Heritage Office defines a heritage curtilage as:

> *The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:*
>
> - *Land which is integral to the heritage significance of items of the built heritage; or*
> - *A precinct which includes buildings, works, relics, trees or places and their setting.*[61]

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, states that:

> *Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.*[62]

5.1 Heritage Curtilage Types

There are four types of heritage curtilages, and these are described individually below.

Lot Boundary Curtilage

This is the most common type of heritage curtilage, and it comprises the boundary of the property containing the heritage item as shown on the lot plan. The allotment may also contain associated buildings, gardens and other significance features, including walls, fences, driveways or tennis courts, which contribute to the heritage significance of the property.[63]

Reduced Curtilage

This type of heritage curtilage is less than the lot boundary of the property. Reduced curtilage is relevant where the significance of an item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs. This generally eventuates when a large estate containing a heritage item is to be subdivided or when a second dwelling is proposed to be constructed on land containing a heritage item. [64]

[61] NSW Heritage Office, Department of Urban Affairs and Planning, "Heritage Curtilages", 1996.
[62] The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, Explanatory Note to Article 1.12 (Definitions).
[63] NSW Heritage Office, "Heritage Curtilages", p.5.
[64] NSW Heritage Office, "Heritage Curtilages", p.6.

Expanded Curtilage

Expanded curtilage occurs when a heritage curtilage may need to be larger than the property boundary and may be required to protect the landscape setting or visual catchment of a heritage item. This type of curtilage takes into consideration the prominent observation points from which the significant item can be viewed, interpreted and appreciated.[65]

Composite Curtilage

This type of heritage curtilage applies to HCAs and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.[66]

5.2 Assessment of Heritage Curtilage

The current heritage curtilage is defined by the KLEP 2015 and the State Heritage Inventory as being within Lot 1 DP 1129573 on "railway lands," displayed on the LEP Heritage Map below (Figure 80). As explored in Section 2.2, between 2018 and 2019, for reasons unknown, the heritage item was removed from the railway lands and relocated to the King Street entry to the Rohini Village.

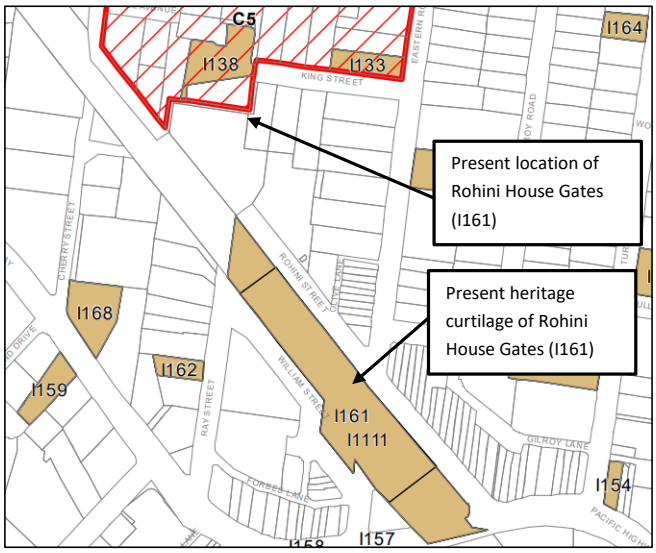

Figure 80. Detail from Heritage Map HER_007. The current curtilage for Rohini House Gates (I161) is defined by the lot boundary of the railway lands (Source: NSW Government, "Heritage Map*", Ku-ring-gai Local Environment Plan 2015*, https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/ku-ring-gai-local-environmental-plan-2015, annotated by Heritage 21).

[65] NSW Heritage Office, "Heritage Curtilages", p.7.
[66] NSW Heritage Office, "Heritage Curtilages", p.8.

In order to determine the updated heritage curtilage of heritage item Rohini House Gates (I161) and potential curtilage of Location 2 Cherry Street Gates and Location 3 Rohini Street Gates, Heritage 21 has assessed it against the following criteria, as well as the NSW Heritage Office guidelines and the principles contained in the Burra Charter.[67]

Historical Allotments – Although the original allotment of the Rohini estate has been broken up through subsequent subdivisions, the sandstone pillars mark the original property's access points. As per the criteria, it is important to retain these features as they provide evidence of the original land grant and its association with its previous owner, Sir Henry Yule Braddon. The sandstone pillars provide interpretation to the public, connecting the present day Rohini Village to the former Rohini estate.

Design, Style and Taste – The sandstone pillars provide an interpretation of the former Rohini estate and its grounds as physical indicators of historical entry points. Although Location 1 Rohini House Gates have been relocated from their original position, they are still representative of the style and design of the former estate, as are the other sandstone pillars.

Functional Uses and Interrelationships – To our knowledge, there were no significant activities or uses that occurred on the wider site.

Visual Links – There are visual links to each of the sandstone pillars from the public domain, due to their location along the boundary of the subject site.

Scale – The consideration of the scale of surrounding development is not applicable in this context.

Significant Features – Significant features can include bridges, outbuildings, gazebos, ornamental pools, planting features, moon gates, tennis courts, wells, paths and driveways, fences, jetties or wharves. They "may not necessarily be grand or attractive to all eyes" such a "stone wall marking the boundary of an early subdivision."[68] The Rohini House Gates are considered to have historic significance at a local level for being a historic access point to the former Rohini estate. The other sandstone pillars are considered to contribute to the overall heritage significance of the heritage item Rohini House Gates. In Heritage 21's opinion, the position of these sandstone pillars on the boundary of the property and as three separate entry points to the Rohini Village help define the heritage curtilage of the heritage item/s.

Vegetation – The subject site has not retained its original garden setting and, as such, it is not applicable in this context to consider vegetation as part of the curtilage.

Archaeological Features – It is beyond the scope of this report to assess the archaeological potential of the subject site. However, no archaeological areas of interest have been identified on the State Heritage Inventory listing.

[67] NSW Heritage Office, "Heritage Curtilages", p 9-20.
[68] NSW Heritage Office, "Heritage Curtilages", p 9-20.

5.3 Determination of Heritage Curtilage

Rohini House Gates (I161)

It is the opinion of Heritage 21 that the most appropriate and acceptable heritage curtilage for Rohini House Gates (I161) would be a reduced heritage curtilage, as defined above in Section 5.1. This has been mapped and displayed below in Figure 81.

Heritage 21 has made this determination for the following reasons:

- Although the heritage curtilage is less than the property boundary, it is still sufficient to maintain the heritage significance of the item.
- As per the criteria, Heritage 21 does not consider the significance of the heritage item to relate to the total allotment, but to a lesser area.
- The subject site does not retain its original allotment and, as such, a reduced curtilage would be sufficient, whilst still allowing interpretation of the heritage item's former use as a pedestrian access point to the historical property.
- Updating the curtilage to its present position would demonstrate the heritage item's relationship between the former Rohini estate and present-day Rohini Village.

Heritage 21 recommends that the Rohini House Gates (I161) listing card on the State Heritage Inventory also be updated to clearly detail that the sandstone pillars and gate were removed from their original position and relocated to the Rohini Village. Heritage 21 notes that the current listing card does not provide a sufficient history, physical description or significance assessment for the heritage item. Therefore, the listing card should be updated to include such information, and a figure should be added to show the other associated gates at Rohini village and their location in relation to the heritage item.

Rohini House Gates 2 and Rohini House Gates 3

Heritage 21 is of the opinion that Location 2 Cherry Street Gates and Location 3 Rohini Street Gates should also be individually heritage listed with reduced curtilages, for the same reasons as listed above. It is recommended that these be named Rohini House Gates 2 and Rohini House Gates 3 to clearly show that they are associated with heritage item Rohini House Gates (I161). Their listing cards on the State Heritage Inventory should clearly state that all three sets of sandstone pillars share a historical association with the former Rohini estate. Their details should be as follows:

Item	Address	Significance	Item Number
Rohini House Gates 2	Boundary 51-53 Rohini Street and Railway Land, Turramurra	Local	I1115
Rohini House Gates 3	Rohini Street road reserve adjacent to 51-53 Rohini Street, Turramurra	Local	I1116

5.4 Establishment of Heritage Curtilage

Heritage 21 has provided indicative mapping of:

- The updated heritage curtilage for Rohini House Gates (I161), being a reduced curtilage (Figure 81).
- The proposed heritage curtilage for Rohini House Gates 2 (Cherry Street Gates), being a reduced curtilage (Figure 82).
- The proposed heritage curtilage for Rohini House Gates 3 (Rohini Street gates, being a reduced curtilage (Figure 83).
- A map to be associated with the listing card of all three heritage items on the State Heritage Inventory (Figure 84).

Heritage 21 recommends that all the above curtilages provide a two-metre buffer north, east, south and west of the sandstone pillars. **Please note** that the curtilages on the below maps are indicative only and should be re-mapped in line with technical standards.

Rohini House Gates (I161) – updated curtilage

Drawing title:	Proposed Updated Reduced Heritage Curtilage for Heritage Item 161		
Project:	Anglicare Rohini Village, Turramurra		
Job no:	10551	**Date:**	04 April 2025

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY
Suite 48, 20 - 28 Maddox Street, Alexandria
Phone: (02) 9519 2521
Web: www.heritage21.com.au

Notes: The curtilage within this plan is indicative only and is to be re-mapped in line with technical standards.

A two-metre buffer should be mapped around the sandstone pillars in all directions.

Figure 81. Proposed heritage curtilage for heritage item Rohini House Gates (I161).

Proposed curtilage for Rohini House Gates 2

Heritage 21 CULTURAL BUILT HERITAGE IN THE 21ST CENTURY Suite 48, 20 - 28 Maddox Street, Alexandria Phone: (02) 9519 2521 Web: www.heritage21.com.au	**Drawing title:**	Proposed Reduced Heritage Curtilage for Proposed Heritage Item I1115 - Rohini Gates 2	
	Project:	Anglicare Rohini Village, Turramurra	
	Job no:	10551	**Date:** 04 April 2025
	Notes: The curtilage within this plan is indicative only and is to be re-mapped in line with technical standards. *A two-metre buffer should be mapped around the sandstone pillars in all directions.*		

Figure 82. Proposed heritage curtilage for proposed heritage item Rohini Gates 2 (I1115).

Proposed curtilage for Rohini House Gates 3

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY
Suite 48, 20 - 28 Maddox Street, Alexandria
Phone: (02) 9519 2521
Web: www.heritage21.com.au

Drawing title:	Proposed Reduced Heritage Curtilage for Proposed Heritage Item I1116 Rohini Gates 3		
Project:	Anglicare Rohini Village, Turramurra		
Job no:	10551	**Date:**	04 April 2025

Notes: The curtilage within this plan is indicative only and is to be re-mapped in line with technical standards.

A two-metre buffer should be mapped around the sandstone pillars in all directions.

Figure 83. Proposed heritage curtilage for proposed heritage item Rohini Gates 3 (I1116).

Figure showing all three associated sandstone pillars

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

Suite 48, 20 - 28 Maddox Street, Alexandria
Phone: (02) 9519 2521
Web: www.heritage21.com.au

Drawing title:	All Rohini House Gate locations		
Project:	Anglicare Rohini Village, Turramurra		
Job no:	10551	**Date:**	04 April 2025

Notes: The curtilage within this plan is indicative only and is to be re-mapped in line with technical standards.

Figure 84. The Rohini House Gate locations.

6.0 CONCLUSION & RECOMMENDATIONS

Heritage 21 is of the opinion that the Rohini House Gates (I161) and other associated sets of sandstone pillars at the subject site hold historic significance and historical association at a local level. An updated reduced heritage curtilage has been established for the Rohini House Gates to accurately represent their present-day location at Rohini Village. Heritage 21 is of the opinion that Location 2 Cherry Street Gates and Location 3 Rohini Street Gates should also be individually heritage listed due to their shared history and association with heritage item Rohini House Gates (I161). Therefore, Heritage 21 has also recommended a reduced heritage curtilage for these two sets of sandstone pillars.

6.1 Recommendations

To ensure maximum conservation of the significance of the subject site and heritage item Rohini House Gates (I161), Heritage 21 recommends the following:

- The LEP listing of Rohini House Gates (I161) and associated Heritage Map be updated to include the determined reduced heritage curtilage as defined in Section 5.0.
- The listing card for heritage item Rohini House Gates (I161) be updated to clearly detail that the sandstone pillars and gate have been removed from their original position and relocated to the Rohini Village.
- The listing card for heritage item Rohini House Gates (I161) be updated to include historical information, a significance assessment and physical description.
- The listing card for heritage item Rohini House Gates (I161) be updated to include a figure showing the locations of the other sandstone pillars at Rohini Village, for the reader to better understand their shared history and association.
- Location 2 Cherry Street Gates be locally heritage listed and assigned the listing name Rohini House Gates 2 and Item Number I1115.
- Location 3 Rohini Street Gates be locally heritage listed and assigned the listing name Rohini House Gates 3 and Item Number I1116.
- Listing cards for the proposed heritage items to include sufficient historical information, physical descriptions and statements of significance. The listing cards should include a figure (such as Figure 84) showing the locations of the other sandstone pillars at Rohini Village, for the reader to better understand their shared history and association.
- All future works within these heritage curtilages would require a heritage assessment. Heritage 21 notes that no new built forms should be constructed in the curtilages and open view lines to the elements should be retained. Generally, soft landscaping and sympathetic paving within the curtilages would be acceptable.

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Planning Proposal: 51-53 Rohini Street, Turramurra
Height of Building Offset Study

Prepared by:
Ku-ring-gai Council
August 2025

Introduction

This report is divided into two main sections:

Proponent Scheme
This section analyses the indicative built form put forward in the Planning Proposal. While the built form is not fixed at this stage and will be refined through a future Development Application, it provides a basis for understanding the likely design intent for the site. The analysis demonstrates that the proposed built form used to justify the FSR does not comply with the Apartment Design Guide (ADG) requirements for building separation. It also identifies that the proposed interface with the residential neighbours to the north presents an unsatisfactory urban design outcome due to privacy and overlooking issues.

Alternate Scheme
This section explores an alternative built form approach that improves the urban design response by introducing a clearer transition in building heights from the proposed development to the existing R2 low-density residential area. It demonstrates that the building height can be redistributed to the southern portion of the site, avoiding additional impacts on neighbouring properties while still achieving the overall intended FSR.

DISCLAIMERS:

- The intent of the report is to justify the alternate LEP height controls shown in Figures 14 and 15.
- The Alternate Scheme is a conceptual study intended to demonstrate how a base FSR of 1.5:1 could be accommodated under a revised height of buildings (HOB) arrangement.
- The Alternate Scheme is based on the built form presented in the Anglicare “Rohini Village” 51–53 Rohini Street Planning Proposal, with minor simplifications for illustrative purposes.
- This report does not endorse or support any specific built form or outcomes. A full design assessment will occur at the Development Application (DA) stage.
- GFA figures are high-level estimates based on site area calculations only. They do not account for detailed floor plate design or architectural resolution.

TERMINOLOGY USED:

- Proponent Scheme: Refers to the scheme put forward by the proponent Anglicare in the current Planning Proposal.
- Alternate Scheme: Refers to Council’s alternative scheme, which redistributes building height to improve urban design outcomes.

Proponent Scheme

51-53 Rohini Street is subject to a proposed Floor Space Ratio (FSR) of 1.5:1 and a height limit of 17.5 metres. Under the provisions of the SEPP (Housing) 2021, the site is eligible for a 15% bonus FSR for the inclusion of Independent Living Units (ILUs), increasing the allowable FSR to 1.725:1. This bonus also permits an additional height of 3.8 metres, bringing the maximum building height to 21.3 metres, or approximately 6 storeys.

The Planning Proposal indicates a total Gross Floor Area (GFA) of 15,850 sqm, equating to an achieved FSR of 1.72:1. This is within the permitted FSR and appears to fit within the allowable height envelope. However, the proposal is non-compliant with several Apartment Design Guide (ADG) setback requirements not achieved, despite the claim that “minimum ADG building separation [is] generally achieved.”

ADG SETBACK REQUIREMENTS

The ADG requires the following minimum separation distances between building elements and side/rear boundaries, based on building height:

Building Height	Habitable Rooms/Balconies	Non-Habitable Rooms
Up to 12m (4 storeys)	6m	3m
12m–25m (5–8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

To identify which buildings have compliance issues, this report will refer to them as Buildings A, B, C, and D. Please note that these labels do not correspond to the naming used in the Planning Proposal; they are used solely for ease of reference in this report.

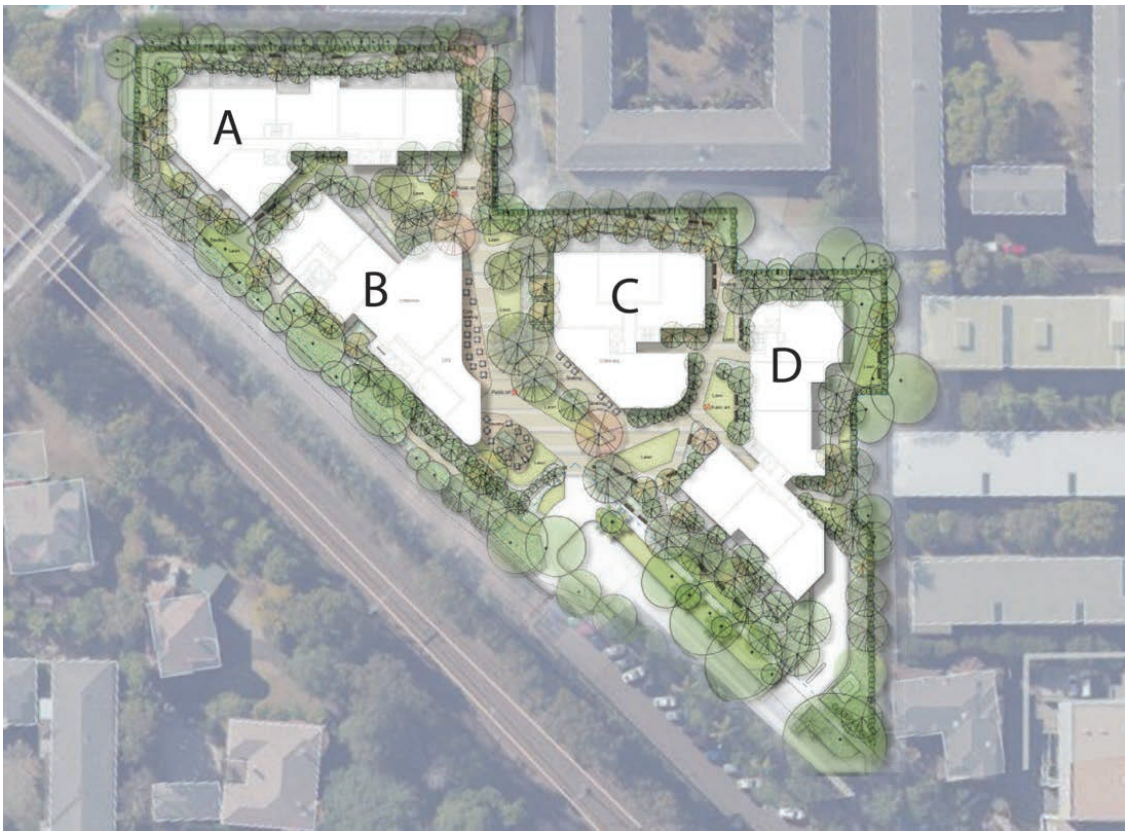


Figure 1: Proponent Scheme of 51-53 Rohini Street, Turramurra as detailed in the Planning Proposal

COMPLIANCE ASSESSMENT BY LEVEL

Ground floor, Level 1-3 (first four floors)

The ground level, and levels 1-3 are generally compliant with the ADG, with 6-metre setbacks provided along all site boundaries. However, the separation between Buildings A and B appears to be only 6 metres (no dimensions given). This is non-compliant if either façade includes habitable rooms. Given that the ILU in Building A is identified as “cross-ventilated,” it is likely that habitable rooms are present. In this case, a minimum setback of 9 metres is required between habitable and non-habitable rooms.

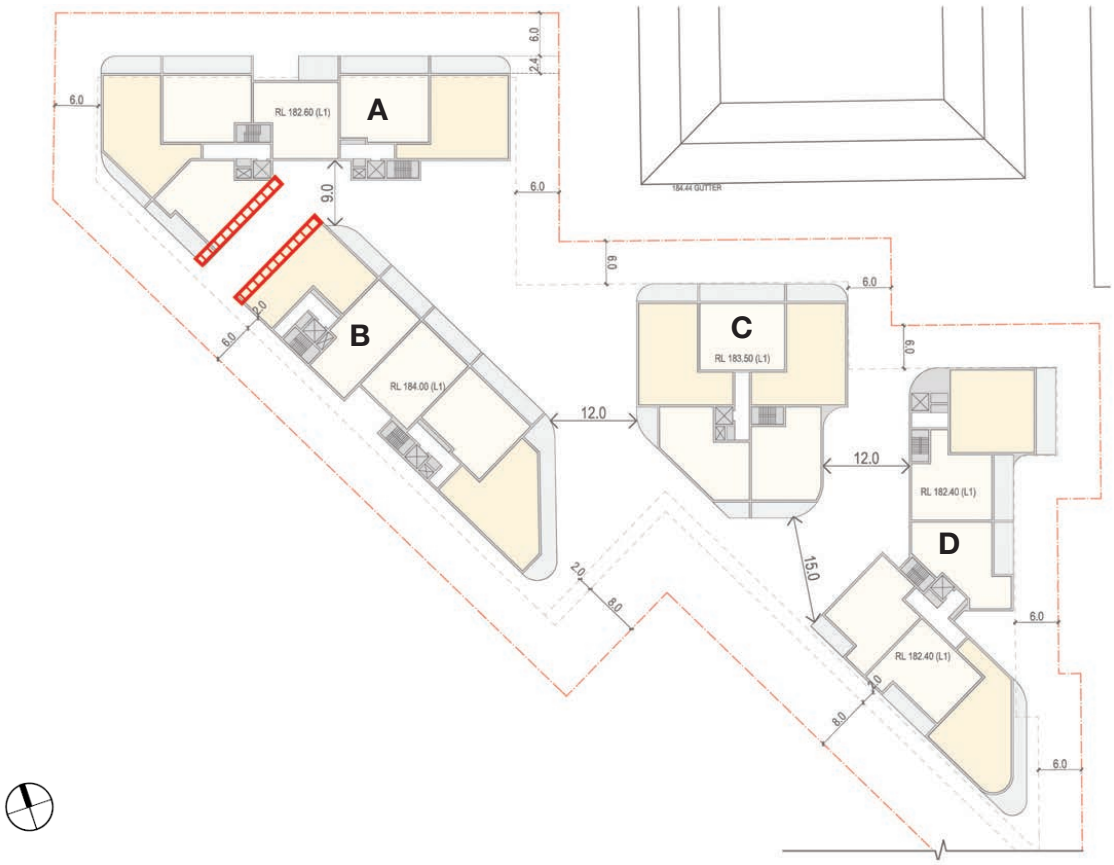


Figure 2: Levels 1-3

Breaches to ADG setbacks

Level 4 (fifth floor)

Level 4 includes multiple instances of non-compliance with the ADG setback requirements. These occur along the northern and western boundaries of Building A, the northern and eastern boundaries of Building C, and the eastern boundary of Building D. In addition, the separation between Buildings A and B remains at 6 metres, where a minimum of 13.5 metres would be required to comply with the ADG (assuming a habitable to non-habitable interface).

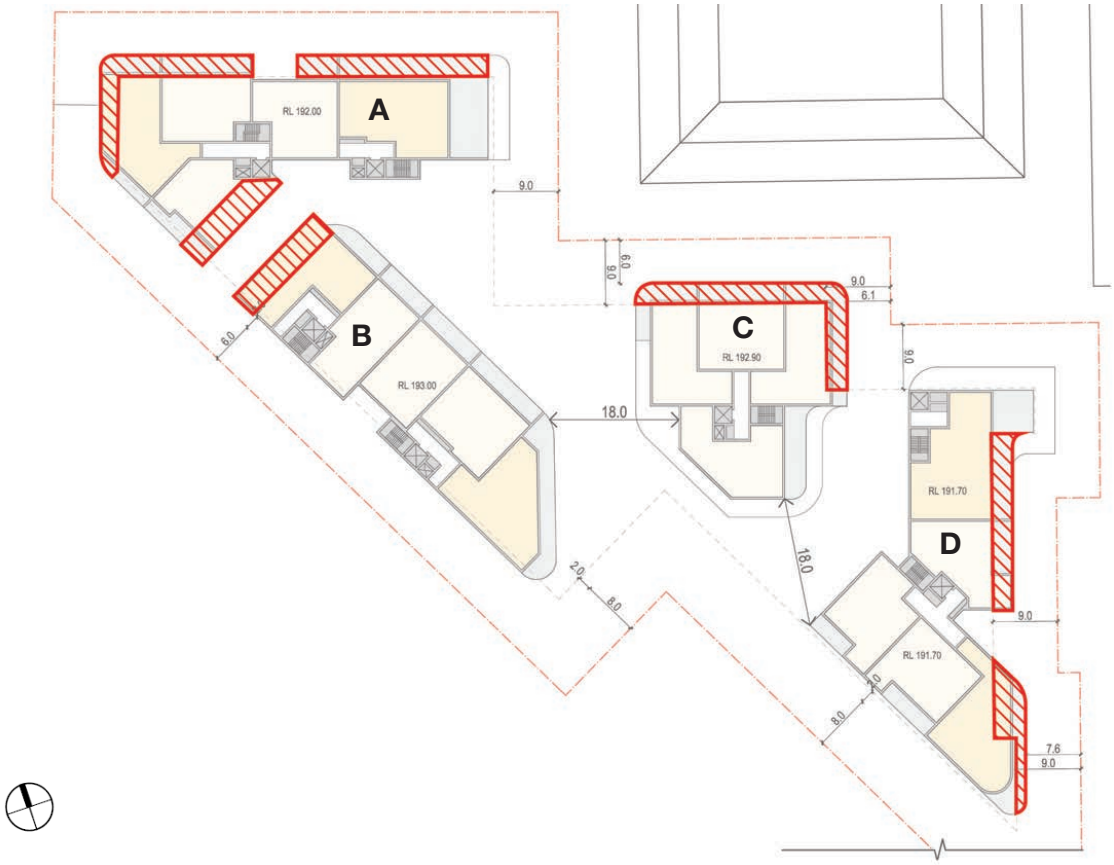


Figure 3: Level 4

Breaches to ADG setbacks

Level 5 (sixth floor)

Level 5 is largely compliant due to increased setbacks from the levels below. However, two areas remain non-compliant. There is a minor encroachment on the 9-metre setback along the western boundary of Building A, and the separation between Buildings A and B remains at 6 metres, which falls short of the 13.5-metre requirement under the ADG.

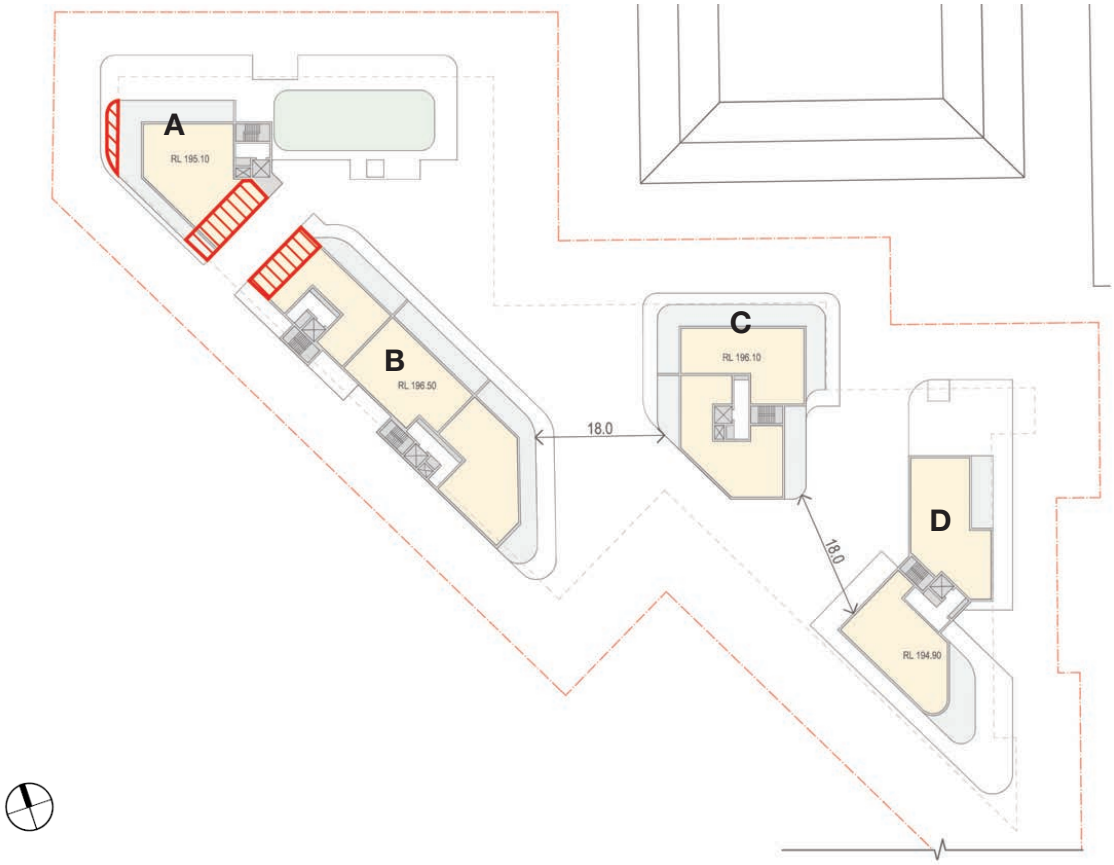


Figure 4: Level 5

Breaches to ADG setbacks

Adjusting for compliance, the estimated GFA reductions are as follows:

ESTIMATED GFA REDUCTION ACROSS LEVELS

Level	Total GFA including SEPP bonus (as described in Planning Proposal)	Total estimated GFA including SEPP bonus (removing non-compliant setbacks)
G	3,000 sqm	2,963 sqm
1	2,950 sqm	2,913 sqm
2	2,950 sqm	2,913 sqm
3	2,950 sqm	2,913 sqm
4	2,600 sqm	2,113 sqm
5	1,400 sqm	1,325 sqm
Total	**15,850 sqm**	**15,138 sqm**

Implications of Base FSR + Height

The site is subject to a proposed Floor Space Ratio (FSR) of 1.5:1 and a height limit (HOB) of 17.5m. This would result in a 5-storey building. Should Level 6 (from SEPP (Housing) 2021 bonus) be removed from the proposal (to align it with the proposed base HOB of 17.5m), the total GFA would reduce to 14,249 sqm, equating to an FSR of 1.55:1—still above the allowable base FSR of 1.5:1. However, as this figure is based on incorrect ADG setbacks, a further reduction in the GFA would be required to make the scheme ADG compliant.

When setbacks are corrected, it is estimated that the base GFA will drop to approximately 13,813sqm, resulting in an estimated FSR of 1.5:1—consistent with the base FSR allowance.

Implications of ILU Bonus

The site is subject to a 15% SEPP (Housing) 2021 bonus for ILUs, bringing the FSR up to 1.725:1 and the maximum height of building to 21.3m. Taking the 15% SEPP (Housing) 2021 bonus into account, the compliant GFA of 15,138 sqm translates to an FSR of 1.65:1. This is under the proposed maximum permissible FSR of 1.725:1 and suggests the proposal does not fully utilise the bonus capacity. The proponent has not demonstrated how this shortfall in GFA (estimated to be around 690sqm) will be accommodated in the scheme.

Key Findings

- The current built form envelope, as illustrated in the Urban Design Report prepared by PLUS Architecture, does not comply with ADG setback requirements.
- If the non-compliant building setbacks were removed, the base FSR of 1.5:1 (excluding SEPP (Housing) 2021 bonus) would likely still be achievable.
- However, under the current building arrangement, removing these non-compliant setbacks would make it unlikely to achieve the higher base FSR of 1.725:1 allowable under the SEPP (Housing) 2021. Instead, the scheme would more likely achieve an FSR of around 1.65:1.
- This shortfall creates a risk that, during the Development Application stage, additional density—up to 690 sqm—could be introduced to reach the maximum permitted FSR, potentially increasing unit numbers not allocated for in the Planning Proposal.

Impacts on neighbours

The Proponents Scheme consists of four buildings, all of which are 6-stories in height (including the SEPP (Housing) 2021 bonus), representing a height of approximately 21.3m.

The site is surrounded by several neighbouring properties, most of which are zoned R4 High Density Residential with a maximum building height of 11.5m. It is acknowledged that the proposed height and bulk will create new overlooking onto existing surrounding properties, however under the new Low to Mid Rise Housing reforms these R4 properties will be able to construct 22-metre (six-storey) residential flat buildings as they are located within 400m of the E1 Local Centre zone.

To the north of the site are properties zoned R2 Low Density Residential. These properties are also located within Heritage Conservation Area C5 (Laurel Avenue/King Street Conservation Area). These R2 properties will receive a modest increase in allowable density under the reforms. They will be able to develop dual occupancies, terraces, townhouses and residential flat buildings but only to a maximum of 2 storeys in height.

The main properties impacted by the proposal are those within the Heritage Conservation Area along the site's northern boundary. All proposed buildings within 51-53 Rohini Street are oriented towards these northern neighbours, with balconies facing in that direction.

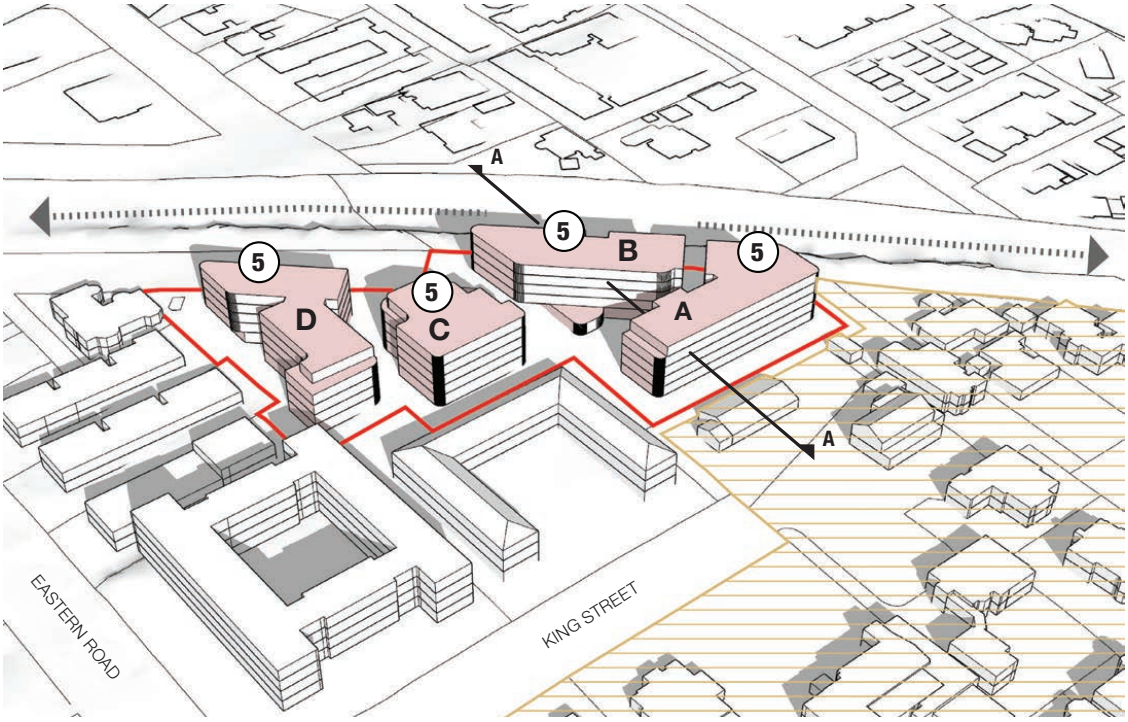


Figure 5: Proponents Planning Proposal - 3d view of built form at base FSR and HOB (5 storeys)

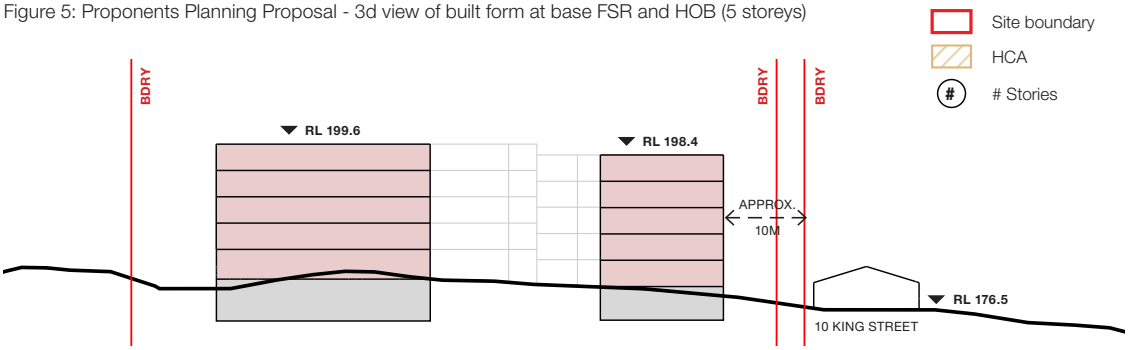


Figure 6: Section AA - Proponents Planning Proposal - Section showing the base FSR and HOB intersecting with 10 King Street
(RLs are indicative and are based on our understanding of those shown in the Urban Design Report prepared by PLUS Architecture)

The HCA neighbours most impacted are 10 King Street and 5 Laurel Avenue. There is a narrow pathway of approximately 4m separating 51-53 Rohini Street and 10 King Street. The proposed development is required to have a minimum 6m setback along this boundary as per the ADG, meaning there is a 10m setback from the proposed development to the boundary of 10 King Street. The existing dwelling at 10 King Street is setback a minimal distance from this boundary. In addition, the topography along this boundary slopes downward, with an approximate 1.5-metre fall across the distance between the proposed development and the existing house at 10 King Street. 5 Laurel Avenue also backs onto the public laneway. The proposed development would overlook this property's southern facade and private outdoor space.

The current proposal distributes building height evenly across the site, which results in a proposed 5–6 storey building adjacent to 10 King Street and 5 Laurel Avenue—5 storeys when considering only the base height of buildings, and 6 storeys with the SEPP bonus applied. Presently, the building form along the northern edge is shown as 6 storeys only along the western boundary, which is not directly adjacent to 10 King Street and 5 Laurel Avenue. However, due to non-compliant setbacks that may require adjustment, it is likely that the six-storey built form could extend further east, bringing a six-storey independent living unit (ILU) into direct interface with 10 King Street and 5 Laurel Avenue.

There is concern that the proposed development, in its current form, would result in significant overlooking and privacy impacts to 10 King Street, 5 Laurel Avenue and other properties along the northern boundary. This is demonstrated in Figures 6 and 8 below. In addition, the proposal indicates a rooftop communal area on Building A which will overlook the 1-2 storey houses within the HCA. Rooftop communal areas would be better located on Building B to reduce overlooking and noise impacts to neighbouring properties.

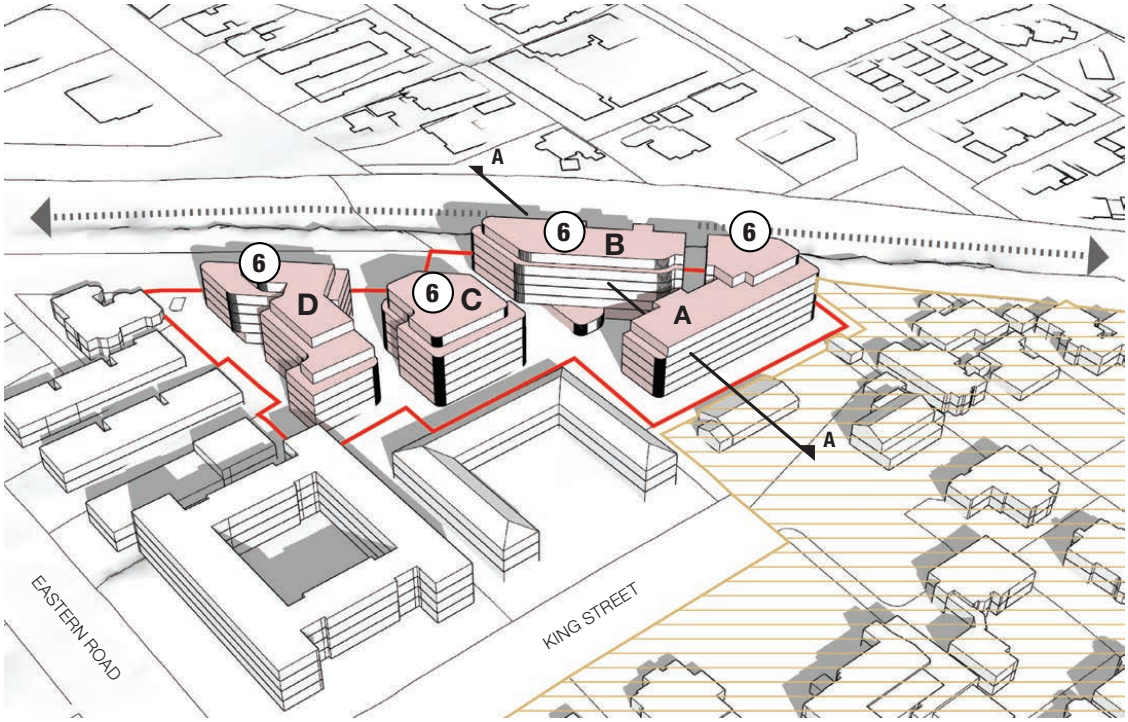


Figure 7: Proponents Planning Proposal - 3d view of built form at bonus FSR and HOB (6 storeys)

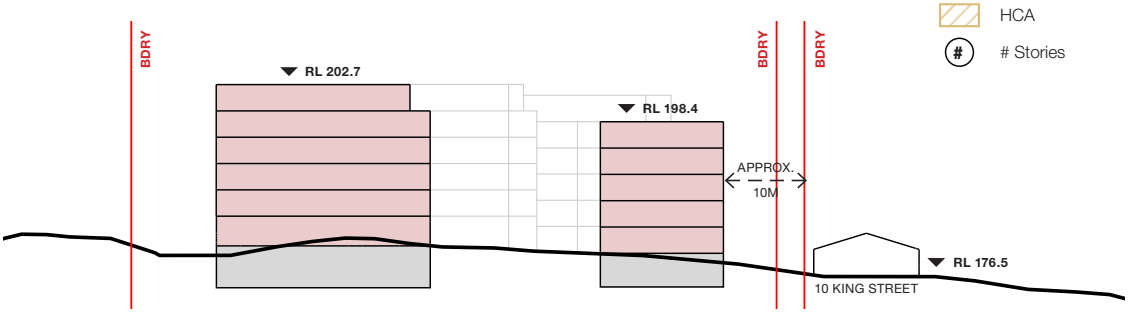


Figure 8: Section AA - Proponents Planning Proposal - Section showing the bonus FSR and HOB intersecting with 10 King Street
(RLs are indicative and are based on our understanding of those shown in the Urban Design Report prepared by PLUS Architecture)

Proponents Option A

A secondary design option ('Option A') is outlined in the Urban Design Report prepared by Plus Architecture. This option introduces two key modifications:

- It increases the provision of deep soil to 50%, in accordance with the Ku-ring-gai Development Control Plan (KDCP); and
- It increases the boundary setback adjacent to the Heritage Conservation Area (HCA) from 6 metres to 9 metres.

To achieve these changes, additional building height has been introduced on the portion of the site closest to the railway line—an area where privacy and overlooking concerns are reduced. Under Option A, the building height increases from 21.3 metres and 6 storeys (including the SEPP Housing 2021 bonus) to 24.2 metres and 7 storeys (also including the bonus), as illustrated in Figure 9.

Despite these adjustments, the proposed 4–5 storey interface with the HCA to the north remains excessive for a transition to the adjoining R2 low-density residential zone, particularly as 51-53 Rohini Street is located at a high point sloping down to the HCA. Furthermore, communal open space is located on Level 4 of the building nearest to the HCA, raising concerns regarding potential overlooking and noise impacts on neighbouring properties.

Overall, Option A is not considered optimal from an urban design perspective.

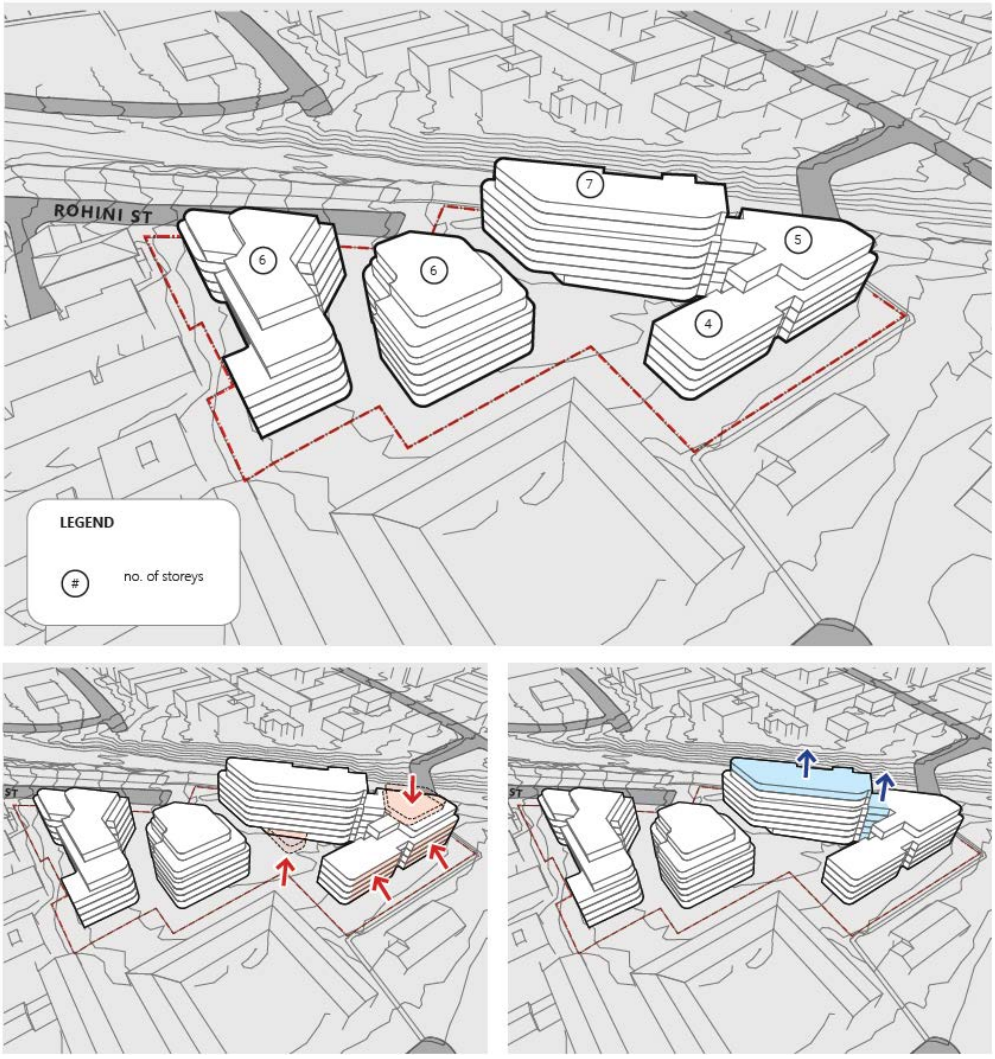


Figure 9: Option A as detailed out in the Urban Design Report

Alternate Scheme

Given the more sensitive context of the Heritage Conservation Area (HCA) to the north and the inability for any future development to exceed a 2-storey height limit, it is considered appropriate to introduce a built form transition between the R2 Low Density Residential land and the R4 High Density Residential zones. This is consistent with other parts of the KRG local government area, where a 3-storey building—equating to a height of approximately 11.5 metres—has been deemed a suitable transitional form between these zones.

To balance this reduction in height along the northern boundary (Building A), it is proposed that the lost height be reallocated to the neighbouring building located adjacent to the railway line (Building B). This building is well positioned to accommodate additional height, as it has no immediate residential neighbours who would be affected by issues such as overlooking or loss of privacy. Its location north of the railway line also ensures that it will not cast overshadowing onto surrounding properties. As such, the height of Building B would need to be increased to a base HOB of 25 metres to achieve the same GFA as in the Proponent Scheme.

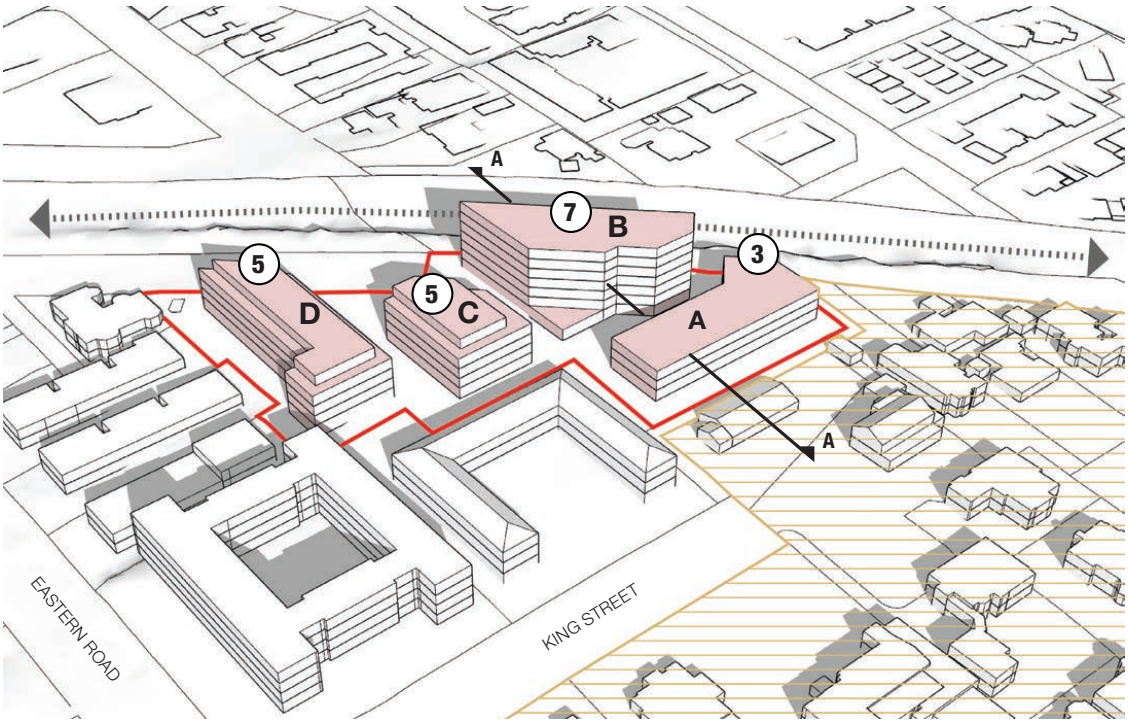


Figure 10: Alternate Scheme - 3d view of built form at base FSR and HOB (3-7 storeys)

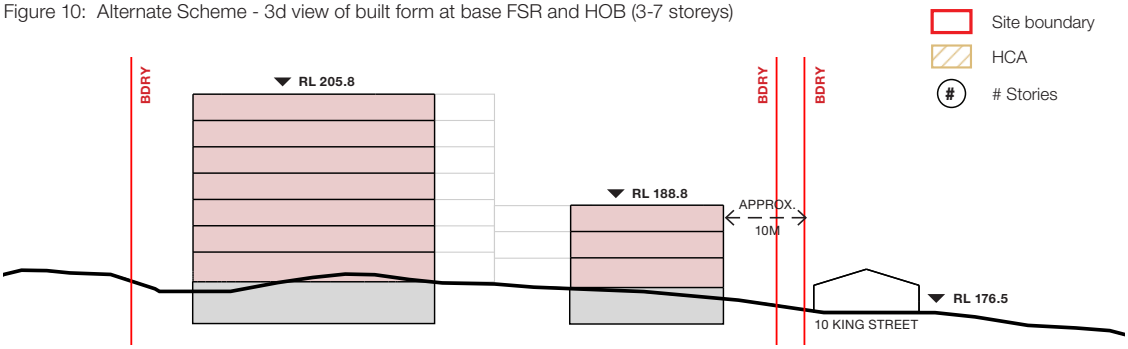


Figure 11: Section AA - Alternate Scheme - Section showing the base FSR and HOB intersecting with 10 King Street
(RLs are indicative and are based on our understanding of those shown in the Urban Design Report prepared by PLUS Architecture)

Under the Alternate Scheme, the base floor space ratio and height controls would result in a 3-storey building 'A' with a 11.5m height limit situated next to the public walkway to the north bordering 10 King Street and 5 Laurel Avenue, while the building 'B' to the south of it would be 7 storeys in height (as shown in Figures 10 and 11). With the application of the bonus provisions, each building would gain an additional storey, increasing their heights to 4 and 8 storeys respectively including the required ADG upper level setbacks (also shown in Figures 12 and 13).

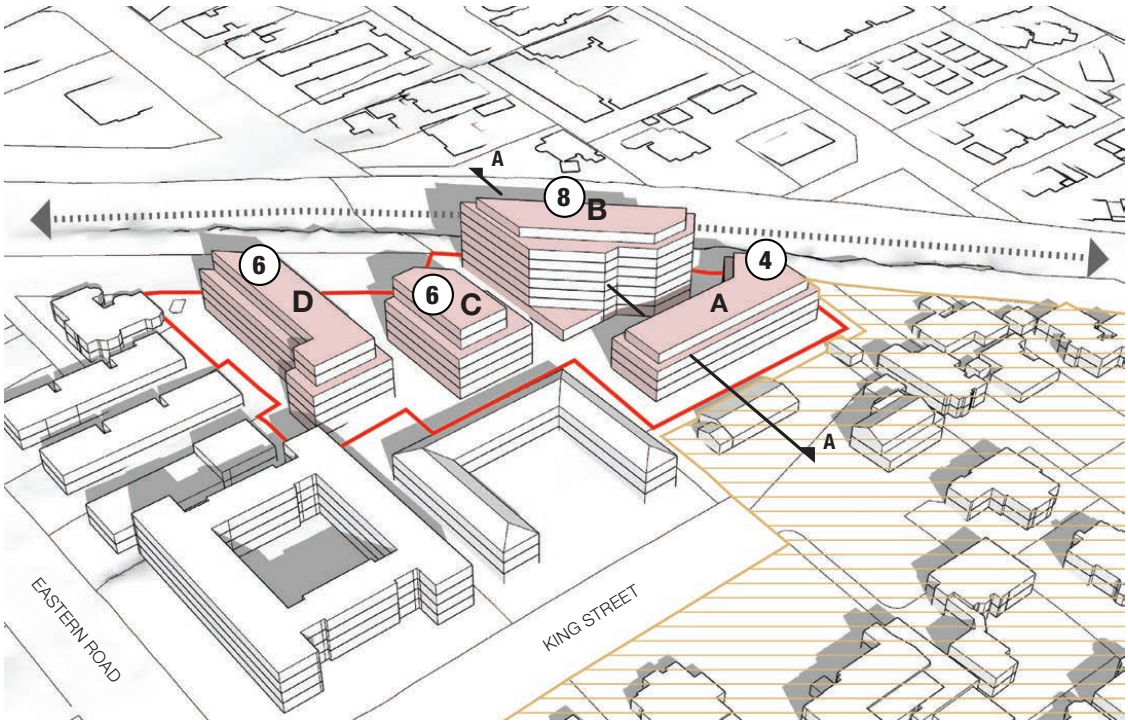


Figure 12: Alternate Scheme - 3d view of built form at bonus FSR and HOB (4-8 storeys)

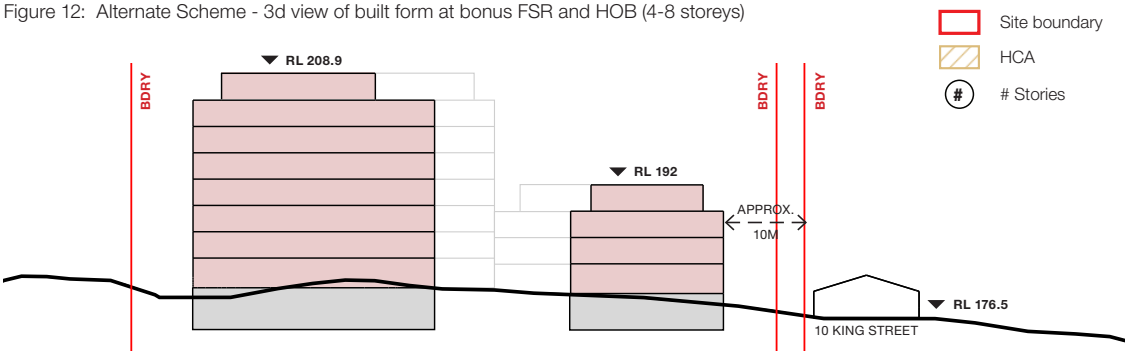


Figure 13: Section AA - Alternate Scheme - Section showing the bonus FSR and HOB intersecting with 10 King Street
(RLs are indicative and are based on our understanding of those shown in the Urban Design Report prepared by PLUS Architecture)

Comparison

The Alternate Scheme proposes redistributing building height from Building A to Building B, as illustrated in Figures 10–13. In addition to representing a better urban design outcome—particularly in terms of its impact on neighbouring properties within the HCA—it also achieves a comparable Gross Floor Area (GFA) to the Proponents Scheme.

Under the base Floor Space Ratio (FSR) of the Proponent Scheme, the estimated achievable GFA, accounting for ADG compliant setbacks, is 13,813 sqm. This corresponds to an FSR of 1.5:1, which aligns with the proposed base FSR control. The Alternate Scheme is projected to achieve a similar GFA of approximately 13,891 sqm, also equating to an FSR of 1.5:1.

When incorporating the SEPP bonus FSR provision in the Proponents Scheme, the estimated achievable GFA is 15,138 sqm, corresponding to an FSR of 1.65:1—remaining below the maximum allowable FSR of 1.725:1. With the proposed height redistribution, the Alternate Scheme is estimated to yield a GFA of 15,775 sqm, equivalent to an FSR of 1.72:1. This brings it closer to the allowable limit under the bonus FSR and height of buildings (HOB) controls.

Although these figures are high-level estimates and calculated at the site scale (rather than through detailed floor plate testing), they demonstrate that both the base and bonus FSRs can be achieved under the alternate HOB arrangement presented in Figure 14.

ESTIMATED GFA - BASE FSR

Level	Proponents Scheme	Alternate Scheme
	Total estimated GFA (compliant built form)	**Total estimated GFA (compliant built form)**
G	2,963 sqm	3,039 sqm
1	2,913 sqm	2,906 sqm
2	2,913 sqm	2,906 sqm
3	2,913 sqm	2,055 sqm
4	2,113 sqm	1,552 sqm
5	N/A	716 sqm
6	N/A	716 sqm
Total	**13,813 sqm**	**13,891 sqm**
FSR	**1.5:1**	**1.5:1**

ESTIMATED GFA - BONUS SEPP (HOUSING) 2021 FSR

Level	Proponents Scheme	Alternate Scheme
	Total estimated GFA (compliant built form)	**Total estimated GFA (compliant built form)**
G	2,963 sqm	3,039 sqm
1	2,913 sqm	2,906 sqm
2	2,913 sqm	2,906 sqm
3	2,913 sqm	2,635 sqm
4	2,113 sqm	1,552 sqm
5	1,325 sqm	1552 sqm
6	N/A	716 sqm
7	N/A	469 sqm
Total	**15,138 sqm**	**15,775 sqm**
FSR	**1.65:1**	**1.72:1**

Proposed Amendments to LEP Maps

Figures 14 and 16 illustrate the proposed amendments to the LEP maps based on the Alternate Scheme. A height of 11.5 metres is considered an appropriate transition to the northern HCA, which has a 9.5 metre height limit. To balance this reduction, a height limit of 25 metres is proposed along the railway line. The associated 28-metre width has been selected to accommodate a building form consistent with the Alternate Scheme. These height of buildings (HOB) directly correspond to the proposed floor space ratio (FSR) of 1.5:1.

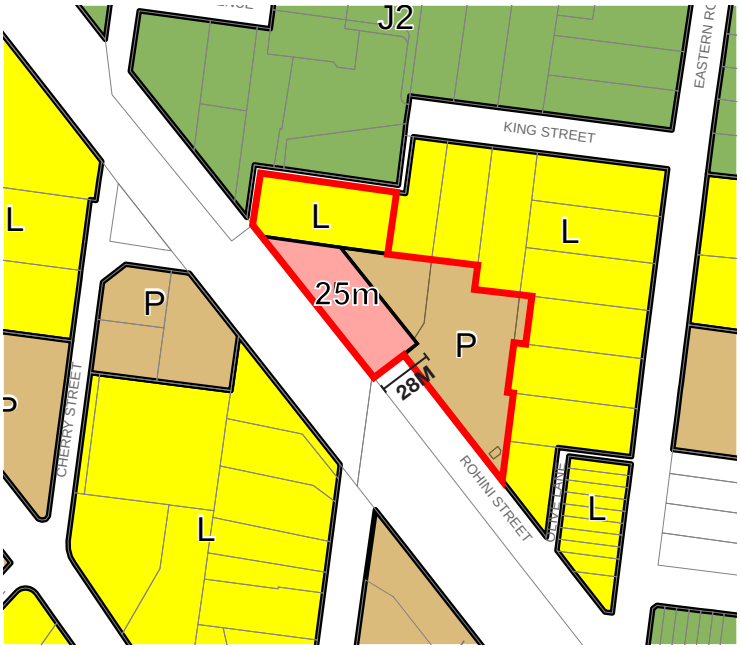
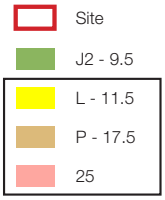


Figure 14: Alternate HOB Map

Figure 16: Proponent HOB Map (as per Planning Proposal)



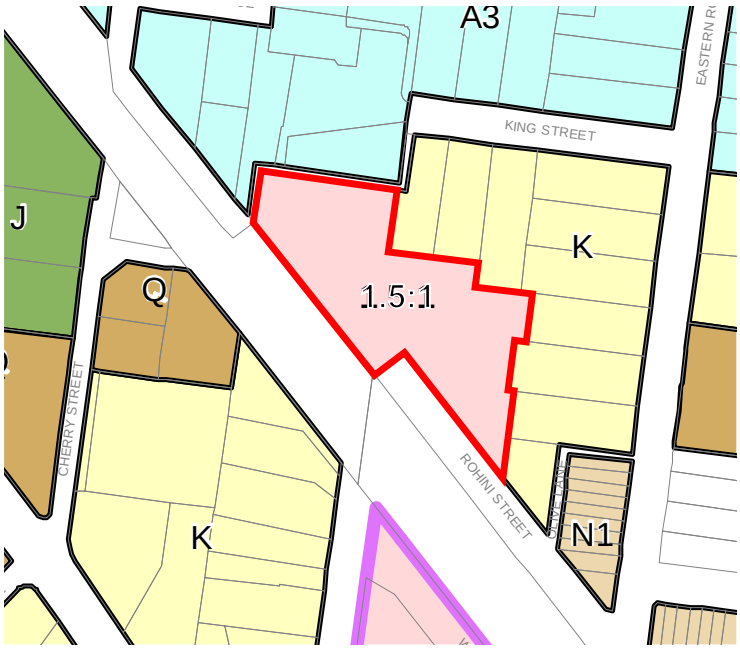
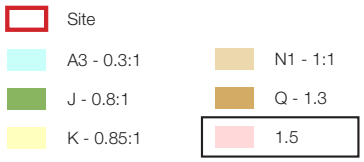


Figure 15: Alternate FSR Map

Figure 17: Proponent FSR Map (as per Planning Proposal)
R also indicates 1.5:1 FSR



24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
ausgrid.com.au

Date: 23/05/2025

To whom it may concern,

Re: Ref-3679 - 51-53 ROHINI STREET TURRAMURRA 2074
Ausgrid would like to thank you for seeking input and feedback regarding this planning proposal.
Ausgrid requires that due consideration be given to the compatibility of the proposal with existing Ausgrid infrastructure, including.

- electrocution,
- fire,
- Electric & Magnetic Fields (EMFs),
- noise,
- visual amenity, and
- other matters that may impact Ausgrid or the proposal.

Environmental considerations
As you are aware, the assessment and evaluation of environmental impacts for a new development that requires development consent (or where development consent is modified) is undertaken following the requirements of Section 4.15/ 5.17 of the *Environmental Planning and Assessment Act 1979*. One of the obligations upon consent authorities is to consider the suitability of the proposal including its compatibility with the surrounding land uses and the existing environment.

Proposal considerations
Trying to mitigate such impacts for established developments can be costly and restricted to design. The most cost-effective option is typically a modification of the proposal in the assessment phase. Measures may include buffer distances, screening structures, building design, orientation, and construction methods.

Conditions of approval
Where the consent authority considers that the proposal is suitable and involves a type listed in Table 1, then Ausgrid requires development consent conditions to be imposed to ensure the safety and compatibility of both the development and Ausgrid's assets.

Where the Proposal has the potential to encumber the current or future use of an Ausgrid entity-owned property, it is expected that the Consent Authority or Proponent contacts Ausgrid with site-specific details so additional consideration and subsequent submission can be provided before granting consent.

Ausgrid looks forward to reviewing future Development Application submissions for any development attached to this proposal and will then provide further feedback accordingly.

If you would like further assistance in this matter, please contact Ausgrid's Paul Nakhle via email to development@ausgrid.com.au.

Yours sincerely
Sreenivasa Rao Ella
Asset Protection Officer - Asset Protection

For Official use only

Table 1: Development types and relevant consent conditions

Legislative requirement SEPP 2021	Development type	Consent condition
2.48(1a) T&I SEPP	Penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.	A, B
2.48(1b i) T&I SEPP	Development carried out within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).	A, E, D
2.48(1b ii) T&I SEPP	Development carried out immediately adjacent to an electricity substation.	A, C*, D, F
2.48(1b iii) T&I SEPP	Development within 5m of an exposed overhead electricity power line.	A, D
2.48(1c i) T&I SEPP	Installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level.	A
2.48(1c ii) T&I SEPP	Installation of a swimming pool any part of which is within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.	A
2.48(1d) T&I SEPP	Development involving or requiring the placement of power lines underground, unless an agreement concerning the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.	A
S4.15 / S5.17 EP&A Act	Where the Proposal has the potential to encumber the current or future use of an Ausgrid entity-owned property (including but not limited to changes to land use zoning, heritage status, and property access)	G

* For development adjacent to a substation, Ausgrid requests that the council seek a noise assessment report from the applicant before the Development Application being determined. The assessment must address, concerning the adjacent substation, the requirements of the amenity noise level in section 2.4 of the *NSW Noise Policy for Industry* (EPA, 2017). Where a noise assessment has not been provided by the applicant, Ausgrid requests that condition C be imposed on any consent that is granted.

Condition A: Before any development is carried out, the plans must be submitted to Ausgrid for approval to determine whether the development will affect Ausgrid's network or easements.

Condition B: The applicant must check the location of underground cables by using *Before You Dig Australia* and comply with the requirements of *NS156 Excavating Near Ausgrid Underground Cables or Conduits.*

Condition C: Before the issue of a Construction Certificate (or an Occupation Certificate where a Construction Certificate is not required), the applicant must provide to council and Ausgrid a noise assessment report. The report must address, concerning the adjacent substation, the requirements of the amenity noise levels in section 2.4 of the *NSW Noise Policy for Industry* (EPA, 2017)[1]

Condition D: The development must comply with both the Reference Levels and the precautionary requirements of the *Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz* (ARPANSA, 2021)

Condition E: The development must comply with the *Tree Safety Management Plan* (Ausgrid, 2023)

Condition F: The development must be carried out following *ENA EG1-2006: Substation Earthing Guide* (Energy Networks Association, 2006).

Condition G: the Consent Authority or Proponent contacts Ausgrid with site-specific details so an informed submission can be considered before any consent is granted

Transport for NSW

General Manager
Ku-Ring-Gai
rrana@krg.nsw.gov.au

Attention: Rathna Rana 10 June 2025

Planning Proposal at 51-53 Rohini Street, Turramurra

Dear Sir/Madam,

Transport for NSW (as Rail Authority) appreciates the opportunity to comment on the above Planning Proposal referred in correspondence dated 07/05/2025.

This Planning Proposal seeks to facilitate the redevelopment of Rohini Retirement.

In particular, the following amendments are proposed for the site:

- Inserting new Part 6 Additional Local Provisions clause relating to increased Building Height and Floor Space Ratio (with no increase to dwelling numbers)
- Including the site in schedule 1- Additional permitted uses in order to allow commercial premises, recreation facility (indoor) and independent living units

TfNSW (as Rail Authority) has reviewed the submitted documentation in relation to this planning proposal and provides comments under Attachment A for Council's consideration.

Should you have any queries relating to this matter please contact TfNSW Town Planning Management via email to DA_sydneytrains@transport.nsw.gov.au.

Sincerely,

Linda Tran
Town Planning Officer
Transport for NSW

Transport for NSW

NSW GOVERNMENT

ATTACHMENT A

Sydney Trains comments:

- TfNSW (Sydney Trains) have not reviewed the current station capacity and train services as part of this referral. The uplift in density may have the potential to impact existing rail services and capacity. We recommend that Council liaise with the relevant section of TfNSW to ascertain potential station upgrades and/or augmented rail service requisites stemming from the Proposal and its intended future use.

- Council should also consider how any future development site located in close proximity to Transport Asset Management (TAM) owned land will be serviced. TAM will not allow private party (i.e. developer/land owner) services to utilise its land and requests that such matters be considered early in the process to ascertain the need for an alternate solution, collection of developer contributions, or re-consideration of development potential.

- The likely density outcomes of the site should be based on the provision of a suitable setback from the rail corridor that will enable the construction and long-term maintenance of structures without any reliance on access to, or for support structures to be placed within TAM owned land.

- The drainage impacts of developments onto the rail corridor should be considered under the DCP requirements. In this regard, Council must be satisfied that drainage from any future developments can be adequately disposed of and managed without any reliance on TAM owned land, including the rail corridor. We request this matter be considered early in the process to ascertain the need for alternate solution, collection of developer contributions or re-consideration of development potential.

- Among other TfNSW Airspace and External Developments Standards, early design considerations must ensure that appropriate anti-throw measures have been incorporated where balconies that are proposed within 20m of and facing the rail corridor. Development within this distance must have measures installed to the satisfaction of Sydney Trains (e.g awning windows, louvres, enclosed balconies, window restrictors) which may impact on the developments ability to achieve other requirements such as solar access and cross ventilation. It is requested that these considerations are factored in the early design phase as opposed to a future Development Application to ascertain whether the development site can accommodate for Sydney Trains' requirements.

- The likely noise and vibration impact of the rail corridor will need to form the basis of early design decisions.

- Any traffic generating development proposal should be supported by a Traffic Management Plan demonstrating that additional vehicular movements will not impact on the entry, egress and general traffic flow through the existing leased land primarily used for access purposes, and that the development will leave capacity within the local

Transport for NSW

road network for a future redevelopment of TAM owned land in the vicinity of the site. Below is a screenshot of our mapping system that identifies the TAM owned leased out area in turquoise to assist Council with identification. area.

- Sydney Trains currently have an access gate leading into the rail corridor on Rohini Street. It is requested that Council and the Developer consult with Sydney Trains should the existing road layout be proposed to be altered to accommodate for any future development to ensure that a suitable alternative path is arranged and agreed upon before these changes occur at the subject site. It is advised that Sydney Trains requires ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities to the rail corridor.

Transport for NSW

- The proposed planning controls whilst supported in principle, will require the future potential Applicant/Developer to approach TfNSW (Sydney Trains) early in the design process (as part of pre-DA discussion) to ensure that all relevant Sydney Trains matters of consideration are taken into account and are incorporated in the future design of the development. These considerations include, but are not limited to, geotechnical and structural details and construction methodology, electrolysis report, and relevant requirements and standards within State Environment Planning Policy (Infrastructure) 2007, 'Development Near Rail Corridors and Busy Roads – Interim Guidelines', Asset Management Branch etc.

- Finally, Council is advised that at this stage our comments are based on the high-level nature of the information provided, and should not be taken as approval for any specific initiative or option proposed. We reserve the right to amend and/or provide further responses as additional information and details become available.

Transport for NSW

16 June 2025

TfNSW Reference: SYD25-00552
Planning Proposal: PP-2024-917

Mr David Marshall
General Manager
Ku-ring-gai Council
Locked Bag 1006,
GORDON NSW 2072

Attention: Ms Rathna Rana

RE: PLANNING PROPOSAL - 51-53 Rohini Street, Turramurra

Dear Mr Marshall,

Transport of NSW (TfNSW) appreciates the opportunity to provide comments on the above Planning Proposal as referred to TfNSW via the NSW Planning Portal on 7 May 2025. We note consultation is being undertaken with TfNSW under Condition 3 of the Gateway Determination dated 18 March 2025.

The Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 for the site to:

- Increase the height of building (HOB) from 11.5 m to 17.5 m;
- Increase the floor space ratio (FSR) from 0.85:1 to 1.5:1;
- Allow up to 700sqm gross floor area to be used for combined 'recreational facility (indoor)' and 'commercial premises'. The proposal seeks to allow community wide use (not limited to village residents) of the proposed café, wellness centre and pool facilities.

TfNSW notes the SEPP (Housing) 2021 will enable an additional 15% bonus FSR and an additional 3.8m height above the maximum building height, resulting in a total permissible height of 21.3m and a maximum permissible FSR of 1.725:1 for the site.

These amendments seek to facilitate a redevelopment of the site for 110 units comprising 66 x 2 bedroom and 44 x 3 bedroom units. TfNSW notes that 28 bicycle parking spaces are proposed and 199 basement car parking spaces proposed (increased from an existing 42 spaces).

TfNSW has reviewed the public exhibition documents and requests the advice provided in Attachment 'A' be considered by Council **prior** to the finalisation of the Planning Proposal, noting that TfNSW has previously raised a number of these matters to Council and the proponent at the pre-planning proposal stage. It is noted that Sydney Trains have provided a separate submission to Council on this proposal.

For any further enquiries, please contact Stephen Briant – Land Use Planner on mobile 0414 949 990 or email: development.sydney@transport.nsw.gov.au

Yours sincerely,

Carina Gregory
Senior Manager Strategic Land Use (Eastern)
Transport Planning
Planning, Integration and Passenger

Attachment A – TfNSW Comments on Planning Proposal PP-2024-917

1. Access & Design Issues

- Vehicle access has been consolidated to one access point which is supported.
- The design of the driveway access is to accommodate the vehicle size of the largest vehicle to access the site which accommodates all including loading and waste collection requirements.
- The design of the driveway crossover is to consider pedestrian amenity such as through the provision of continuous footpath treatment etc (refer to Guide to Traffic Management Part 8: Local Street Management, Section 8.5.9).
- TfNSW encourages the proponent to further consult with Ku-ring-gai Council noting the Council intends to relocate traffic signals from Rohini Street to Turramurra Avenue to reduce traffic flows on Rohini Street as per the Turramurra Public Domain Plan (dated March 2022).
- Further discussion is encouraged between the proponent, Ku-ring-gai Council and Sydney Trains regarding any public domain improvements adjacent to the site and rail line. This is to include (but is not limited to) the following issues:
    - That the design is consistent with Ku-ring-gai Development Control Plan - Part 14B: Turramurra Local Centre.
    - Ensuring the development meets Sydney Trains requirements including necessary setbacks from the rail corridor, potential design constraints, and other requirements relating to the safety and structural integrity of rail land/assets.
    - The provision of any potential improved pedestrian amenity from Cherry Street to Rohini Street.
    - Meets all Ku-ring-gai Council and Sydney Trains requirements if a turning head is to be provided on Rohini Street.

2. Noise Attenuation

- Future senior living development on the site should consider appropriate noise attenuation measures through design measures, architectural treatments, setbacks, durable materials and landscaping particularly along the site's frontage to the railway corridor.

3. Active and Public Transport

- TfNSW is supportive of Travel Demand Management (TDM) measures being provided to support Active and Public Transport use.
- It is recommended that a Green Travel Plan (GTP) be provided to demonstrate a commitment to sustainable transport and modal shift and that a Travel Access Guide (TAG) be prepared and included as an appendix in the GTP.
- Bicycle parking and end of trip facilities are to be designed to the quantity and quality of design that reflect the excellent access to active and public transport services of the site. TfNSW would recommend that as these units are being targeted for the 'down-sizing market', that the provision of 1 bicycle parking space per unit is appropriate. The provision of visitor bicycle parking spaces and end of trip facilities including showers and bicycle lockers are to be provided and is to include a provision for all staff of the Anglicare Rohini Village.

- The bicycle parking and end of trip facilities, the layout, design and security of bicycle facilities must comply with the minimum requirements of:

  - Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities,
  - 'Austroads Bicycle Parking Facilities: Guidelines for Design and Installation', and;
  - Council's Development Control Plan (DCP).

- The provision of the through site link is supported. The through site link from Rohini Street to King Street is recommended to be designed to allow 24 hour public access.

4. Parking

- Given the site is in close proximity to public transport (within 400 metres walking distance of the Turramurra railway station), it is recommended that Council constrain parking supply to encourage sustainable transport such as public transport and active transport in alignment with the excellent access to public transport of the site.

- TfNSW is supportive of Travel Demand Management (TDM) measures, such as appropriate maximum parking rates. **The amount of parking currently proposed is considered excessive.** There appears little justification for an increase in parking space numbers to 199 above the existing 42 spaces provided on site. Please refer to SEPP Housing 2021, Guide to Transport Impact Assessment (GTIA) 2024 and Council's DCP for 'Seniors Housing' for some reference to appropriate parking for the site.

- Where parking is provided, the design is to encourage the use of more energy efficient vehicles through the provision of electric car charging and the provision of car share spaces.

- All loading is designed to be on-site which is supported.

5. Traffic Generation

- There remain a number of question marks around the traffic modelling and whether it is 'fit for purpose' if the proposal remains in the current form. The design of the site needs to incorporate Travel Demand Management (TDM) measures, including measures that are more sympathetic to supporting Sustainable Transport trips from the site. This will be demonstrated in terms of encouraging Active and Public Transport and a reduction in car parking as discussed above. **These matters need further consideration by Council and the proponent prior to the finalisation of the Planning Proposal.**

- The Traffic and Transport Assessment report estimates a vehicle trip generation rate of 0.1 and 0.2 in the AM and PM peak hour is expected to be generated by the site. This would appear an underestimate of the true generation expected noting that the development is proposing living for 'down-sizers' and in turn appears to be designed considering a high parking rate in line with a more intensive residential flat building. As such, it can be expected a PM peak hour vehicle trip generation of 0.37 (refer to the Guide to Transport Impact Assessment 2024 for medium density residential dwelling) to be more realistic. A significantly higher AM vehicle trip generation is expected as well.

- Any increased traffic generation from the site may hinder the operation and performance of the nearby bus interchange at Turramurra Station and the traffic signal operations at the Pacific Highway and Rohini Street. Please note that as the Pacific Highway is a classified road, which also has a primary movement function for people and goods, any changes to its performance or operation would need the support and approval of TfNSW.

Sydney WATER

17 June 2025 **Our reference**: 224600

Rathna Rana
Ku-ring-gai Council
rrana@krg.nsw.gov.au

RE: Planning Proposal PP-2024-917 at 51-53 Rohini Street, Turramurra

Thank you for notifying Sydney Water of planning proposal PP-2024-917 at 51-53 Rohini Street, Turramurra which proposes amendments to the *Ku-ring-gai Local Environmental Plan 2015* to enable:

- the increase in maximum floor space ratio (FSR) from 0.85:1 to 1.5:1 (the Housing SEPP bonus provisions will result in a final FSR of 1.725:1);
- increase the maximum Height of Buildings from 11.5m to 17.5m (the Housing SEPP bonus provisions will result in a final height of 21.3m); and
- include certain local provisions that allow the inclusion of a café and a wellness centre with an indoor pool.

According to the Urban Design report, the development will result in the replacement and upgrade of 110 existing independent living units, 10-15 operational jobs, a residential GFA of 15,150m^2, and commercial GFA of 700m^2. Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

Water and Wastewater Servicing

- Our preliminary assessment indicates that water and wastewater servicing should be available for future demands.
- Amplifications, adjustments, and/or minor extensions may be required for future development works.
- Further servicing requirements will be provided in future detailed planning proposals and/or development applications

Trade wastewater requirement

- If this proposed development is anticipated to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap in®.

Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, the Feasibility or, Section 73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as they progress.

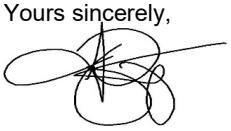
Next steps

- The proponent should complete and return the enclosed Growth Data Form as part of their Section 73 application once a development application has been lodged. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- Council is advised to forward the enclosed *Sydney Water Planning Proposal Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

Should Council require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Fernando Ortega
Manager, Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Planning Proposal Information Sheet (for proponent)
- Sydney Water Growth Data Form

Sydney Water Corporation ABN 49 776 225 038
1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 **Media (24/7)** 8849 5151 **sydneywater.com.au**

Sydney Water Planning Proposal Information Sheet for Proponent

Sydney Water has provided advice to the Department/Council on your proposed planning proposal. Further steps are required to ascertain servicing timescales and staging algin with your development. Please read the information below to assist with your development. Further information can also be found on our website (sydneywater.com.au).

Feasibility

Why have I been advised to carry out a Feasibility enquiry?

If the development presents potentially large water servicing demands on drinking water, wastewater, recycled water and stormwater where applicable or asset impacts are anticipated, further investigation may be required to determine the servicing requirements for the site.

It is recommended that a Water Servicing Coordinator is engaged to also ensure early discussion on your proposed development so it is considered in any potential planning that we might be undertaking. We advise you do this as soon as possible to prevent potential delays to your development approvals or servicing.

This process is also evidenced in the referral criteria for authorities and government agencies in the State Government's *Local Environmental Plan Making Guideline – Attachment B Authority & Government Agency Pre-lodgement*.

How do I apply for a Feasibility?

To apply for a Feasibility, you will need to contact a Water Servicing Coordinator. Tell them you have been advised to lodge a Feasibility as part of your development application.

Growth Data Form

Why do I need to complete a Growth Data Form as part of the Feasibility application?

If you have been requested to provide growth data, it is likely your planning proposal may lead to development with significant servicing needs especially or in areas not previously identified for substantial growth. To ensure thorough servicing advice and explore staged servicing options, we need anticipated growth data and indicative development staging, including yield per stage, as specified in the Growth Data Form in **Appendix 1**.

Trade wastewater for business customers

I am a business customer and my development may generate commercial or industrial trade wastewater. What do I do?

If your development is going to generate trade wastewater, you must have written approval to connect your business to our network, and properly install and maintain appropriate treatment equipment before any business activities can commence. It is illegal to discharge trade wastewater into the Sydney Water sewerage system without permission.

How to apply for approval to discharge?

Complete an application for connection to discharge trade wastewater at Sydney Water Tap in® or contact businesscustomers@sydneywater.com.au for further information.

Infrastructure Contributions

What are infrastructure contributions?

Infrastructure contributions are a payment towards the cost of infrastructure needed to provide water-related services to new developments. The contributions are set to be reintroduced by Sydney Water from 1 July 2024 followed a decision by the NSW Government.

Please note existing charges still apply for the recycled water schemes provided by Sydney Water.

How do infrastructure contributions impact me?

Infrastructure contributions for drinking water and wastewater will be payable for all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at Infrastructure contributions | Sydney Water Talk.

I am building in the Western Sydney Aerotropolis Precincts. How does this impact me?

The NSW Government has appointed Sydney Water as the Regional Stormwater Authority in the initial Western Sydney Aerotropolis precincts, including the Mamre Road Precinct.

If you are building in the Aerotropolis Initial Precincts, you will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. The estimated amount of contributions for stormwater and recycled water servicing will be provided at the Notice of Requirements issued during the Section 73 application.

You can find more information on Mamre Road and Aerotropolis Infrastructure Contributions at Mamre Road and Aerotropolis development.

Water Servicing Coordinator

What is a Water Servicing Coordinator?

Water Servicing Coordinators are accredited providers who can manage your Sydney Water applications for you.

They can design new pipes, manage applications for Section 73 Compliance Certificates and Feasibilities, applications for approval to move or extend our pipes, design and construction of new pipes, and applications for approval to build over or next to assets.

All Water Servicing Coordinators have designer accreditation and can provide design services.

How do I find a Water Servicing Coordinator?

Please follow this link to find a list of Water Servicing Coordinators: Water servicing coordinators

Quick Links

- Growth Servicing Plan
- Water servicing coordinators
- Infrastructure contributions
- Steps for first time developers
- Mamre Road and Aerotropolis development
- Managing trade wastewater
- Local Environmental Plan Making Guideline – Attachment B Authority & Government Agency Pre-lodgement

Appendix 1. Example of growth data form and planning timescales

The following is an example of the level of intel that we require to assess the potential staging and phasing of asset upgrades. We acknowledge that this information is an indication only and is provided as a guide to assist SW to provide more nuanced feasibility or servicing advice. We note that timescales are often subject to developer intent/demand and approval timescales. Sydney Water uses the information at its own risk.

Anticipated planning timescales										
Reference number	Project name	Date updated	Pre-lodgement or lodgement	Submission to Gateway	PP Exhibition	Anticipated rezoning	Anticipated DA lodgement	Anticipated first connection	Status/Comments	Estimated growth numbers (or range) dwellings/jobs
Example: PP-2025-xxxx	*100 Main Street, Leppington*	*Today's date*	*Jul-25*	*Dec-26*	*Jun-27*	*Dec-27*	*Mar-28*	*2029*	*Completed preliminary planning assessment. To be lodged to LPP in June 2026.*	*500 dwellings*

Anticipated growth timescales													
Project name:	***Address:***		***Sydney Water Ref. Number and PP Ref. Number:***										
Development Type	Ultimate growth (additional)	Total # stages	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Continue as required
Example (dwelling multi)	*2050*	*5*	*0*	*350*	*350*	*500*	*500*	*350*	*0*	*0*	*0*	*0*	
Example (job number)	*1600*	*6*	*200*	*200*	*300*	*300*	*300*	*300*	*0*	*0*	*0*	*0*	
Dwellings (single)													
Dwellings (multi)													
Jobs (number)													
Jobs (GFA)													

11 July 2025

The General Manager
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Cc: Antony Fabbro, Manager Urban Planning
Craig Wyse, Team Leader Urban Planning
Andrew Watson, Director Strategy & Environment

Attention Ms Rathna Rana - Executive Manager

Dear Sir,

Rohini Village Planning Proposal Application (PP 2024-917) - Summary of Submissions to Planning Exhibition
51-53 Rohini Street Turramurra

We write in relation to the Planning Proposal Application for Rohini Village, in order to provide response to the public and agency submissions, received during the Proposal's Exhibition Period. Also to reiterate the merits of the exhibited Proposal in both its context of the strategic merit and its obvious community benefit.

EG is representing Anglicare, a registered social housing provider with a 160-year history as a benevolent institution that has assisted millions of Australians in need across all sectors of the community.

Following this Planning Proposal's exhibition, Council received a total of 32 submissions from local residents, according to our assessment, 27 are unique. We also received 12 submissions from Government Authorities. There was one community submission in support of the Proposal. The remaining submissions covered perceived concerns with the Proposal, we have responded to each concern set out in detail, our reasons justifying the response. As is common to this process we have noted that, many of the concerns raised are about the future built form, which are best addressed at the development application stage, when detailed designs and site-specific assessments can be shown in full detail. Please note that EG also made one submission, to address the items raised in the Heritage Assessment.

We also note that the proposed planning controls for the Site, a Height of Building control of 17.5 metres and a Floor Space Ratio of 1.5:1, have already been endorsed by the Ku-ring-gai Local Planning Panel (LPP) on 22 July 2024 and Ku-ring-gai Council at its meeting on 13 August 2024 where there was unanimous approval to the currently exhibited proposal. We believe that the current plans and controls reflect a well-considered strategic planning framework supported by both Council and the Panel.

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The Rohini Village site is ideally located near shops and services, well screened by existing vegetation, and by any reasonable industry standard, presents minimal impact on the surrounding area. It also addresses a growing need for high-quality aged care and seniors living options within both the local area and the broader State context. This is all fully supported by Architectural; Urban Design; Planning; and Landscape studies.

Anglicare has by this point invested over $2.9 million to reach this point in the process, engaging leading industry professionals to ensure the highest standards in urban design, planning, and environmental management.

We therefore firmly believe that our commitment underscores the quality and integrity of the Proposal, something that may not be fully appreciated in public commentary to date.

We trust that this summary is of assistance to Council in its ongoing consideration of the Planning Proposal and hope that it will be useful in guiding Council's view on the merits of the outcome. We are always available to discuss any aspects of this important community outcome.

Yours sincerely,

DBrajuha

Diana Brajuha
Planning Director, BTP (Hons), M Pro Dev, MPIA

cc Anglicare

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ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

State Agency	Submission	Proponent Response
Ausgrid	**Environmental considerations** As you are aware, the assessment and evaluation of environmental impacts for a new development that requires development consent (or where development consent is modified) is undertaken following the requirements of Section 4.15/ 5.17 of the *Environmental Planning and Assessment Act 1979*. One of the obligations upon consent authorities is to consider the suitability of the proposal including its compatibility with the surrounding land uses and the existing environment.	Noted – to be addressed in detailed DA
	Proposal considerations Trying to mitigate such impacts for established developments can be costly and restricted to design. The most cost-effective option is typically a modification of the proposal in the assessment phase. Measures may include buffer distances, screening structures, building design, orientation, and construction methods.	Noted
	Conditions of approval Where the consent authority considers that the proposal is suitable and involves a type listed in Table 1, then Ausgrid requires development consent conditions to be imposed to ensure the safety and compatibility of both the development and Ausgrid's assets. Where the Proposal has the potential to encumber the current or future use of an Ausgrid entity-owned property, it is expected that the Consent Authority or Proponent contacts Ausgrid with site-specific details so additional consideration and subsequent submission can be provided before granting consent. Ausgrid looks forward to reviewing future Development Application submissions for any development attached to this proposal and will then provide further feedback accordingly.	Noted A detailed DA will be submitted.
	Table 1: T&I SEPP conditions	Noted – to be addressed in detailed DA
	For development adjacent to a substation, Ausgrid requests that the council seek a noise assessment report from the applicant before the Development Application being determined	Noted - An existing sub-station is located at the south-east concern of the site fronting Rohini Street. Noise & Vibration Assessment Report to accompany detailed DA.

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

<table>
<tr>
<td>Transport for NSW (as Rail Authority)</td>
<td>TfNSW (Sydney Trains) have not reviewed the current station capacity and train services as part of this referral.

The uplift in density may have the potential to impact existing rail services and capacity. We recommend that Council liaise with the relevant section of TfNSW to ascertain potential station upgrades and/or augmented rail service requisites stemming from the Proposal and its intended future use.</td>
<td>The estimated additional population resulting from the development (from 110 to approximately 150 seniors) will be imperceptible impact on train services. Notably the station has already been upgraded to provide accessible pathway and lift from the pedestrian bridge to the train platform.

In contrast, we would envisage a substantial future population increase under the SEPP (Housing) 2021 Chapter 6 Low and Mid-Rise (LMR) Housing controls in the areas surrounding the Turramurra Station and Town Centre (TS&TC). Refer LMR map extract below. Notably, LMR mapped areas zoned R3 and R4 within 400m of the TS&TC have Clause 180 non-discretionary development standards per below;

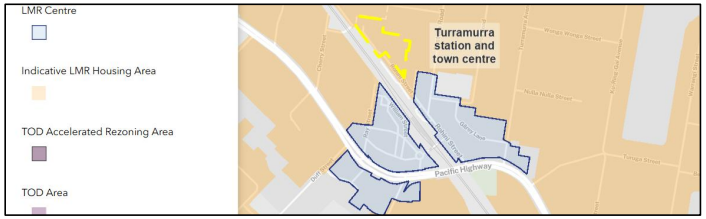
<table>
<tr><th>Development Type</th><th>FSR</th><th>Height</th></tr>
<tr><td>Residential Flat Buildings</td><td>2.2:1</td><td>22 metres</td></tr>
<tr><td>Shop-Top Housing</td><td>2.2:1</td><td>24 metres</td></tr>
</table>


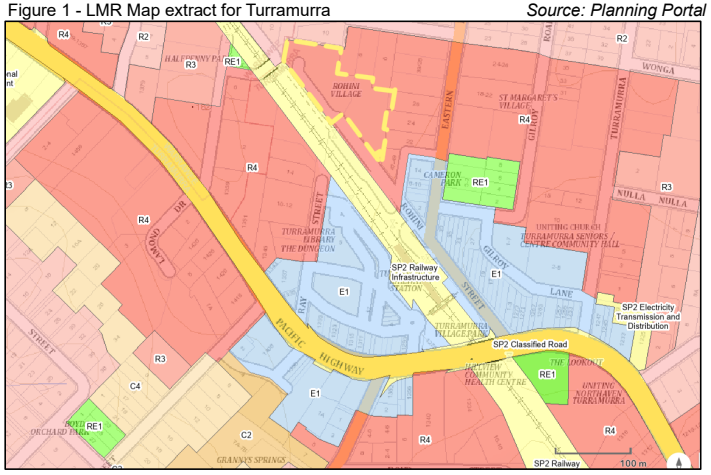
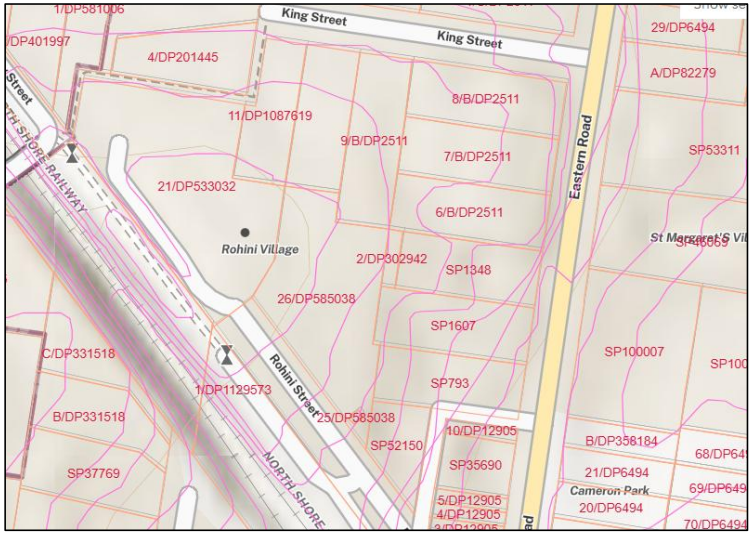
Figure 1 - LMR Map extract for Turramurra Source: Planning Portal


Figure 2 - KLEP Zone map extract Source: Planning Portal
</td>
</tr>
</table>

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

Transport for NSW (as Rail Authority)		The subject PP seeks FSR 1.5:1 and height 17.5m height. When potential SEPP Housing clause 87 seniors housing bonuses are applied the resulting FSR is 1.725:1 and 21.3m which is modest compared to the 22m or 24m height / FSR 2.2:1 development potential under the Low and Mid-Rise Housing policy (gazetted 28th February 2025).
	Council should also consider how any future development site located in close proximity to Transport Asset Management (TAM) owned land will be serviced. TAM will not allow private party (i.e. developer/land owner) services to utilise its land and requests that such matters be considered early in the process to ascertain the need for an alternate solution, collection of developer contributions, or re-consideration of development potential.	Existing village site is serviced.
	The likely density outcomes of the site should be based on the provision of a suitable setback from the rail corridor that will enable the construction and long-term maintenance of structures without any reliance on access to, or for support structures to be placed within TAM owned land	Building setbacks to the railway corridor indicated in the PP Masterplan comprising 6m landscaped setbacks are similar to the existing 4 storey building along the southern part of the site. Suitable vehicle access to the village will be provided via the new driveway at the southern end of the site.
	The drainage impacts of developments onto the rail corridor should be considered under the DCP requirements. In this regard, Council must be satisfied that drainage from any future developments can be adequately disposed of and managed without any reliance on TAM owned land, including the rail corridor. We request this matter be considered early in the process to ascertain the need for alternate solution, collection of developer contributions or re-consideration of development potential.	The site can drain to Rohini Street. Stormwater Management will be addressed in the detailed DA.  Figure 3 – Contour Map *Source: https://portal.spatial.nsw.gov.au/*

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

Transport for NSW (as Rail Authority)	Among other TfNSW Airspace and External Developments Standards, early design considerations must ensure that appropriate anti-throw measures have been incorporated where balconies that are proposed within 20m of and facing the rail corridor. Development within this distance must have measures installed to the satisfaction of Sydney Trains (e.g awning windows, louvres, enclosed balconies, window restrictors) which may impact on the developments ability to achieve other requirements such as solar access and cross ventilation. It is requested that these considerations are factored in the early design phase as opposed to a future Development Application to ascertain whether the development site can accommodate for Sydney Trains' requirements.	Anti-throw measures can be addressed at detailed DA design stage.
	The likely noise and vibration impact of the rail corridor will need to form the basis of early design decisions	A Noise and Vibration Report will accompany the detailed DA.
	Any traffic generating development proposal should be supported by a Traffic Management Plan demonstrating that additional vehicular movements will not impact on the entry, egress and general traffic flow through the existing leased land primarily used for access purposes, and that the development will leave capacity within the local road network for a future redevelopment of TAM owned land in the vicinity of the site.	The PP Masterplan Concept Design removes the existing northern driveway entry located at the northern end of Rohini Street and retains the existing driveway entry at the southern end. A Traffic and Parking Assessment prepared by Stantec (2023) has been undertaken to ascertain existing traffic and parking conditions surrounding the Site. The Report findings were that there will be a net increase of **up to 11 vehicle movements per hour in any road network peak hour**. On this basis, the additional traffic generated by the proposal is not expected to compromise the safety or function of the surrounding road network, whether it be the weekday or weekend network peak periods. An updated Traffic and Parking Assessment report will accompany the DA.
	Sydney Trains currently have an access gate leading into the rail corridor on Rohini Street. It is requested that Council and the Developer consult with Sydney Trains should the existing road layout be proposed to be altered to accommodate for any future development to ensure that a suitable alternative path is arranged and agreed upon before these changes occur at the subject site. It is advised that Sydney Trains requires ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities to the rail corridor.	Noted. Access to the Sydney Trains gate into the rail corridor adjacent to Rohini Street must be retained. Consultation with Sydney Trains can be incorporated into the detailed design of any Planning Agreement (PA) related upgrade works to the public domain/cul-de-sac. Figure 4 – Sydney Trains gate located near Rohini Street *Source: google streetview*

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

	The proposed planning controls whilst supported in principle, will require the future potential Applicant/Developer to approach TfNSW (Sydney Trains) early in the design process (as part of pre-DA discussion) to ensure that all relevant Sydney Trains matters of consideration are taken into account and are incorporated in the future design of the development. These considerations include, but are not limited to, geotechnical and structural details and construction methodology, electrolysis report, and relevant requirements and standards within State Environment Planning Policy (Infrastructure) 2007, 'Development Near Rail Corridors and Busy Roads – Interim Guidelines', Asset Management Branch etc	Noted – proposed planning controls are supported in principle. Pre-DA consultation can be undertaken in regard to relevant provisions of the current SEPP (Transport and Infrastructure) 2021.
Transport for NSW (TfNSW)	**1. Access & Design Issues** Vehicle access has been consolidated to one access point which is supported The design of the driveway access is to accommodate the vehicle size of the largest vehicle to access the site which accommodates all including loading and waste collection requirements. The design of the driveway crossover is to consider pedestrian amenity such as through the provision of continuous footpath treatment etc (refer to Guide to Traffic Management Part 8: Local Street Management, Section 8.5.9).	Noted – single vehicle access point into the village is supported. Driveway and footpath design to be addressed in detailed DA.
	TfNSW encourages the proponent to further consult with Ku-ring-gai Council noting the Council intends to relocate traffic signals from Rohini Street to Turramurra Avenue to reduce traffic flows on Rohini Street as per the Turramurra Public Domain Plan (dated March 2022).	Noted. The relocation of traffic signals from Rohini Street to Turramurra Avenue is a council matter.
	Further discussion is encouraged between the proponent, Ku-ring-gai Council and Sydney Trains regarding any public domain improvements adjacent to the site and rail line.	Noted. Consultation between the parties would be part of the Planning Agreement details. Council has commenced design phase on upgrades to the Cherry Street/Rohini Street cycle/pathway in 2024. Anglicare have voiced concerns to Council over potential impacts on significant trees abutting the new pathway/cycleway.
	2. Noise Attenuation Future senior living development on the site should consider appropriate noise attenuation measures through design measures, architectural treatments, setbacks, durable materials and landscaping particularly along the site's frontage to the railway corridor.	Noted. A Noise and Vibration Report will accompany the detailed DA. Recommendations to mitigate noise impacts to be incorporated into the design.

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

Transport for NSW (TfNSW)	**3. Active and Public Transport** TfNSW is supportive of Travel Demand Management (TDM) measures being provided to support Active and Public Transport use.	Noted. Upgrades to the pathway along Rohini Street (northern side) will be included in the detailed DA submission to ensure compliance with SEPP(Housing) 2021 accessibility to public transport/shops/services is met. Provision of bicycle parking to be incorporated in the DA.
	It is recommended that a Green Travel Plan (GTP) be provided to demonstrate a commitment to sustainable transport and modal shift and that a Travel Access Guide (TAG) be prepared and included as an appendix in the GTP.	Noted. GTP and TAG can be addressed in detailed DA.
	Bicycle parking and end of trip facilities are to be designed to the quantity and quality of design that reflect the excellent access to active and public transport services of the site. TfNSW would recommend that as these units are being targeted for the 'down-sizing market', that the provision of 1 bicycle parking space per unit is appropriate. The provision of visitor bicycle parking spaces and end of trip facilities including showers and bicycle lockers are to be provided and is to include a provision for all staff of the Anglicare Rohini Village	Noted. The PP Concept Plan provides for 28 bicycle parking spaces. We would question TfNSW assumption that seniors and disabled residents will be peddling to the shops/bus/train, particularly given the below Mode share for seniors survey shows 91% seniors travel by car (refer response to **4. Parking** below). Separate Provision of bicycle parking and end of trip facilities for staff will be detailed in the DA.
	The provision of the through site link is supported. The through site link from Rohini Street to King Street is recommended to be designed to allow 24 hour public access	Noted. Given the Rohini Walk is not public land, it is considered unreasonable for a State Authority to expect 24/7 access into the village site which is occupied by vulnerable seniors. The Rohini Walk is located on private land and Anglicare propose to allow 7am to 9pm public access to safeguard seniors privacy and safety. The Letter of Offer (for the future Planning Agreement) submitted with the PP provides for upgrades to the King Street to Cherry Street council pathway which will allow for pedestrian access to King Street when the Rohini Walk is closed to the wider community after hours. Details will be addressed in the future Planning Agreement and detailed DA.
	4. Parking Given the site is in close proximity to public transport (within 400 metres walking distance of the Turramurra railway station), it is recommended that Council constrain parking supply to encourage sustainable transport such as public transport and active transport in alignment with the excellent access to public transport of the site.	**Not supported**. The 2024 Guide to Transport Impact Assessment provides guidance on mode share based on actual surveys for seniors housing developments. The below table illustrates that seniors opt for cars as preferred travel mode, which likely reflects older age of residents and their physical abilities.

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

<table>
<tr>
<td rowspan="2">Transport for NSW (TfNSW)</td>
<td></td>
<td>
Mode share
The predominant mode of travel was car, and variability in mode share was similar across the metropolitan and regional sites. Mode shares were found to vary across the sites surveyed, and any mode share estimate should be site specific, considering the site characteristics and network context.
Table 5.18. Mode share for seniors
<table>
<tr><th>Mode</th><th>Weekday
Average and Range</th><th>Weekend
Average and Range</th></tr>
<tr><td>Car</td><td>91%
(80% to 98%)</td><td>90%
(74% to 99%)</td></tr>
<tr><td>Walk - visitor</td><td>3%
(0% to 9%)</td><td>2%
(0% to 8%)</td></tr>
<tr><td>Walk- resident</td><td>6%
(0% to 14%)</td><td>8%
(0% to 26%)</td></tr>
</table>
Figure 5 – Mode Share for Seniors Source: Guide to Transport Impact Assessment (2024)

Further, North Shore residents are typically down-sizing from large homes with multiple car ownership. Providing less on-site parking may result in increased on-street parking in local streets surrounding the site. Additional on-street parking is a concern raised in the community objections which can be addressed by suitable provision of basement carparking to meet the requirements of the occupants.
</td>
</tr>
<tr>
<td>TfNSW is supportive of Travel Demand Management (TDM) measures, such as appropriate maximum parking rates. The amount of parking currently proposed is considered excessive.

There appears little justification for an increase in parking space numbers to 199 above the existing 42 spaces provided on site. Please refer to SEPP Housing 2021, Guide to Transport Impact Assessment (GTIA) 2024 and Council's DCP for 'Seniors Housing' for some reference to appropriate parking for the site.</td>
<td>Not supported.

The existing retirement village was built some 65 years ago when the seniors community was accepting of smaller apartments with minimal provision for carparking. The PP Masterplan comprises 2-3 bedroom independent living units with on-site parking which would meet current day downsizer expectations. If the occupant requirements are not met, then there is no incentive for seniors to downsize from larger homes and free up properties for families or facilitate redevelopment.

SEPP (Housing) 2021 Clause 82 definition of Gross Floor Area for seniors housing was amended 18th August 2023 to exclude "(iii) car parking and internal access to the car parking," Presumably in recognition that seniors and people with disabilities have different on-site parking for needs to the wider community.

Car parking provision is a matter for consideration at DA stage and is not relevant to the subject PP considerations for increased height and FSR given parking numbers have no impact on calculation of GFA for seniors housing under SEPP (Housing) 2021.</td>
</tr>
</table>

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

Transport for NSW (TfNSW)		In terms of parking numbers; • SEPP (Housing) prescribes minimum car parking numbers which if met, cannot be grounds for refusal. There is no maximum prescribed number. o Development by a social housing provider – minimum 1 space per 5 dwellings o Other developments – minimum 0.5 spaces for each bedroom • KDCP recommends the following seniors parking rates o Subsidised developments – minimum 1 space per 10 self contained units plus 1 visitor space for every 10 units o Resident funded developments – minimum 2 spaces per 3 self contained units plus 1 visitor space for every 5 units. • KDCP also provides minimum and maximum carparking requirements apply to residential flat buildings within 400m of a station; o Two bedrooms – minimum 1 and maximum 1.25 spaces per dwelling o Three or more bedrooms – minimum 1.4 and maximum 2 spaces per dwelling o Visitor parking – minimum 1 space per 6 dwellings The PP Masterplan is consistent with the resident/visitor rates that apply to RFBs within 400m of a station together with provision for on-site staff parking and ambulance (equates to 198 spaces).
	Where parking is provided, the design is to encourage the use of more energy efficient vehicles through the provision of electric car charging and the provision of car share spaces	Noted. Provision of a car-share space is referenced in the PP Traffic and Transport Report. Details can be provided in the DA submission.
	All loading is designed to be on-site which is supported	Noted. Details to be provided in the DA.
	5. Traffic Generation There remain a number of question marks around the traffic modelling and whether it is 'fit for purpose' if the proposal remains in the current form. The design of the site needs to incorporate Travel Demand Management (TDM) measures, including measures that are more sympathetic to supporting Sustainable Transport trips from the site. This will be demonstrated in terms of encouraging Active and Public Transport and a reduction in car parking as discussed above. These matters need further consideration by Council and the proponent prior to the finalisation of the Planning Proposal.	The 2024 Guide to Transport Impact Assessment provides guidance usage and on mode share based on surveys for seniors housing developments. The following data based on the surveys provides guidance for determining traffic generation for seniors housing developments.

ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

<table>
<tr>
<td rowspan="2">Transport for NSW (TfNSW)</td>
<td></td>
<td>
<table>
<tr><th>Weekday rates</th><th>Sydney</th></tr>
<tr><td colspan="2">Person trips (person trips/dwelling)</td></tr>
<tr><td>Site peak hour</td><td>0.46</td></tr>
<tr><td>PM peak hour</td><td>0.26</td></tr>
<tr><td>Daily</td><td>2.79</td></tr>
<tr><td colspan="2">Vehicle trips (vehicle trips/dwelling)</td></tr>
<tr><td>Site peak hour</td><td>0.30</td></tr>
<tr><td>PM peak hour</td><td>0.17</td></tr>
<tr><td>Daily</td><td>1.80</td></tr>
</table>
<table>
<tr><th>Weekend rates</th><th>Sydney</th></tr>
<tr><td colspan="2">Person trips (person trips/dwelling)</td></tr>
<tr><td>Site peak hour</td><td>0.34</td></tr>
<tr><td>Daily</td><td>1.90</td></tr>
<tr><td colspan="2">Vehicle trips (vehicle trips/dwelling)</td></tr>
<tr><td>Site peak hour</td><td>0.20</td></tr>
<tr><td>Daily</td><td>1.17</td></tr>
</table>
Figure 6 – Traffic Generation - Seniors Source: Guide to Transport Impact Assessment (page 62)

Page 12 of the Traffic and Parking Report prepared by Stantec states the following at page 12;

“When considering the existing Site traffic generation (up to 11 vehicle movements per hour), the traffic generation of the proposal (up to 22 vehicle movements per hour) results in a net change of up to 11 vehicle movements per hour in any road network peak hour.

This is the equivalent of one vehicle every six minutes in any road network peak hour. On this basis, the additional traffic generated by the proposal is not expected to compromise the safety or function of the surrounding road network including at the Pacific Highway/ Rohini Street”.
</td>
</tr>
<tr>
<td>The Traffic and Transport Assessment report estimates a vehicle trip generation rate of 0.1 and 0.2 in the AM and PM peak hour is expected to be generated by the site. This would appear an underestimate of the true generation expected noting that the development is proposing living for ‘down-sizers’ and in turn appears to be designed considering a high parking rate in line with a more intensive residential flat building. As such, it can be expected a PM peak hour vehicle trip generation of 0.37 (refer to the Guide to Transport Impact Assessment 2024 for medium density residential dwelling) to be more realistic. A significantly higher AM vehicle trip generation is expected as well.</td>
<td>The new Guide to Transport Impact Assessment (2024) provides vehicle trip generation for various forms of development including seniors housing as a separate category. The prescribed trip generation rates are based on surveys undertaken at 10 retirement villages including 5 located in Sydney.

Page 62 of the document states “Peak travel generally does <u>not</u> coincide with the morning network peak, although there is a closer correlation between evening site peaks and network peaks”.

The DA submission will address the new Guide to Transport Impact Assessment 2024 which clearly recognises that seniors have different driving habits (both in terms of number of trips and the time of day) to ordinary medium density housing.</td>
</tr>
</table>

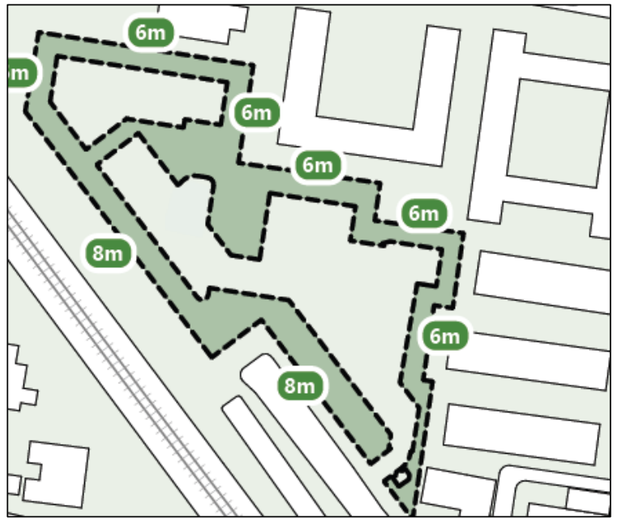
ROHINI PLANNING PROPOSAL – STATE AGENCY RESPONSE SUMMARY TABLE (EG and Levy Planning) 11-7-25

	Any increased traffic generation from the site may hinder the operation and performance of the nearby bus interchange at Turramurra Station and the traffic signal operations at the Pacific Highway and Rohini Street. Please note that as the Pacific Highway is a classified road, which also has a primary movement function for people and goods, any changes to its performance or operation would need the support and approval of TfNSW.	The PP Masterplan is for 110 undersized Independent Living Units (ILUs) to be replaced by 110 x 2-3 bedroom seniors ILUs. Stantec provide advices in relation to estimated traffic generation of the proposal (up to 22 vehicle movements per hour) which results in **a net change of up to 11 vehicle movements per hour** in any road network peak hour. This is the equivalent of **one vehicle every six minutes** in any road network peak hour. On this basis, the additional traffic generated by the proposal is not expected to compromise the safety or function of the surrounding road network. The issue of traffic generation will be addressed in more detail in the DA.
Sydney Water	Preliminary assessment indicate that water and wastewater servicing should be available for future demands. The proponent should complete and return the Growth Data Form as part of their Section 73 application once a development application has been lodged.	Noted. The relevant s73 application and Growth Data form will be completed at the DA stage.

ROHINI PLANNING PROPOSAL - Community Submissions Summary Response Table (EG and Levy Planning 11th July 2025)

Issue	Submission	Name	Address	Specifics	Proponent Response
Loss of Privacy **Total: 25**	1	Unknown	Unknown	"**Loss of Privacy:** The increased building height will result in direct overlooking into my private open spaces and habitable rooms, diminishing my family's ability to enjoy our home without intrusion. ... **Clause 4.3 Height of Buildings (KLEP 2015):** The objectives of this clause typically include ensuring that the height of buildings is appropriate to the condition of the site and its context, and that development fits into the overall streetscape and is compatible with the scale and character of development in the vicinity. The proposed height fails to meet these objectives by: ○ Introducing a building scale significantly taller than the existing development and the 11.5m standard, thereby creating an abrupt and jarring transition to adjoining residential properties. ○ Failing to adequately respect the amenity of neighbouring properties through excessive overshadowing and overlooking. ... ○**Privacy:** The proponent's Urban Design Report (Appendix A of the Planning Proposal) and associated photomontages may attempt to downplay visual impacts, but the reality of 6-storey buildings (potentially higher) in close proximity to established residential properties is a significant loss of privacy. This is not a "minimal impact" as claimed by the proponent (page 1 of the Planning Proposal Executive Summary). ... **Severe Loss of Personal Privacy:** My home and private outdoor areas will be directly overlooked by numerous windows and balconies of the proposed taller buildings. This constant observation will fundamentally alter our enjoyment of our home and garden, creating a sense of being "on display." This is a significant degradation of our current level of amenity. I will be attaching two photographs (Attachment A: View from Bedroom Window; Attachment B: View from Kitchen Window) to this submission which clearly demonstrate the existing level of overlooking from the current structures; any increase in height will only exacerbate this intrusion."	**Privacy**:- Address withheld so not possible to ascertain impacts on the submitter's property. However, the building has had a full view analysis from all the main vantage points around the site. The building as is currently shown in the plans has taken into account of potential privacy issues that could arise. Further privacy concerns will be addressed in accordance with Apartment Design Guide (ADG) separation and appropriate design measures adopted where appropriate. These could include: orientation of windows and balconies; frosting and screening. Professional and qualified Architects (Plus Architecture) have prepared the plans and completed a basic massing for visual analysis as seen in the Urban Design Report (2025). Masterplans and Planning Proposal documents typically only deal with height, form, massing and potential impacts. The designs submitted are far in excess of that however as mentioned before further privacy analysis will be completed for the DA when the detailed plans are prepared in line with the ADG. The minimal impact stated is a correct conclusion drawn as the massing of the building meets the ADG requirements. **Height**: When considering clause 4.3 general objectives, it is also relevant in two respects context and impact. To consider the following objectives of the **R4 High Density zone**; • *"To provide for the housing needs of the community within a **high density residential environment**.* • *To provide a variety of housing types within a **high density residential environment**.* • *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* • *To provide for **high density residential housing** close to public transport, services and employment opportunities."* The mapped height standard for the Site is 11.5 metres is reflective of the existing 1960s development, but is at odds with the LEP clause 4.3 (2A) which restricts height to 11.5 m for smaller R4 zones sites that are less than 1800 m^2 in site area. For R4 sites over 1,800 m^2 but less than 2,400 m^2 the height limit is increased to 14.5 m. The Subject Site which comprises 3x lots, has a combined area of 9,193m^2. If the Subject Site was to be subdivided into 4 x lots within the range of 1,810 m^2 to 2,399 m^2, then the 14.5 m height controls would apply to each lot. The subdivision scenario highlights the inappropriate mapped height of 11.5 m for the 9,193 m^2 Site which adjoins R4 zoned sites to the east , north and north-east. The PP Masterplan concept provides minimum 6 m landscape setbacks which will be capable of accommodating established

ROHINI PLANNING PROPOSAL - Community Submissions Summary Response Table (EG and Levy Planning 11th July 2025)

					hedges and trees along the Site perimeters. One edge of the Rohini site is entirely non sensitive due to it being on the railway line. Upper levels have additional setbacks to comply with the ADG. Similar setback and landscape controls would be applied to any Residential Flat Building (RFB) development in an R3/R4 zone within 400 m of the Station/Town Centre.  **Figure 1- Landscape Setbacks proposed buildings Source: Plus Architecture**
	3	Unknown	Unknown	"3. Loss of Privacy: The height and positioning of the new buildings will result in direct overlooking of balconies, windows, and courtyards within our complex. This creates an unacceptable intrusion into our private living spaces and will diminish our sense of comfort and security."	The location of the submitter was withheld so no specific response can be provided. Suffice to say that this Site is very well screened with 116 mature trees and adjoins the Railway along an entire edge.
	4	Unknown	Unknown	"**3. Privacy and Security** As a resident in a small, low-rise unit block directly next door, I am extremely concerned about the significant loss of privacy and increased security risks this high-density development would bring. The height and scale of the proposed building will overlook neighbouring properties, including mine, severely impacting our amenity."	A Visual Impact assessment was prepared for the Site and submitted with the PP. Furthermore, at DA stage more detailed plans and layout will be developed to accommodate these concerns and minimise the privacy impacts in accordance with the ADG. Masterplans and Rezoning documents typically only deal with height, form, massing and impacts. The Site will also be screened with 116 mature trees and adjoins the Railway along an entire edge. Further privacy concerns will be addressed in accordance with Apartment Design Guide (ADG) separation and appropriate design measures adopted where appropriate. These could include: orientation of windows and balconies; frosting and screening.
	5	Unknown	10 King Street	"The existing building attempts to take into account their neighbours privacy by being orientated so the outlook is to the north east towards the church steeple, The new development is facing directly and overlooking my daughters bedrooms and	Both the Apartment Design Guide (ADG) and Ku-ring-gai Development Control Plan (DCP) require the design to maximise solar access into the habitable rooms and open spaces. This has already been factored into the current design and layouts.

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				bathroom. I note this will include a rooftop viewing area "Community room terrace" and what appears to be a cafe as well see p107. appendix-a-urban-design-report-photo-panel.pdf & P105 appendix-a-urban-design-report-photo"	Any roof top communal space for the village residents would incorporate privacy measures which will be detailed in the DA. The PP seeks to provide access to the wider community for the café/wellness centre precinct which is located at ground level near Rohini Street and away from neighbouring developments. Privacy will be addressed in accordance with Apartment Design Guide (ADG) separation and appropriate design measures adopted where appropriate. These could include: orientation of windows; frosting and screening.
	6	Unknown	Unknown	"**Privacy** The development appears to have an option for slightly less height in the North west corner. I believe they call this Option A. Obviously we would be in Favour of any less height in this corner , which overlooks our home and Bedrooms / Pool and rear living area. We would request that the Apartments facing the rear of our home have obscured glass Or some form of slats that offer us and the new residents privacy."	Address withheld so not possible to ascertain impacts on the submitter's property. Privacy will be addressed in accordance with Apartment Design Guide (ADG) separation and appropriate design measures adopted where appropriate. These could include: orientation of windows; frosting and screening.
	11	Helen Miller	Unit 3, 47-49 Rohini Street	"Balconies, windows and courtyards will be overlooked thus causing a loss of privacy."	Unit 3 (No 47-49) is located on the ground floor level at the south-eastern side of the development. Unit 3 has a balcony facing south to Rohini Street and west toward the pedestrian entry and visitor parking for No 47-49. The Rohini development is some distance further to the north-west of the visitor spaces. More detailed plans will be provided in the DA. The concerns of privacy will be addressed by following the requirements for privacy in the ADG as well as incorporating privacy appropriate design measures adopted. These could include: orientation of windows and balconies; frosting and screening as these have not been designed as of yet but will be for the DA.
	12	Alan Lloyd	Unit 16, 6 King Street	"We understood that the new buildings would be slightly higher than the old ones, perhaps four stories instead of the current three, but this is doubling the height, blocking the view of the sky from our units and greatly reducing the amount of privacy we have."	The current LEP controls already allow 4 storey developments, which reflects Rohini's current 2-4 storey building form. These controls are antiquated (reflecting the existing 1960s built forms) and are not consistent with more recent State Government amendments to State Environmental Planning Policy (Housing) 2021 ("SEPP Housing 2021") which significantly increase height/density near town centres including Turramurra. The Site is located in an R4-High-Density zone next to a public transport making an entire edge of the Site non sensitive. It is a near perfect site for this type of development. The submitted PP Masterplan and draft amendments to the LEP height controls have all been approved by Council and also by the Department who allowed Gateway. The 17.5 m height allows up to 21.3 m when SEPP Housing 2021 clause 87 bonuses are automatically applied. This cannot be overridden. Further privacy concerns will be addressed in accordance with Apartment Design Guide (ADG) separation and appropriate design measures adopted where appropriate. These could include: orientation of windows and balconies; frosting and screening. As this level of design is not required at

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					PP stage the DA will show detailed drawings with ADG and DCP compliant privacy measures.
	13	Chris Konz	Unit 28, 28 Eastern Rd	"My main concern is the 6-story height limit, my privacy, noise, and outlook would be greatly compromised."	More detailed plans including window placement, balcony placement will be shown in the DA. These plans will meet ADG requirements for privacy, as this level of design is not required at PP stage. The DA will show detailed drawings with ADG and DCP compliant privacy measures.
	14	Suzan Druzynska Cutler	Unit 25, 28 Eastern Rd	"2. Privacy Concerns: A structure of this scale will allow direct views into private living spaces and balconies of neighbouring unit blocks, resulting in serious loss of privacy for occupants."	More detailed plans including building setbacks and privacy measures will be shown in the DA. These plans will meet ADG requirements for privacy. For a PP, this submission typically only deals with height, form, massing and impacts. The designs submitted are far in excess of that, however as mentioned before, further privacy analysis will be completed for the DA when the detailed plans are finalised and done in line with the ADG.
	15	Ingrid Ralph	Unit 9, 28 Eastern Rd	"The proposed buildings would tower over existing buildings and significantly reduce their sunlight and privacy. Again, this is not acceptable. The buildings either need to be reduced in height or moved further from the boundaries."	The proposed LEP height under the PP is as per Council's resolution on 13th August 2024, to adopt the 17.5 m LEP height standards. The 17.5 m building height (21.3 m including SEPP Housing 2021 bonuses) is less than SEPP Housing 2021 Chapter 6 LMR Housing Planning Controls that apply to the property at 28 Eastern Road (at 22 m for Residential Flat Buildings and 24 m for Shop-Top Housing).
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**3. Privacy** The excessive height of the planning proposal will also adversely impact upon privacy and amenity of residents in existing surrounding development, including 26 Eastern Road, Turramurra. I object to the planning proposal because the height is excessive and will adversely impact upon the privacy of residents in surrounding development."	For a PP submission typically it will only deals with height, form, massing and impacts. The designs submitted are far in excess of that however as mentioned before further privacy analysis will be completed for the DA when the detailed plans are drawn and done in line with the ADG. Privacy issues can be addressed in the DA design, via a series of well-established measures including orientation; frosting; window location; and screening.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		
	19	Ursula Ibaraki	Unit 1, 6 King St	"The height of the proposed building is completely out of scale with the surrounding area and will significantly overshadow our units, reducing natural light and privacy and greatly alter the character of our neighbourhood."	The 17.5 m building height (21.3 m including SEPP Housing 2021 bonuses) is less than SEPP Housing 2021 Chapter 6 LMR Housing Planning Controls that apply to the property at 28 Eastern Road (at 22 m for Residential Flat Buildings and 24 m for Shop-Top Housing). The predominant character of the nearest development that directly adjoins the site, is 2-3 storey 1960s residential flat buildings with similar building setbacks to the PP Masterplan.
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	Refer to response (17) as this submission is a direct copy and paste of submission 17 above. Privacy issues can be addressed in the DA, combining setback distances, orientation and screening measures where needed.
	21	Belinda Markham	Unit 15, 6 King St	"2. The SEPP height bonus effectively doubles the current 3-storey height of the existing Rohini Village buildings. My residence is located on King St (sharing Rohini Village's northern fence line) and my privacy is already compromised with the 3 storeys, even with a large screening hedge between our properties."	Privacy issues will be addressed in the DA, incorporating increased setbacks for upper levels, retention of trees/hedges along the northern boundary and appropriate privacy screening where necessary. The Landscape plan prepared professionally by Site Image, 2024 lays out the potential screening that will be provided by trees and bushes. This accompanied with detailed design plans prepared by Plus Architecture which will comply with ADG requirements for privacy through the use of appropriate design measures such as orientation of windows and balconies; frosting and screening will allow for privacy concerns to be addressed.

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	22	Belinda Markham (on behalf of Canford Court Board)	6 King St	"**Building height: lack of privacy** The SEPP bonus height increase of 21.3m will negatively impact our property. On the northern border of the development site, the southern wing of our building is only two storeys in height (not three, as mentioned in the Planning Proposal, p113). The proposed 21.3m height will dominate our two-storey property and reduce our privacy as it overlooks our property. We request the development height at the perimeters of the site be reconsidered."	After considering the detailed submissions to date, Council has already resolved to **support** the Planning Proposal and the proposed new height (17.5m) and FSR (1.5:1). The PP for Gateway has already been endorsed by Council (13th August 2024) It has also had a formal endorsement by the Local Planning Panel (LPP) meeting on 22 July 2024 and Public Forum meeting on 6th August 2024. The Department has also endorsed the PP and issued a Gateway Determination (18th of March 2025) permitting the Public Exhibition of the new controls and the Amendment of the KLEP to permit the new controls. The two stories for 6 King Street make up the back portion of the property while the front part of 6 King Street is three stories as pictured in Figure 2 below. **Figure 2 - No 6 King St (west elevation) facing 10 King St & Site (3pm 21-6-25)**
	23	Jane Vernon	Unit 2, 6 King St	"Building Height – Lack of Privacy It is proposed to rebuild from three to six stories to contain 110 apartments. This height will seriously impinge not only on Canford Court, two stories in height, but also on at least three other unit blocks along Eastern Road. Garaging for many extra cars will obviously add to the height/bulk of the building. Surrounding blocks will be overlooked allowing for little privacy on balconies, nearby windows and gardens."	Landscape Architects (Site Image) proposed this Site be very well screened with 116 mature trees. The Site also adjoins the Railway along an entire edge. Other privacy measures will be detailed in the DA such as orientation of windows and balconies. The parking is all underground at basement level and will therefore not add any additional height to the building. All above ground levels are areas of habitation (apartments and community uses e.g. café) not car parking.
	24	Janine Jones, Unit 5	47-49 Rohini St	"4. **Loss of Privacy**: The proposed 6-storey buildings will overlook balconies, windows, and courtyards in our apartment building, seriously impacting the privacy of our residents. This is an unacceptable intrusion, reducing the quality of life of those living in our building."	All privacy concerns will be taken into consideration alongside meeting the ADG requirements and Ku-ring-gai Council DCP requirements. Privacy issues will be properly addressed in the DA, via a series of well-established measures including orientation; frosting; window location; and screening.
	25	R Margaret James	Unit 23, 28 Eastern Rd	"The building height and lack of privacy because of the height proposed"	Building setbacks which increase at the upper levels and suitable orientation and screening will mitigate privacy impacts.
	26	Pamela Langton	Unit 2, 28 Eastern Rd	"The proposed unit block extends right up to the fence line of adjoining buildings which will affect their privacy."	Figure 1 above (Page 2) illustrates the minimum 6 m landscaped building setbacks which can accommodate existing trees located on the boundaries and new plantings.

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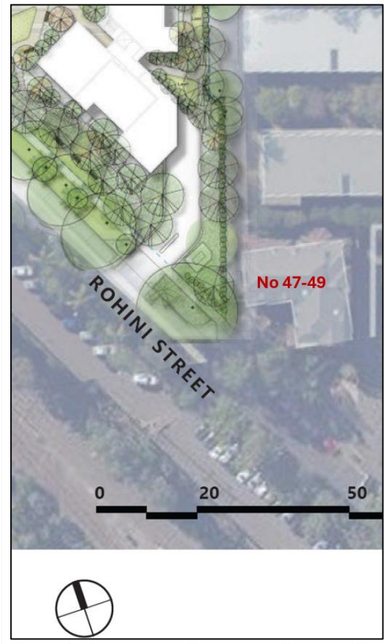
	27	Carlos Oliveira (Owners Corporation)	47-49 Rohini St	"Loss of Privacy: The proposed 6-storey buildings will overlook balconies, windows, and courtyards"	No 47-49 will have generous landscape setbacks to the proposed buildings as illustrated on page 36 of the Urban Design Report and Figure 3 extract below. This forms part of the privacy measures however this will be thoroughly addressed at DA stage alongside other privacy measures such as orientation of windows and balconies.  **Figure 3- Landscape Concept Source: Site Image**
	28	Ariane Thierry	Unit 7, 6 King St	"There is no detail as to how the privacy of Canford Court residents will be protected given the towering building proposal."	This Site is very well screened with 116 mature trees and adjoins the Railway along an entire edge. Other privacy measures will be detailed in the DA such as orientation of windows and balconies. Details relating to building setbacks and any privacy screen measures to be implemented at the DA stage.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	No 2-4 King Street is located to the north-east of the Rohini Site. The Concept Masterplan shows increased setbacks to the upper levels which are south-west of No 2-4 apartments. Privacy issues will be addressed in the detailed DA.
	31	Unknown	Unknown	"**3. Privacy impacts and set backs** The planning proposal results in a loss of amenity and privacy to adjacent properties with 1-3 storey buildings. Many of those buildings are located close to the common boundary, which increases the negative impact of the development. There is a high likelihood that some of the balconies in the proposed development will directly face existing balconies. There is a need for greater setbacks, especially to upper levels above 3 stories to improve the interface issues with adjoining properties. Increased setbacks would also assist in	As is customary, the DA submission will include further very detailed reference to the Apartment Design Guide and the Ku-ring-gai Council DCP requirements including setbacks; building separation; landscaping; and all privacy measures, as to reduce any privacy impacts on neighbouring properties. This Site will be well screened with 116 mature trees and adjoins the Railway along an entire edge. Other privacy measures will be detailed in the DA such as orientation of windows and balconies.

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				minimising the overshadowing and overlooking to adjacent 1-3 storey buildings close to shared boundaries. The placement of taller buildings should occur adjacent to the railway and this would enable lower height built forms and increased open spaces adjacent to lower density area boundaries. This would assist with reducing the current interface issues with adjacent properties."	
	32	Unknown	12 King St	"Visual privacy is the primary concern of my wife and I with respect to the proposal. The existing units at the northern border of the Village are (only) three storeys, but they overlook our property and home, as they do to 10 King St and to 5 Laurel Ave (the three properties adjacent to the northern boundary of the Village (across the Council pathway) and the surrounding houses in the Heritage Conservation Area. I will send a photo of this in a separate email immediately following, showing the existing level 3 units overlooking my property. Four storeys additional to those in the photo, and its severe privacy impact, is then easy to visualise. The proposal seeks to more than double the existing height at the northern boundary, potentially **allowing 7 storeys**, although only 6 are mentioned in the planning proposal. There is no set back of the first five levels for about half of the building shown in the proposal near the northern boundary, and a negligible setback for the top level on the eastern end. There is limited content in the proposal clearly showing the impact on properties to the north. The solar access diagrams on page 57 of the Urban Design Report give some indication of the extent to which the proposed building overlooks my property and those of my neighbours. Perhaps a clearer indication of the extent of "overlooking" is section 4 on page 107 of that report, which shows the 5 storeys (with the ground floor half a storey above natural ground level, which itself is above the ground level of the adjacent homes) overlooking 10 King St. The impact is even worse when you realize that the section is of the eastern end of the building: the western end (adjacent to my boundary) has an additional storey, as shown on page 105 of the report. Although the proposal (page 97 of the Urban Design Report) indicates increased tree canopy on the northern boundary, section 4 on page 107 indicates the limited height of those trees, providing no privacy from level 1 and above. This is presumably to increase sunlight to the proposed apartments, as is the proposed deciduous tree planting. But both of these vegetation measures do nothing to protect the privacy of the Village's northern neighbours such as myself. The only other measure attempting to ameliorate the substantial privacy impact of an additional 4 storeys is the proposed 6 metre setback. But this is minimal in the context	No 12 King Street dwelling is located 30 m to the north of the subject Site northern boundary and even more to the actual buildings. Properties to the North of the Site do not get shadowed at all at any time of the year due to the position of the sun. **Figure 4 – Distance setback to Site Source: Sixmaps (PP Report)** The PP proposes an LEP height standard of 17.5m which when the SEPP Housing bonus (3.8 m) is applied, equates to a maximum height standard of 21.3 m. Any variation would require submission of an LEP Clause 4.6 request to vary the 17.5 m development standard. The submitted Option A (7 storeys) was provided at Council's request. It is not reflected however, in the LEP controls sought under the current Planning Proposal. PP height is already approved by Council, however the DA submission will include further very detailed reference to the Apartment Design Guide and the Ku-ring-gai Council DCP requirements including setbacks; building separation; landscaping; and all privacy measures, as to reduce any privacy impacts on neighbouring properties.

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				of the increased height. I note that Option A outlined in the Urban Design Report at p115 et seq (explored at the request of Council) increases the northern setback to 9 metres and the proposed building is reduced by one storey. Such a development is obviously less impactful on my (and my neighbour's) privacy than the proposal. ... **Option A would be less adverse outcome,** but only to the extent that the changes in Option A - the 9 metre setback and the reduction of the building at the northern end to a maximum 4 storeys - would be part of the approval. It is of no value to have a less impactful indicative development if the Option A reduced height limits and the increased setback, both in the northern section, are outside the approval and are not legally enforceable, but are indicative only."	
Overshadowing **Total: 18**	1	Unknown	Unknown	"**Overshadowing:** The proposed building bulk and height will cast significant new shadows over my property, reducing solar access to living areas and private open space, thereby impacting residential amenity and potentially energy efficiency. ... **Clause 4.3 Height of Buildings (KLEP 2015):** The objectives of this clause typically include ensuring that the height of buildings is appropriate to the condition of the site and its context, and that development fits into the overall streetscape and is compatible with the scale and character of development in the vicinity. The proposed height fails to meet these objectives by: ○ Introducing a building scale significantly taller than the existing development and the 11.5m standard, thereby creating an abrupt and jarring transition to adjoining residential properties. ○ Failing to adequately respect the amenity of neighbouring properties through excessive overshadowing and overlooking. ... **Overshadowing:** The Planning Proposal document includes shadow diagrams (e.g., pages 91-92). While the proponent deems the impacts "minimal and reasonable," from the perspective of an affected resident, any additional overshadowing caused by a development seeking substantial variations to height controls is unacceptable. The diagrams themselves demonstrate additional shadow cast onto neighbouring properties. A reduction in sunlight to living areas and private open spaces is a direct loss of amenity and contrary to the principles of good design and equitable development. The current 11.5m height limit provides a baseline for reasonable solar access expectations. ... **Detrimental Overshadowing:** The increased height and bulk of the proposed buildings will cast substantial new shadows across my property, particularly during winter months, and	It is difficult to respond appropriately to an overshadowing claim without knowing the actual details of what is being shadowed and for how long. Should this property owner choose to share their details with us, we would be happy to provide a detailed, professional response. **Height**: When considering clause 4.3 general objectives, it is also relevant in two respects context and impact. To consider the following objectives of the **R4 High Density zone**; • *"To provide for the housing needs of the community within a **high density residential environment**.* • *To provide a variety of housing types within a **high density residential environment**.* • *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* • *To provide for **high density residential housing** close to public transport, services and employment opportunities."* The objectives above are met by the Planning Proposal and the height of the building has been justified in both context and impact. The Site is zoned R4-High-Density-Residential which has the objective to provide housing in a high-density residential environment. Retirement Villages are a much-needed housing type due to an aging population, and by updating a Site that is no longer fit for use, Anglicare are not only meeting these objectives but also by providing communal spaces also open to the wider community Anglicare is providing all facilities regularly used by residents. As the Site borders a rail line and the train station being only 200 m away from the Site there is easy access to public transport. The Planning Proposal meets the requirements for the R4 High Density Zone and in doing so is consistent with the underlying objectives of clause 4.3 Height of Buildings

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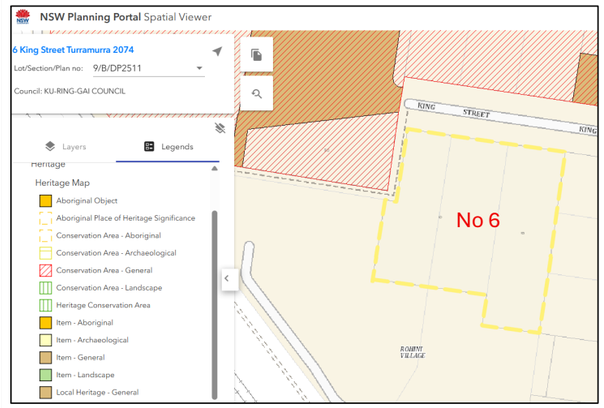
				potentially affecting morning or afternoon sun at other times of the year. This will: ◯ Reduce natural light penetration into habitable rooms, leading to darker internal spaces. ◯ Decrease the usability and enjoyment of our private open space. ◯ Potentially increase energy costs for heating and lighting. ◯ Negatively impact the health of our garden and landscaping."	Most new unit developments involve shadow impacts. The submitted plans in the PP, already have considerable regard to all the controls in the Apartment Design Guide; SEPP Housing; and the Ku-ring-gai DCP. The requirement is that there needs to be 2 hrs mid-winter solar access to living rooms and adjacent private open space for 70% of the units. This requirement is met and, in some cases, exceeded by the proposed PP Concept design.
	3	Unknown	Unknown	"1. Overshadowing The proposed 6-storey buildings will likely block sunlight to a number of apartments in our complex. This loss of natural light will significantly affect residential amenity, particularly during the winter months when sunlight is limited."	Should this property owner choose to share their details with us, we would be happy to provide a detailed, professional response. However, there is a shadow analysis professionally completed by Plus Architecture in the Urban Design Report (2025) as well as more detailed analysis coming in the DA submission.
	7	Unknown	Unknown	"Loss of amenity: overshadowing & eyesore esp from 6 storeys, remembering Canford Court has a heritage listed garden;"	As an address is not given we cannot provide specifics around overshadowing on a particular neighbouring building. However, Canford Court (No 6 King Street) is **not** listed as a Heritage Item nor as a Landscape Item and is located outside of the Heritage Conservation Area (HCA).  **Figure 5 - LEP Heritage Map extract Source: DPHI Planning Portal (heritage map)**

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					No 6 King Street "Canford Court" photos (taken by Levy Planning 3pm on 21-6-25) **Figure 6 - No 6 King Street East wing (Western elevation faces toward the HCA, No 10 King Street and the subject Site)** **Figure 7 - No 6 King Street - Western wing viewed from King Street (front elevation faces toward HCA)**
	11	Helen Miller	Unit 3, 47-49 Rohini Street	"**BUILDING:** The height of the building will affect sunlight and air flow to the units on the western side of 47 – 49 Rohini Street."	The western side of No 47-49 is already partly shaded mid-winter in the afternoon. Refer photos below taken 3.10pm on 21 June 2025. Notwithstanding, the Shadow Plans contained in the Urban Design Report show compliance can be achieved with the ADG/SEPP requirement for living rooms/balconies to have 2 hours solar access mid-winter during the 9am to 3pm period. **Figure 8 - West elevation No 47-49 facing subject Site (3.10pm 21-6-25)**

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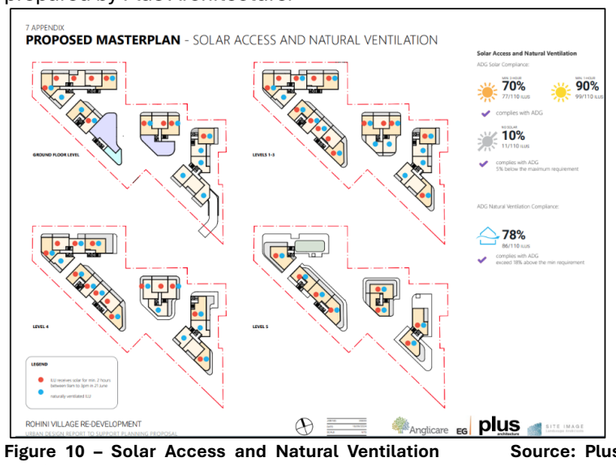
					Figure 9 - West elevation (facing the subject Site) & north elevation No 47-49 (3.10pm 21-6-25)
	14	Suzan Druzynska Cutler	Unit 25, 28 Eastern Rd	"1. Loss of Sunlight: The proposed height will overshadow adjacent buildings, particularly during winter months, leading to reduced natural light for many nearby residents."	Detailed shadow analysis will accompany the DA. However, Plus Architecture has professionally completed shadow analysis for the PP which can be seen in the Urban Design Report. Their conclusion was that during the winter solstice (21st June) "Between the hours of 9am and 12pm noon, 21.3m height massing are limited to the railway lands, thus has nil impact to adjoining properties during these hours." (Urban Design Report, pg 62). Between the hours of 1pm and 3pm, the diagrams indicate minimal overshadowing impact from the proposed massing to adjoining properties towards east.
	15	Ingrid Ralph	Unit 9, 28 Eastern Rd	"The lack of ventilation for some units seems to be totally unacceptable and nor can I understand why that would even be considered a suitable option. The lack of sunlight is also problematic. This would be devastating on someone's mental health and again I do not understand how it could be considered a suitable option. Which of course leads to the issue of shadow on existing properties. The proposed buildings would tower over existing buildings and significantly reduce their sunlight and privacy. Again, this is not acceptable. The buildings either need to be reduced in height or moved further from the boundaries."	Plus Architecture carried out a professional preliminary study of the solar access for the proposed design and found that the massing met all ADG requirements. Please see Figure 10 below which is an extract from the submitted Urban Design Report prepared by Plus Architecture.  **Figure 10 – Solar Access and Natural Ventilation Source: Plus Architecture** Figure 10 shows that both solar and natural ventilation ADG requirements have been meet and in some cases exceeded.

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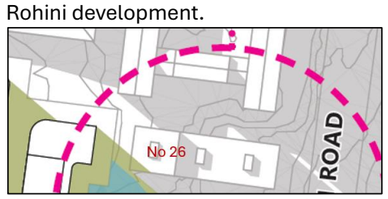
					Once again this is only a conceptual plan however it still complies with relevant requirements. As shown in Plus Architectures professional Urban Design Report (2025) there is marginal difference between overshadowing impacts between the proposed built form at existing LEP height and the Planning Proposal height (Urban Design Report, pg 63). While there is some overshadowing pages 63-88 cover the specifics around the overshadowing that does take place and show that they meet ADG requirements.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**2. Overshadowing** The existing development on the site does not produce significant overshadowing. In stark contrast, the proposed development, due to its excessive height, will produce significant overshadowing. Some of the overshadowing will fall onto the backyard, where two clothes lines for residents are located and the recreational areas at 26 Eastern Road, Turramurra. The worst overshadowing will be experienced during the winter season and will adversely impact upon: - Amenity - Clothes drying - Existing grass lawn and gardens. The lack of natural sunlight will create damp conditions and adversely impact upon the grass lawn and plants. I object to the planning proposal because the height is excessive and will produce excessive overshadowing of surrounding development."	From 9 am to 3pm 1-hr-interval shadow diagrams have been prepared for the PP by Plus Architecture which illustrate the minor shadowing for 26 Eastern Road from the Rohini Masterplan Concept. This is illustrated in the extracts at 9am/12noon/3pm below which shows the 21.3 m building height shadow (**orange** shading). The shadow plan extracts show there is full compliance with SEPP Housing and ADG requirements for 2hrs sunlight to living rooms/POS during the 9am to 3pm mid-winter period (21 June). No 26 presents a blank wall along its western elevation facing the Rohini Site as shown at Page 59, 60, 65 and Page 84 of the Urban Design Report. **Figure 11 - 9am (21.3 m height) shadow 21 June – no impact** **Figure 12 - 12noon (21.3 m height) shadow 21 June – no impact** The Urban Design Report (page 64) and Figure 13 below shows the shadow impact at 3pm by a 21.3m building height. No impact occurs to the northern elevation 9 am to 3pm mid-winter by the Rohini development.  **Figure 13 - 3pm mid winter shadow impact on No 26 – minor impact to blank wall No 26 and garden at south-west corner** Further analysis of the clothes drying lines position can be undertaken at DA stage.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		

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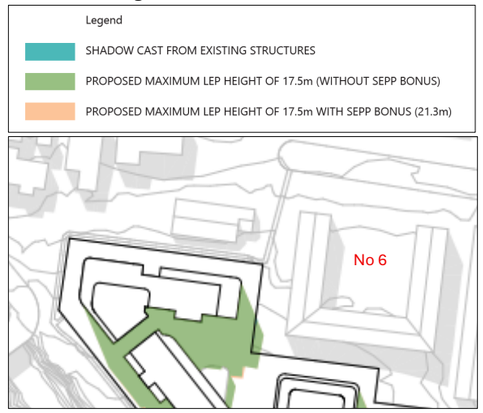
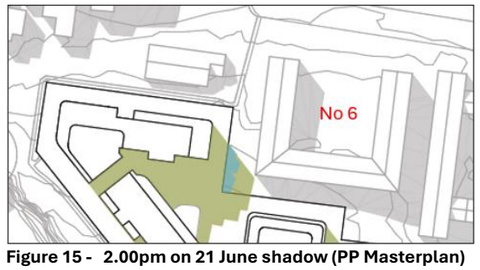
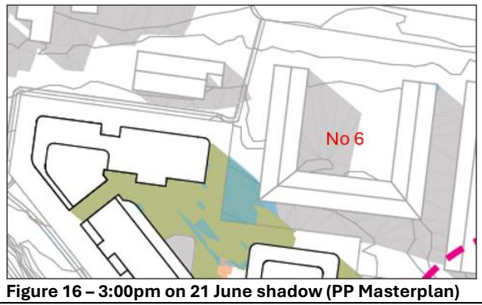
	19	Ursula Ibaraki	Unit 1, 6 King St	"The height of the proposed building is completely out of scale with the surrounding area and will significantly overshadow our units, reducing natural light and privacy and greatly alter the character of our neighbourhood."	No 6 King Street is to the Site's North and therefore will mainly shadow Rohini Village Site vs the Site mainly shadowing 6 King Street. As Figure 3 of the Urban Design Report (2025) Shadow Analysis shows at mid-winter clearly there is no shadow impact on No 6 King Street apartment, until around 3 pm on June 21st, when only a small shadow occurs in the south-west corner. Refer Figure 15 (2:00 pm) and Figure 16 (3:00 pm) mid-winter below. The neighbours areas that are affected by overshadowing still achieve the ADG requirement of 2 hours sun to private open space and living on the winter solstice (21st of June). The winter solstice is the greatest shadowing impact and therefore Figure 14,15 and 16 show the worst case shadowing that will affect number 6 King Street.  **Figure 14 - 1:00pm on 21 June Shadow (PP Masterplan)**  **Figure 15 - 2.00pm on 21 June shadow (PP Masterplan)**  **Figure 16 – 3:00pm on 21 June shadow (PP Masterplan)**

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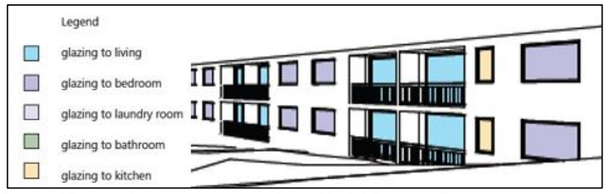
					Detailed shadow diagrams have been modelled already for the Site buildings and surrounds. The Shadow Analysis (Plus Architecture, 2024) shows full compliance with the ADG requirements on shadowing both on-site and for the surrounding properties. The shadowing analysis onto 6 King Street shows that there will be no additional shadowing onto 6 King Street when compared to the existing shadowing. The blue shadow is existing shadow, green and orange shadows are 17.5m and 21.2m. The analysis clearly shows no additional shadow at 6 King Street it will remain the same as current.
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	No 26 west elevation facing the Rohini site is a blank wall and north-facing windows and balconies are not shadowed by the Rohini buildings
	22	Belinda Markham (on behalf of Canford Court Board)	6 King St	"**2. Building height: shadowing** The SEPP height increase also creates shadowing problems on multiple neighbouring properties, particularly those on Eastern Rd. The southwest comer of our property is marginally impacted by shadowing if the new development remains 17.5m. It would be assumed that the new height of 21.3m will create more shadow, but the coloured diagrams (Urban Planning Report, p65) suggest there would be no difference. We seek confirmation from the developers about this. Additionally, the depiction of multi-coloured shadowing over the Eastern Rd neighbours is misleading."	Single colour shadow plans provided. Multi coloured detailed shadow plans were provided in accordance with DPHI instructions and Council's preferred colour palette. The coloured diagrams on Page 65 of the Urban Design report show the room uses for each window facing the Rohini site eg bathroom, bedroom, kitchen, living as shown in Figure 17. This is an important part of the shadow analysis as solar access to living rooms and private open space is a key matter of assessment. Less weight is given to overshadowing a bathroom for example under the planning controls. An example window use analysis from the UD Report pg 65) is provided below for No 24 Eastern Road (north elevation).  **Figure 17 – window room use analysis No 24 Eastern Road**

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The below Shadow Plan extracts showing No 6 King Street show existing building shadow at 3pm mid winter (shaded blue on Figure 18)

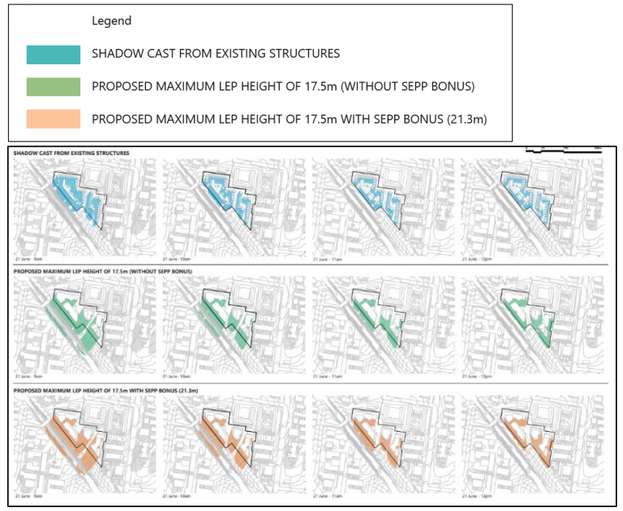

Figure 18 – 9:00am-12noon Shadowing (21 June) Source: Plus Architecture

Figure 19 – 1:00pm-2:00pm Shadowing (21 June) Source: Plus Architecture

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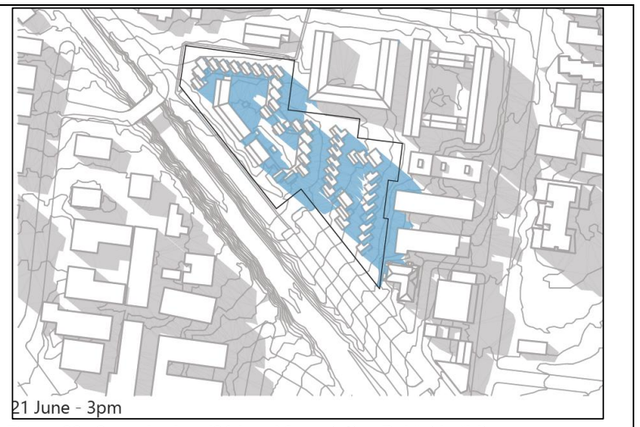

Figure 20 - 3pm shadow (21 June) for existing Rohini buildings
Source: Plus Architecture

The 17.5 m height shadow cast on No 6 is shaded green on Figure 21 below.

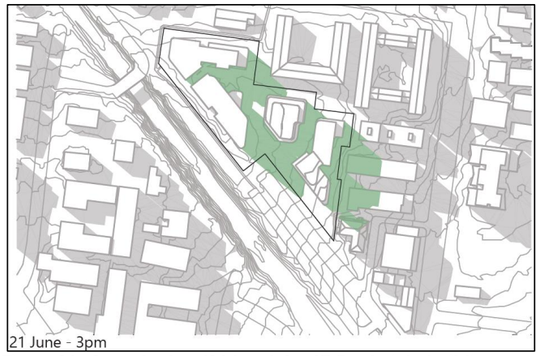

Figure 21 - 3pm shadow (21 June) for 17.5 m height buildings
Source: Plus Architecture

The 21.3 m height shadow (with the SEPP Housing bonus) on No 6 King Street is shaded orange on Figure 22 below.

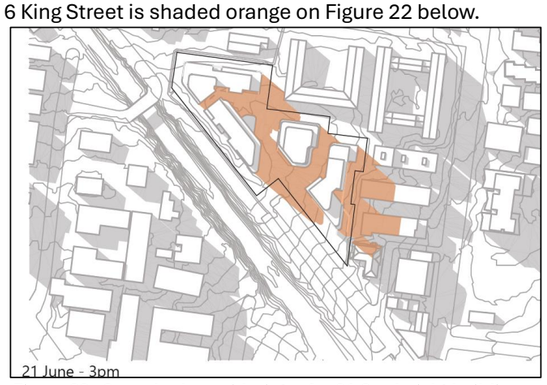

Figure 22 - 3pm shadow mid winter for 21.3 m height buildings
Source: Plus Architecture

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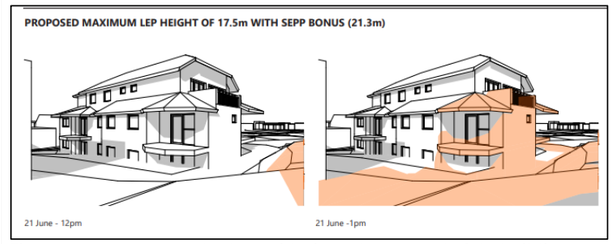
					Shown in Figure 21 and Figure 22 above it clearly demonstrates, in Plus Architecture Urban Design Report (2025), that there is a minimal amount of shadowing on the south-west corner of 6 King Street for one hour during the 9am to 3pm assessment period. Between the hours of 9am-2pm there is no shadowing at all to 6 King Street. The shadowing will be the worst at on the winter solstice (date used in the above shadow analysis) and at this time the property will have one hour of shadowing at 3:00pm when the sun starts to set in the west. This exceeds the SEPP Housing /ADG requirements of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9 am and 3 pm on June 21st (mid-winter) which this design clearly allows for.
	23	Jane Vernon	Unit 2, 6 King St	"BUILDING HEIGHT: SHADOWING The proposed bulky building will severely limit sunlight to units and green areas, possibly contributing to damp areas and units being colder and less healthy to live in."	The 3pm mid winter shadow plans prepared by Plus Architecture at Figure 22 refers to response (22) on page 16 for 6 King Street. This analysis concludes there will be very minimal additional shadow impact from the proposed development compared to the shadow cast by the existing buildings onto No 6 King Street due to its position to the north and east of the Rohini Site.
	24	Janine Jones,	Unit 5 , 47-49 Rohini St	"3. **Overshadowing**: The proposed 6-story buildings will block light to several apartments in our building particularly as our apartment block sits lower than the existing facility. Reduced access to natural light, especially in winter, will negatively affect the wellbeing and comfort of our residents."	There are ADG stipulations for shadow, the Planning Proposal has been done with these in mind. The massing of the proposed development allows for an analysis of the shadowing to be completed. They have proven to be in line with the ADG requirements as detailed in the Urban Design Report, 2024 prepared by Plus Architecture in support of the PP Masterplan concept. Unit 5 is located on the first floor level at the north-east corner, and has a north facing balcony. Shadowing to this balcony from the development does not occur until after 2pm mid-winter as shown at Page 71 of the Urban Design Report and extract at Figures 23 and 24 below. Therefore, this unit will not be impacted by the development during the 9 am till 2 pm period. Plus Architecture, shadow analysis shows the shadow impact is in line with ADG/SEPP Housing requirements of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9 am and 3 pm on June 21st (mid-winter)  **Figure 23 - 12pm-1pm shadow mid winter for 21.3 m height buildings** **Source: Plus Architecture**

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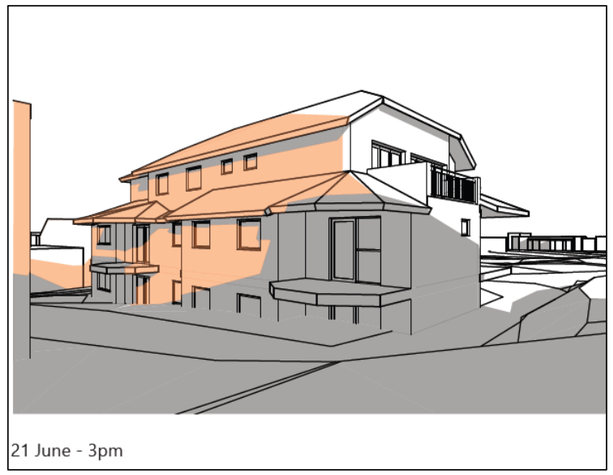
					 Figure 24 - 2pm shadow mid winter for 21.3 m height buildings **Source: Plus Architecture**  **Figure 25 - 3pm shadow mid winter for 21.3 m height buildings** **Source: Plus Architecture** The above Figure 23 and Figure 24 show Unit 5 (left side unit, L1) will not be impacted by a 21.3m building height shadow until after 2pm mid-winter.
	26	Pamela Langton	Unit 2, 28 Eastern Rd	"**HEIGHT AND BULK OF BUILDINGS** Of particular concern to me is the height and bulk of the proposed buildings which will tower above existing blocks reducing sunlight and will cause overshadowing within the existing buildings particularly in winter."	The proposed development is located to the south-west of No. 2-4 King Street and No. 28 Eastern Road development so there is no direct shadow impacts to No. 28 building. The concept Masterplan at page 104 -105 of the Urban Design Report shows; • Ground to L3 – 6 m building setbacks • Level 4 – 9m setbacks

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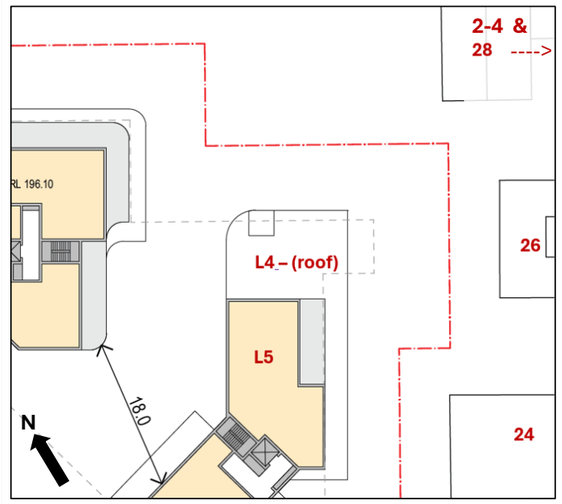
					• Level 5 – Building steps back significantly to No 2-4 & 28 development as shown in Figure 26 below.  **Figure 26 - Concept Masterplan extract L5 (Page 105)** **Source: Plus Architecture**
	27	Carlos Oliveira (Owners Corporation)	47-49 Rohini St	"Overshadowing: The new buildings will likely block sunlight to the apartments in our building."	Shadow analysis plans and elevations for the Concept Masterplan have been prepared by Plus Architecture for No 47-49 apartments. The analysis shows affected units POS and living rooms will receive minimum 2 hrs direct sun mid-winter which meets the DCP and ADG requirements for solar access mid-winter during 9 am to 3 pm period. View pages ____ in the Urban Design Report (Plus Architecture, 2025) to see the compliant shadowing.
	28	Ariane Thierry	Unit 7, 6 King St	"The increase in the maximum height of building will not be cohesive to the height of buildings nearby. Moreover, the increase in the building height proposed will result in increased shadowing over my property, which will significantly impact the sunlight I receive."	The 3pm mid winter shadow plans prepared by Plus Architecture at refer to response (22) on page 15 for 6 King Street shadowing response Figure 26, Figure 28 and Figure 29 below. This analysis concludes there will be very minimal additional shadow impact from the proposed development compared to the shadow cast by the existing buildings onto No 6 King Street due to its position to the north and east of the Rohini Site. **Figure 27 – 11am to 12 noon shadows (21 June)** **Source: Plus Architecture**

STATE AGENCY RESPONSE

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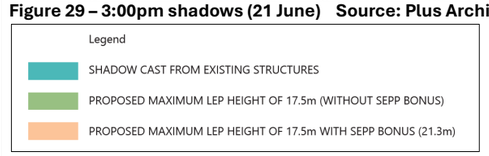
					Figure 28 – 1pm to 2pm shadows (21 June) **Source: Plus Architecture** **Figure 29 – 3:00pm shadows (21 June)** **Source: Plus Architecture**  In the light of LMR SEPP Housing policy, the 3 storey character for R3/R4 zoned sites within 400 m of the town centre may change significantly.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	No 2-4 King Street (west of No 28 Eastern Road) is located to the north-east of Rohini Site so that there is no shadow impact by the proposed development 9 am to 3 pm mid-winter.
	31	Unknown	Unknown	**"2. Overshadowing and solar impacts** The proposed development negatively impacts the 3-storey apartment buildings to the south of the site. The scale impacts are exacerbated because the apartment buildings are located topographically on much lower land. The bulk and scale of the proposed development to the north will result in significant loss of solar light to the units in the south. The planning proposal does not adequately address the minimum solar provisions of the **Australian Design Guide Requirements**."	Address of submitter withheld so no response can be provided. Detailed shadow analysis will accompany the DA which will address the Apartment Design Guide (ADG), SEPP and DCP provisions relating to solar access. There is a shadow analysis which can be found in the Urban Design Report (2025) where you will be able to see the shadowing impacts on your property.
Traffic, Public Transport and Parking **Total: 15**	1	Unknown	Unknown	"**Strain on Local Infrastructure and Traffic:** While not my primary personal concern, the intensification of use on this site, as enabled by the increased FSR and height, will inevitably add to existing traffic congestion on Rohini Street and surrounding local roads, and place further strain on local infrastructure and parking. The proponent's Traffic and	Seniors housing developments have lower traffic generation than ordinary high density housing and are less impacting on AM peak times. The additional traffic generation impact amounts to **an extra vehicle each 6 minutes** during morning peak which would be imperceptible.

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				Transport Assessment (Appendix E) should be rigorously scrutinised by Council."	Proponent seeks to provide generous on-site parking to address this resident concern. However, TfNSW is encouraging Council to restrict on-site parking **which would conflict with resident preferences**. A detailed Traffic and Parking Report will accompany the DA for council's consideration.
	3	Unknown	Unknown	"**5. Traffic and Parking Impacts** Rohini Street already experiences significant congestion, particularly during peak hours, as it is one of the main roads connecting to the Pacific Highway. The proposed development includes a café and wellness centre, which will increase traffic volumes and place additional pressure on limited on-street parking. Rohini Street is a narrow cul-de-sac with only one access point and parking already allowed on both sides, making it ill-equipped to manage further demand."	The PP proposes 110 ILUs to replace 110 (undersized) ILUs to better address amenity and SEPP/ AS.1428 non-compliances. The intention of the wellness centre and café are for village residents and members of the local community will be encouraged to walk in. Further details will be outlined in the DA.
	4	Unknown	Unknown	"**1. Traffic and Safety Concerns** This development is planned for a cul-de-sac that already experiences heavy traffic during peak hours and school pick-up and drop-off times. The additional vehicle movements generated by residents, visitors, and wellness centre patrons will worsen congestion and pose safety risks, particularly to children and pedestrians. The location is also approximately 500 metres away from the Turramurra Station, Stand D bus depot, which is a designated bus stop for surrounding suburbs, hospitals and universities adding to the existing traffic pressure. **2. Insufficient Parking** The limited **off-street parking proposed is inadequate for a development of this size and nature**. There is a very small commuter car park for the Train Station in Rohini Street which has already been in need of an upgrade and expansion for many years. Overflow parking from this development will inevitably spill onto surrounding streets, further straining already scarce parking resources and inconveniencing local residents."	Surveys of other retirement villages which informed the 2024 Guide to Traffic Impact Assessment confirms **seniors housing has low traffic generation** and has **low impact on morning am peak.** Proponent seeks to provide generous on-site parking to address this resident concern. However, TfNSW is encouraging Council to restrict on-site parking **which would conflict with resident preferences**.
	11	Helen Miller	Unit 3, 47-49 Rohini Street	"**Traffic:** Rohoni Street is a narrow cul-de-sac with parking on both sides of the street, some limited time and some free time. The proposal states **only 171 car spaces for 110 units**. This assumes 50 units will have no car or only 1 car. Visitors' parking spaces are only 18. As this street is used by commuters 18 visitors' spaces would not be sufficient especially when it is proposed to have public facilities, traffic in the street will be a nightmare. With the facility near empty at present twice a week someone parks a metre across the drive way of visitor parking spaces provided for visitors to 47 – 49 Rohini Street.	Proponent seeks to provide generous on-site parking to address this concern. However, TfNSW is encouraging Council to restrict on-site parking **which would conflict with resident preferences**.

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				At peak hour now it can take 20 minutes to drive from the corner of Eastern Road and Rohini Street to the Pacific Highway, this distance is only 400 metres."	
	12	Alan Lloyd	Unit 16, 6 King Street	"4. If there is a marked increase in the number of people driving in and out of the ARV property through Rohini Street, the intersection of Rohini Street and Eastern Road, already dangerous due to people's confusion as to who has right of way, is going to be even more dangerous. There are many near-misses on this intersection, especially with pedestrians due to the pedestrian crossing there."	There is an existing give way sign on Rohini Street at Rohini/Eastern Road intersection (adjacent to Kiplings Garage Bar) that requires vehicles entering the intersection from the north-west to give way. The signage is supplemented by a dashed painted line on the road pavement. Refer streetview photo below. **Figure 30 – Rohini St/Eastern Rd intersection give way sign and road markings**
	13	Chris Konz	Unit 28, 28 Eastern Rd	"One final ooooment would be the consideration to Rohini/Eastern Rd intersection. Over recent years the Anglian village composed of elderly folk, many did not drive vehicles. Should this development go ahead, new traffic lights would have to be installed for the increase in road traffic. The interseetion is bad now in peak times."	A signalised intersection at Rohini/Eastern is not proposed by Council under the Turramurra Public Domain Plan.
	15	Ingrid Ralph	Unit 9, 28 Eastern Rd	"The parking also suggests these people will be far more mobile, parking has changed from the current 42 to 199. And of course that leads to difficulties with the current infrastructure. Plus, the village is just minutes from the train station. We should be encouraging the use of public transport, especially when it is at your doorstep."	It is an established fact (and reflected in the NSW Government 2024 Guide To Transport Impact Assessment) that **seniors housing has low traffic generation, particularly during peak hours** of any land use, it is no exception at Rohini Village. However, providing less parking than is required by residents would simply mean that additional cars are left parked for long periods of time in the street. It would take up street resources to not provide these parks. It is important to remember that market research has suggested 1. Anglicare's target market has shown that the residents will likely take their cars with them to the ILU's as they still like to have that freedom; and 2. Residents would like to have easy access to their vehicles as they will become less mobile over time and will therefore may be more unwilling to go travel to their car in the street which could lead to the residents becoming less likely to socialise and move about.
	17	Mark Taylor	Unit 2, 26 Eastern Road	**"4. Intensification of land use** The planning proposal will produce an intensification of the land use. This will contribute to increased: Noise (eg. air conditioners) Traffic Parking Pressure on existing water and sewer infrastructure. There will be increases in existing water leaks (which already occur) and sewage surcharges. Overcrowding and pressure on other public infrastructure, such as rail, roads, transport corridors, parks and reserves.	Surveys of other retirement villages which informed the 2024 Guide to Traffic Impact Assessment confirms **seniors housing has low traffic generation** and has **low impact on morning am peak.** The PP Masterplan provides adequate on-site parking to mitigate resident concerns relating to on-street parking. However, TfNSW is encouraging Council to restrict on-site parking **which would conflict with resident preferences**.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		

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				Overdevelopment I object to the planning proposal because the development is excessive and will produce an intensification of the land use." ... **9. Traffic and Parking** The public roads within Turramurra, Warrawee and surrounding areas already experience the intense pressure from parking of motor vehicles, especially over Monday to Friday when streets are parking out with resident, visitor and commuter parking. The planning proposal will increase traffic and parking in the area."	
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	As above, see page 22.
	23	Jane Vernon	Unit 2, 6 King St	"Traffic, Parking Rohini Street where the building is proposed is a cul-de-sac which needs to be negotiated carefully owing to parking on both sides of the road. Also the access to the highway further up Rohini Street is under pressure at many times of day."	Seniors housing is low impacting in terms of traffic generation. The professionals at Stantec have done a traffic report which concluded that the development Site is expected to generate up to only 22 vehicle movements in any weekday network peak hour. When considering the existing Site-generated traffic (up to 11 vehicle movements per hour), there is a net change (or additional generation) of **11 vehicle movements per hour** which is the equivalent of **one vehicle every six minutes** in any road network peak hour according to the experts (Stantec 2023). This would not be a discernible difference to the street or residence.
	24	Janine Jones, Unit 5	47-49 Rohini St	"1. **Increased Traffic and Decreased Parking** Rohini Street and Eastern Road are already heavily congested during peak hours due to commuter and local traffic accessing the Pacific Highway. I have already experienced traffic congestion waiting to turn into Eastern Road from the roundabout at Brentwood Avenue. It was a slow crawl up Eastern to finally turn into Rohini Street. Anglicare's proposed plan to increase the number of residents on the site, and outside visitors to the café and wellness centre, will further strain local infrastructure. Parking is already limited, with cars lining both sides of the narrow street and commuter car parks at capacity. With only one access point in and out, the cul-de-sac is simply not designed to accommodate such a sharp rise in traffic volume the proposed plan will bring."	Seniors housing is the lowest impact land use in terms of traffic generation. It is important however to provide parking for the convenience and security of the elderly residence. Providing for underground parking below the building, will aid keeping parking off the street. The development Site is expected to generate up to only 22 vehicle movements in any weekday network peak hour. When considering the existing Site-generated traffic (up to 11 vehicle movements per hour), there is a net change (or additional generation) of **11 vehicle movements per hour** which is the equivalent of **one vehicle every six minutes** in any road network peak hour according to the experts (Stantec 2023). This would not be a discernible difference to the street or residence.
	26	Pamela Langton	Unit 2, 28 Eastern Rd	"**Traffic** As stated, a traffic calming pedestrian crossing has been installed in Rohini street. Unfortunately, this has not changed driver attitudes. Traffic is still speeding through Turramurra. have almost been hit twice on this crossing."	Should it ever be deemed necessary, Anglicare would be happy to be of assistance to any Council-initiated measurements to calm traffic around the site however this is a Council matter.
	27	Carlos Oliveira (Owners Corporation)	47-49 Rohini St	"Traffic & Parking: Increased activity from the development, including visitors to the café and wellness centre, will add to existing congestion in Rohini Street (which is already pressurised leading up to the Pacific Highway). Increased	Although car ownership rates tend to be slightly higher in this demographic, there is a more balanced use for older users across the day rather than the concentration to peak period trips, as may be the case for the 9:00am-5:00pm working demographic. The

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				traffic flow will further reduce the available on-street parking in a small cul-de- sac."	café and communal areas are ancillary uses, made available to residents, their visitors and to local community members.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	As above, see page 22.
Impact and Inconsistent with Neighbourhood Character and Overdevelopment **Total: 19**	1	Unknown	Unknown	"**Inconsistency with R4 Zone Objectives and Desired Future Character:** While the R4 High Density Residential zone aims to provide for housing needs, it also requires development to be of a scale and density compatible with the locality and to minimise adverse impacts. The current maximum height of 11.5 metres for the site establishes a benchmark for an appropriate scale. A jump to 17.5 metres (a 52% increase) or potentially 21.3 metres (an 85% increase) represents a radical departure from this established control and the existing built form context experienced by adjoining low-to-medium density residential properties. Such a height is out of character and will create an overbearing presence. **Clause 4.3 Height of Buildings (KLEP 2015):** The objectives of this clause typically include ensuring that the height of buildings is appropriate to the condition of the site and its context, and that development fits into the overall streetscape and is compatible with the scale and character of development in the vicinity. The proposed height fails to meet these objectives by: ○ Introducing a building scale significantly taller than the existing development and the 11.5m standard, thereby creating an abrupt and jarring transition to adjoining residential properties. ○ Failing to adequately respect the amenity of neighbouring properties through excessive overshadowing and overlooking. ... **Negative Impact on Neighbourhood Character:** The proposed scale is inconsistent with the established character of the residential interface. While the **site is zoned R4**, the current 11.5m height limit provides a more sensitive transition. The proposed height will create a dominant and out-of-scale development when viewed from adjoining properties. **Precedent for Future Overdevelopment:** Approving such a significant increase in height on this site could set an undesirable precedent for other developments in the R4 zone, leading to a cumulative erosion of residential amenity across Ku-ring-gai."	The Ku-ring-gai Council's current R4-High-Density zone objectives are; • *"To provide for the housing needs of the community within a **high density residential environment**.* • *To provide a variety of housing types within a **high density residential environment**.* • *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* • *To provide for **high density residential housing** close to public transport, services and employment opportunities."* The Design is entirely consistent with the zone objectives. This is because it provides seniors housing in a high density built form Specifically, the Planning Proposal seeks to achieve 17.5 m building height and 1.5:1 Floor Space Ratio under the KLEP2015 which is consistent with the zone objectives for a high density residential environment and in close proximity to transport, services and employment. The development is not out of scale. In fact, it is an ideal place to locate higher density. Also note that SEPP Housing 2021 encourages the use of land such as Rohini Village, to provide for housing and retirement living near shops, services and public transport. The new SEPP Housing 2021 LMR housing policy will trigger substantial changes in character for R3 and R4 zoned sites within 400 m of the Turramurra Town Centre potentially resulting in 22-24 m building heights.
	3	Unknown	Unknown	"2. Incompatible with the whole design of the surrounding neighbourhood The proposed project has building that will increase to the maximum height from 11.5m to 17.5m and	

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				may even have a final height of 21.3m with the Housing SEPP bonus provisions , the height of the building not only affect the appearance in the street but also affect the outlook of the surrounding neighbourhood. ... 4. Overdevelopment The scale and density of the proposed six-storey buildings represent a clear case of overdevelopment that threatens the suburban feel and liveability of the area."	The Site is only 200 m (a 2-minute walk from the Town Centre and adjoins a train station. This is exactly where higher density forms should be located.
	4	Unknown	Unknown	"**4. Neighbourhood Character and Amenity** A large six-storey structure, including public amenities on the top of the hill in a narrow street, is not in tune with the surrounding area and also seems to be against Council's existing policy. This development will permanently alter the aesthetic of the neighbourhood and erode the quiet, community-oriented nature of this end of the street. I respectfully urge the council to reject or significantly scale back this proposal to better reflect the character, infrastructure capacity, and amenity of the local area. I would appreciate the opportunity to be kept informed of any future developments regarding this proposal."	The Site is currently zoned R4; High Density and KRG Council has both already examined its merits and resolved to support the Site's new height and FSR. This is because the development delivers exceptional, high-quality accommodation for aged and senior citizens of the community in a very exceptionally well-located site with minimal impacts. The location at the northern end of Rohini Street on a site with minimal environmental constraints is where high density housing should be located. Anglicare will continue to operate the new Rohini village providing quality aged care and retirement living for residents. As is mandatory, a DA will be submitted once this rezoning is complete. It will also be publicly exhibited, in accordance with KRG Council's Community Participation Plan (2020).
	10	Suzanne Middleton	Unknown	"The proposed buildings are too close to us and this will negatively impact the quiet character of the area."	As an address is not provided, it is difficult to answer this comment more specifically. Minimum setbacks to residential neighbouring boundaries are 6 m and 9 m for the upper storeys. A large number of existing trees and tall hedges along the boundaries has already been retained under the Masterplan Concept as proposed by Site Image, a professional Landscape Architect. This (minimum 6 m wide) deep soil planting zone can be further embellished as part of the future development proposal. The Site benefits from the existence of mature trees that can be retained for both the visual amenity and the enjoyment of the residents and the screening from outside.
	11	Helen Miller	Unit 3, 47-49 Rohini Street	"A building of the height proposed does not fit in with the character of Turramurra taking away the village feeling. I respectfully urge Council to reconsider this proposal and ensure that future development is in keeping with the character of the neighbourhood, thus preserving the quality of life for existing residents."	Detailed drawings and perspectives will accompany the future DA, to be lodged also with Council. The Concept design is consistent with the parameters that are stipulated in the DCP and the SEPP. The PP design is in line with all the stipulated requirements. The building achieves minimal external impacts and will deliver a high-quality product to the aged community at a perfectly suited location next to shops and transport. The development will create a new rejuvenated amenity to the area that the public can use that are currently not available.

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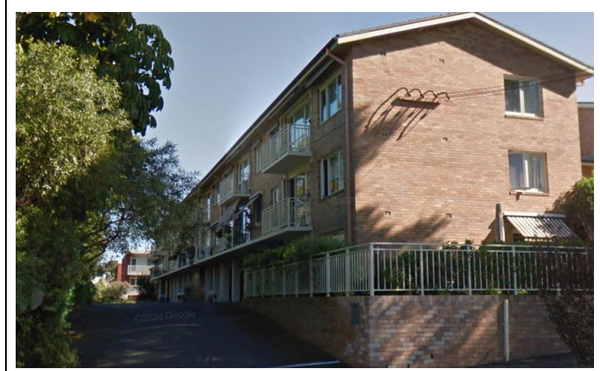
	14	Suzan Druzynska Cutler	Unit 25, 28 Eastern Rd	"The current submission proposes a 6-storey structure, which is excessively tall for the area and inconsistent with the existing character of the neighbourhood. This height significantly exceeds the general building profile in the surrounding streets, where developments are typically limited to lower-rise residential blocks. ... 3. Out of Character with the Area: The design and scale of this development do not align with the existing streetscape or community expectations. The proposed height and bulk are more appropriate for a commercial precinct, not a predominantly residential area such as ours."	The adjacent R4 high density zoned lands include 2 - 3 storey walk up apartments with a distinctive 1960s/1970s brick box over a parking level character. This shows the existing character in the adjacent R4 zone is a high-density environment. The PP Concept is replacing an old, dilapidated facility over 60 years old with a new state of the art facility that will properly responds to the needs of the community for the next 3-4 decades. Refer examples below; These 2-3 storey developments could potentially be redeveloped as 7 storeys under LMR. **Figure 31 – No 2-4 King Street** **Figure 32 – No 6 King Street** **Figure 33 - No 6 King Street**  **Figure 34 - "Turramurra Court" 28-30 Eastern Road viewed from King Street** **(adjoins 2-4 King Street development)**

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					 Figure 35 - "Turramurra Court" 28-30 Eastern Road (facing Eastern Rd) Figure 36 - "Westfield" 26 Eastern Rd Figure 37 - "Midfield" No 24 Eastern Rd Figure 38 - "Eastern Court" No 22 Eastern Road
	16	Phil Robinson	28 Eastern Rd	"On behalf of Turramurra Court, 28 Eastern Road and in support of neighbouring properties 26 Eastern Road and 6 King Street Turramurra, strong objection is expressed to any SEPP bonus provision inclusions in final development plans, permissions or built structures. Along with imposing over-development, the SEPP bonus provision disproportionately impacts the conjoining R2 heritage conservation area. Please seriously consider the detrimental neighbourhood impacts."	Because the SEPP Housing is a State Policy the SEPP Housing 2021 clause 87 Bonus Provisions for height and FSR **always apply** to the DA lodged for Seniors Housing on the subject site as the area exceeds 1500m^2 and Residential Flat Buildings are permitted on the site under KLEP 2015. Hence the bonus clause is applicable. Naturally further analysis and more-detailed architectural and landscape drawings, will accompany all future DAs on the Site.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**...** The height, size and bulk of the existing development at the site is generally in keeping and consistent with existing surrounding development. ... The proposed height: is not in keeping with the height of existing surrounding development. .... I object to the planning proposal because the height is excessive and is not in keeping with the height of surrounding development. ... **4. Intensification of land use** The planning proposal will produce an intensification of the land use. This will contribute to increased:	After considering the detailed submissions to date, Council has already resolved to **support** the Planning Proposal and the proposed new height (17.5m) and FSR (1.5:1). The PP for Gateway has already been endorsed by Council (13th August 2024) It has also had a formal endorsement by the Local Planning Panel (LPP) meeting on 22 July 2024 and Public Forum meeting on 6th August 2024. The Department has also endorsed the PP and issued a Gateway Determination (18/3/25) permitting the Public Exhibition of the new controls and the Amendment of the KLEP to permit the new controls. A future DA containing the design detail, will be submitted for Council assessment and determination by Sydney North Planning Panel.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		

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				Noise (eg. air conditioners) Traffic Parking Pressure on existing water and sewer infrastructure. There will be increases in existing water leaks (which already occur) and sewage surcharges. Overcrowding and pressure on other public infrastructure, such as rail, roads, transport corridors, parks and reserves. **Overdevelopment** I object to the planning proposal because the development is excessive and will produce an intensification of the land use."	
	19	Ursula Ibaraki	Unit 1, 6 King St	"The height of the proposed building is completely out of scale with the surrounding area and will significantly overshadow our units, reducing natural light and privacy and greatly alter the character of our neighbourhood."	Any impacts on neighbours, including shadowing will again be part of all future DAs to be submitted for Council assessment and for determination by the Sydney North Planning Panel.
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	See response above, Submission 17, page 27.
	22	Belinda Markham (on behalf of Canford Court Board)	6 King St	"3. **Building height: neighbourhood character** The Urban Planning Report (p30 and p45) shows the elevation of the building site, which is much higher than the neighbouring properties, particularly those on Eastern Rd. The SEPP height increase combined with the higher ground elevation means the new development will tower over all neighbouring properties, which will negatively impact the character of the area."	Refer to Figures 31 to 38 above relating to R4 zone character in the vicinity of the Site. This shows the proposal for LEP 17.5 m building heights and FSR 1.5:1 is consistent with the objectives of the zone for a high-density environment. Both Building and Landscape Designs will be detailed in future DA submissions
	23	Jane Vernon	Unit 2, 6 King St	"**Building Height: Neighbour character** The scale and density of the proposed building is definitely not in line with local character. Turramurra has already suffered visual damage by the loss of many inter-war houses, replaced with large bulky houses with no thought to streetscape."	Refer Figures 31-38 above relating to the R4 zone character in the vicinity of the site (including No 6 King Street). These clearly demonstrate the R4 zoned lands adjoining the Site is characterised by 3+ storey building heights.
	24	Janine Jones	Unit 5, 47-49 Rohini St	"2. **Overdevelopment**: The scale and density of the proposed development are not in keeping with the local character of our street or suburb. Doubling the building height will dominate the streetscape, compromise the visual aesthetic, and permanently alter the peaceful nature of this part of Turramurra."	Both the suburb and surrounding character are mixed and include high density-built forms as seen in Figures 31-38. The character of the Turramurra Town Centre and adjoining R3/R4-zoned land are also likely change to a 6+ storey character (22 m/24 m height) under the new State Government Low and Medium Density Residential Housing Policy that seeks to promote greater densities and heights within 400 m of all Town Centres, including the Turramurra Town Centre. A future DA containing the building and landscape design details will be submitted.
	27	Carlos Oliveira (Owners Corporation)	47-49 Rohini St	"• Overdevelopment: The scale and density of the proposed development are not in keeping with the local character of our street or suburb."	The character of the area has changed considerably since the 1960s when Rohini Village and 22/24/26/28 Eastern Road and 2-4/6 King Street residential flat buildings were built. Under the new LMR Chapter of SEPP Housing 2021, there will be increased densities for many R3 and R4 zoned sites located within 400 m of the Turramurra Town Centre. The heights and densities proposed under the PP are considerably less than the density (FSR 2.2:1) and heights of up to 24 m permitted under the LMR controls.
	28	Ariane Thierry	Unit 7, 6 King St	"The increase in the maximum height of building will not be cohesive to the height of buildings nearby... ...	The Site has sufficient size to accommodate a higher built form with landscaped setbacks. Amenity issues such as solar access and privacy can be addressed in the detailed DA to ensure compliance with DCP/ADG controls.

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				This is unreasonable in the area (given surrounding building heights to be compared to) and will have a significant impact on my own property."	
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	The proposal is for a seniors housing development which is less impacting in terms of traffic and noise than ordinary residential flat developments.
	30	Unknown	Unknown	"We object to the planning proposal because the height of the new buildings for Anglicare will be excessive and not in keeping with the height of surrounding development. Basically, the problem is that the new building will tower above our and adjacent apartment blocks."	No address has been provided by the submitter. In the light of what is permitted under the new State Policy LMR changes, the proposal is in keeping with existing residential flat buildings and future taller developments likely to occur in the R3/R4 zones in the vicinity of the Site.
	31	Unknown	Unknown	"The significantly higher intensity and height of the proposed development on land adjacent to a HCA will also form a visible and substantial backdrop, which will negatively alter the setting of the low-density HCA."	No address has been provided by the submitter. Setbacks to the HCA to the north are 6 m and 9 m for upper levels under the Masterplan concept. This is supplemented by 3.6 m wide landscaped pathway along the northern boundary of the Site. Existing and proposed plantings will screen the development when viewed from the HCA.
Height, Bulk and Scale **Total: 14**	1	Unknown	Unknown	"**Clause 4.3 Height of Buildings (KLEP 2015):** The objectives of this clause typically include ensuring that the height of buildings is appropriate to the condition of the site and its context, and that development fits into the overall streetscape and is compatible with the scale and character of development in the vicinity. The proposed height fails to meet these objectives by: ○ Introducing a building scale significantly taller than the existing development and the 11.5m standard, thereby creating an abrupt and jarring transition to adjoining residential properties. ○ Failing to adequately respect the amenity of neighbouring properties through excessive overshadowing and overlooking. ... **Lack of Strategic Justification for This Specific Height at This Location:** While the proponent will argue for the need for seniors housing, it is incumbent upon them to demonstrate why *this specific proposed height* (17.5m or potentially 21.3m) is the only viable way to achieve a good outcome on the site. Council must challenge whether a more modest and compliant height, respectful of the existing 11.5m control, could still deliver a viable and high-quality seniors housing project without the severe amenity impacts on neighbouring properties. Furthermore, it is questionable whether any articulated public benefit derived from the additional height (beyond the proponent's increased financial yield) genuinely outweighs the significant private detriment that will be borne by directly affected neighbours.	According to Clause 4.3 of the KLEP 2015, the objectives are; *(a) to ensure height of buildings is appropriate for the scale of the different centres within the hierarchy of the Ku-ring-gai centres,* *(b) to establish a transition in scale between the centres and the adjoining lower density residential and open space zones to protect local amenity,* *(c) to enable development with a built form that is compatible with the size of the land to be developed.* The Development as will be permitted by the Planning Proposal amendment to the LEP Controls, is perfectly in line with the LEP objectives. This is because the site is located in close proximity to the Turramurra Town Centre zoned area (33 metres at its closest point) , the Site is located on the southern side of the lower density R2 zoned area and separated by a 3.6 m wide landscaped Council pathway and comprises a site area of 9193 m^2 which facilitates suitable landscaped setbacks and shared communal open space areas. The Site is ideally suited to accommodate a 17.5 m / FSR of 1.5:1 as it is exactly what the High Density R4 Residential zone is designed to deliver. It is also within 200 m of the Train Station, bus interchange and Turramurra Town Centre, an ideal place for increasing height and density. Seniors Housing is also in demand in the KRG LGA. Allowing new facilities for retirement living in the LGA is essential for maintaining resident amenity and allowing people to age in place.
	10	Suzanne Middleton	Unknown	"I am writing to voice my very strong objections to the proposal put forward by Anglicare with regard to this property. The proposed building height will devalue our property, quite apart from having a negative effect on our quality of life.	All Planning Proposals are more general in nature than DAs.

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				... The buildings are hideously ugly, the plans look like an industrial park. My strongest objections are to the height and close proximity of the buildings."	The PP Masterplan will be followed by a highly detailed DA and CC and should not to confused with the zoning control changes being sought by this Planning Proposal. The height and scale of the building is perfectly in line with all the requirements that are permitted in the SEPP, draft LEP and DCP. At any rate this is an R4 High Density Zone as the name suggest it's called high density for a reason, this is where the high-density housing is meant to go. The Proposal is replacing a old building with a new building that follows all the regulations and stipulations of the LEP, SEPP and DCP. The building will replace a very antiquated facility of limited value to either residents or the community by a state of the art brand new facility. It is done in full cognisance of Architecture, Landscaping, screening, shadowing and the design is not only responsible but also attractive.
	12	Alan Lloyd,	Unit 16, 6 King Street	"1. A structure 20m tall that close to our boundary is totally unacceptable. We understood that the new buildings would be slightly higher than the old ones, perhaps four stories instead of the current three, but this is doubling the height, blocking the view of the sky from our units and greatly reducing the amount of privacy we have. Even the three storey units currently overlook our privacy hedge because the structures are on a higher area over the hill than we are, so twice the height worries us greatly."	The current SEPP Housing controls allow 4 storeys. The redevelopment of the site to achieve larger 2-3 bedroom units can only occur if heights / density is increased. Under the SEPP Housing LMR controls, heights of 22-24 metres (and FSR 2.2:1) can be achieved on the eastern part of the Rohini Site adjoining No 6 King Street. The PP height of 17.5m under the LEP is modest and achieves a maximum 21.3 m with SEPP Clause 87 bonuses applied.
	13	Chris Konz	Unit 28, 28 Eastern Rd	"My main concern is the 6-story height limit, my privacy, noise, and outlook would be greatly compromised. The building would tower over our property, leading to many negative concerns for me."	Seniors Housing developments are not typically associated with noisy residents. Privacy issues can be addressed via landscaped setbacks and any additional privacy measures required.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**1. Height, size and bulk** The existing development on the site includes buildings of two to three storeys in height. The height, size and bulk of the existing development at the site is generally in keeping and consistent with existing surrounding development. The existing development does not extend above the tree canopy of existing mature trees. Consequently, the existing development is not overbearing and does not dominate the landscape and streetscape. In stark contrast, the proposed development will be more than twice the size – up to 21.3m in height and contain up to 6 storeys. The proposed height: is not in keeping with the height of existing surrounding development, will stand well above the height of existing mature trees, will be visually overbearing and dominant. I object to the planning proposal because the height is excessive and is not in keeping with the height of surrounding development."	The existing development on the site is 2,3 and up to 4 storeys. The design has already been formulated. Council has already formally resolved to support the PP including both the proposed height (17.5m) and FSR (1.5:1) and PP submission for Gateway Determination at its meeting of 13th August 2024. This followed the Ku-ring-gai Local Planning Panel (LPP) Meeting on 22 July 2024 (voting in support) and the Public Forum Meeting on 6th August 2024. The character of the Town Centre and adjoining R3 and R4 land will likely change to a 6+ storey character (up to 24 m height) under the new State LMR Housing policy. This has been deemed necessary in order to improve housing availability and choice and integrating housing with the public. This seeks to promote greater densities and height within 400 m of the Turramurra Town centre and train station.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	The current building heights of 3-4 storeys reflect the antiquated planning controls that resulting in the 1960s residential flat buildings. The new LMR controls will likely trigger 22-24 m building heights for R3/R4 zoned sites in this precinct that adjoins the Turramurra Town Centre. See (17) above, page 30.
	21	Belinda Markham	Unit 15, 6 King St	"1. The SEPP bonus height increase will be too high for this particular location. The site is already on elevated ground and	SEPP provisions are formulated within State Policy to serve the long-term goals of the State of NSW and its people. SEPP

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				the height of 21.3m will see the new buildings tower over the local homes and businesses. Even newly constructed units on the eastern side of Eastern Rd (all 17.5m) will be dwarfed by the proposed development because they are on lower ground that slopes away from the site. 2. The SEPP height bonus effectively doubles the current 3-storey height of the existing Rohini Village buildings. My residence is located on King St (sharing Rohini Village's northern fence line) and my privacy is already compromised with the 3 storeys, even with a large screening hedge between our properties."	provisions are not discretionary they are mandatory. A future DA containing the design details will be submitted for Council assessment and determination by Sydney North Planning Panel.
	24	Janine Jones	Unit 5, 47-49 Rohini St	"We are deeply concerned by Anglicare's proposed plan to amend existing zoning standards by: Increasing building height from 3 storeys to 6 storeys (up to 21.3 metres). Doubling the floor space ratio, allowing for much larger and bulkier buildings. ... Redeveloping the site with a far more intensive footprint, replacing the existing lower-rise units with 6-stories."	The PP does not change the current R4 High Density zone or its objectives or its mapped extent. It simply updated its controls for the Site. The long standing height and density controls for Rohini which reflect the 1960s development are no longer fit for purpose.
	26	Pamela Langton	Unit 2, 28 Eastern Rd	**"HEIGHT AND BULK OF BUILDINGS** Of particular concern to me is the height and bulk of the proposed buildings which will tower above existing blocks reducing sunlight and will cause overshadowing within the existing buildings particularly in winter. The proposed unit block extends right up to the fence line of adjoining buildings which will affect their privacy. I suggest that the proposed units are reduced to one and two bedrooms with a maximum of two bathrooms thus negating the necessity to build up to and above "six stories."	It is abundantly clear, based on Anglicare's extensive experience, especially in the North Shore, that 1 bedroom apartments are NOT highly desirable. The product has been made fit for purpose. ILUs including one-bedroom sizes have proven unpopular and difficult to sell in areas such as the North Shore.
	28	Ariane Thierry	Unit 7, 6 King St	"There is no clear reason to increase the height of building given the number of units will remain the same – it begs the question as to why more units are not being proposed."	There are specific dimensions and features, specifically formulated to match the current market demand, these have proven to show that typically larger 2-3 bedroom apartments are desired.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	LEP building height 17.5 m plus 3.8m bonuses under SEPP Housing clause 87 are consistent with the new LMR controls that allow up to 24 m height in this locality. See (17) above.
	30	Unknown	Unknown	"Basically the problem is that the new building will tower above our and adjacent apartment blocks."	It is not easy to respond appropriately and professionally to this submission without an actual address.
	31	Unknown	Unknown	"**1. Bulk and scale impact** The Heritage Conservation Area (HCA) to the north and directly adjacent to the site is low density with single storey dwellings. Our family is concerned that the proposed 6 stories proposed provides no buffer to the built form interface of the low density 1-2 storey residential HCA. The result has significant negative impacts in bulk and scale to the adjoining HCA. The significantly higher intensity and height of the proposed development on land adjacent to a HCA will also form a visible and substantial backdrop, which will negatively alter the setting of the low density HCA. The bulk and scale impacts on the surrounding 1,2 and 3 storey properties are impacted by the incongruent interface of the proposed 6 storey	It is also important to note that Heritage Impact Assessment was prepared as part of the PP Concept Masterplan. A future DA containing the design details and supporting Heritage Impact Statement will be submitted for Council assessment and determination by Sydney North Planning Panel.

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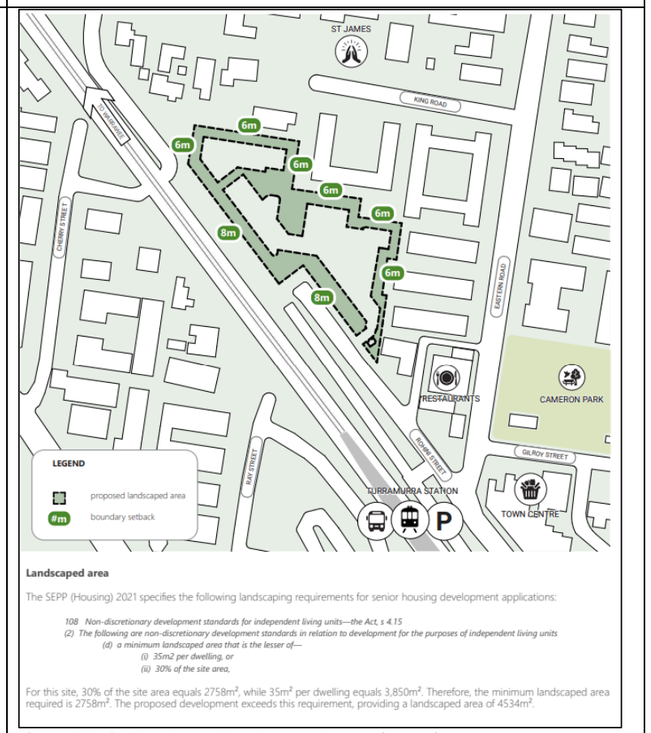
				buildings, and by the fact that the site sits on higher land within the context. Further, proposed vegetation screening does not disguise the interface impacts on the 1-3 storey adjacent buildings. There is also a limited effective deep soil provisions provided on the site able to accommodate tall canopy trees that would contribute to the Ku-ring-gai character."	
Building Proximity to Boundary Line **Total: 8**	10	Suzanne Middleton	Unknown	"The proposed buildings are too close to us and this will negatively impact the quiet character of the area."	Address of submitter not provided
	12	Alan Lloyd,	Unit 16, 6 King Street	"1. A structure 20m tall that close to our boundary is totally unacceptable."	 **Figure 39 - Setbacks and landscaped area dimensions** **Source: Plus Architecture** Setbacks are matters considered in a DA not a PP. We would welcome a discussion on the appropriate setbacks at that time. However, the appropriate setback from all boundaries has already been used by Plus Architecture in the current design which fully comply with all relevant regulations. The current setbacks are appropriate, comply and exceed SEPP and DCP provisions.
	19	Ursula Ibaraki	Unit 1, 6 King St	"For some of our units, it will permanently devalue their property since the new building is directly behind their living and bedrooms, far too close to the boundary line they share with our building."	The appropriate setback from all boundaries, refer to Figure 39 above, has already been used by Plus Architecture in the current design which comply with all relevant regulations. The current setbacks are appropriate and comply with DCP provisions.
	22	Belinda Markham (on	6 King St	"**4. Proximity to our property**	

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		behalf of Canford Court Board)		The development, given its imposing height and bulk, is too close to our fence line. With the number of residents, staff and visitors to Rohini Village, its close proximity risks an increase in noise and activity that will be noticeable from our property, and reduction of our privacy. We request greater setback of the new buildings from our property border to ensure adequate distance."	The PP Concept provides 6 m setbacks to lower building levels and 9 m (and greater) to upper building levels near 6 King Street residential flat building to the north-east of the Site. The Concept design is in full compliance with the SEPP and DCP regarding setbacks, refer to Figure 39 above. The PP Concept is for independent living units which are typically occupied by seniors who are low emitters of noise generating activities. A block of units would typically generate more noise per sqm than a seniors housing development.
	23	Jane Vernon	Unit 2, 6 King St	"PROXIMITY TO CANFORD COURT There is little buffer zone between our building and the proposed building. There will be added noise issues, and as previously mentioned lack of solar access."	This PP relates to seniors housing which is not typically a land use that is associated with noise issues. However it will be further explored at DA Stage.
	25	R Margaret James	Unit 23, 28 Eastern Rd	"Following are my concerns ... The proximity to our property"	No 28 Eastern Road is located to the north-east of Rohini Site and is largely separated by No 2-4 King Street residential flat building.
	26	Pamela Langton,	Unit 2, 28 Eastern Rd	"The proposed unit block extends right up to the fence line of adjoining buildings which will affect their privacy"	The PP Masterplan concept provides minimum 6 m landscaped setbacks to the north-eastern boundaries which can accommodate landscape screening. Any privacy mitigation measures such as screens will be provided in the detailed DA.
	31	Unknown	Unknown	"**3. Privacy impacts and set backs** The planning proposal results in a loss of amenity and privacy to adjacent properties with 1-3 storey buildings. Many of those buildings are located close to the common boundary, which increases the negative impact of the development. There is a high likelihood that some of the balconies in the proposed development will directly face existing balconies. There is a need for greater setbacks, especially to upper levels above 3 stories to improve the interface issues with adjoining properties. Increased setbacks would also assist in minimising the overshadowing and overlooking to adjacent 1-3 storey buildings close to shared boundaries. The placement of taller buildings should occur adjacent to the railway and this would enable lower height built forms and increased open spaces adjacent to lower density area boundaries. This would assist with reducing the current interface issues with adjacent properties."	There is no loss of amenity in our view. A future DA containing the design details including setbacks, privacy measures, landscaping and shadow plans will be submitted for Council assessment and determination by Sydney North Planning Panel. The development is well designed; aesthetic; within its boundaries; and adheres to all DCP controls and design principles. It will greatly improve the quality of the neighbourhood; provide exceptional amenity to residents and the aged and will have people located next to great transport and shopping.
Construction Impacts and Concerns **Total: 12**	3	Unknown	Unknown	"6. Dirt and noise During the construction period, all the dirt, noise and traffic created may also impact the health and wellbeing of the residents nearby."	As a part of every DA, we anticipate that a full Construction Management Plan (CMP) and Construction Traffic Management Plan (CTMP) will be submitted. If approved, conditions would ensure that the construction phase that typically accompanies such approvals, does not have any unreasonable impacts on the surrounding neighbourhood.
	5	Unknown	10 King Street	"* The proposal will require significant soil removal. I estimate some 15 Olympic swimming pools worth of soil or more. The demolition, earthworks and construction will obviously create significant noise, dust and potentially compromise the surrounding buildings. How are local residents/ ratepayer protected, who is responsible for monitoring these activities, at what cost, who will bear this, and how will the residents be	Details relating to the management of resident amenity during the construction phase will be outlined in the DA submission and re-enforced by conditions of Consent.

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				compensated Not to mention the damage to local roads from semitrailers day after day removing the soil."	
	6	Unknown	Unknown	"**Cherry Street Bridge**. Can Council and the developers please make sure of the load limit and turning limits if they wish to use the Cherry St Bridge over the rail line. The Turns are quite tight and many trucks get stuck and confused. I believe there is a load limit , but a development happening right now is sending Very heavy loads over this bridge. (maybe worth Checking) ... **Hours of works and traffic .** Living so close to this development will be uncomfortable , during the development and building stage . What considerations will be put in place to protect and care for nearby residents during construction? Will Trucks be using Rohini street? If so can Council please paint a BIG GIVE WAY sign on the road to protect other drivers rights to turn from Eastern Rd into Rohini St safely. (It is already dangerous , with cars driving straight through the give way sign next to Kiplings Garage and Bar). What consideration has been given to Parking during construction? ... **Vibration and Damage to Property** With so much earth works and excavation happening adjacent to our and [redacted] Homes, What monitoring or preventive works will be done to Protect our Home and In our case , our swimming pool from being damaged , due to earth movement or Vibration during construction? We would like to work cooperatively with Council and Anglicare & any Builder , but would expect Anglicare to also consider the affects to others as they develop the Current Rohini Village ."	The issue of load limits and the Cherry Street bridge and construction traffic routes would be addressed by the project traffic engineers in the detailed DA. A Noise and Vibration Acoustic Report will accompany the DA submission which will incorporate suitable recommendations to mitigate impacts on neighbour properties.
	7	Unknown	Unknown	"disturbance to peaceful amenity during (?) redevelopment period. Timeline for construction?"	Details relating to construction noise and staging will be detailed in the DA submission.
	15	Ingrid Ralph	Unit 9, 28 Eastern Rd	"And then there is the noise issue. I am aware that this will most likely be disregarded. I live on Eastern Rd and the new units being built on Gilroy/Turramurra St have been an issue for me. I can only imagine how bad it would be living next door to the construction site. I was not able to hear during work meetings, even with the windows closed, during the demolition. Noise levels are now acceptable, but I am aware that it is still noisy when I go for local walks."	All Noise Mitigation measures necessary will be dutifully implemented during the construction phase. This is standard best practice. Noise mitigation measures will be incorporated into the recommendations of a Acoustic Report to accompany the DA.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"7. Dust and Sediment Control The ground will be disturbed during any demolition and construction works. Dust and sediment must be adequately managed during any demolition and construction works. ... 10. Litter and Rubbish There is an increase in littering and dumping of rubbish when development activity is underway. It is typically deposited on public footpaths and roads by tradesmen and other workmen engaged on the development site. This must be adequately managed during demolition and construction works."	Dust and sediment erosion control measures will be detailed in the Construction Management Plan that will accompany the DA. Matters relating to construction waste will be addressed in the Construction Management Plan to accompany the DA.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		

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	19	Ursula Ibaraki	Unit 1, 6 King St	"Moreover, the daily impact on the residents well-being should not be underestimated. Peaceful mornings will be a thing of the past for many months and if I want to sell my unit while construction is ongoing, it will diminish the value of it."	Construction impacts mitigation measures will be addressed in the preliminary Construction Management Plan.
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	Matters relating to noise and dust control will be addressed in the DA submission which will include a preliminary Construction Management Plan.
	26	Pamela Langton	Unit 2, 28 Eastern Rd	"**Noise** When in the building phase the noise will be unbearable for existing residents particularly those in Eastern Road, who have already been subjected to noise from other building projects in the area."	The Noise Assessment report to accompany the DA will contain recommendations to mitigate noise during construction which will include a preliminary Construction Management Plan.
	28	Ariane Thierry	Unit 7, 6 King St	"There is no information on how construction will be performed, given the assumption is that current residents will need to be relocated for a period."	Details relating to the construction phase will be providde in the DA submission including a preliminary Construction Management Plan.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	Matters relating to dust and builders rubbish control will be addressed in the preliminary Construction Management Plan to accompany the DA
Public Domain and Facilities/Community Benefits **Total: 10**	5	Unknown	10 King Street	"* We note that this project now will have contain a commercial precinct, this will make the Rohini Village more isolationist as residents will have little need to integrate with the community and the enterprises it contains will compete to the detriment of local businesses. The business proposed to operate are not just the 700 square metres as they include swimming pool, library, cafe wellness clinic, hair salon, chapel. (objective 22 p25 of the exhibition document planning proposal) the area designated for each activity is not detailed , is the pool that size alone so school carnival can be held or is it the salon... ... * **We strongly object to note 5 P44 Figure 11: Potential Public Benefits from Private and Public Domain Upgrades** The share driveway on council land which borders my property and not that of the proposed development provides access to my double carport which is regular use and has been for more than 40 years. . Any change to the shared will cause me a significant loss of amenity as this is used for delivery of goods, heating oil, trailer and car storage. Further this is used by utility companies and council to maintain the lane and service power poles and lighting. There are telstra lines under/beside the driveway . (I note though out the proposal the carport is not shown in any diagram of existing buildings in the surrounding area although a glimpse of the roof can be seen) This should be corrected (Also the stables	The PP does not propose to change the Site's current R4-High-Density zone to a commercial zone or any other zone. Rather, the PP includes an "Additional Permitted Use" (APU) clause to permit the wider community to use the village facilities. This has been designed to include a Wellness Centre and Café. These will become additional benefits to the Site which can be enjoyed by all. Anglicare's intention is to allow all members of community to also use the facilities, to promote intergenerational socialisation and better connectivity between seniors, and the local community. This is one of the great new features of the Anglicare development. There are other commercial spaces within the development that are specifically designed to benefit others in the community. No school carnivals are proposed or any other traffic-generating or noise-generating uses. This is a seniors living development and the amenity of the residents is paramount to achieving its purpose. No. 10 has a main driveway entry off King Street but also appears to drive their cars up the pathway to a second entry/carport located at the SE corner of No. 10. The existence of the carport can be incorporated on the DA site plan though it would be a Council matter as to providing car access. Refer explanatory photo and lot plan at Figure 40 overleaf.

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				in 12 King Street are also not shown and they border the lane way.) ... * We strongly object to note 6 P44 Figure 11: Potential Public Benefits from Private and Public Domain Upgrades The lighting of the laneway is excessive as is , its shines into our house at night and in particular the 3 bedrooms of the house . If there is an upgrade , they should be toned down to a softer light and redirected away from private residences and redirected towards the retirement home if they wish Planning Proposal for Anglicare Rohini Village 51-53 Rohini Street, Turramurra p47 K10. I suggest any upgrade and maintenance there be paid by Rohini Village only after the immediate neighbours agree to the changes. * "Rohini Walk" pedestrian link from Kings Road/ St James Church to Rohini Street will promote integration of local families as they travel from church to the Turramurra Town Centre promoting Turramurra as a family focused urban village. This is a complete nonsense the church basically operates on Sunday and the Town Centre Rohini Street is for all intensive purposes not operating. In any case any intelligent walker would avoid the Rohini Hill and walk along Eastern Road. Planning Proposal for Anglicare Rohini Village 51-53 Rohini Street, Turramurra P50 K23"	 **Figure 40 – Photo of end of King Street (3pm on 21 June 2025) and lot plan** **Source: Sixmaps** Lighting and upgrades can and will be addressed in consultation with Council and residents as part of the Planning Agreement to upgrade the public asset. Rohini Walk will provide a pleasant short cut for local residents and the opportunity to walk in/out of the communal facilities (Wellness Centre, Café etc) that Rohini Village proposes under the PP (APU clause) to promote intergenerational and wider community socialisation.
	6	Unknown	Unknown	**"Access to development from lane off King St.** There is a lane from the west end of Kings street , which gives access to [redacted] Property . I would assume , that since this is Not seen on the drawing , that this will not be impacted or changed ."	Address of submitter not provided therefore it can only be assumed as to what this response is referring to however to confirm our response the address of the submission is required. Refer above (5) on page 35.
	15	Ingrid Ralph	Unit 9, 28 Eastern Rd	"Nor is a chapel required when there is a church just a few meters away. ... The public benefit is vague to say the least. We currently have a path from King to Cherry St, which I use frequently, and I could not work out what, if any, improvement or additional benefits are proposed. Perhaps a 'prettier' path."	The St James Anglican Church is located at 15 King Street. The Planning Proposal Masterplan provides a chapel that will be non-denominational, as to serve its residents, in a convenient manner. It is suitable for use by all faiths. It will be used for other communal purposes that are organised by Anglicare and enjoyed and regularly-used by the residents such as spiritual care. The upgrades to the King-St-to-Cherry-Street path was a requirement of Council. The Voluntary Planning Agreement and DA will both include consultation with Council. This will help determine the nature, context and itemisation of agreed upgrades to make it "prettier".

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	21	Belinda Markham	Unit 15, 6 King St	"7. The developers' claims that their "Rohini Walk" will benefit the community are questionable. The pathway simply connects Rohini St with the King St cul-de-sac. The only destination in this cul-de-sac could be St James Anglican Church, but I am a member of this church and there are very few residents from the current Anglicare village that attend. How does "Rohini Walk" benefit anyone, particularly given its obscure location within the new village?"	Rohini Walk will provide a pleasant short cut for local residents and the opportunity to walk in/out of the communal facilities (Wellness Centre, Café etc) that Rohini Village proposes under the PP (APU clause) to promote intergenerational and wider community socialisation.
	22	Belinda Markham (on behalf of Canford Court Board)	6 King St	"**8. Public facilities** There is no clear indication of how the public would benefit from the facilities proposed for Rohini Village. For example, are members of the public going to have permission to use the swimming pool? We seek clarity as to the definition of a Wellness Centre and how it would benefit the neighbourhood. Likewise, we seek further information about how the proposed Rohini Walk would enhance public access, given its location inside the village and its link to a small cul-de-sac (King St). While St James church is located in this street. this does not seem to be of wider benefit to large parts of the community."	Details relating to use of the Rohini Village communal facilities by the wider community will be explored and finalised by Anglicare and further addressed in the DA submission. Anglicare will clearly set out what the public can expect from these community facilities in the DA, as the Planning Proposal only a basic plan. The facilities are outlined so the council and public can see what will be getting detailed in the future DA. Rohini Walk will provide a pleasant short cut for local residents and the opportunity to walk in/out of the communal facilities (Wellness Centre, Café etc) that Rohini Village proposes under the PP (APU clause) to promote intergenerational and wider community socialisation.
	23	Jane Vernon	Unit 2, 6 King St	"The current ARV has a lovely interior garden for sitting in which might be of more value than a 'wellness centre'. Fresh air, sunlight. How much space is there really for landscaping and the ability to be outdoors? As to a cafe on site it might be better to fund a new cafe in the shopping parade further up Rohini Street so ARV residents could enmesh with locals. The Turramurra shopping precinct is very short of good cafes/meeting places for locals. In fact it has become very sad, particularly in comparison with Wahroonga and Gordon which buzz. Would locals have access to the indoor pool? ARV could become a very closed shop which is not good for mental health. How would Rohini Walk enhance public access?"	Details relating to indoor and outdoor recreational spaces will be detailed in the DA submission. In the context of retirement village, the offering of quality indoor activity spaces and outdoor spaces will benefit all residents and visitors. Most Villages offer an ancillary community room/café for the residents in convenient/accessible on site location. Anglicare wish to promote opportunities for intergenerational socialisation and for the wider community to walk in and socialise with the village residents. Normally, the communal facilities are for the exclusive use of residents, however Anglicare wish to promote socialisation and greater integration with the community by seeking and to permit access by the wider demographic. Rohini Walk will provide a pleasant short cut for local residents and the opportunity to walk in/out of the communal facilities (Wellness Centre, Café etc) that Rohini Village proposes under the PP (APU clause) to promote intergenerational and wider community socialisation.
	25	R Margaret James	Unit 23, 28 Eastern Rd	"Poor description of the facilities i.e., What is the "Wellness Centre" details regarding the "pool". Are they for public use as well as residents, because if the public can use these, where can they park their vehicles?"	The PP Masterplan includes 18 visitor spaces. The intention is to encourage walking in from the local area. More details will be provided in the DA submission.

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	26	Pamela Langton	Unit 2, 28 Eastern Rd	"**Shared Facilities** From the current plans, I cannot ascertain what size the pool will be and what type of "Wellness Centre" is planned. Therefore, it is highly unlikely that the current residents of Turramurra will be able to use the pool and "Wellness Centre" facilities because they will be used by the aged care providers for rehabilitation treatments. This will negate the possibility of local residents having access to these facilities."	Details relating to the future use of the Wellness Centre will be provided in the detailed DA. Masterplans and Rezoning documents typically only deal with height, form, massing and impacts. The reports submitted are far in excess of that. However as previously mentioned once Anglicare has decided on the exact specifications around the uses of all communal areas including the Wellness Centre they will be provided to the public during exhibition of the DA.
	28	Ariane Thierry	Unit 7, 6 King St	"There is limited information on the 'café and wellness centre' and how this will be of benefit to the wider population."	Shared use of the Village café and wellness centre will facilitate intergenerational socialisation which benefits both village residents and the wider community who are not "locked out" .
	31	Unknown	Unknown	"**6. Site-link connecting Rohini Street to St James Church** The planning proposal does not adequately detail how proposed privately owned link will be managed. For example, it is not clear what the means are for maintaining public access to the walkway in perpetuity. Neither is it clear whether there are any proposed limitations on public access to the link. **7. Public facilities** It is not clear in the planning proposal how much public uses of the pool or café is enabled under the KLEP. Will there be a clause for Additional Permitted Uses on the land under KLP Part 6. It is important that the community fully understands the availability and potential use of the proposed public facilities."	Refer response at (21) on page 37 above regarding Rohini Walk. The PP Masterplan Concept shows indicative access 7am to 9pm for the general public access to Rohini Walk. Further details will be addressed in the DA submission. The Walkway will be retained in Anglicare's ownership and therefore under their management. Refer response at (23) on page 37 above regarding shared use of Village facilities.
Unit/Building Design Issues **Total: 9**	7	Unknown	Unknown	"building larger units (ie. retaining same no. as existing will not extend residents' lives, health is prime factor);"	The existing (1960s) ILUs are typically smaller 1 -2 bedrooms and most without a parking space. Many of the ILUs do not have accessible entry and are non-compliant with current AS1428/SEPP Housing design requirements. The PP Masterplan concept provides larger 2-3 bedroom ILUs with a car space that will provide safer accommodation/better amenity, improved range/quality of on-site communal facilities and convenient access to a car space to visit friends/family, shops and services as needed. These type of ILU's are desired by the market in comparison to the 1-bedroom ILUs. Anglicare has done extensive research into its market and majority of information they have received has been a desire for larger ILU's.
	8	Unknown	Unknown	"I think it is quite disgusting that badly needed accommodation for senior citizens is being replaced with luxury home units .....My best friend lived in Rohini Village and if she had not died a couple of years ago she would have been turfed out and made to live in Glebe or somewhere she would have hated.....It's appalling that the council is allowing this to happen and is not replacing the old buildings with modern accommodation for the elderly .....it's all about making money and not about caring for the community ....."	The 1960s ILUs are no longer fit for purpose. There is strong demand for seniors ILUs for down-sizers in the North Shore. Providing suitable accommodation that the market seeks will encourage down-sizing and freeing up large houses on large blocks that would be better suited to families and/or redevelopment. Once again this is not assumed information, Anglicare has done extensive research into what is desired by its market.

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	10	Suzanne Middleton	Unknown	"Is Anglicare building a block of flats and not an aged-care facility? Could we have further clarification on this please? ... The buildings are hideously ugly, the plans look like an industrial park."	Anglicare are an established not for profit aged care provider who operate residential care facilities all around NSW and Australia and have done so for over 160 years. Independent Living Units (ILUs) are now built across many sites in Sydney's Metropolitan Area and elsewhere. This is the new model for housing the aged. Rohini Village currently comprises 110 ILUs and being replaced in the new model 110 ILUs Detailed drawings cannot be given at this level of detail in a Planning Proposal Masterplan. They will be included in the DA documentation to follow which will be far more detailed.
	15	Ingrid Ralph	Unit 9, 28 Eastern Rd	"There are several aspects I have issues with. From looking at the proposal it does not appear to be for retirement living, in the same manner as its current use, which means the whole application is misleading. The 2022 survey suggest 66% were over 80 yrs old and 56% did not drive. This proposal seems geared to over 55s and pricing would be far higher than the residents from 2022 would have been able to afford. The new development appears to be geared towards a totally different socioeconomic population (44 3 bedrooms/3 bathrooms. Can someone explain to me why an elderly couple needs 3 bedrooms let alone 3 bathrooms!). ... The lack of ventilation for some units seems to be totally unacceptable and nor can I understand why that would even be considered a suitable option. The lack of sunlight is also problematic. This would be devastating on someone's mental health and again I do not understand how it could be considered a suitable option. Which of course leads to the issue of shadow on existing properties. The proposed buildings would tower over existing buildings and significantly reduce their sunlight and privacy. Again, this is not acceptable. The buildings either need to be reduced in height or moved further from the boundaries."	Anglicare are an established not for profit aged care provider and not a commercial developer. There are, in essence, simply units designed specifically to allow people independence, as they age in place. They will be State-of-the-Art, have great aesthetic and will be built using the highest standards and superb finishes. The existing ILUs are under-sized and not considered fit for purpose. The new development will comply with BCA requirements relating to resident amenity. The ADG also provides guidance for the design of the development (setbacks/solar access etc) which will be addressed in the submitted DA. Shadowing will be addressed in greater depth in the DA submission. However, our preliminary shadowing analysis done in the Planning Proposal, carried out by Plus Architecture, shows that the proposed design meets the minimum requirements set out by the ADG and therefore is compliant.
	19	Ursula Ibaraki	Unit 1, 6 King St	"Moreover, I'm elderly and on an age pension, however, along with others in the unit blocks mentioned above on King Street and Eastern Road we won't afford buying any of the newly built Anglicare retirement village units presuming they will be for elderly with considerable savings / income from outside of our area."	The larger ILUs will be suited to down-sizer homeowners typically from the North Shore area as investigated and concluded by Anglicare's extensive market research and current precedents in the North Shore area.
	22	Belinda Markham (on behalf of Canford Court Board)	6 King St	"**5. Building designs: lack of clarity** The documents provided in the planning proposals do not give a clear enough indication of the building designs and their potential impact on our property. We request more design	Plus Architecture carried out a professional preliminary study of the solar access for the proposed design and found that the massing met all ADG requirements. Please see Figure 41 below which is an extract from the submitted Urban Design Report prepared by Plus Architecture.

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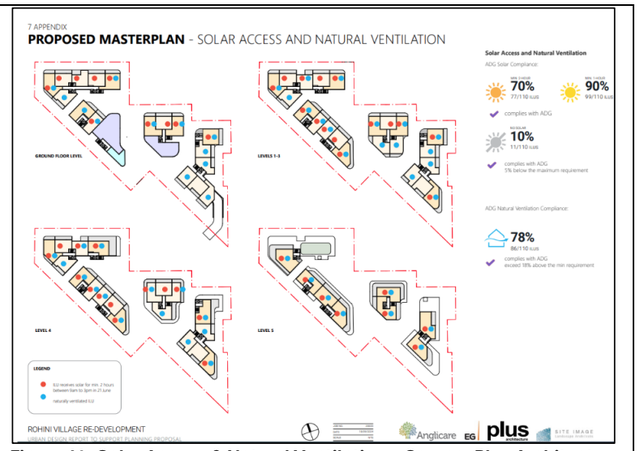
				information to be provided on the building designs, particularly those at the perimeters of the property. **6. Building designs: lack of solar access** We are concerned at the lack of solar access for residents on the new site, particularly given the developers' statement that the new village will allow for "aging in place". Independent Living and Aged Care residents will spend a good deal of time at home and should have more solar access."”	 **Figure 41 Solar Access & Natural Ventilation Source: Plus Architecture** Figure 41 shows that both solar and natural ventilation ADG requirements have been meet and in some cases exceeded. Once again this is only a conceptual plan however it still complies with relevant requirements.
	23	Jane Vernon	Unit 2, 6 King St	“Building Design There is no model of the proposed building at the Council rooms for interested parties to view, resulting in a lack of clarity. It is essential that a true model is available. What are the architectural treatments, setbacks, etc? No new buildings in this country should be built without in depth thought given to futureproofing to include orientation, use of solar panels, stored power. The building should be able to be run off-grid with its own power sources. It could become a model for future retirement villages, indeed all new buildings. ... Their recent retirement set up at Gordon, the Gordon Quarter, is out of reach of many locals who cannot afford $1m+ which I gather is the starting price for a unit. If that becomes the case at Rohini Village again many of us will not be able to stay in our local area where we have our social networks should we need to move. Does a down-sized older couple need a three-bedroom unit?”	Detailed drawings cannot be given at this level of detail in a Planning Proposal Masterplan. They will be included in the DA documentation to follow which will be far more detailed. Masterplans and Rezoning documents typically only deal with height, form, massing and impacts. The designs submitted are far in excess of that. Reports including BASIX certificate will accompany the DA and are not required for the Planning Proposal. Anglicare advise the “Gordon Quarter” ILUs sold quickly with the exception of the 1-bedroom unit which did not meet market requirement for larger units.
	25	R Margaret James	Unit 23, 28 Eastern Rd	“Lack of clarity re the building design therefore I await plans and model for viewing”	Detailed drawings cannot be given at this level of detail in a Planning Proposal Masterplan. They will be included in the DA documentation to follow which will be far more detailed. Masterplans and Rezoning documents typically only deal with height, form, massing and impacts. The designs submitted are far in excess of that.
	31	Unknown	Unknown	“**6. Selection of unit sizes** There is a lack of housing choice in the planning proposal. The emphasis remains larger, oversized units, which is not suited to all aged residents and their circumstances.	Anglicare have determined from recent experience that smaller 1-bed ILUs are not favoured as down-sizers from North Shore seek larger units. Anglicare is an aged care provider who have resources to provide various services to their ILU residents which promotes ageing in place.

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				In particular, there is a lack of affordable one-bedroom units and opportunities for tiered care from independent to partial care services and high care services. This would ensure that residents could securely remain at the same chosen location and avoid disruption at end of life."	
Skyline Impact **Total: 2**	13	Chris Konz	Unit 28, 28 Eastern Rd	"My main concern is the 6-storey height limit, my privacy, noise, and outlook would be greatly compromised."	Detailed drawings and reports (including acoustic report) will accompany the DA. We will aim to minimise the potential impacts such as noise and privacy in the DA design. We do not wish to have the design impact greatly on the surrounding neighbours and as our PP concludes from the many professionally prepared reports there will be minimal impact. The design will use vegetation, orientation and placement of windows and balconies to accommodate for issues of privacy noise and other potential impacts on neighbours.
	21	Belinda Markham	Unit 15, 6 King St	"3. The SEPP height bonus will block my sky access in that southerly direction."	Detailed drawings and reports (including ADG building separation assessment) will accompany the DA. The building design will meet all requirements provided by the ADG regarding solar access for neighbours as well as residents.
Document Inconsistencies/Questions **Total: 14**	1	Unknown	Unknown	"**5. Procedural Fairness Concerns** While the proponent has undertaken some pre-consultation, the scale of the proposed changes, particularly the height, warrants thorough and transparent assessment of its impacts on all immediately adjoining residents. The assertion in the Planning Proposal (page 1, Executive Summary) that the development "will have a minimal impact on ... adjacent residential properties" is, from my perspective, inaccurate and suggests an insufficient appreciation of the lived experience of those who will be most affected. The overshadowing diagrams provided, while technical, do not fully convey the qualitative impact of significantly reduced sunlight on a home."	Council has resolved to support the PP proposed height (17.5m) and FSR (1.5:1) and PP submission for Gateway Determination at its meeting of 13th August 2024 which followed Local Planning Panel (LPP) meeting on 22 July 2024 (in support) and a Public Forum meeting held at Council Chambers on 6th August 2024. Detailed drawings and reports (including shadow plans and shadow elevations) will accompany the DA which will be exhibited in accordance with Council's Community Participation Plan. Reports have been carried out by a range of professionals to have a design outcome that meets all relevant requirements but also is a beautiful design. The reports concluded that, yes, the design under all relevant requirements will have minimal impacts.
	5	Unknown	10 King Street	"* Large parts of this professionally prepared Report are not only needlessly repetitive they are incorrect. - There is constant referral to King Road, There is no such road in Turramurra. - The boundary setbacks appear to be inconsistently identified as being 6 meters and then 9. Planning Proposal for Anglicare Rohini Village 51-53 Rohini Street, Turramurra p 87 **shown at 6meters** Planning Proposal for Anglican Rohini Village - 7 APPENDIX OPTION A – INDICATIVE TYPICAL LEVEL 1-3 PLAN p118 **this shows 9 Metre** The following is factually incorrect Photomontage the trees shown are in 10 King Street, not 6. In any case these trees	The DA submission (reports and plans) will correctly refer to King Street. Setbacks in the PP Masterplan Concept are 6 m at the lower level and 9 m at the upper levels. Option A at page 118 of the UD report refers to the alternate 7 storey scheme submitted at Council's request. The PP Masterplan and 17.5m building height is based on the 6 storey scheme incorporating the clause 87 SEPP Housing (3.8m) height bonus. Setback details for all floor levels will be detailed in the DA submission.

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				shown in the picture will have to be removed in the immediate future as they are causing damage to the house carport slab and sewer pipes . Therefore the new building will be clearly visible regardless. The photo showing the streetscape with the building silhouette appears to of fully optimised..... The silhouette is clearly placed too low, this should start above the Telegraph Pole with the light on it, as the building is 4 levels higher than number 6 King street and 5 levels above number 10 King Street . The revision will show the new building is easy to see from the street "The Site and future development envelope is largely screened from the Heritage Conservation Area by existing dense tree plantings and No 6 King Street, a 3-storey red brick apartment building. This lack of visibility from King Street Heritage Conservation Area (HCA) is evident in Figure 53 below. This photomontage has been prepared as part of the Urban Design Report in Appendix A - Planning Proposal for Anglicare Rohini Village 51-53 Rohini Street, Turramurra p110 * Further the streetscape slope should be significantly wider, This building will be the one of the highest or highest building in Turramurra dominating the skyline when looking from Brentwood Ave and diminishing the significance of St James Church and Bellwood for example.	The photomontages have been professionally prepared but are indicative only. Detailed drawings including sections will be provided with the DA submission. The PP Masterplan design in the Landscape Report prepared by Site Image (pg. 6) shows that there will be new plantings surrounding the site which will complement existing trees and hedges which will assist with screening from the road.
	6	Unknown	Unknown	"In regards to trees on the North & west side within the boundaries of the Village, How does the developer plan to save any significant trees with the Digging out of the Car park coming to 3 metres of the Boundary ? Surely the trees or Roots will be damaged , causing these trees to die. Also one significant tree for us within the walkway on the north side , provides the only barrier to the current and proposed development . We would ask that this Illawarra Flame tree and its Root system , be treated with the utmost of care, so as to maintain a little of our privacy. (See 2 following photos of the tree and the privacy it currently offers and why would ask The council and developer to protect this tree at all costs) ... Photo Of Illawarra flame tree from our rear courtyard , showing it offers us Just a little privacy from Current and Proposed Development . ... **Ground Level** In the proposed masterplan it shows the existing ground levels . After a development is our street , where the builder added 1200mm to the land and thus started from an artificially higher ground level , can we be assure that this development will not develop higher than shown on the plans, from the current existing Ground levels?"	The PP submission was accompanied by a detailed Arboricultural Impact Assessment Report (Arterra 2024). Also, the Site's Urban Design Report (Plus Architecture, 2025) included Masterplan Concepts and indicative calculations. According to Site Image landscape area is 49.3% with deep soil zone at 44% This exceeds all SEPP Housing requirements . The diagram in Figure 42 shows that the PP Masterplan Concept building provides for a 6-10-metre deep soil zone along the site boundary.

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					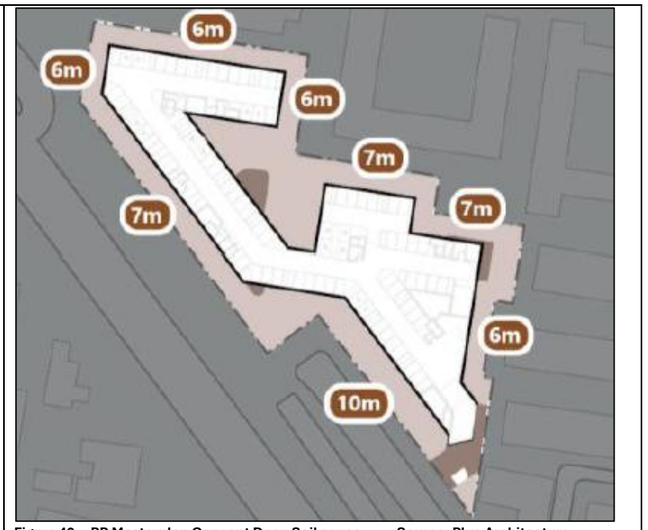 **Figure 42 – PP Masterplan Concept Deep Soil zones Source: Plus Architecture** Details relating to the upgrades required by Council for the King Street to Cherry Street will be investigated as part of the DA/Planning Agreement upgrades to the public domain. An arborist report will accompany the DA submission. Existing Ground Level and Building Height are defined under KLEP2015 as follows; ***"ground level*** *(existing) means the existing level of a site at any point."* ***building height*** *(or height of building) means—* *(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or* *(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.* EGL and building height (to Australian Height datum) will be reflected in the DA submission.
	7	Unknown	Unknown	"Firstly as a resident of Canford Court, 6 King St, 2074, the impact on our TWO storey block (NOT 3) will be substantial. ... loss of (some)? trees;"	No 6 King Street site topography rises toward the rear (south) so large portions of the building are 3 storey with 2 storey sections at the rear of the site. Refer photos at Figure 43 to 45 below;

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					Figure 43 - No 6 King Street (west elevation) facing No 10 King St & Site Figure 43 - No 6 King Street (street elevation) showing 2-storey rear wing Figure 45 - No 6 King Street (east elevation of eastern wing)
	12	Alan Lloyd	Unit 16, 6 King Street	"2. It's a bit hard from the documents provided to work out clearly what's happening with the vegetation around the site. What's being taken out and what's expected to grow to a great height in a very short time? And where? 3. If the structures are 20m tall on the ARV site, I can't imagine for a moment that those shadowing drawings are anywhere near correct. An independent"	Council did not permit the PP Masterplan to show tree removals as this requires assessment under the detailed DA. An arborist report and landscape plan will accompany the DA. Detailed shadow plans based on the more detailed DA drawings will accompany the DA submission. Shadow plans are prepared by the consultant Architects so will be checked and accurate.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**5. Landscaping** The landscaping proposal lacks clarity. There is concern that existing trees and vegetation on the site and surrounding sites will be adversely impacted by the development. The	The PP Masterplan Landscape Concept is illustrative of the future potential landscape area and not a detailed plan. Detailed landscape plans will accompany the DA submission.
	18	Mark Taylor on behalf of	26 Eastern Road		

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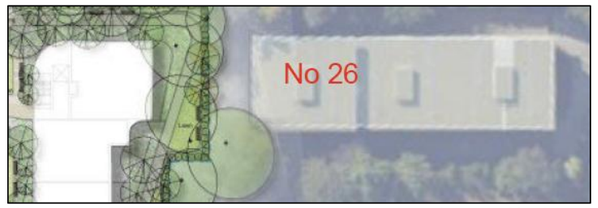
		Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)		landscaping proposal will not adequately screen and soften the impact of the development. The tall buildings will protrude and stand excessively proud above trees and gardens, dominating the landscaping. Existing significant trees and established gardens (especially those on adjoining land) must be retained and protected."	
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	The PP Masterplan concept (Page 36 in the Urban Design Report) shows 6 m wide landscape setbacks to No 26 Eastern Road. Refer to extract at Figure 46 below.  **Figure 46 - PP Landscape concept** **Source: Site Image**
	21	Belinda Markham	Unit 15, 6 King St	"4. On p40 of the Urban Planning Report, my building is referred to as "3-storey". This is inaccurate. While two units in my building have a basement level, the rest of my building is only 2 storeys. Justifying the development height, and suggesting my building will screen the King St heritage conservation area because it is "3 storeys" is misleading. 5. My 2-storey building is on lower ground beside Rohini Village. I live on the first floor (ie. the *top storey* of this 2-storey building) and it is far from being "3 storeys" above the ground, as claimed by the developers. The units below me are noticeably lower into the ground due to the ground slope upwards (see image below - my building is on the left). A 21.3m development on the fence line will be too much of an imposition on my building, which is not as high as the developers are claiming. 6. The multi-coloured shadowing diagrams provided by the developers are misleading and difficult to discern. There appears to be a small amount of shadowing on the south-west corner of my building caused by a 17.5m proposal, and yet no diagram acknowledges any difference in shadowing for a 21.3m building. Surely the higher buildings will exaggerate the shadowing? I ask the developers to make all shadowing clear with the community before they proceed."	Refer to 6 King Street photos Figure 43,44 and 45 on page 44 (taken 3pm on 21st June 2025 by Levy Planning) which show the building is substantially 3-storey with 2 storey height at the rear. The DA Drawings will clarify the 2-storey and 3-storey sections. The multi-coloured shadowing diagrams (which illustrate 17.5m height shadow and 21.3m height shadow) are addressed above
	22	Belinda Markham (on behalf of Canford Court Board)	6 King St	"**7. Greater clarity required regarding vegetation** We thank the developers for considering adequate tree canopy and proposing to increase the canopy coverage. However, the diagrams in the Urban Planning Report (p92) are not clear. Two similar shades of green are being used to denote existing vs proposed trees, and the public may find it	The PP Masterplan Concept shows a potential increased canopy cover of the Site from the current 22.7% canopy cover to 46.9% canopy cover. Detailed landscape plans and arborist report which assesses tree values will accompany the DA submission.

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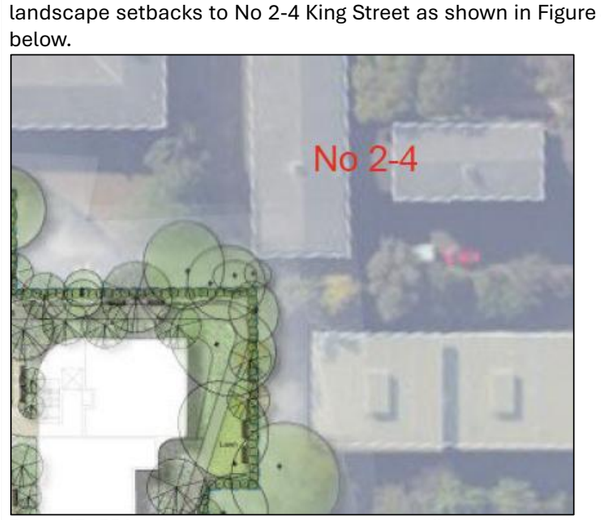
				hard to differentiate between them. We request more clarity regarding this, and the positioning and screening potential of these trees. How are trees marked as moderate or high retention value?"	
	26	Pamela Langton	Unit 2, 28 Eastern Rd	"**Landscape Masterplan** I am very pleased that there is a plan to keep existing greenery and to add more. However, it is difficult to get a clear picture of exactly what the overall plan is because of the use of several different shades of green making it impossible to ascertain a clear idea of the final outcome. A lack of a physical model does not help either."	The PP Masterplan Concept shows a potential increased canopy cover of the Site from the current 22.7% canopy cover to 46.9% canopy cover. Detailed landscape plans and arborist report which assesses tree values will accompany the DA submission.
	28	Ariane Thierry	Unit 7, 6 King St	"Canford Court, particularly the areas that will be impacted by the shadowing of the proposal is not a three storey building, and will ultimately be towered over by the proposed six storey building."	A large portion of the Canford Court 2 storey section is sited to the north of the Site. Detailed shadow plans will accompany the DA.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	The PP Masterplan landscape concept shows minimum 6 m landscape setbacks to No 2-4 King Street as shown in Figure 47 below.  **Figure 47 - PP Landscape concept** **Source: Site Image**
	32	Unknown	12 King St	"The home at Bellwood was built circa 1896, and the vegetation between the Rohini Village (the proposal applicant) and Bellwood, and the consequent visual privacy of Bellwood from Rohini Village (the Village), is not so substantial as sometimes indicated in the report. Page 91 of the Urban Design Report in the Proposal shows the limited tree canopy within the Village on the northern boundary, especially when compared with what is proposed in the	Bellwood residence is located 30 m to the north of the Site boundary as shown in Figure 4 and is largely separated by No 10 residence and established gardens. Additional tree plantings line the 3.66 m wide Council pathway which will supplement the 6 m landscape setbacks. Detailed landscape plans will accompany the DA.

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				adjacent diagram on that page (which is presumably regarded by the Applicant as necessary for privacy).	
Cycling Lane **Total: 2**	5	Unknown	10 King Street	"* Surely the provision of cycleway surrounding a retirement village whose residents are likely to use mobility scooters, walking sticks Zimmer frames etc seems like a plan for a tragedy to unfold. . I can just see an elderly resident who cannot get out of the way, run over by cyclist whizzing down the lane way."	Cycleways are not part of the PP submission. Council will determine location of any public cycleways. Draft plans prepared by Council were viewed in 2024 which show a proposed cycleway on railway lands to the south of the Site. Anglicare raised issue with the draft plans prepared by Council in 2024 for the public cycleways which showed potential removal of significant trees within Rohini Village lands.
	6	Unknown	Unknown	"**Bike Path ?** , The planning document seems to say they will add a bike path to the narrow pathway from Cherry st to King Street . I would suggest that to do this, you would have to widen the path and hence , potentially loose more trees . This would add to loss of Privacy [redacted] live directly North of the proposed development . Also it would seem like an obvious safety issue for Pedestrians . But a Bike path between the New village and the railway line would be a good idea. Many times when I am walking to the station , I find cyclists and pedestrians in conflict about right of way etc.	Upgrades to the Cherry St to King Street path are a council requirement which has not been finalised under the Planning Agreement/DA. Details will be provided with the DA submission. A bike path linking the Village to the station is for Council to determine as part of the Turramurra public domain upgrades.
Inconsistencies with Planning Controls **Total: 2**	1	Unknown	Unknown	"**3. Analysis of How the Proposal Conflicts with Planning Instruments** The Planning Proposal, particularly the requested increase in building height, conflicts with the objectives and provisions of the KLEP 2015 and established planning principles designed to protect residential amenity. ● **Inconsistency with R4 Zone Objectives and Desired Future Character:** While the R4 High Density Residential zone aims to provide for housing needs, it also requires development to be of a scale and density compatible with the locality and to minimise adverse impacts. The current maximum height of 11.5 metres for the site establishes a benchmark for an appropriate scale. A jump to 17.5 metres (a 52% increase) or potentially 21.3 metres (an 85% increase) represents a radical departure from this established control and the existing built form context experienced by adjoining low-to-medium density residential properties. Such a height is out of character and will create an overbearing presence. ● **Clause 4.3 Height of Buildings (KLEP 2015):** The objectives of this clause typically include ensuring that the height of buildings is appropriate to the condition of the site and its context, and that development fits into the overall streetscape and is compatible with the scale and character of development in the vicinity. The proposed height fails to meet these objectives by: ○ Introducing a building scale significantly taller than the existing development and the 11.5m standard, thereby creating an abrupt and jarring transition to adjoining residential properties.	Zone R4 High Density zone objectives are addressed above on page 23. The PP will facilitate LEP 17.5m mapped building heights which are consistent with the clause 4.3 KLEP 2015 objectives to ensure heights are appropriate to the scale of the hierarchy of KRG centres and enables a built form that is compatible with the substantial size of the land being redeveloped.

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				○ Failing to adequately respect the amenity of neighbouring properties through excessive overshadowing and overlooking."	
	31	Unknown	Unknown	"**4. Inconsistent to Turramurra Town Centre planning controls** The proposed development is 17.5metres high, the same height as the Turramurra Town Centre and is inconsistent with the spatial hierarchy of the Town Centre. It would be architecturally more consistent and visually more attractive for the planning proposal not to be incongruent with the spatial hierarchy of the Turramurra Town Centre."	Heights and SEPP Housing 2021 LMR Chapter 6 policy is addressed above. The Turramurra Town Centre redevelopment is a Council site and currently on hold.
Heritage **Total: 3**	7	Unknown	Unknown	"Loss of amenity: overshadowing & eyesore esp from 6 storeys, remembering Canford Court has a heritage listed garden;"	No 6 King Street (Canford Court) is not heritage listed under KLEP2015. Refer above Heritage Map, Figure 5.
	16	Phil Robinson	28 Eastern Rd	"Along with imposing over-development, the SEPP bonus provision disproportionately impacts the conjoining R2 heritage conservation area. Please seriously consider the detrimental neighbourhood impacts."	We have carried out analysis of the impacts on the surrounding neighbours. While there may be some impacts based on analysis shown in the Planning Proposal documents carried out by experts in each field, it has been concluded that there will be minimal impacts to the surrounds.
	31	Unknown	Unknown	"The Heritage Conservation Area (HCA) to the north and directly adjacent to the site is low density with single storey dwellings. Our family is concerned that the proposed 6 stories proposed provides no buffer to the built form interface of the low density 1-2 storey residential HCA. The result has significant negative impacts in bulk and scale to the adjoining HCA. ... **8. Heritage** The three pairs of stone pillars and attached gates, which are remnants of former Rohini House should be preserved as part of the site development. These should ideally be reinstated to their original listed position alongside the railway line."	As the address of the submitter is not provided, therefore we cannot provide a more detailed response to the issue railed. However, the development does provide a 6-9 m setback which are supplemented by the 3.66 m wide landscaped pathway that separates the site from the HCA. This is an excellent separation and as all shadow impacts are North to South, it is highly unlikely that the new Development will shadow any development in the HCA. The PP and Masterplan Concept proposes to retain the gates/pillars. Following a detailed professional review of the heritage significance of the pillars, Anglicare would support the relocation of the current heritage listed pillars to their original position on the railway lands.
Stormwater and Sewer **Total: 5**	6	Unknown	Unknown	"**Sewer system**. In the years of living here , we have had a number of issues with blockages in the sewerage system coming from the Rohini Village . Could the council or certifier or developer please confirm that the new development will have a sewerage system that will better work within the existing sewage system."	The construction of the village will require services upgrades. Sydney Water are supportive in principle and would require lodgement of a s73 Certificate application for water and sewer services.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**4. Intensification of land use** The planning proposal will produce an intensification of the land use. This will contribute to increased: Noise (eg. air conditioners) Traffic Parking	The construction of the village will require services upgrades. Sydney Water are supportive in principle and would require lodgement of a s73 Certificate application for water and sewer services.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M	26 Eastern Road		

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		Taylor, D Farrar, G Whyte)		Pressure on existing water and sewer infrastructure. There will be increases in existing water leaks (which already occur) and sewage surcharges. Overcrowding and pressure on other public infrastructure, such as rail, roads, transport corridors, parks and reserves. Overdevelopment I object to the planning proposal because the development is excessive and will produce an intensification of the land use. ... **8. Stormwater Drainage** The site at 26 Eastern Road, Turramurra currently experiences significant stormwater runoff and subsurface water drainage from the Anglicare site. This must be managed and addressed as part of any planning proposal, including during demolition and construction works."	Stormwater management plans including sediment erosion control plan will be provided with the DA submission.
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	The construction of the village will require services upgrades. Sydney Water are supportive in principle and would require lodgement of a s73 Certificate application for water and sewer services. Stormwater management plans including sediment erosion control plan will be provided with the DA submission.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	The construction of the village will require services upgrades. Sydney Water are supportive in principle and would require lodgement of a s73 Certificate application for water and sewer services. Stormwater management plans including sediment erosion control plan will be provided with the DA submission.
Floor Space Ratio Total: 2	24	Janine Jones	Unit 5, 47-49 Rohini St	"We are deeply concerned by Anglicare's proposed plan to amend existing zoning standards by: ... Doubling the floor space ratio, allowing for much larger and bulkier buildings."	The Site is located in the R4-High-Density Residential zone. No change is proposed under the PP to the Site's zoning. Local Planning Panel (LPP) meeting on 22 July 2024 resolved in support of the PP followed by a Public Forum meeting held at Council Chambers on 6th August 2024 which also resolved to support the PP. Council then resolved to support the PP proposed height (17.5m) and FSR (1.5:1) and PP submission for Gateway Determination at its meeting of 13th August 2024. The larger buildings will allow for additional living space and amenity to all new and existing residents to ensure a high quality of care to everyone living at Rohini and allowing the proper amenity to be delivered at high levels of excellence, given that many residents will be choosing to age in place. Therefore, this extra floor space is required to make the upgrades to Rohini Village viable.
	31	Unknown	Unknown	"**5. Floor Space Ratio** The planning proposal delivers an FSR of 1:5:1 that does not adequately result in open space and deep soil planting.	The PP Masterplan concept shows minimum 6 m landscape setbacks to adjoining residential development boundaries.

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				Furthermore, the height and scale of development makes it difficult to adequately and effectively screen from surrounding development. In our view, there is no compelling reason why the site cannot be redeveloped under the existing KLEP standards with the application of the Housing SEPP bonus to deliver 4 storey buildings in keeping with the local and immediate neighbouring context. As a local resident family located close to site, we don't consider that the planning proposal has justified the significant increases in development standards. The planning proposals for FSR and Height are inconsistent with the KLEP standards and their application in Turramurra. With the Housing SEPP bonus provisions the final FSR of 1.725:1 and final Height of 21.3m is excessive for the site and will have a detrimental impact on adjoining residents and the clash with the required development standards in the Turramurra area. In our view, the planning proposal should not consider an increase in development standards any greater than FSR 1:3:1 and maximum Height of 17.5m."	Landscape drawings and deep soil/landscape area calculation drawings will accompany the DA submission. Name and address not provided. The current standards do not allow for Anglicare to create an updated village that meets the expectations of its market or make the project financially viable. The demand is for larger units (2-3 beds) including Gordon Quarter which took 2 years to sell the 1-bed unit and in other Anglicare villages, the 1 bed ILUs have still not sold and are not desired by the market Anglicare is aiming for. The PP height/FSR sought will result in lessor development potential than nearby R3/R4 zoned sites within 400m of the Turramurra Town Centre under the new SEPP Housing 2021 LMR provisions that permit **22m height** (RFB), 24m height (shop top housing) and **FSR 2.2:1.**
Noise **Total: 5**	7	Unknown	Unknown	"heavy footpath use & assoc noise if walkway made public by accessing within proposed Rohini complex;"	No name or address was provided by this submitter. The Rohini Walk is centrally located within the PP Concept Masterplan and does not directly adjoin neighbouring residential development.
	17	Mark Taylor	Unit 2, 26 Eastern Road	"**4. Intensification of land use** The planning proposal will produce an intensification of the land use. This will contribute to increased: Noise (eg. air conditioners)"	Of all the zones set out in the LEP, seniors housing uses, generally produce the lowest levels of noise. This is due to the nature of resident typically located in such facilities. It is for example, far more likely to experience noise impacts from large houses or apartment buildings than from a retirement facility housing seniors.
	18	Mark Taylor on behalf of Committee for SP (J Wills, M Taylor, D Farrar, G Whyte)	26 Eastern Road		
	20	Marie-Lise Ecosse	Unit 1, 26 Eastern Road	This is a copy and paste of SUBMISSION 17 above.	The future DA will be for seniors housing (retirement village) which are not typically considered to be generators of loud noise. An acoustic report will accompany the DA submission.
	29	Ingrid Mogensen	Unit 37, 2-4 King St	This is a copy and paste of SUBMISSION 17 above.	The future DA will be for seniors housing (retirement village) which are not typically considered to be generators of loud noise. An acoustic report will accompany the DA submission.

Rohini Village Planning Proposal Submission Location Map
12 King Street
1 Complaint
10 King Street
1 Complaint
6 King Street
6 Complaints: Unit 1, 2, 7, 15, 16 and Board
28 Eastern Road/2-4 King Street
7 Complaints: Unit 2, 9, 23, 25, 28, 37 and Board
26 Eastern Road
3 Complaints: Unit 1, 2 and Board
47-49 Rohini Street
3 Complaints: Unit 2,5 and Board
SITE
King St
Eastern Rd
Cherry St
Rohini St
N
0m 20m 40m
Source: Nearmap.com
This map shows all objector submissions EXCEPT those where the objectors addresses were withheld from public viewing (ie redacted).

Post-Exhibition Height Offset Amendment Comment

1. **Council's assessment of proponent's written submission**

2. **Proponent's full written submission**

COUNCIL RESPONSE

- to Proponent Comment on Council's Proposed Post-Exhibition Amendment (Received 19/9/29)

T**he proponent's full written submission is attached below.**

Following is an overview of the proponent's comment and Council's response:

- **SEEKING INCREASED DEVELOPMENT POTENTIAL**
  - *Support Council's recommendation to increase the height of Building B by two storeys, but disagree with aspects of the Study's analysis and conclusions relating to Building A*
  - *Open to considering amendments to Buildings A and B, but only on the condition that further building height is granted.*
  - *Thinks there is no urban design or planning rationale to limit the 25-metre LEP height form from being extended to encompass Building C.*

Council Response:

Council's post-exhibition amendment is not an opportunity to further increase development potential on this site. Council's amendment is in direct response to consideration of submissions to the formal public exhibition. It maintains the exhibited FSR and development potential of the site.

Council is only proposing to reduce height, in the location of Building A, where it substantially impacts the adjacent low density 1-2 storey dwellings to the north of the site. This area is zoned R2 Low Density Residential and is also a Heritage Conservation Area (HCA). As such, it will remain a maximum of 2-stories in perpetuity with built form requirements associated with the HCA. Development within this HCA has no opportunity to ameliorate the overbearing bulk and scale, and associated impacts, that would result from the exhibited 6 storey (including SEPP bonus) Anglicare proposal.

Council's height offset proposal, as evidenced in the *Height of Building Offset Study* (Attachment A5 to the 21/10/25 Council Report), is a direct response to the formal public exhibition and submissions received from local residents. The offset proposal does not alter the exhibited site potential, nor does it increase impacts to neighbouring properties as the offset height increase is limited to land adjacent to the western railway corridor in the location of Building B.

Council's offset proposal reduces the height of land in the location of Building A from 5 storey to 3 storey (6 storey to 4 storey with the SEPP bonus), and offsets that 2 storey reduction by increasing the height of land in the location of building B from 5 storey to 7 storey (6 storey to 8 storey with the SEPP bonus). There is no justification for increasing height to any other part of the site, particularly when the shared boundaries are generally with 1-2 storey strata sites that are unlikely to redevelop in the immediate and medium term, and that will be highly impacted due to bulk, scale, overlooking, loss of privacy and overshadowing.

Should the proponent wish to increase height elsewhere on the site, resulting in an increase in the exhibited FSR and site potential, then they will need to submit a new planning proposal. This will maintain transparency around the increased standards. It will allow Council to consider impacts, achievement of required standards and invite State Agency and community comment through the required formal public consultation process.

- **DISPUTES IMPACT ON LOW DENSITY NEIGHBOURS**
  - *Council's Height of Building Offset Study contains several inaccuracies in its assessment of the height and visual impact of Building A in relation to the nearby Heritage Conservation Area to the Site's north.*

Council Response:

The proponent's claim is unsubstantiated. No evidence has been provided to demonstrate how the 6 storey building transitions to the one storey building. Council's investigation, presented in the *Height of Building Offset Study* was conducted by qualified urban design and architectural staff utilising architectural drafting and modelling to determine impacts and offsets.

The proponent dismisses the scale impacts that would occur between any 6-storey building adjacent to a 1 storey building; and further, ignores the rise of topography into their site exacerbating height impacts. The proponent urban design diagrams illustrate trees that only screen two of the six levels leaving four levels above with balconies

overlooking the low-density dwellings to the north and standing proud to the interface with the HCA. Its setback and separation dimensions ignore the fact that a future redevelopment of the land at 10 King St would be likely include a 1.5m side setback and would be required to retain the HCA character of hipped roofs and buildings in garden settings.

- **PROPOSAL HAS ALREADY BEEN ENDORSED**
  - *The Proposal has also already been endorsed at every level of independent and professional assessment. Firstly, by Council on 13th August 2024, the Local Planning Panel on 22nd July 2024 and the Department of Planning, Housing and Infrastructure (DPHI) in the Gateway Determination on 22nd March 2025.*

Council Response:
This is a factually incorrect statement.

Each mentioned body has only endorsed the progression of the planning proposal for public exhibition as the concept generally has merit. Endorsement of the final standards has not occurred. The final standards can only be determined following all due diligence process requirements have been met, of which community and State-agency consultation is key.

To endorse the standards prior to community consultation would make mockery of the community and State Agency consultation process. The principles of community consultation require the provision of exhibition materials to the community, and to properly address any issues raised, making any final amendments to address any justified long-term impacts.

- **ZONING ENABLES HIGHEST HEIGHT AND FSR STANDARDS**
  - *The site is already zoned R4- High Density Residential, a zoning category specifically intended to support the highest building heights and floor space ratios within the local government area.*

Council Response:
This is a factually incorrect statement.

The highest building heights and floor space ratios within the local government area are located within E1 Local Centre, E3 Productivity Support and MU1 Mixed Use zones within the Local Centres, all associated with commercial enterprise serving and attracting financial benefit into Ku-ring-gai.

- **INTERFACE WITH THE ADJACENT LOW-DENSITY LAND**
  - *In the case of Building A, the 6th storey is only a part storey and is only 25% of the floor plate of Levels 1-4. The Design has been carefully modelled so as to comply with the LEP provisions as amended, whilst creating minimal impacts on Site's surrounds.*
  - *The current Proposal already balances transition, amenity and does so with design excellence. As is clear, the current design has been extensively tested architecturally. It delivers the best possible landscaped outcomes and elegant built form, in beautiful surrounds. It equally produces a negligible impact on surrounding properties.*

Council Response:
As previously explained to the proponent, their design scheme is not a matter of consideration in the planning proposal. The Environmental Planning and Assessment Act cites Ministerial planning principles which state that a planning proposal cannot have restrictions attached to it. This means the planning proposal cannot limit the development of the site to the scheme that has been presented by the proponent.

Section 9.1(2) of the Environmental Planning and Assessment Act 1979 refers to Ministerial Planning Directions that apply to planning proposals. Direction 1.4-Site Specific Provisions states:

"A planning proposal must not contain or refer to drawings that show details of the proposed development."

As previously explained to the proponent, their building design cannot be tied to the planning proposal. The exhibited 5 storey height standard will enable Anglicare, or any other owner of the site, to construct a 5 storey (6 storey with the SEPP bonus) building at the northern boundary. The only way to ensure a 3-storey building (4 storey with SEPP bonus - as is proposed in the proponent's urban design scheme) at the impacted northern boundary, is for the KLEP to stipulate a 3-storey 11.5m height as per Council's proposed post-exhibition amendment.

A planning proposal only deals with those standards that are listed in the Local Environmental Plan, namely zoning, height, FSR, lot size, heritage, biodiversity and riparian status. A planning proposal cannot tie development controls to it. It cannot stipulate the standards that the proponent is arguing, such as planting and setbacks, these are the domain of the Development Control Plan which is applied at the Development Application stage. Council's planning proposal assessment considers what a future development application could propose under the KLEP 2015 standards, noting that the future development application would not have to deliver the planting nor the reduced heights that are being put forward by the proponent as justifications for the 5 storey (6 with bonus) adjacent to the one to two storey dwellings within the northern HCA.

Council's *Height of Building Offset Study* demonstrates the proposal does not give meaningful consideration to neighbouring properties and in particular those properties to the north, denying the obvious overlooking, bulk and scale impacts. The planning proposal has developed a scheme that fulfils the site's potential and the aspirations of the aged housing provision and on-site community regardless of impacts to surrounding properties.

- **TRANSITION WILL NOT IMPROVE OUTCOMES TO LOW DENSITY DWELLINGS TO THE NORTH**
  - *A reduction of two storeys to Building A would add no improvement to any transition and has little if any impact on areas to its North.*

Council Response:
There is no evidence to substantiate the proponent's claim that the height reduction to the northern boundary will not deliver improved transition to the 1 and 2 storey dwellings in the low-density residential zoned heritage conservation area to the north.

Council's *Height of Building Offset Study* has illustrated the disparity of height at the northern boundary, including the topographical slope that further accentuates the height difference between the proposal 6 storey and the neighbouring 1 storey dwelling.

The proponent's arguments are curious particularly as Council's post exhibition amendment effectively seeks to embed the proponent's 4-storey built form into the KLEP by allocating a 3-storey (4 storey with SEPP bonus) to the northern boundary, whilst offsetting the reduction of height by increasing the height of buildings adjacent to the railway corridor where there are no neighbours that will be impacted by the increase.

- **TRANSITION CONSIDERATIONS WILL NOT IMPROVE OUTCOMES FOR THE HCA**
  - *In our view, these elements are of negligible heritage significance, and they have been the sole focus of heritage discussion during this prolonged assessment period…. All shadowing, including during the Winter Solstice, falls onto the Rohini site itself. Assertions that "sensitive" properties in the HCA are adversely affected are therefore factually incorrect…. a graduated height transition is not warranted from a heritage perspective.*

Council Response:
The view presented by the proponent is not corroborated by evidence; and further, the multi-faceted constraints of the properties to the north are ignored.

The reasons for Council's proposed amendment are not solely based on heritage issues as mistakenly posed by the proponent. The HCA is a material consideration as the proposal site will effectively create a backdrop setting to the HCA, and any future development within the HCA will be required to adhere to the HCA character. Other considerations include the R2 low Density Residential zoning of the northern lands which sets the density and locks

in a maximum 9.5m height for sites within the NSW government Low and Mid-rise Housing areas - within the HCA this height will be limited to 2-storey given the requirement for integration into the local character dominated by 1 and 2 storey buildings with hipped roofs.

The proponent appears to ignore the concerns raised in the exhibition submissions, nor consider the topography which exacerbates the height on the proponent site. Council's height reduction to the northern portion of the site is in response to the one storey dwellings to the northern boundary of the site that will be severely impacted by the bulk and scale of the proposal. The planning proposal will result in overlooking, loss of privacy as well as affecting the setting of the Heritage Conservation Area downslope of the site. The impacts justify the requirement for reduction of height consistent with Ku-ring-gai's approach to transitions of building heights to ameliorate bulk and scale impacts between low density residential and high-density development. The proponent seeks an unacceptable departure from a principle of 3-storey interface transition historically applied across Ku-ring-gai.

Council has not referred to overshadowing impacts of the HCA, as erroneously stated by the proponent, as there are none. Council's height offset study report has clearly stated the reasons for the proposed amendment.

- **TRANSITION DOES NOT APPLY TO LAND OUTSIDE TOD**
  - *The rationale for introducing a transition is intended to be consistent with Council's general approach in Transit Oriented Development (TOD) precincts…It is not currently a TOD-nominated area and should be treated differently…. The Site's immediate proximity to Turramurra Train Station supports the long-term viability of public transport and is consistent with the principles of transit-oriented development, as well as the objectives of the NSW Government's Housing Policy.*
  - *The proposal's height at 17.5 m or at 21.3m with the Clause 87 bonus under SEPP Housing, is less than what is now permitted by the new Low and Mid-Rise Housing controls. The SEPP also does not require any transition in heights to adjoining land.*

Council Response:

The approach to interface considerations is not a new concept to Ku-ring-gai. Council has consistently applied interface zones in the form of R3 Medium Density zoning or 3-storey residential flat buildings to ameliorate impacts between low density residential dwellings and high-density development.

The proponent is incorrect in their assumption that transitionary height applications only occur as a result of the TOD. It is also curious that in discussions with Council and in their letter conclusion, the proponent has argued that their site is TOD-like to justify their scheme yet step away from the transitionary principles being applied within the TOD areas.

The principle of managing height transitions between different land zoning is not unique to areas affected by the TOD process. Rather, it has emerged as a key planning principle that the community values and expects to see applied more broadly across the LGA. In practice, 3-storey buildings (with a Height of Building limit of 11.5m) have been used as a transitional form where new development interfaces directly with land remaining zoned R2, particularly in or adjacent to HCAs, and where there is no vehicular roadway separating the two properties.

Where a vehicular roadway provides a clear physical buffer, larger height differences are typically considered acceptable: for example, 5-storey buildings facing R2 land with 1-2 storey buildings across a street. The examples cited to suggest inconsistency are not directly comparable. In Gordon, the HCA itself has been upzoned to 18.5m, and this higher limit is separated by a vehicular roadway from the neighbouring R2 HCA. Likewise, in Lindfield, the 18.5m height is again separated from the R2 HCA by a vehicular roadway. These situations differ fundamentally from cases where development interfaces directly with R2 land without a vehicular roadway separation, where the 3-storey transition has been consistently applied.

The process that is at hand for 51-53 Rohini Street, Turramurra is the planning proposal process. Council is not in a position to speculate what interface considerations would be required in an application under the Low and Mid-rise standards; however, it is highly likely that those assessments will equally be required to address privacy,

overlooking, bulk, scale, and interface issues. In addition, all development regardless of pathway must give due consideration to listed heritage, including impacts on adjacent listed Heritage Conservation Areas and any Items.

- **LANDSCAPE SCREENING ON THE NORTHERN BOUNDARY**
  - *The pathway to the north of the site is lined with mature trees approximately many up to 10 metres or taller in height, providing a significant visual and physical buffer between the Rohini Village site and the HCA. The combined separation distance and vegetation ensure that the HCA remains well protected from any potential impacts.*
  - *Landscaping to the northern boundary and within the public pathway will eliminate overlooking issues to the properties within the heritage area to the north.*

Council Response:
Landscaping is not a relevant consideration at the planning proposal stage as there is no mechanism to fix or guarantee delivery.

Landscaping provision will be subject to detailed assessment and design at the Development Application stage. Accordingly, existing or proposed landscaping cannot be relied upon to justify building heights within a planning proposal.

- **NEGLIGIBLE IMPACT ON ADJACENT PROPERTIES**
  - *We believe that Building A should remain in its current form. This is because agreeing to such a concession comes at the direct expense to design efficiency; architectural resolution; and the broader public benefit offered by the new Rohini Village. All technical and professional evidence to date, demonstrates in our view, that the proposal's impacts on adjoining properties, is actually negligible, while the proponent's scheme achieves a far more consistent planning outcome.*

Council Response:
Achieving a "far more consistent planning outcome" on the proposal site at the expense of adjoining landowners is not considered orderly development of land as one party stands to gain while the other loses amenity.

No evidence has been furnished to convincingly demonstrate that the impacts of a 6-storey building upslope of a 1 storey building, and upslope of low density residential zoned land that is also a Heritage Conservation Area will have "negligible" impact.

- **BUILDING HEIGHT IN THE R2 LOW DENSITY RESIDENTIAL ZONE**
  - *Council's Height Offset Study seems to have assumed that the adjoining R2 - Low Density Residential area, has a two-storey height limit. In fact, the current statutory Height of Building control is 9.5 m. This already equates to a three-storey dwelling form. This appears to be a misdiagnosis by the Council*

Council Response:
Generally dwelling houses with 9.5m height deliver 2 storey detached houses across LEPs. Whilst LMR typologies may be able to squeeze a third floor in, within an R2 zone that is also a Heritage Conservation Area, built form will have to comply with local character of 1-2 storey built form with hipped roofs.

Under the LMR, maximum building height is capped at 9.5m in line with current planning controls which generally accommodates only two-storey dwelling houses. Whilst lower end development may seek to accommodate minimal ceiling heights to deliver 3 storey terraces, townhouses and flats within the 9.5m limit, the HCA local character is a material consideration requiring built form to include the prevailing 1-2 storey built form with hipped roof styles. Within Ku-ring-gai, a 9.5m height enables delivery of 2 storey buildings on sloping land without having to introduce multiple stepping within the building floor plate and to avoid unnecessary excavation and building tanking.

In conducting development within the HCA, all existing dwellings will be subject to assessment of their contributory status to the HCA. Contributory items are required to be retained with sensitive alterations. Should 10 King Street be deemed a contributory building, it will not be able to be demolished and rebuilt as per the proponent assumption.

- **LOW AND MID-RISE SEPP PROVISIONS**
  - *SEPP Housing 2021, 6-storey developments along the southern side of King Street (e.g., Nos. 4 and 6 King Street) have now become possible. These properties can lawfully be developed to a height and density of 22 metres and 2.2:1 Floor Space Ratio. This change of controls would create a greater visual impact on the HCA than Rohini's current anticipated built form. It is therefore strange that Council has chosen to apply stricter height and density controls to the Site, than to adjoining properties.*

Council Response:
The proponent comment fails to account for the vehicular roadway width separating 4 and 6 King Street from the HCA and the oblique aspect of those sites to 10 King St and the HCA. The planning proposal site does not have those greater widths of vehicular roadway separation and is orientated directly facing the single storey dwelling at 10 King Street.

4 and 6 King Street are strata units. Their redevelopment under any LMR standards is unlikely in the short to medium term. Any future development will be required to address the proximity to the HCA and to the Heritage Items in King Street. These sites will have adequate separation to the HCA land due to the vehicular roadway and future front setback provisions.

The Rohini site cannot compare to those at 4 and 6 King Street as it only has a pathway separation and will only provide the minimum 6m setback to the boundary line. It is noted that the existing Rohini development skews windows and balconies away from the northern boundary so as not to directly overlook into those lower lying properties, whereas the proponent's current scheme indicates a direct line to the boundary including multiple balconies and windows and a viewing terrace on the rooftop of the building overlooking the northern boundary.

The proponent's Heritage 21 comments are noted. Where the existing apartment building at 4 and 6 King Street abuts the subject site and heritage conservation area, the building presents as two/three stories with a pitched roof. The heritage conservation area is characterised by predominantly single storey houses with pitched roofs in garden settings. It is appropriate for the scale of development adjoining the heritage conservation area to transition to the predominant scale of the heritage conservation area. While the increased Low- and Mid-Rise SEPP controls are noted, development under these controls within the heritage conservation areas still needs to respect the significance of the heritage conservation area including its predominant scale.

- **SITE CAPACITY**
  - *Therefore, imposing arbitrary three-storey constraints under the misguided idea of "Transition", fundamentally undermines any planning principles underpinning the R4- High Density Residential Zone Objectives. It also reduces site capacity to deliver new dwellings and aged care housing in an age where such facilities are becoming critically needed for an aging population.*
  - *Removing two storeys from Building A, would in our view, result in no improvement to streetscape or neighbouring amenity. It will, however, materially reduce development yield for a category of housing (aged care) that is much needed to service the local and broader community.*

Council Response:
The proponent statements are incorrect. The height reduction has been offset by a height increase. There is no loss of site capacity and delivery of aged housing. Council's *Height of Building Offset Study* clearly demonstrates this.

COUNCIL RESPONSE

- to Proponent Comment on Council's Proposed Post-Exhibition Amendment (Received 19/9/29)

The proponent claim that removing two storeys from Building A would result in no improvement to the streetscape or neighbouring amenity is not supported by evidence. In particular, no assessment has been provided to demonstrate why a reduction in height would not improve the privacy of 10 King Street and other dwellings in the HCA in the long term. Landscaping cannot be relied on as a mechanism to hide overbearing bulk and scale. Landscaping can be presented at development application stage to address the impact of the now proposed 4 storey building (including SEPP bonus) adjacent to the 1 and 2 storey dwellings.

The assertion that removing two storeys from Building A would materially reduce development yield is also unsubstantiated. Given that the overall FSR for the site would remain unchanged and additional offset height is being provided to the west of the site adjacent to the railway corridor, yield can still be achieved through alternative design solutions. No analysis has been provided to demonstrate why a reduction in height on the northern boundary, and transfer of that same height quantum to the railway corridor area, translates to a material loss of yield. Council's *Height of Building Offset Study* clearly indicates the site potential and therefore the unit yield is maintained in Council's proposed post-exhibition height offset amendment.

- **COUNCIL OFFICERS HAVE NEVER RAISED ISSUE REGARDING IMPACTS ON THE HCA**
  - *The Laurel/King Street Heritage Conservation Area (HCA), located immediately to the north of the subject site, comprises just 20 properties. Importantly, despite nearly three years of detailed Council assessment of our proposal, no concerns have previously been raised regarding heritage impacts on the Heritage Conservation Area (HCA) arising from any aspect of our design.*

Council Response:
This is a factually incorrect statement.

Council has previously suggested reducing heights across the site and placing the height adjacent to the railway corridor where impacts would be limited. This is evidenced in the pre-lodgement meeting notes following the 20 February 2023 meeting with the proponent.

The circulated notes stated:
"The placement of taller buildings adjacent to the railway, as mentioned in the presentation, would enable lower height, built form and open space adjacent to lower density area boundaries, thereby addressing interface issues."

The majority of the submissions to the exhibition have publically reiterated the concerns initially raised by Council.

PROPONENT

Response to Post Exhibition Amendment

51 - 53 Rohini Street, Turramurra.

Ms Rathna Rana
Executive Urban Planner
Strategy & Environment
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

19 September 2025

Dear Ms Rana,

Planning Proposal Application for 51-53 Rohini Street Turramurra
REF- PP 2024-917
Height of Building Offset Study

I write in response to Ku-ring-gai Council's email dated 5th August 2025 and accompanying Height of Building Offset Study (2025), regarding the Planning Proposal Application for Anglicare's Rohini Village at 51–53 Rohini Street, Turramurra. We support Council's recommendation to increase the height of Building B by two storeys, however we respectfully disagree with aspects of the Study's analysis and conclusions relating to Building A.

It has now been over two years since the Planning Proposal was formulated and submitted for what is a long-standing aged care facility, ideally located adjacent to Turramurra Train Station and well-suited for Seniors Housing. Building A is one of four buildings included in the submitted Rohini Masterplan (Buildings A, B, C, and D). In our view, Council's Height of Building Offset Study contains several inaccuracies in its assessment of the height and visual impact of Building A in relation to the nearby Heritage Conservation Area to the Site's north.

The current, highly refined scheme has been developed through extensive design input and expert advice. We remain confident in its design quality and planning merit. The Proposal has also already been endorsed at every level of independent and professional assessment. Firstly, by Council on 13th August 2024, the Local Planning Panel on 22nd July 2024 and the Department of Planning, Housing and Infrastructure (DPHI) in the Gateway Determination on 22nd March 2025.

However, while we continue to support the existing proposal, we are open to considering amendments to Buildings A and B, but only on the condition that further building height is granted. We note that Council has already endorsed the principle of a 25-metre LEP building height over the southern portion of the site, allowing for an eight-storey form for Building B. Such an amendment would enable further improvements to the built-form of Building B and, potentially also Building C, enhancing the overall amenity offering at Rohini Village.

The site is already zoned R4- High Density Residential, a zoning category specifically intended to support the highest building heights and floor space ratios within the local government area. Rohini Village's proximity to the train station further reinforces its suitability for increased height and density. In our view, and that of our architects, Plus Studio, there is no urban design or planning rationale to limit the 25-metre LEP height form from being extended to encompass Building C, particularly given that such a change would not result in any overshadowing or privacy impacts on adjoining properties due to Building C's intended location on the Site. This is especially relevant given the current planning context following the gazettal of Low and Mid-Rise Housing Reforms to the *SEPP (Housing) 2021*,

which now permit building heights of up to 22 metres and FSRs of 2.2:1 for neighbouring sites on the southern side of King Street and adjacent to Rohini Village.

We are also mindful of not proposing any changes that would trigger re-exhibition of the Planning Proposal, as this would impose further delays on what is already a time-sensitive and viability-challenged project. Delays at this stage present a real risk to the deliverability of this much-needed Seniors Development. Therefore, we respectfully request that, should any amendments be agreed under Section 3.34 of the *Environmental Planning and Assessment Act 1979,* and in accordance with the *Ku-ring-gai Community Participation Plan*, avoiding the need for re-exhibition be a key consideration.

The specific issues we have identified with the Study's analysis and the assumptions adopted by Council are outlined below.

Background

The findings of Council's Height of Building Offset Study (August 2025) can be categorised into two broad issues: Height Re-Distribution Across the Site; and Compliance of the Proposed Concept Design with the Apartment Design Guidelines- Building Separation controls. Compliance with the Apartment Design Guidelines, has been fully demonstrated in the current design, as prepared by Plus Studio.

Currently the height of all our four buildings (Building A, B, C & D), are designed at five storeys. This was configured to be consistent with the proposed and now-agreed Height of Building control of 17.5 metres, allowing a maximum Floor Space ratio of 1.5:1. See **Figure 1** below. The 15% floor space bonus and additional 3.8 m height for Independent Living Units, permitted by *SEPP Housing (2021*), would add one additional part or full storey to each building. In the case of Building A, the 6th storey is only a part storey, and is only 25% of the floor plate of Levels 1-4. The Design has been carefully modelled so as to comply with the LEP provisions as amended, whilst creating minimal impacts on Site's surrounds. It is also a very modest height for any built-form by comparison to any other R4 - High Density Residential Zone, across Sydney. Note, the Concept Design, as submitted for the Planning Proposal has already been designed to include the bonus floor space ratio and height available under the Housing SEPP.

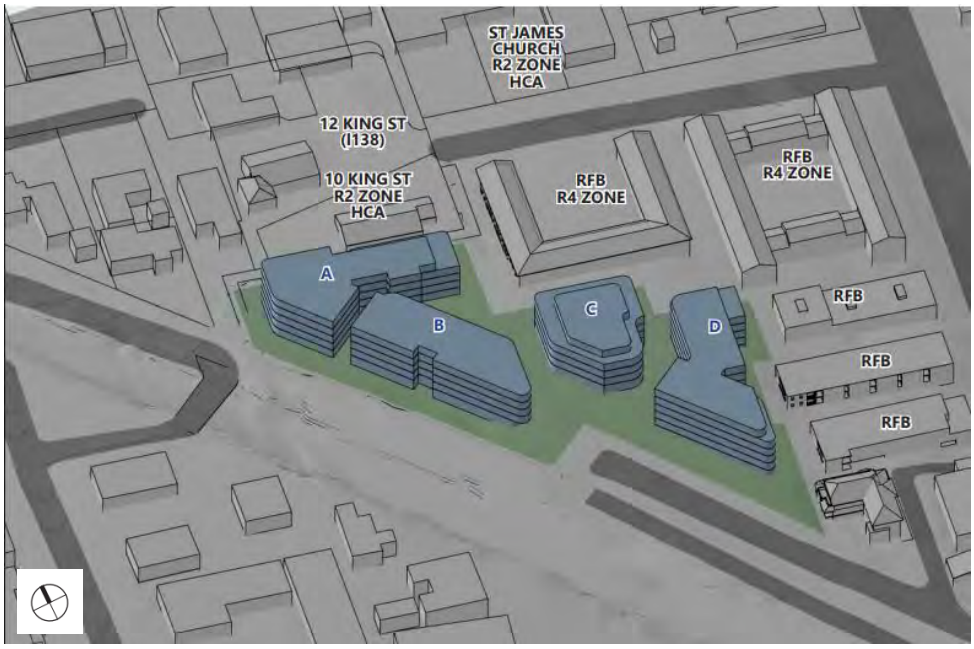


Figure 1: Current Planning Proposal Urban Design Concept prepared by Plus Studio, based on endorsed LEP Height 17.5m and FSR 1.5:1, showing 5 storeys for each building.

It was surprising to us to discover that Council's Height of Building Offset Study (August 2025), now recommends that an *"alternate building form that improves the urban design approach by introducing a clearer transition in building heights from the proposed development to the existing R2 - Low Density Residential Area. It demonstrates that the building height can be redistributed to the southern portion of the site avoiding additional impacts on neighbouring properties whilst still achieving the overall intended FSR."*

Further, Council's Study suggests that "*Given the more sensitive context of the Heritage Conservation Area to the north and the inability for any future development to exceed a 2-storey height limit, it is considered appropriate to introduce a built form transition between the R2 – Low Density Residential land and the R4 – High Density Residential zones."*

If Council's view is to be accepted, the proposed height at the northern end of the Site, would then change from 17.5 m to 11.5 m, whilst permitting a 25-m height limit at the southern end of the Site. Please refer to **Figures 2** and **3** below.

Figure 2: Current Gateway Determination endorsed Height of Building Map, with 17.5 m Height across the Site, denoted as P in the key.

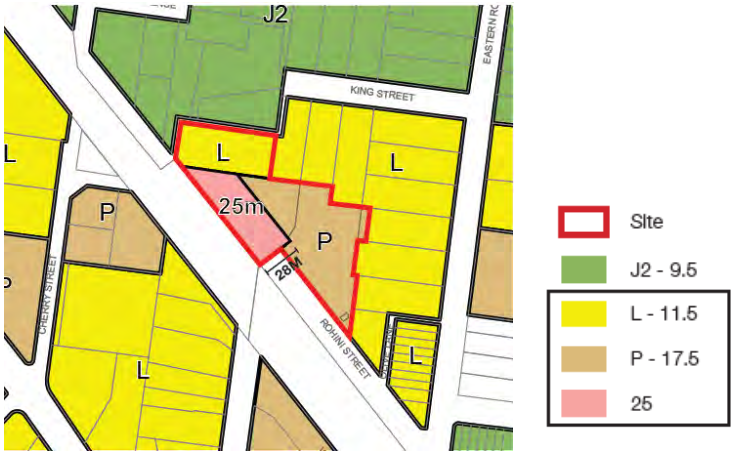


Figure 3: Height of Building Offset Study showing 11.5 m Height across the northern part of the Site, at 25m Height across the Southern part.

Below is a summary of the currently-proposed building heights across Rohini Village, measured against Council's suggestion. We note that our Planning Proposal was prepared to include the full GFA available under the SEPP however **Figure 4** compares the building heights, in storeys, based on the 17.5 m LEP Height Control, excluding bonus:

Current Planning Proposal As per Gateway (excludes bonus)	Council Suggested Height	Comment
Building A - 5 storeys	Building A- 3 storeys (Proposed LEP Control of 11.5 metres)	Loss of Two Storeys
Building B - 5 storeys	Building B- 7 storeys (Proposed LEP Control of 25 metres)	Increase of Two Storeys
Building C - 5 storeys	Building C- 5 storeys (Proposed LEP Control of 17.5 metres)	No change
Building D - 5 storeys	Building D- 5 storeys (Proposed LEP Control of 17.5 metres)	No change

Figure 4: Comparison of building heights at Rohini, without the SEPP bonus being applied.

As evident in **Figure 4** above, we note that Council has endorsed the principle of a 25-metre LEP building height over the southern portion of the site, allowing for an eight-storey form for Building B. Such an amendment would enable further improvements to the built-form of Building B and, potentially also Building C, enhancing the overall amenity offering at Rohini Village.

Council has formally acknowledged this in its Height of Building Offset Study (2025) on page 11 which states that:

"This building (Building B) is well positioned to accommodate additional height, as it has no immediate residential neighbours who would be affected by issues such as overlooking or loss of privacy. Its location north of the railway line also ensures that it will not cast overshadowing onto surrounding properties".

This assessment of Building B is accurate in our view and we strongly agree with this assessment. Therefore, we believe that the same principles should also be applied to Building C, which has very similar credentials to Building B.

However, a reduction of two storeys to Building A would, in our professional assessment add no improvement to any transition and has little if any impact on areas to its North. The reasons for keeping Building A at a height of 5 storeys, and part 6 storeys, on the southern side, gained through the SEPP Housing FSR and Height bonus, are as follows:

1.1 - Heritage Context and Relationship to the Laurel/King Street Heritage Conservation Area

The Laurel/King Street Heritage Conservation Area (HCA), located immediately to the north of the subject site, comprises just 20 properties. Importantly, despite nearly three years of detailed Council assessment of our proposal, no concerns have previously been raised regarding heritage impacts on the Heritage Conservation Area (HCA) arising from any aspect of our design. This is likely due to the site's position south of the HCA and the substantial physical and vegetative screening provided by the 3.66-metre-wide pedestrian pathway that separates the two. There has also been no change to the HCA boundary and no listing of new heritage items.

This established pathway is lined with mature trees approximately many up to 10 metres or taller in height, providing a significant visual and physical buffer between the Rohini Village site and the HCA. The combined separation distance and vegetation ensure that the HCA remains well protected from any potential impacts. This assessment is supported by a detailed study and landscape plan prepared by respected landscape architects, Site Image. A letter outlining these matters is detailed and submitted under separate cover.

It is therefore surprising that Council's only heritage-related concerns raised to date have been limited to the sandstone gates and entry pillars located within the Rohini site itself. In our view, these elements are of negligible heritage significance, and they have been the sole focus of heritage discussion during this prolonged assessment period.

Physically, the site interfaces with the southern edge of the HCA over a length of approximately 70.6 metres but remains separated by the pedestrian pathway and significant landscaping. As the site lies entirely to the south of the HCA, it is not possible for any built form on our site to result in overshadowing of the Conservation Area. All shadowing, including during the Winter Solstice, falls onto the Rohini site itself. Assertions that "sensitive" properties in the HCA are adversely affected are therefore factually incorrect.

There are only two directly adjoining residential properties that could reasonably be considered in proximity: 10 King Street, and the rear yard of 5 Laurel Avenue. The Council assessment seems to indicate some impact on these 2 properties. Yet in reality, the nearest listed heritage item is at 12 King Street, which is more than 36-39 metres from the Subject Site boundary, and cannot be deemed to have an affectation. The claim that the proposal adversely impacts 5 Laurel Avenue is, in our view, is also overstated. The dwelling on this property is set back approximately (18.5 metres) to the Rohini Village boundary and is additionally screened by a swimming pool and associated landscaping, further reducing any potential impact.

Furthermore, our proposed design has been rigorously tested through multiple expert reports and modelling exercises, including shadow diagrams and privacy assessments, to ensure it avoids adverse impacts such as overlooking or excessive overshadowing. It is for this reason that part of the 6 storey has been setback to cover only 25% of the floor plate of levels 1-4, and is situated on the southern part of Building A towards the railway line. As a result of these ample setback, the 2 upper levels of Building A would be beyond the cone of vision and will not be visible from a pedestrian standpoint from King Street. Therefore, the proposed building would largely present as 4 storeys, which is only one storey taller than the apartment complex at 6 King Street.

The suggestion of a blanket building height reduction to create a "transition zone" toward the HCA is therefore not only unwarranted but lacks any substantiated planning or urban design basis. It disregards the significant evidence-based design work already undertaken and fails to acknowledge the specific physical realities of the site's context.

Based on the above, it is therefore unjustifiable, in pursuit of what Council characterises as the "greater good," that two storeys be removed from Building A. We believe that Building A should remain in its current form. This is because agreeing to such a concession comes at the direct expense to design efficiency; architectural resolution; and the broader public benefit offered by the new Rohini Village. All technical and professional evidence to date, demonstrates in our view, that the proposal's impacts on adjoining properties, is actually negligible, while the proponent's scheme achieves a far more consistent planning outcome.

Our commissioned and extensive Heritage Impact Statement prepared by Heritage Experts H21, believe that Building A's height, scale and massing will not overpower the heritage item and HCA and would therefore not result in a heritage impact. The remaining buildings on Site (B,C and D) are to be sited behind Building A. In their professional view, a graduated height transition is not warranted from a heritage perspective.

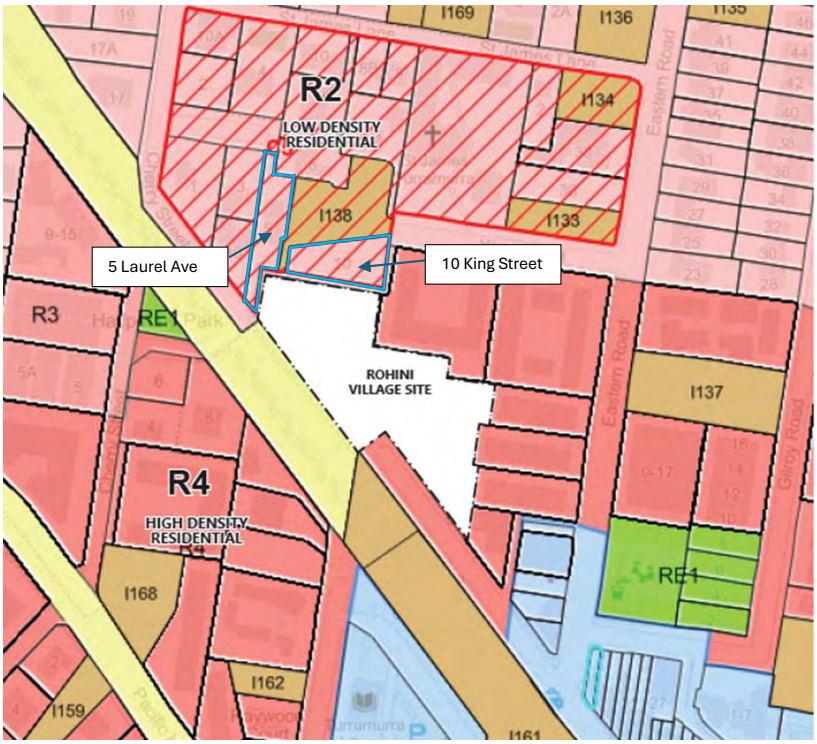


Figure 5: HCA Properties at 10 King Street and 5 Laurel Avneue.

As **Figure 5** above shows, the only two possibly affected properties by the Proposal, would be 10 King Street and 5 Laurel Avenue, outlined in blue.

1.2 - Mischaracterisation of Existing Context

Council's Height Offset Study seems to have assumed that the adjoining R2 - Low Density Residential area, has a two-storey height limit. In fact, the current statutory Height of Building control is 9.5 m. This already equates to a three-storey dwelling form. This appears to be a misdiagnosis by the Council

Assessment, that can misdirect proper assessment of impact, in terms of any possible transition at the HCA boundary.

Please also note, that the existing planning framework, already anticipates a built form that is taller than three storeys. The most recent amendments *to SEPP Housing 2021,* 6-storey developments along the southern side of King Street (e.g., Nos. 4 and 6 King Street) have now become possible. These properties can lawfully be developed to a height and density of 22 metres and 2.2:1 Floor Space Ratio. This change of controls, would create a greater visual impact on the HCA than Rohini's current anticipated built form. If built, these 6-storey structures, would themselves totally screen the Rohini Village from any other potential impact. Also note that there will be no buffer to the Heritage Conservation Area in any of these cases, as the SEPP does not require it. These are all non-discretionary development standards, so Council cannot override them via any of its DCP provisions and they will therefore all translate into built form, at some point in the future.

It is therefore strange that Council has chosen to apply stricter height and density controls to the Site, than to adjoining properties. Our Site is actually far more capable of accommodating both height and density than any of our neighbours. If Rohini Village were not listed, the Sirte itself would also qualify for a height of 22m and FSR of 2.2:1.

Therefore, the idea of a transition at our northern boundary, seems totally arbitrary and incorrect and our current 5-storey built form, by comparison, is far more is appropriate and should be supported.

1.3 - Inconsistent with Strategic Planning Objectives

It is important to restate that this 9,193 sqm Site is zoned R4 - High Density Residential. It is where density needs to go by Council's own design. Both density and height are actually necessary to meet zone objectives in any R4- High Density Residential zone. It helps to deliver housing supply and in our case, new aged care and retirement facilities. Therefore imposing arbitrary three-storey constraints under the misguided idea of "Transition", fundamentally undermines any planning principles underpinning the R4- High Density Residential Zone Objectives. It also reduces site capacity to deliver new dwellings and aged care housing in an age where such facilities are becoming critically needed for an aging population. This is particularly the case here given Rohini's accessibility to rail.

Greater building height, is necessary to meet housing supply and density objectives. They should be supported and embraced to create better development for the aged and everyone.

1.4 - No Additional Urban Design Benefit

Council's Study also suggests an "alternate form", implying a better urban design outcome. Removing two storeys from Building A, would in our view, result in no improvement to streetscape or neighbouring amenity. It will however, materially reduce development yield for a category of housing (aged care) that is much needed to service the local and broader community.

We believe that the current Proposal already balances transition, amenity and does so with design excellence. As is clear, the current design has been extensively tested architecturally. It delivers the best possible landscaped outcomes and elegant built form, in beautiful surrounds. It equally produces a negligible impact on surrounding properties.

In our view and that of all our consultants, the buildings, as configured, we are confident can produce a magnificent built form; amazing new function; great amenity and no visual or shadowing impacts, including on neighbours. Given the site's orientation to the south, there is no potential for overshadowing impacts on the HCA.

We cannot discern no visual impact when viewed from the public domain (King Street road reserve), located approximately 30 m north-east of the Rohini Village boundary. The nearest heritage-listed dwelling to the north, No. 12 King Street ("Bellwood"), is sited some 30 m from the site boundary and is visually screened by No. 10 King Street, which contains tall canopy trees. No. 10 is an ordinary dwelling without heritage significance.

1.5 - Comparison with TOD Areas

While we understand that the rationale for introducing a transition is intended to be consistent with Council's general approach in Transit Oriented Development (TOD) precincts, such as around Roseville, Lindfield, Killara and Gordon train stations, where that has been a significant changes to the Heights of Building and Floor Space Ratios have been implemented over large areas near the train line. Turramurra however is different. It is not currently a TOD-nominated area and should be treated differently. We have researched Council's Alternate Schemes for TOD areas and have discovered that the height or floor space ratio for R4- High Density Residential zoned and is higher, for land adjoining 9.5 m high zoned Residential land in a Heritage Conservation Area. Some examples below in **Figure 6** and **7**:

1. Gordon- There is Height of Building of 29 m in an E1 - Local Centre zone and up to both 18.5 m and 29 m in a R4 - High-Density Residential Zone, adjacent to 9.5 m high R2- zoned Low-Density Residential also in a Heritage Conservation Area. There is no transition.

2. Lindfield- There is a of Maximum Height of Building of both 18.5 m and 29 m in a R4- High Density Residential Zone, adjacent to a 9.5 m height R2 zoned Low Density Residential also in a Heritage Conservation Area. There is no transition.

Figure 6: Council's Alternate Scheme for the Gordon TOD Area

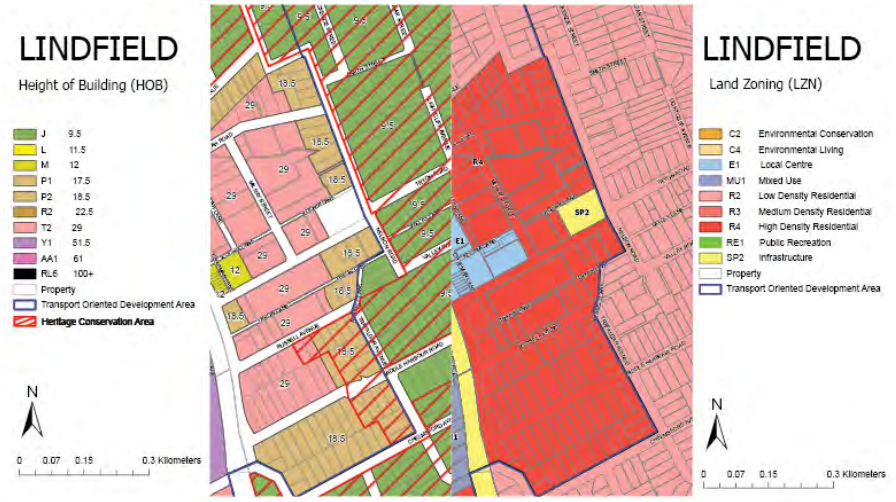


Figure 7: Council's Alternate Scheme for the Lindfield TOD Area

These examples clearly show an inconsistency by Council of treating height transitions near HCAs. Therefore the idea that a 3-storey height limit is required for consistency also appears not to be true.

Conclusion

It is plainly incorrect to suggest that the current Proposal needs to be amended for Building A, due to adverse visual or overshadowing impacts on neighbouring properties within the Heritage Conservation Area to its North. It is also plainly incorrect to arbitrarily assume that a graduated height "transition" is required for the Site.

The conclusions presented in Council's Height of Buildings Offset Study (2025) appear to significantly overstate the sensitivity of the HCA. In doing so, the Study leads to what we believe would be a substantial and unnecessary underutilisation of a strategically located and highly accessible site. Building A, located at the northern end of the site, is positioned south of the HCA, and, in our view, generates no adverse visual, overshadowing, or privacy impacts on the Conservation Area or adjoining properties on King Street. Reducing Building height from 17.5 metres to 11.5 metres is not supported by any credible architectural, planning, or environmental analysis.

The Site's immediate proximity to Turramurra Train Station supports the long-term viability of public transport and is consistent with the principles of transit-oriented development, as well as the objectives of the NSW Government's Housing Policy. Importantly, the proposal addresses a critical and growing need for Seniors Housing in Ku-ring-gai Local Government Area. It is essential that well-located, accessible, and purpose-built accommodation is provided within established communities—close to services, transport, and local amenities. The site is also well separated and screened from surrounding low-density residential areas, with the railway corridor and mature trees providing a natural buffer that significantly minimises potential impacts related to overshadowing and privacy. In our view, this site represents one of the most appropriate and strategic opportunities for well-designed, higher-density Seniors Housing within the Ku-ring-gai Local Government Area.

We remain open to considering amendments to Buildings A and B, but only in the context of an increase to the permitted building height (and corresponding floor space ratio). This is essential to ensure the ongoing viability of the development and to support further improvements to built-form, public domain, and overall amenity outcomes.

We look forward to a discussion with Council regarding the matters raised in our submission.

Yours sincerely,

Dr Shane Geha BE (Civil), FIEAust, PhD

ANGLICARE ROHINI VILLAGE

51-53 ROHINI STREET, TURRAMURRA

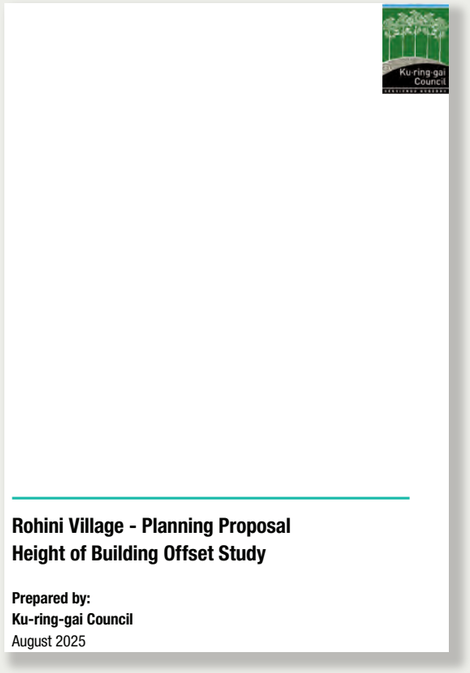
URBAN DESIGN RESPONSE TO COUNCIL'S *HEIGHT OF BUILDING OFFSET STUDY* (AUGUST 2025)

PREPARED FOR ANGLICARE

18/09/2025

plus architecture

INTRODUCTION



This Urban Design Response has been prepared by Plus Architects in relation to Council's *Height of Building Offset Study* for the Planning Proposal for Rohini Village (August 2025).

Our response analyses the Concept Design in the context of the Laurel Avenue/King Street Heritage Conservation Area to the north of the site. The assessment considers both:

- the Concept Design with a proposed LEP Height of Building control of 17.5 metres, and
- the Concept Design with the additional 3.8 metres permitted under Clause 87 of SEPP (Housing) 2021.

The development concept which incorporates the SEPP (Housing) 2021 Height and Floor Space Ratio bonuses in the design, received Gateway Determination from the Department of Planning, Housing, and Infrastructure on 21 March 2025.

A review of compliance of the built-form with the Apartment Design Guide (ADG) and the Ku-ring-gai Development Control Plan (DCP) for setbacks and building separation, has also been made. We note that the ADG only provides requirements for building separation and does not include controls for building setbacks which are contained in the DCP.

Our response demonstrates that there is no planning or urban design justification for reducing the proposed LEP Height of Building control from 17.5 m to 11.5 m on the northern part of the Site, as shown in Council's alternate scheme in the Height of Building Offset Study. This would result in a reduction of two storeys to Building A (5 storeys to 3 storeys without the SEPP Housing bonus). We have specifically assessed the impact of Building A on the two nearest properties at 10 King Street and 12 King Street, which is minimal given the ample setbacks, as well as boundary separation due to the existing 3.66 m wide public pedestrian pathway. The pathway also provides considerable screening due to established vegetation and 3m high trees.

INTRODUCTION

Our Proposal has already been carefully designed to minimise overshadowing and overlooking, ensuring no unreasonable impacts on adjacent properties, particularly to the properties in the Heritage Conservation Area to the north. The design of the two upper levels of Building A have already been stepped, to provide additional setbacks to the pedestrian pathway and the Laurel Avenue/King Street Heritage Conservation Area.

Since the lodgement of the Planning Proposal, planning controls for height and FSR have undergone significant change through the gazettal of Chapter 6 – Low and Mid-Rise Housing under SEPP (Housing) 2021. These amendments substantially increase potential building envelopes, including in Heritage Conservation Areas. Notably:

- The adjoining property at 6 King Street (R4 zoned) may now achieve 22 metres in height and an FSR of 2.2:1.

- The property at 10 King Street (R2 zoned) may be redeveloped as a three-storey residential flat building.

By comparison, the proposal's height at 17.5 m or at 21.3m with the Clause 87 bonus under SEPP Housing, is less than what is now permitted by the new Low and Mid-Rise Housing controls. The SEPP also does not require any transition in heights to adjoining land. This further supports the appropriateness of the intended 17.5 m LEP Height control in both a strategic planning and urban design context.

BACKGROUND

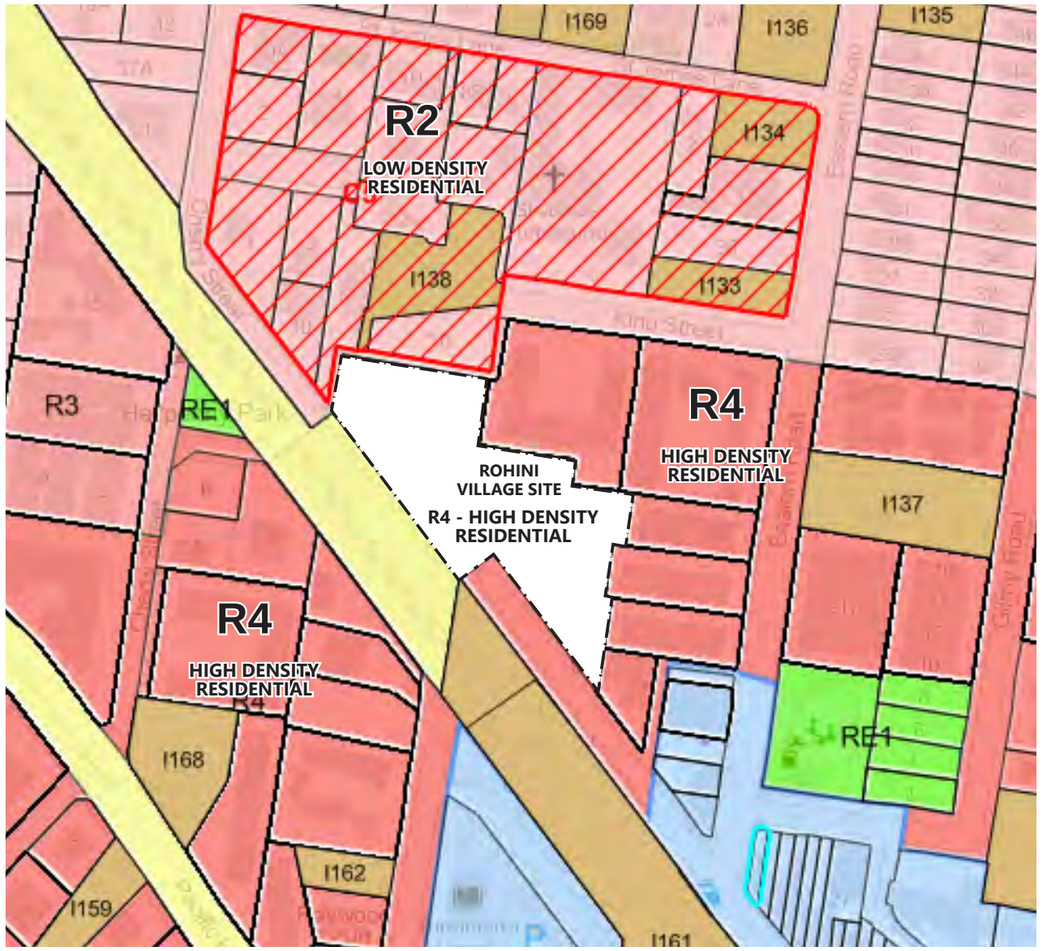
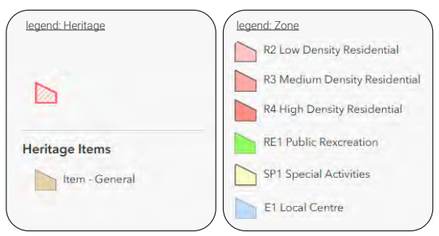


Figure 1: This figure shows the Rohini Village site in relation to King Street and the Heritage Item at 12 King Street (Item I138), in vicinity to the site.

Figure 2: This figure shows the Rohini Village site in relation to the dwellings located within the heritage conservation area.



ROHINI VILLAGE RE-DEVELOPMENT

HEIGHT OF BUILDING OFFSET STUDY RESPONSE

0 20 50 100m

JOB NO.	20655
DATE	18/09/2025
SCALE	1:2000

Anglicare EG LEVY PLANNING plus architecture

OVERVIEW - CURRENT PLANNING PROPOSAL (GATEWAY DETERMINATION) w/ base FSR & Height of Building

This scheme does not include the 15% bonus in floor space and height available under SEPP (Housing) 2021, and is based on the current Gateway Determination LEP design.

Figure 3: Concept Design showing number of stories for each building:

Building A: 5 storeys (excluding SEPP bonus)

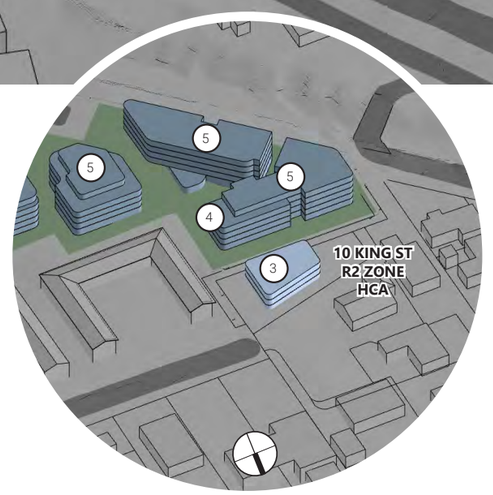
Building B: 5 storeys (excluding SEPP bonus)

Building C: 5 storeys (excluding SEPP bonus)

Building D: 5 storeys (excluding SEPP bonus)

Figure 4: This diagram illustrates the built form under the current planning proposal with the base FSR and building height. At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

Figure 5: Rotated View



OVERVIEW - CURRENT PLANNING PROPOSAL (GATEWAY DETERMINATION) w/ bonus FSR & Height of Building

This scheme includes the 15% bonus in floor space and height available under SEPP (Housing) 2021, which will be sought as part of a future development application.

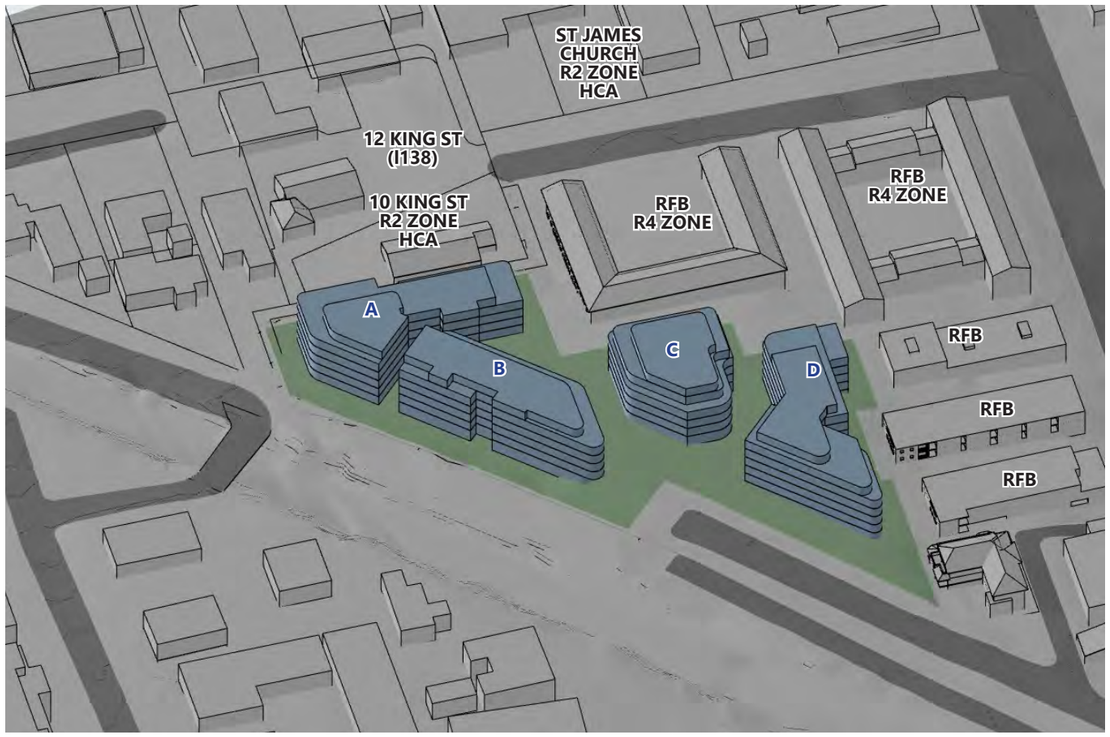


Figure 6: Concept Design showing number of stories for each building:

Building A: 4-6 storeys (including SEPP bonus) generally 4 storeys w/ levels 56 setback

Building B: 5-6 storeys (including SEPP bonus) w/ level 6 setback

Building C: 5-6 storeys (including SEPP bonus) w/ level 6 setback

Building D: 4-6 storeys (including SEPP bonus) w/ level 5 and 6 setback

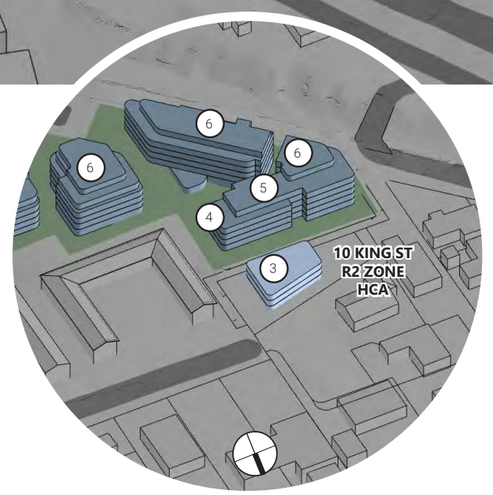
Building A GFA ratios:

5th storey floorplate compared to a typical 1st–4th storey: **85%**

6th storey floorplate compared to a typical 1st–4th storey: **25%**

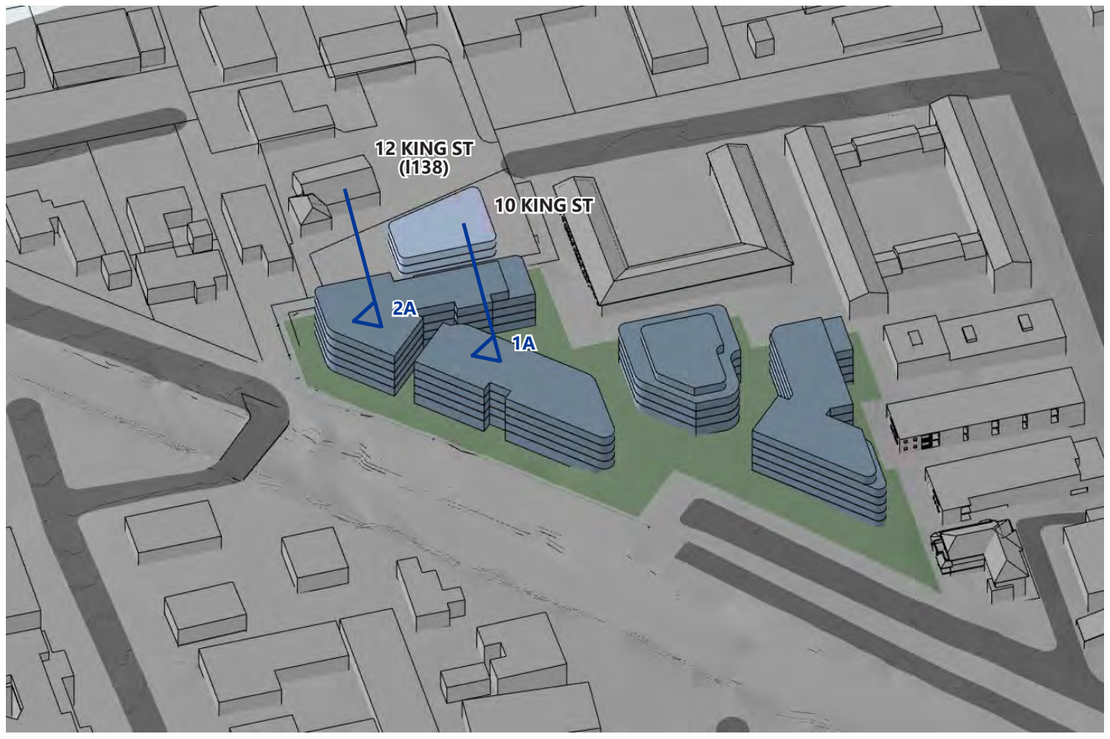
Figure 7: This diagram illustrates the built form under the current planning proposal with the bonus FSR and building height. At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

Figure 8: Rotated View



CURRENT PROPOSAL (GATEWAY DETERMINATION) w/ base FSR & Height of Building

Figure 10 (Section 1A): Relationship of Building A to 10 King Street



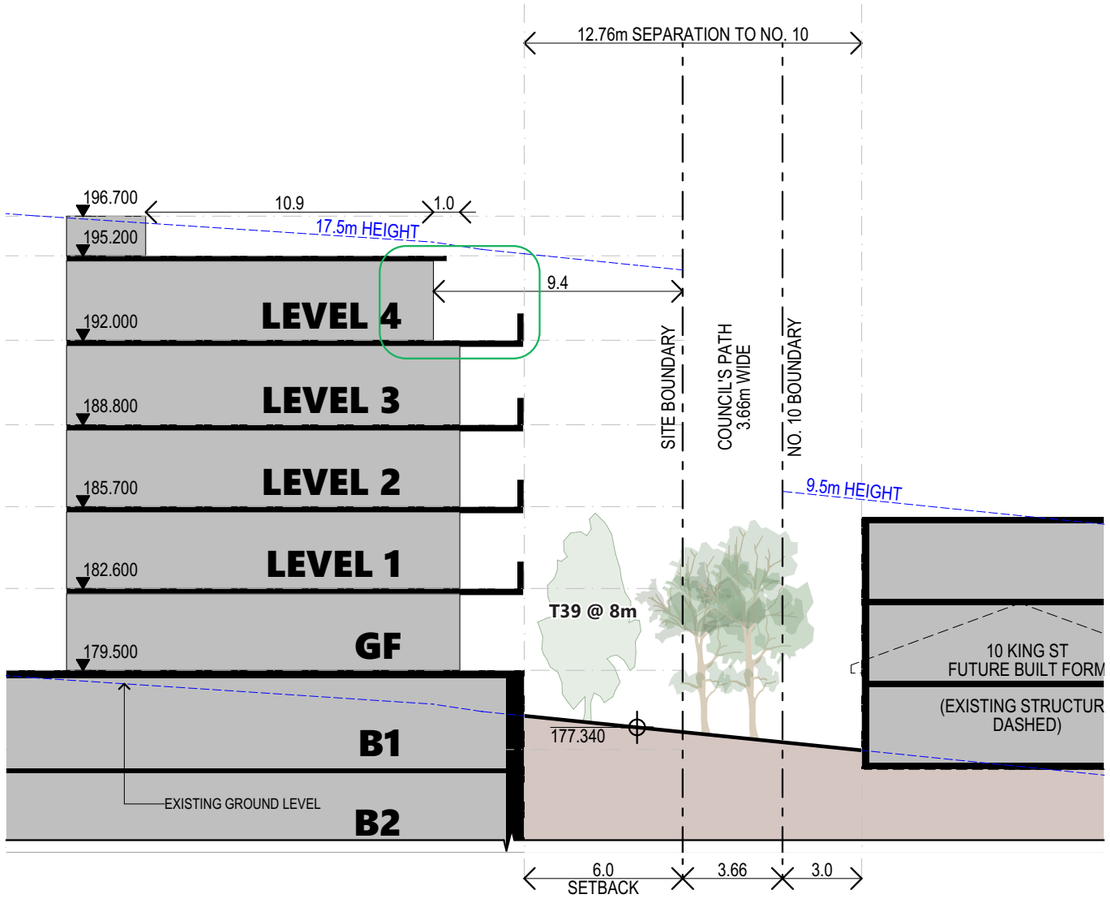
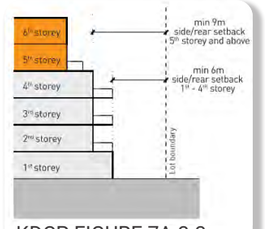


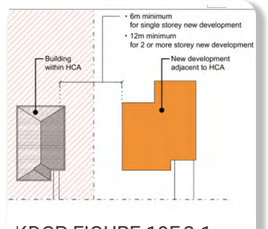
Figure 9: This diagram illustrates the built form under the current planning proposal with the base FSR and building height. At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

Figure 10: Section 1A shows Building A in relation to the property at 10 King Street, including future built form if redeveloped to 9.5m height limit

Note: DCP zone interface requires 12 metres setback for fifth storey to side setback. HOWEVER when added to the 3.66m wide pathway, The setbacks to No 10. side boundary are 13.06m which COMPLIES with the intent of the 12m setback.



KDCP FIGURE 7A.3-3:



KDCP FIGURE 19F.2-1:

ROHINI VILLAGE RE-DEVELOPMENT

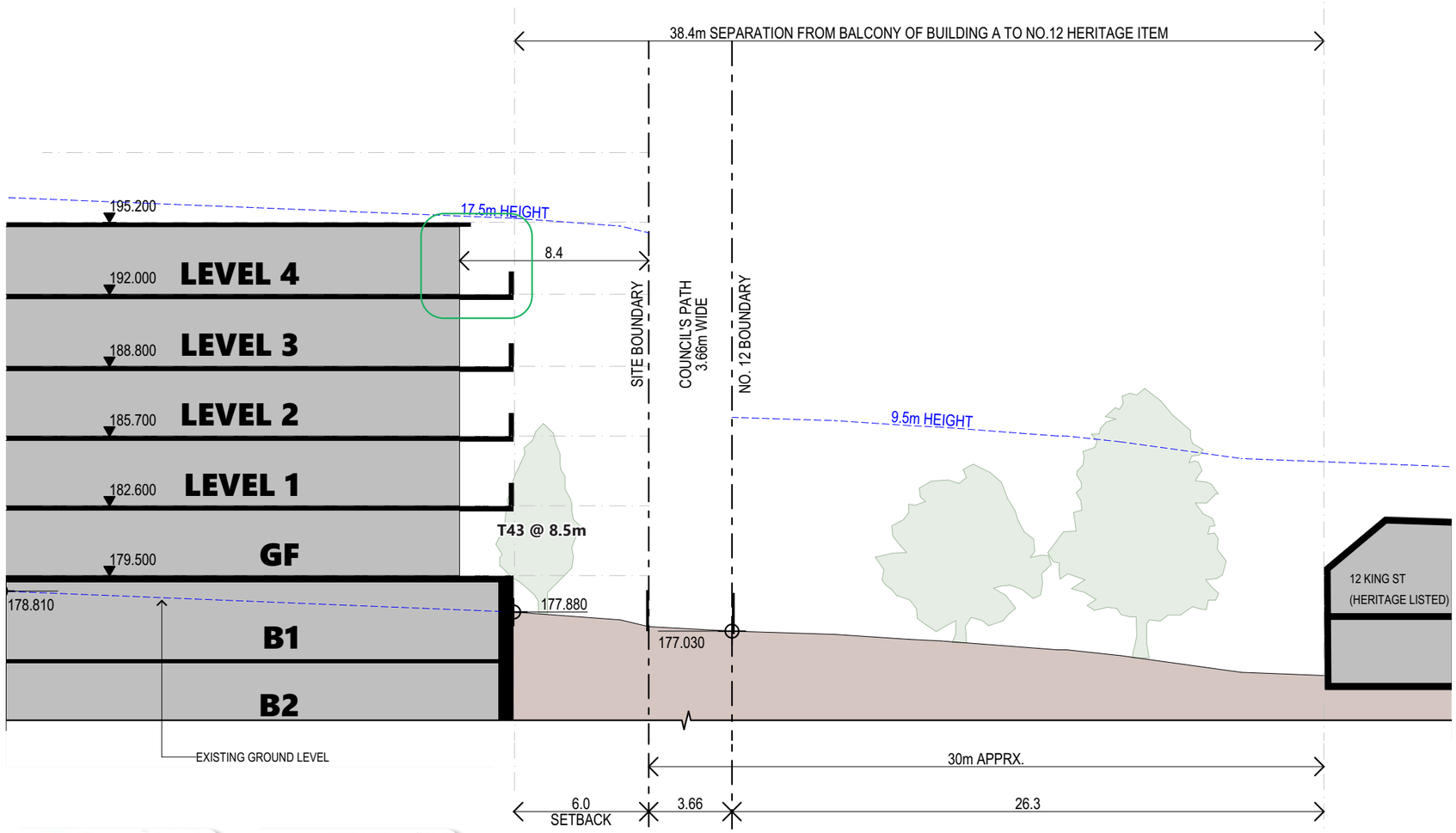
HEIGHT OF BUILDING OFFSET STUDY RESPONSE

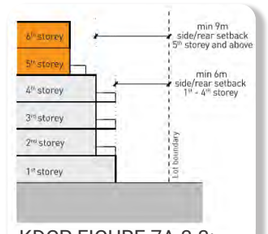
JOB NO.	20655
DATE	18/09/2025
SCALE	1:100

Anglicare EG LEVY PLANNING plus architecture

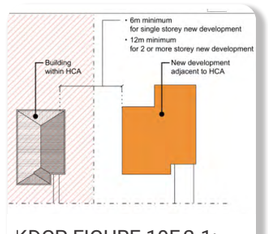
CURRENT PROPOSAL (GATEWAY DETERMINATION) w/ base FSR & Height of Building

Figure 11 (Section 2A): Separation of Building A from 12 King Street Heritage Item





KDCP FIGURE 7A.3-3:



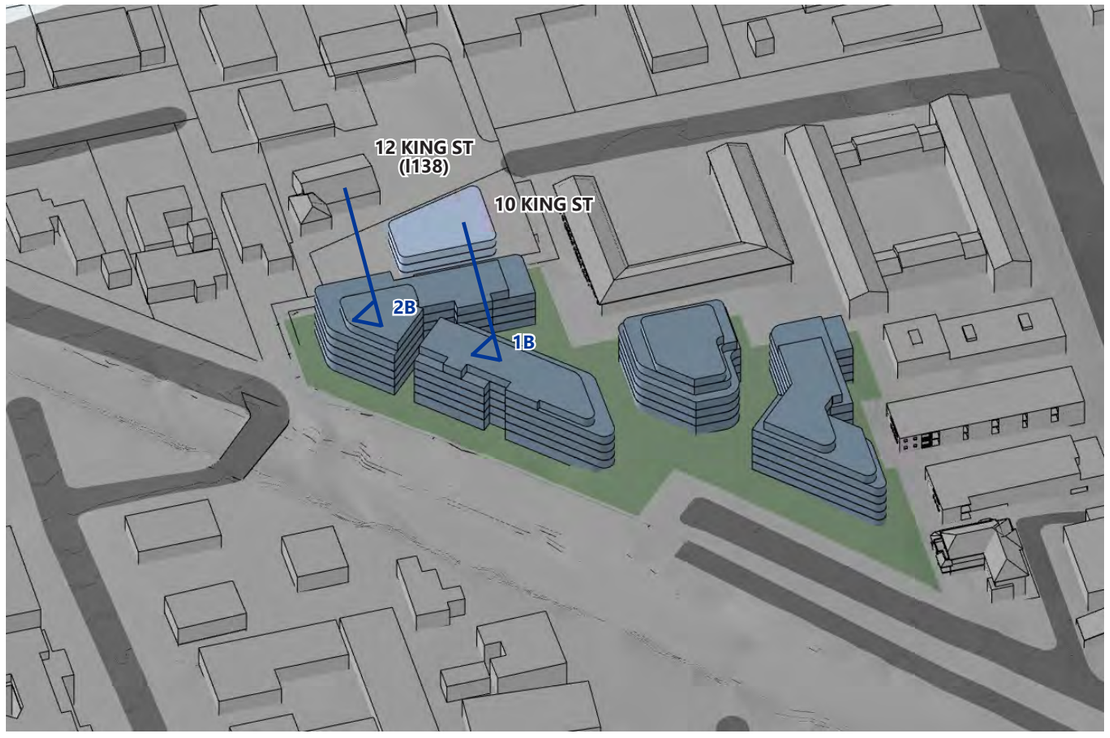
KDCP FIGURE 19F.2-1:

Figure 11: Section 2A shows Building A in relation to the property at 12 King Street Heritage Item, including the 9.5m height limit

Note: DCP zone interface requires 12 metres setback for fifth storey to side setback. HOWEVER when added to the 3.66m wide pathway, The setbacks to No. 12 side boundary are 12.06m which COMPLIES with the intent of the 12m setback.

CURRENT PROPOSAL (GATEWAY DETERMINATION) w/ bonus FSR & Height of Building

Figure 13 (Section 1B): Relationship of Building A to 10 King Street, , including the 15% bonus in floor space and height available under SEPP (Housing) 2021, which will be sought as part of a future development application.



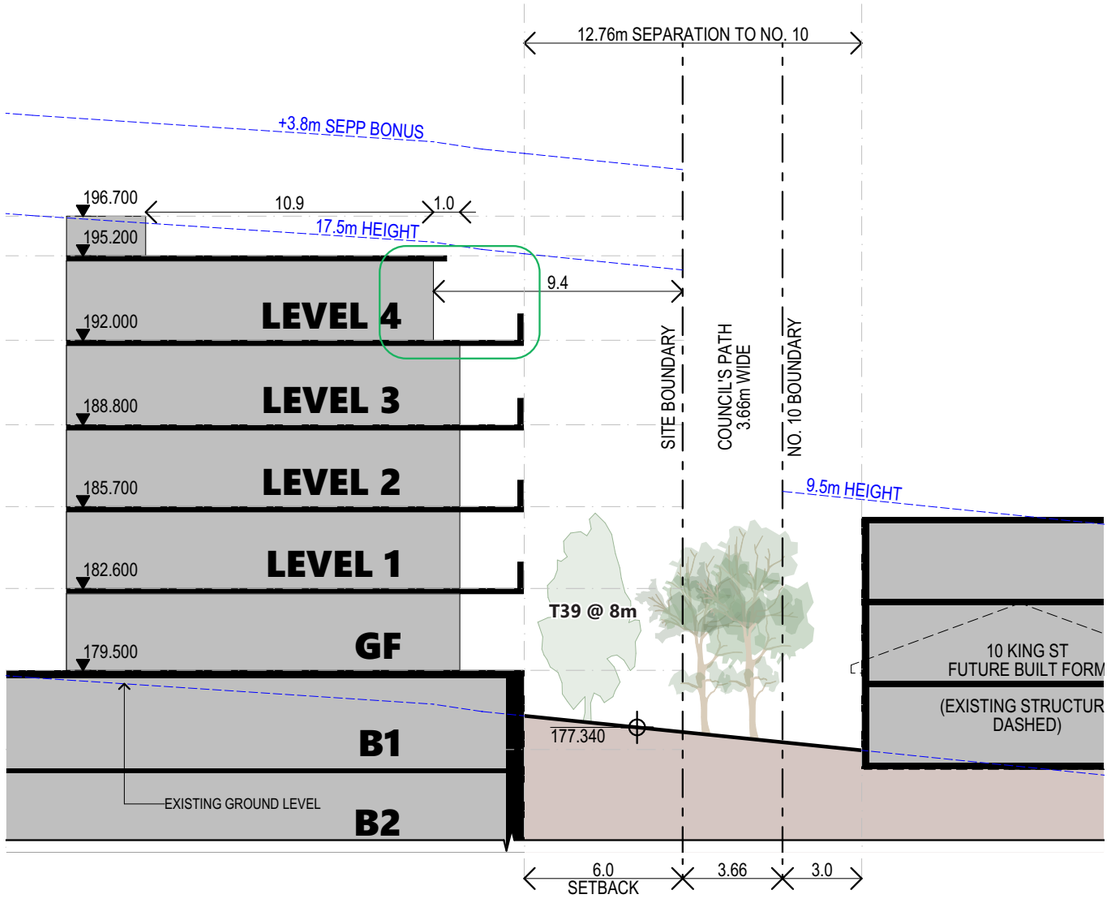
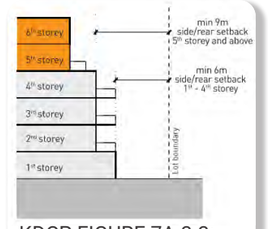


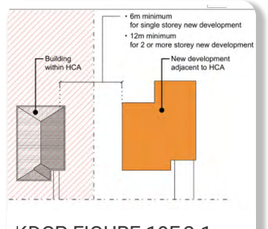
Figure 12: This diagram illustrates the built form under the current planning proposal with the bonus FSR and building height. At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

Figure 13: Section 1B shows Building A in relation to the property at 10 King Street, including future built form if redeveloped to 9.5m height limit

Note: DCP zone interface requires 12 metres setback for fifth storey to side setback. HOWEVER when added to the 3.66m wide pathway, The setbacks to No 10. side boundary are 13.06m which COMPLIES with the intent of the 12m setback.



KDCP FIGURE 7A.3-3:



KDCP FIGURE 19F.2-1:

ROHINI VILLAGE RE-DEVELOPMENT

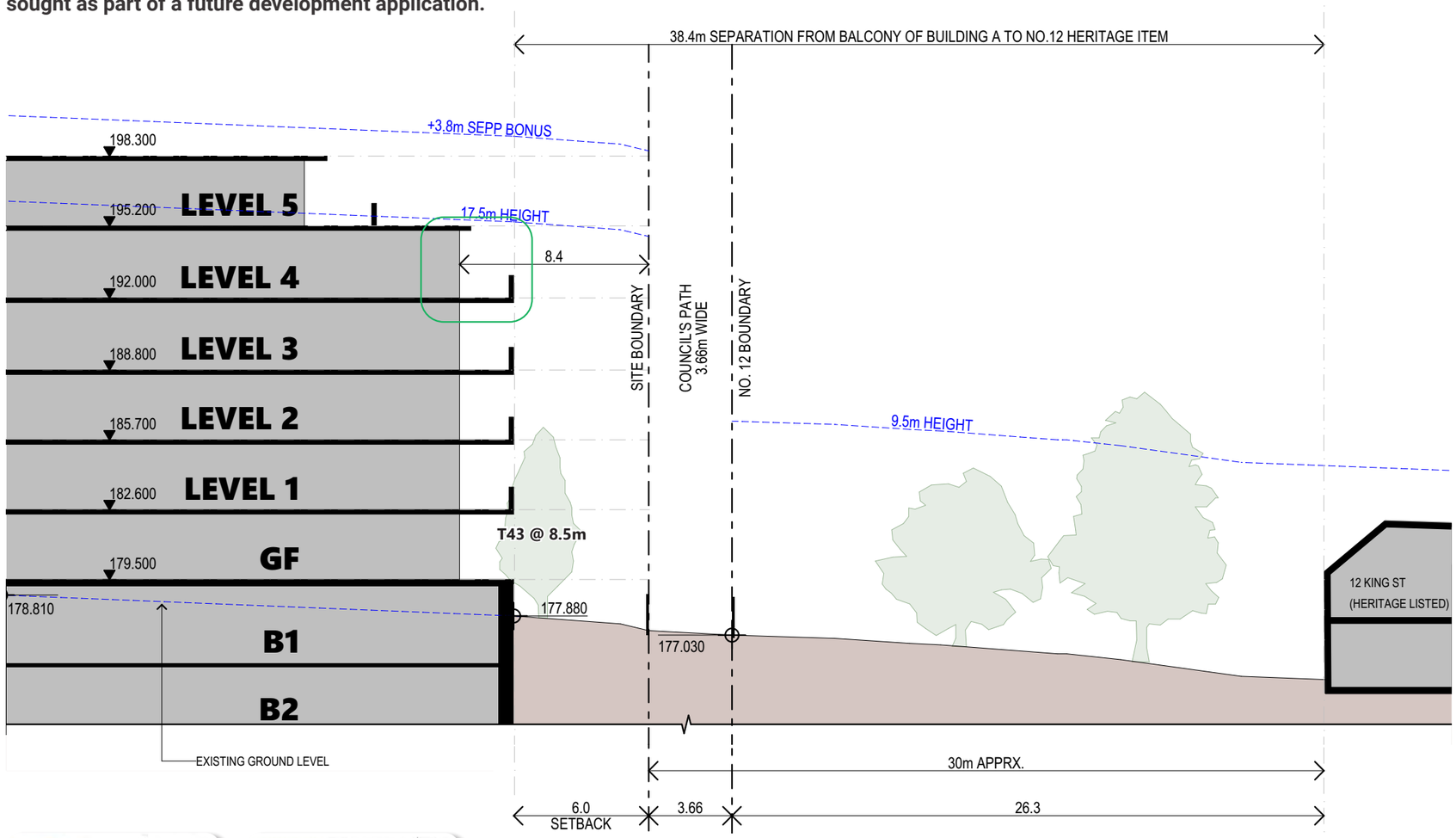
HEIGHT OF BUILDING OFFSET STUDY RESPONSE

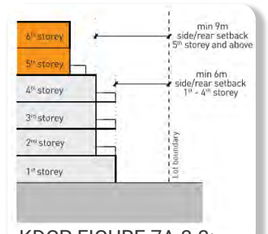
JOB NO.	20655
DATE	18/09/2025
SCALE	1:100

Anglicare EG LEVY PLANNING plus architecture

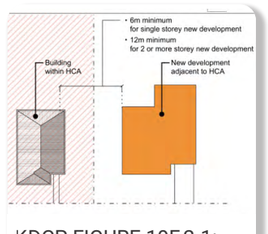
CURRENT PROPOSAL (GATEWAY DETERMINATION) w/ bonus FSR & Height of Building

Figure 14 (Section 2B): Separation of Building A from 12 King Street Heritage Item, including the 15% bonus in floor space and height available under SEPP (Housing) 2021, which will be sought as part of a future development application.





KDCP FIGURE 7A.3-3:



KDCP FIGURE 19F.2-1:

Figure 14: Section 2B shows Building A in relation to the property at 12 King Street Heritage Item, including future built form if redeveloped to 9.5m height limit

Note: DCP zone interface requires 12 metres setback for fifth storey to side setback. HOWEVER when added to the 3.66m wide pathway, The setbacks to No. 12 side boundary are 12.06m which COMPLIES with the intent of the 12m setback.

ROHINI VILLAGE RE-DEVELOPMENT

HEIGHT OF BUILDING OFFSET STUDY RESPONSE

JOB NO.	20655
DATE	18/09/2025
SCALE	1:100

Anglicare EG LEVY PLANNING plus architecture

VIEW OF BUILT FORM w/ base FSR & Height of Building

from King Street public domain

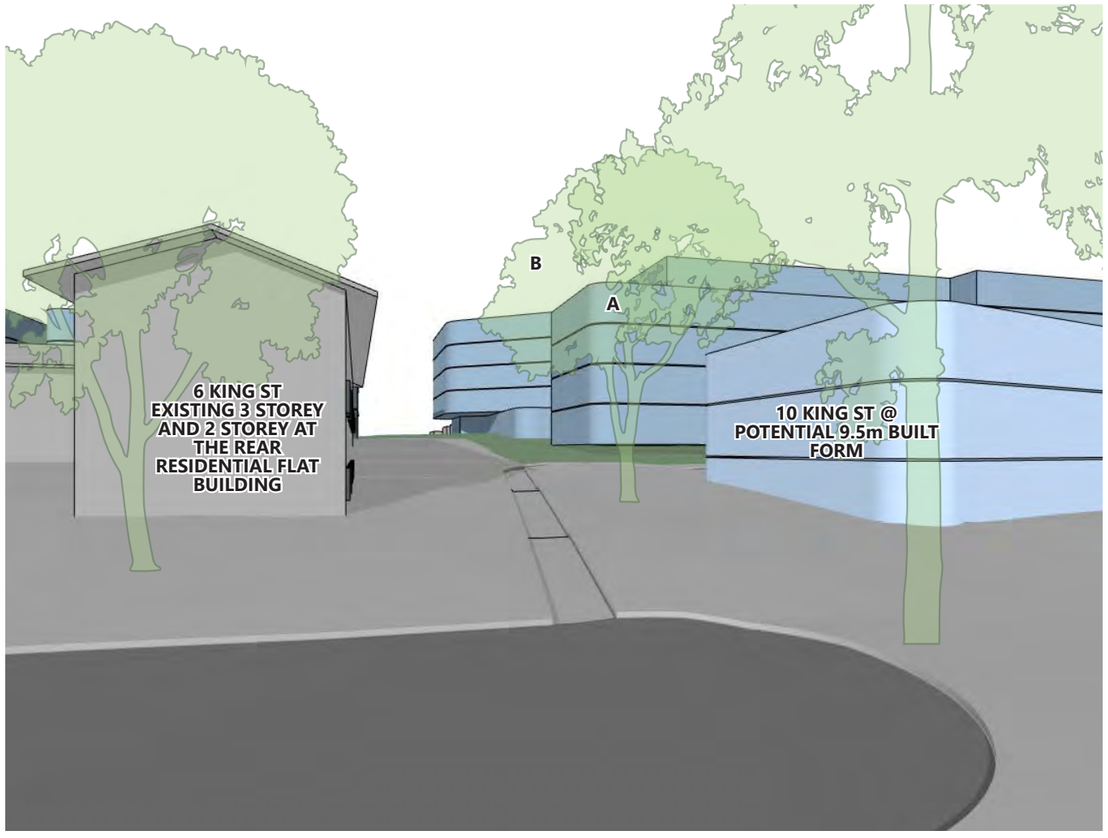


Figure 15: This view illustrates the built form under the current planning proposal with the base FSR and building height. At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

Note: Tree locations and heights are indicative only.

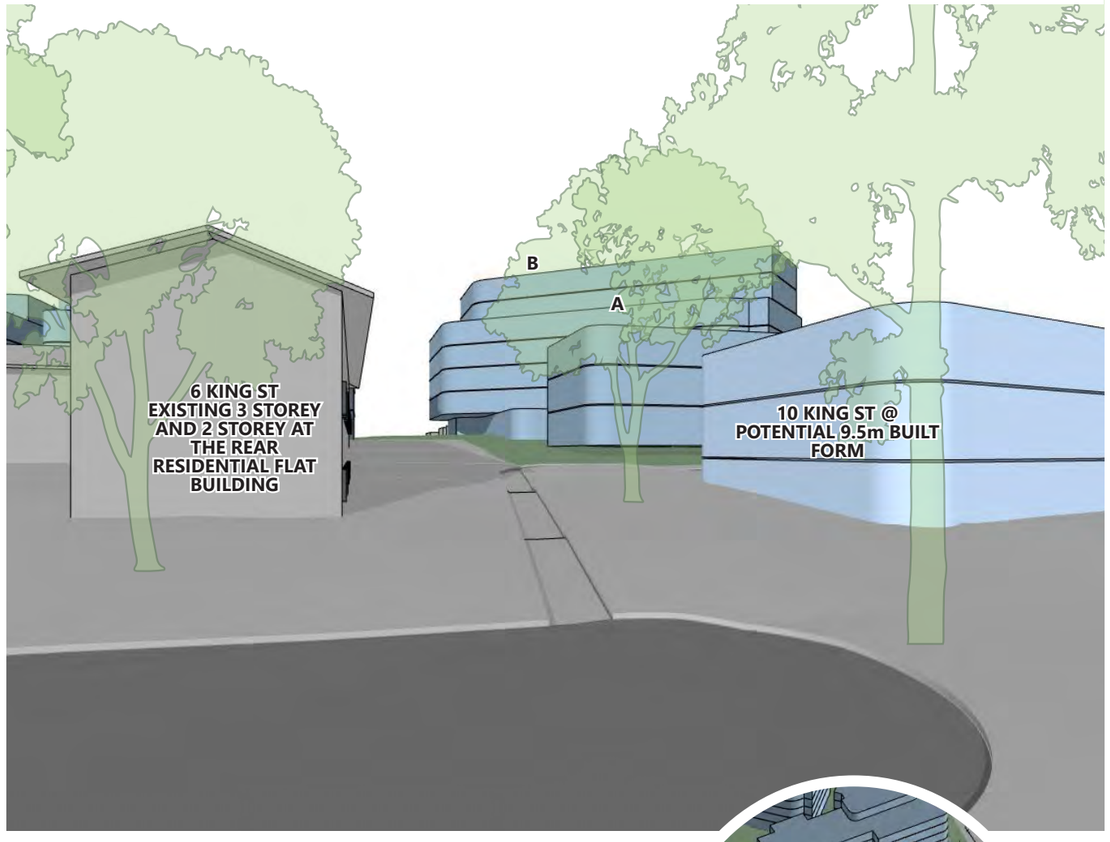
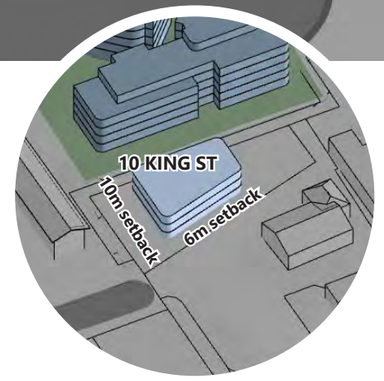


Figure 16: This diagram shows Council's Alternate Scheme

Building A: 3 storeys (including SEPP bonus)

Building B: 7 storeys (including SEPP bonus)



ROHINI VILLAGE RE-DEVELOPMENT

HEIGHT OF BUILDING OFFSET STUDY RESPONSE

JOB NO.	20655
DATE	18/09/2025
SCALE	NTS

Anglicare EG LEVY PLANNING plus architecture

VIEW OF BUILT FORM w/ bonus FSR & Height of Building

from King Street public domain

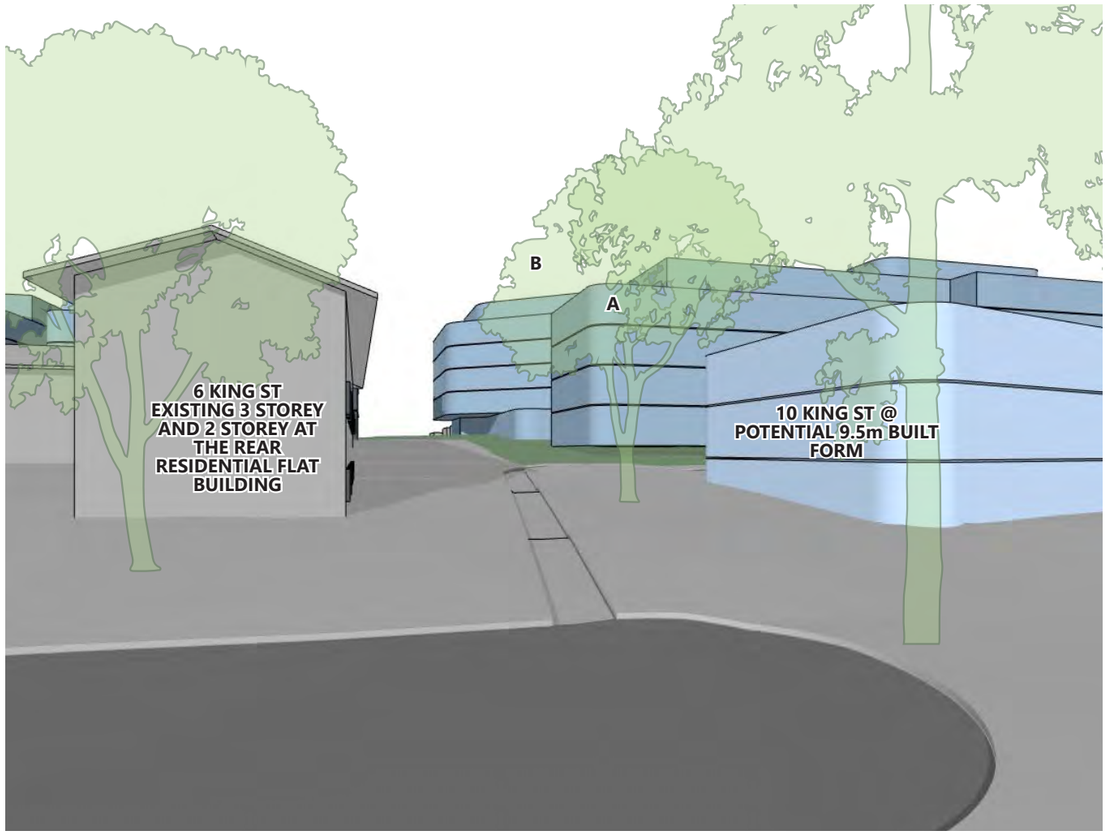


Figure 17: This view illustrates the built form under the current planning proposal with the bonus FSR and building height. Building A at level 5 is setback by 9.4m and level 6 is setback 15.3m.

At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

Note: Tree locations and heights are indicative only.

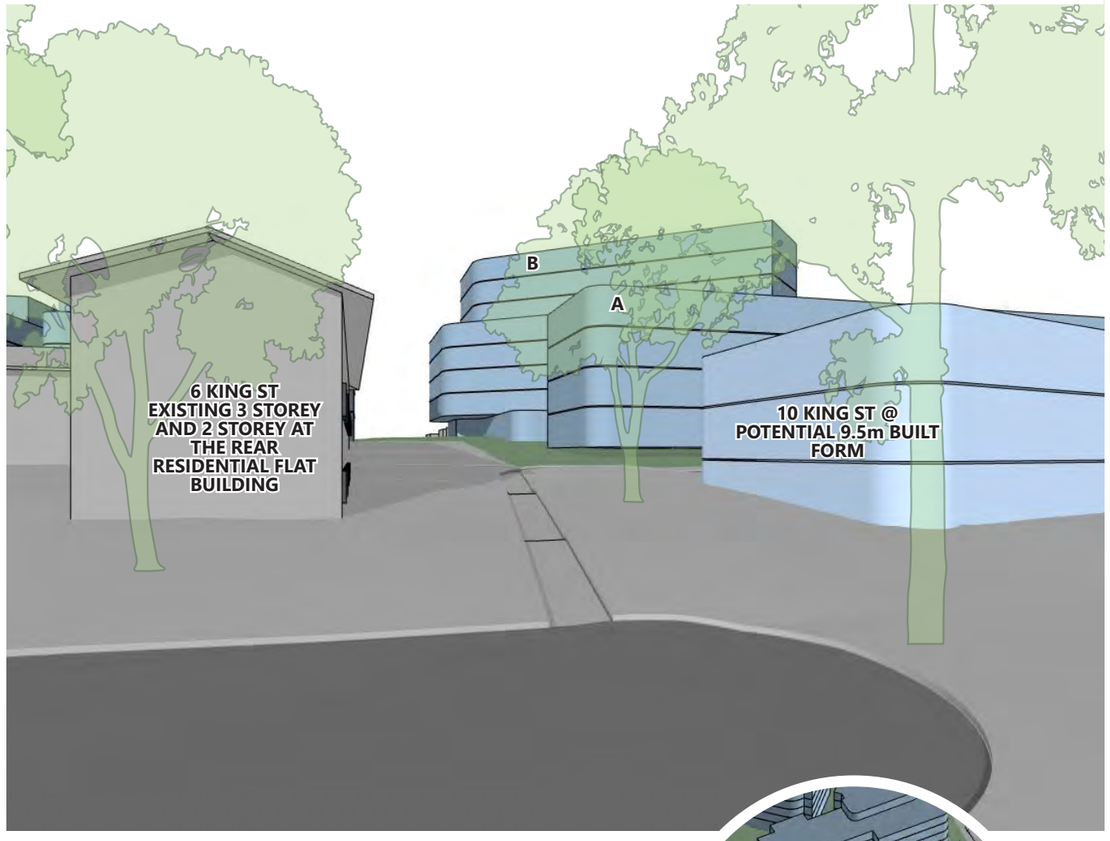
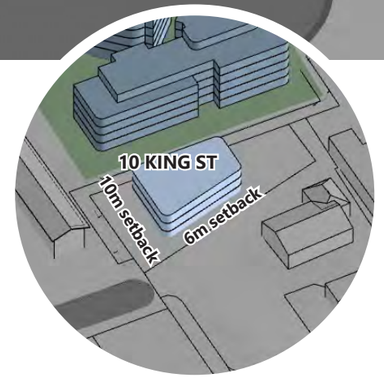


Figure 18: This diagram shows Council's Alternate Scheme

Building A: 4 storeys (including SEPP bonus)

Building B: 8 storeys (including SEPP bonus)



ROHINI VILLAGE RE-DEVELOPMENT

HEIGHT OF BUILDING OFFSET STUDY RESPONSE

JOB NO.	20655
DATE	18/09/2025
SCALE	NTS

Anglicare EG LEVY PLANNING plus architecture

VIEW OF BUILT FORM w/ bonus FSR & Height of Building

from King Street public domain

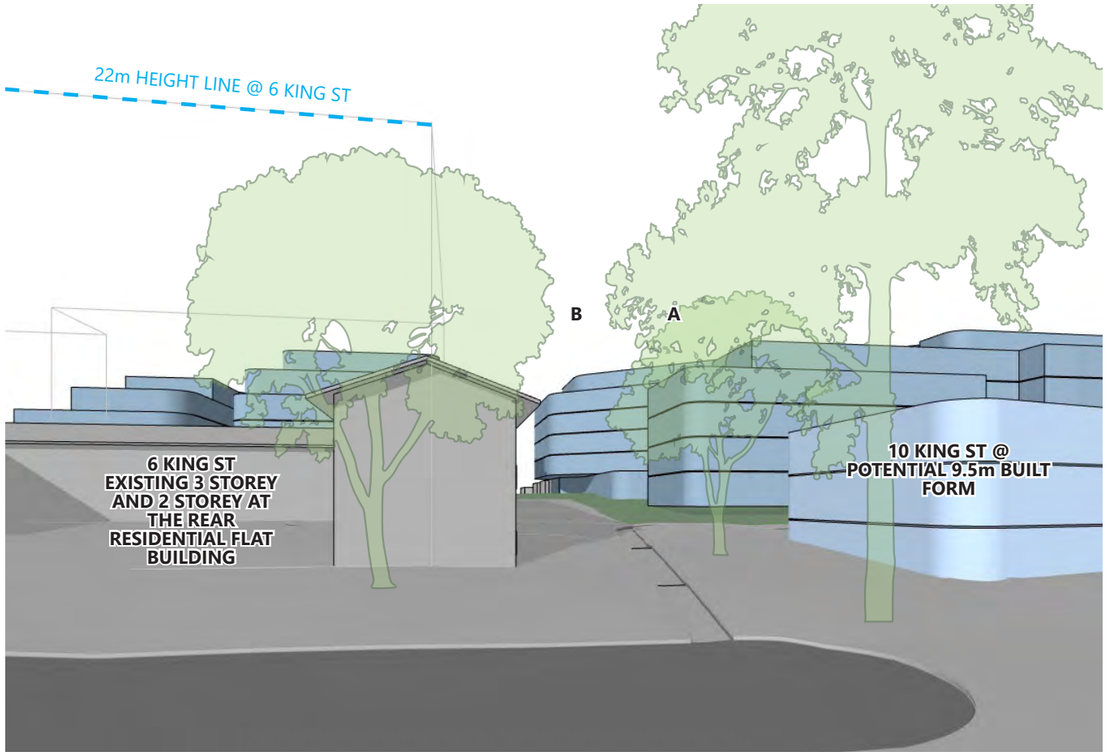


Figure 19: This view illustrates the built form under the current planning proposal with the bonus FSR and building height. Building A at level 5 is setback by 9.4m and level 6 is setback 15.3m.

At 10 King Street, it shows the potential future built form within a 9.5 m building envelope if the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied. Under Chapter 6, a residential flat building is permitted with an FSR of 0.8:1 and a maximum height of 9.5 m.

The diagram additionally shows the 22 m height outline for No. 6 King Street, which is permitted under Chapter 6 of SEPP (Housing) 2021 for a residential flat building.

Note: Tree locations and heights are indicative only.

Figure 20: This diagram shows the current proposal (Gateway Determination) with the bonus FSR and building height, as illustrated in this photograph. The image demonstrates that Building A, even at 5–6 storeys, will be largely screened by trees and not visible from the public domain.

SUMMARY

Note: No. 10 shown with 9.5 m building envelope on the SEPP (Housing) 2021 Low- and Mid-Rise Housing provisions are applied.

The Gateway Determination Proposal has been tested against the relevant provisions of the ADG and Ku-ring-gai DCP and generally complies with the required building separation and setback controls. Minor non-compliances have been identified in the *Height of Building Offset Study* (August 2025); however, these can be readily addressed and refined at the Development Application stage. Importantly, the Planning Proposal adopts a height control that is lower than the maximum heights now permitted under SEPP Housing for nearby R4 High Density Residential zoned sites. Overall, the Proposal provides a sound and orderly built form outcome consistent with both design guidelines and prevailing planning controls.

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Amit Julka 10002, Rido Pin 11286

09 September 2025

Anglicare c/o EG Property Advisory
Level 21
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HERITAGE IMPACT ASSESSMENT

ANGLICARE ROHINI VILLAGE – PROPOSED BUILDING A

51-53 ROHINI STREET, TURRAMURRA

1. Background

This Heritage Impact Assessment letter has been prepared for EG Property Advisory on behalf of Anglicare who has engaged Heritage 21 to provide a Heritage Impact Assessment for a Planning Proposal for the redevelopment of the Anglicare Rohini Village at 51-53 Rohini Street, Turramurra (the "**subject** site"). This letter addresses proposed Rohini Village Building A only, which is to be located in proximity to heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street **Heritage Conservation Area ("**HCA") (C5) (see Section 5). A Heritage Impact Statement was previously prepared by Kemp & Johnson Heritage Consultants which addressed the overall Planning Proposal.

As demonstrated in Section 9 and 10, Heritage 21 does not believe that there is a heritage reason to reduce the height of Building A from five storeys (up to six storeys subject to a **future Development Application), to three storeys despite part of the subject site's northern** boundary adjoining **the HCA. In Heritage 21's opinion, such a height transition to the adjoining** HCA is not warranted.

Photographs of the subject site are located in Appendix A.

2. Nature of Assessment Letter

It is beyond the scope of this letter to undertake an in depth historical analysis of the place, address the Indigenous historical development of or Indigenous associations with the site, or to locate or assess potential or known archaeological subsurface deposits on the site or elsewhere. This letter is confined to cultural built heritage only and does not purport to determine or assess any BCA requirements, services related issue, contamination issue, structural integrity issue, legal matter or any other non-heritage issue.

3. Authors

This Heritage Impact Assessment has been prepared by Petra Balanzategui and reviewed by Divya Joseph, Senior Heritage Consultant of Heritage 21.

4. Site Identification

The subject site is located at 51-53 Rohini Street, Turramurra, which falls within the boundary of the Ku-ring-gai Local Government Area ("LGA") and is identified as Lot 21 DP 533032, Lot 26 DP 585038 and Lot 2 DP 302942. As depicted in Figure 1, the subject site is located on the northern side of Rohini Street and is east of Cherry Street, south of King Street and west of Eastern Road, Turramurra. As further described in Section 8.1 and demonstrated in Figure 2, the proposal would redevelop the Rohini Village into 4 separate buildings (A, B, C and D). The proposed Rohini Village Building A which is subject to this letter is shown in Figure 2, and is in proximity to heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (see Section 5 and Figure 3). There is a 3.66m wide Council pathway separating the subject site from the properties to the north (see Figure 4).

Figure 1. Aerial view of the subject site with the site boundary outlined in red (Source: NSW Spatial Information Exchange, "SIX Maps," accessed 01 April 2025, https://maps.six.nsw.gov.au/, annotated by Heritage 21).

Figure 2. The proposed new buildings, with Building A highlighted in yellow (Source: Provided by Client on 15 August 2025). Building A is to be located closes to the Laurel Avenue/King Street HCA (C5)

5. Heritage Context

5.1 Heritage Listings

The subject site **is not listed** as an item of environmental heritage under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (**"KLEP"**). **It is also not listed** on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.[1]

The subject site is **not** located within the boundary of any HCAs listed under Schedule 5 of the KLEP 2015.

5.2 Heritage Items in the Vicinity

As depicted in Figure 3 and Figure 4, the subject site is situated within the general vicinity of the following heritage items and HCA listed under Schedule 5 of the KLEP 2015. Details of the listings follow:

[1] The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

Item/HCA Name	Address	Significance	Item Number
Laurel Avenue/King Street HCA	-	Local	C5
Bellwood, dwelling house	12 King Street, Turramurra	Local	I138
Turramurra Station Group	Rohini Street, Turramurra	Local and s.170	I1111
Rohini House gates	Railway lands	Local	I161

The proposed new building is not located within the visual catchment of heritage item Turramurra Station Group (I1111) nor is it considered to be sufficiently proximate to proposed Building A to warrant discussion in this letter. The Rohini House gates (I161) are currently being amended under Schedule 5 of the KLEP 2015 to reflect their accurate locations in three areas along the boundary of the subject site.

The proposed Building A is within the visual catchment of heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5) and therefore will warrant discussion in the Heritage Impact Assessment in Section 9. Heritage 21 notes that the curtilage of heritage item Bellwood, dwelling house (I138) contains a narrow piece of land, measuring approximately 5m, that extends to the Council pathway. However, the remainder (and majority) of the curtilage is separated from the subject site by a property at 10 King Street and the 3.66m wide Council pathway (see Figure 4).

The remaining buildings proposed, being Building B, Building C and Building D are all sited **beyond Building A, and in Heritage 21's opinion, would have no heritage impact on** heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5).

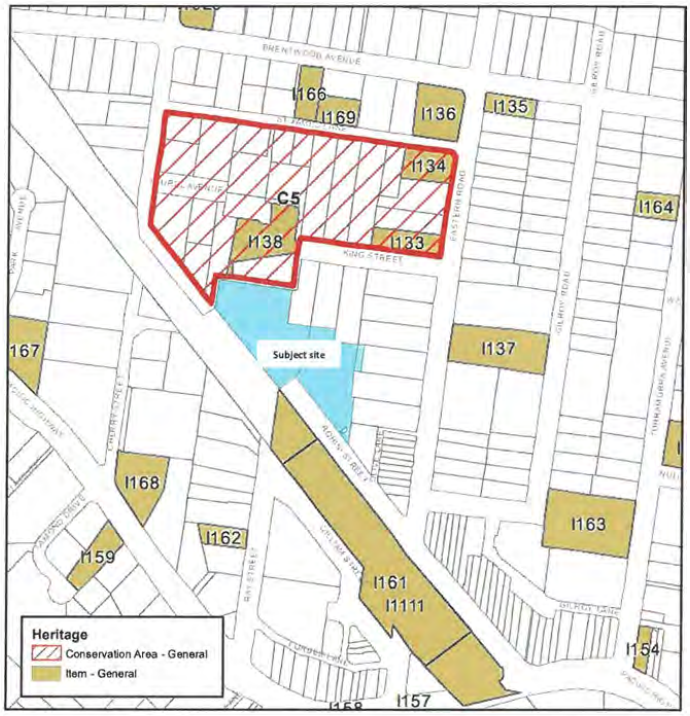

Figure 3. Detail from Heritage Map HER_007. The subject site is shaded in blue, heritage items are shaded brown, and the HCA is hatched red (Source: NSW Government, "Heritage Map," *Ku-ring-gai Local Environmental Plan 2015*, https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/ku-ring-gai-local-environmental-plan-2015, annotated by Heritage 21).

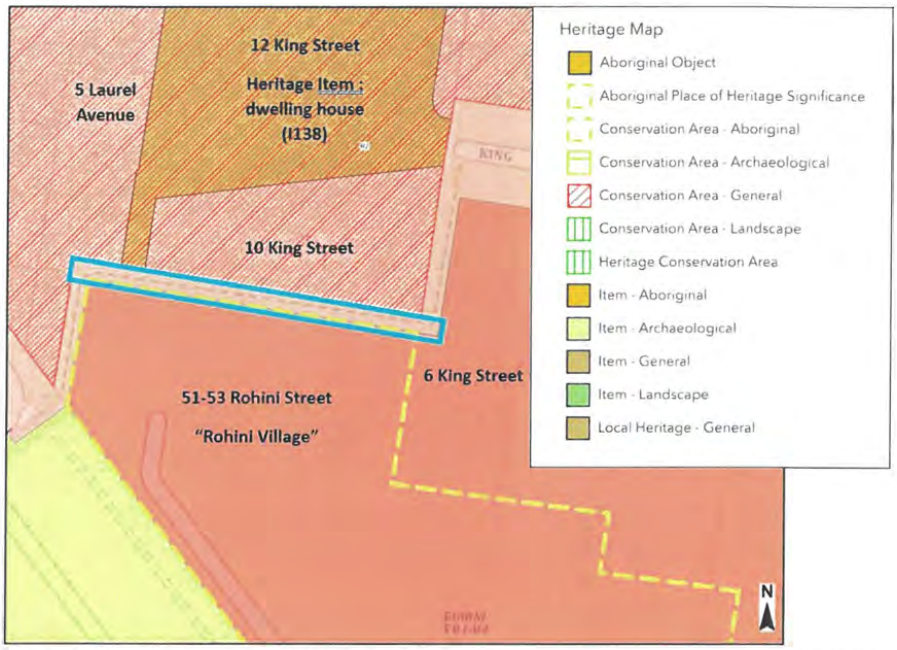

Figure 4. Detail from the Planning Portal, showing the subject site outlined in yellow and the Council pathway between the subject site and HCA boundary outlined in blue. The other properties are annotated on the figure (Source: NSW Planning Portal, "Spatial Viewer," https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address, annotated by Heritage 21).

6. Physical and Historical Evidence

6.1 Physical Evidence

The subject site is located at 51-53 Rohini Street, Turramurra. Turramurra is a suburb on the Upper North Shore of Sydney and is located 16 kilometres north-west of the Sydney Central Business District ("CBD"). The subject site is located on the northern side of Rohini Street and is east of Cherry Street, south of King Street, and west of Eastern Road. The subject site has vehicular access via Rohini Street and pedestrian access via Cherry Street and King Street. The subject site contains the Rohini Village and is vegetated along its northern boundary.

Heritage item Bellwood, dwelling house (I138) is located north of the subject site and the Turramurra Railway Station Group (I1111) is located south, opposite Rohini Street. The heritage dwelling of I138 itself is 30 metres ("m") north of the subject site. The Laurel Avenue/King Street HCA is located north of the subject site, separated by a 3.66m wide Council vegetated pathway. This pathway has a length of 70.6m along the northern boundary of the site. The HCA is described by the KLEP 2015 as:

a small distinct area which contains a collection of Federation, Inter-war period and mid to late twentieth century buildings, some of high aesthetic and historical significance. These buildings illustrate the complex subdivision history of the area following the opening of the railway in 1890 and the intensification of suburban development in the Inter-war period.[2]

A visual survey of the site and its streetscape is attached in Appendix A.

6.2 Historical Summary

A historical summary for the subject site has been provided in Appendix B.

7. Established Significance

7.1 Subject Site

The NSW Department of Planning and Environment issues guidelines and criteria for assessing the heritage significance of a place.[3] A preliminary overview of the significance of the subject site indicates that as the former Rohini Estate owned by Sir Henry Yule Braddon, the subject site meets the criterion for historic significance and historical association at a local level. Accordingly, the design process for the site should respect the heritage significance of the place.

7.2 Vicinity to the Subject Site

Laurel Avenue/King Street HCA

The following Statement of Significance is available for the adjacent Laurel Avenue/King Street HCA, on the State Heritage Inventory:

Historically, the area represents the fine residential development of Warrawee during the nineteenth and twentieth century. The subdivision of the demonstrates [sic] *the development resulting from the construction of the North Shore rail line at the end of nineteenth century.*

The small and distinct area contains a collection of significant Federation and inter-war period buildings. These buildings illustrate the complex subdivision history of the area following the opening of the railway in 1890 and the intensification of suburban development in the inter-war period.

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[2] NSW Government, *Ku-ring-gai Local Environmental Plan 2015*, accessed 02 April 2025, https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2015-0134.

[3] Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance.

Laurel Avenue contains an important collection of fine inter-war Georgian Revival style housing, including two designed by the architect Leith McCredie. One of these, Barnstaple, was a designed by McCreadie as his own family home.

The conservation area is of local heritage significance in terms of its historical, association, aesthetic and representative values. This satisfies four of the Heritage Council criteria of local heritage significance for local listing.[4]

Bellwood, dwelling house

The following Statement of Significance is available for the Bellwood, dwelling house on the State Heritage Inventory:

Reasons for listing; cultural, architectural, municipal significance.[5]

8. Proposed Works

8.1 Proposal Description

The proposal would replace the 110 existing dwellings on site with the same number of new dwellings, ensuring that Anglicare Rohini Village is able to continue its mission of providing comfortable and appropriate seniors housing options for current and future generations of the Turramurra community.

8.2 Drawings

Our assessment of the proposal is based on the Urban Design Report prepared by PLUS Architecture. This report should be referred to for any details.

9. Heritage Impact Assessment

On 26 March 2025, Heritage 21 undertook a site visit for the purposes of a visual and photographic survey. The visit included a general survey of the setting of the site, as well as the physical evidence on the site itself.

The subject site located at Anglicare Rohini Village, 51-53 Rohini Street, Turramurra, **is not listed** as part of an item of environmental heritage under Schedule 5 of the KLEP 2015. It is however, located in proximity to Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5), both of which are listed as items of environmental heritage under Schedule 5 of the KLEP 2015. As shown in Figure 4, the subject site is separated from the Laurel Avenue/King Street HCA by a 3.66m wide landscaped pathway. Figure 6 demonstrates that the heritage item is also separated from the subject site by this pathway **and** the property at 10

[4] State Heritage Inventory, "Laurel Avenue/King Street Heritage Conservation Area," Heritage Item ID: 1882700.
[5] State Heritage Inventory, "Bellwood, dwelling house," Heritage Item ID: 1880152.

King Street, thereby creating an ample partition between the subject site and the heritage item. The heritage dwelling itself is located 30m north of the subject site.

The proposal is outlined in Section 8.1 and individual aspects of the proposal are discussed below. As mentioned in the Urban Design Report prepared by PLUS Architecture, Rohini Village was initially constructed in two stages in 1969 and 1975 and now requires significant renewal. The existing housing does not meet the growing demand for recreational, lifestyle and wellness offerings presently provided in more modern developments.

The proposed new Building A would comprise five storeys (excluding basement) and would result in one additional floor subject to the bonus provision contained in the *NSW State Environmental Planning Policy (Housing) 2021*. The preliminary architectural design in the Urban Design Report prepared by PLUS Architecture shows that the bulk of Building A would be distributed, and the fifth and sixth floors would be set back from the lower levels. Specifically, there would be a 6m setback to the Ground Floor, Level 1, Level 2 and Level 3, a 9m setback to Level 4 and an additional setback to Level 5. As a result of these ample setbacks, the two upper levels would be beyond the cone of vision and not visible from a pedestrian standpoint. In the immediate vicinity, Building A would present as a four-storey building, which is only one storey taller than the apartment complex at 6 King Street. The apartment complex at 6 King Street is also located in proximity to heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5). Therefore, Heritage 21 considers the proposed Building A to be compatible with the medium-rise character of the surrounding context.

The central portion of the proposed building has also been setback into the primary form of the building, thereby reducing the visual bulk of the lower four levels (Figure 5). Based on this design element as well as the recessed upper levels and generous setbacks, **Heritage 21 believes that Building A's height, scale and massing would not overpower the heritage item and HCA and would therefore not result in a heritage impact.** The remaining buildings on site (Building B, C and D) are to be sited behind Building A.

In addition, Heritage 21 believes that further along in the design process, the exterior of Building A could be designed in such a way as to suit the setting and character of the place. In Heritage **21's opinion, the replacement of the** existing 1970s building could in fact improve views from the adjacent heritage item/HCA to the subject site, by featuring a high-quality design that considers the immediate heritage context in form and materiality.

The proposed materials and colours could be purposefully chosen to assimilate to the adjacent heritage context and not detract from the heritage significance of the adjacent heritage item and HCA. The incorporation of suitable design elements could also help reduce visual bulk and allow the building to blend into the surrounding residential environment.

Figure 5. Overview of the proposed masterplan and showing the built form of Building A if developed to the full bonus under the Housing SEPP as part of a future DA (shaded in blue) in comparison to the rest of the site (Source: PLUS Architecture, Urban Design Report, 19 December 2024, 97, annotated by Heritage 21).

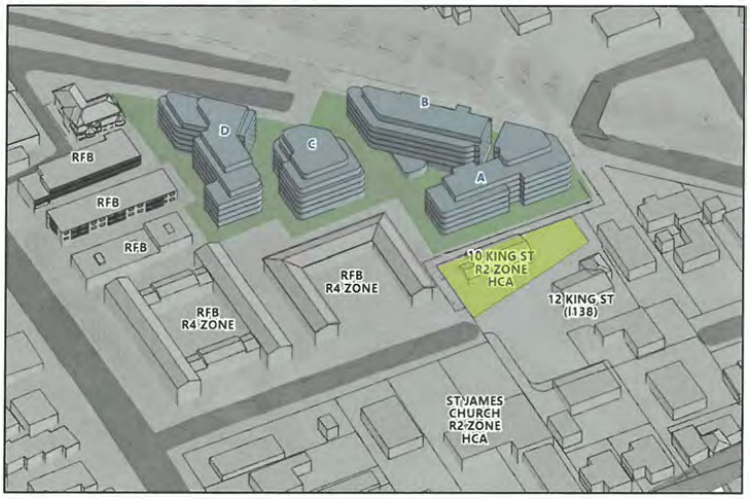

Figure 6. Overview of the proposed masterplan showing the heritage item Bellwood, dwelling house (I138) at 12 King Street and the property at 10 King Street (highlighted in yellow) which separates it from proposed Building A. **Note:** this Concept Plan includes the bonus as part of a future DA (Source: PLUS Architecture, Urban Design Response, 27 August 2025, 4, annotated by Heritage 21).

Heritage 21 believes the proposal already provides ample setbacks to the heritage item and HCA. The dwelling within the curtilage of heritage item Bellwood, dwelling house (I138) is located approximately 30m north of the proposed Building A. In addition, the public pathway

between the subject site and the HCA/heritage item measures 3.66m and there would be a 6-9m setback from the proposed Building A to the boundary of the subject site. Therefore, in total there would be an approximate 36-39m separation between the heritage dwelling and the proposed Building A. In addition to this, there is a property at 10 King Street, which separates the heritage item from the subject site, therefore providing a visual barrier (as shown in Figure 6).

The ample separation, the presence of 10 King Street and the proposed built form of Building A would, **in Heritage 21's opinion, collectively** mitigate any potential negative visual impacts to the adjacent heritage item. The other buildings within the HCA are even further setback than the heritage item and, as such, Heritage 21 believes that the proposal of up to six storeys would not have any adverse impact on the heritage significance of the HCA.

The surrounding character of the local area has changed in the last 10 years, with medium-rise buildings being constructed in the vicinity of the subject site. Two contemporary 4-5 storey buildings have been constructed to the east of the subject site, at 9 Eastern Road and 10-16 Gilroy Road. Both of these buildings are immediately adjacent to the curtilage of heritage item St Margaret's Church (I137) and 9 Eastern Road directly adjoins the heritage listed St Margarets Church building. An additional contemporary building of a similar massing is located at 25 Gilroy Road and faces this heritage item. Therefore, Heritage 21 considers there to be an established precedence in the local area for medium-rise buildings to be adjacent to heritage items.

Chapter 6 of the *NSW State Environmental Planning Policy (Housing) 2021* introduces the Low and Mid-Rise Housing Policy which would allow the existing high density residential properties located on the southern side of King Street (which would also be in proximity to heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5)) to have a 22m height and no requirement to step down in height along the northern frontage. This therefore indicates that the nearby residential properties have potential to change and adapt in the future.

For the reasons explored above, Heritage 21 is of the opinion that the proposal would assimilate to the surrounding context and would not have a negative impact on the heritage significance of the nearby heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5). Furthermore, Heritage 21 considers the proposed height, scale and massing of the proposed Building A to be suitable, given its inclusion of ample setbacks.

Taking into account the heritage objectives of the KLEP 2015 and the Ku-ring-gai Development Control Plan 2024, as well as best practice heritage management, Heritage 21 believes that the proposed Building A would respect the heritage significance of heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5), for the following reasons:

- Heritage 21 considers the proposed height, scale and massing of the proposed Building A at six storeys to be suitable, given its inclusion of generous setbacks to the two upper levels.

- As a result of these ample setbacks, the two upper levels would be beyond the cone of vision and would not be visible from a pedestrian standpoint from King Street. Therefore, the proposed building would largely present as four storeys, which is only one storey taller than the apartment complex at 6 King Street.
- There is an established precedence in the local area for medium-rise buildings to be adjacent to heritage items, such as those buildings at 9 Eastern Road, 10-16 Gilroy Street and 25 Gilroy Street. Therefore, the proposed height of Building A would be compatible with the medium-rise character of the surrounding context.
- The proposed Building A would be situated approximately 36-39m south of the heritage dwelling. Furthermore, Building A would be separated from the heritage item by the property at 10 King Street and the Council landscaped pathway. Therefore, Heritage 21 considers this separation and the obstructions between to provide an ample visual barrier and physical distance between the heritage dwelling and any development at Rohini Village.

10. Conclusion

Heritage 21 is of the view that the redevelopment of Rohini Village, including proposed Building A, at a height of six storeys, which is to be sited closest to the boundary of the Laurel Avenue/King Street HCA (C5), would not have any negative heritage impact on the heritage significance of heritage item Bellwood, dwelling house (I138) and the Laurel Avenue/King Street HCA (C5). In our professional view, a graduated height transition is not warranted from a heritage perspective. Furthermore, Heritage 21 considers the height, scale and massing of the proposed building to be suitable and consistent with the existing medium-rise development in the locality. The proposed six storey height of Building A as presented in the Planning Proposal is therefore supported from a heritage standpoint and Heritage 21 recommends that it is viewed favourably on heritage grounds.

Yours sincerely,

Petra Balanzategui
Heritage Consultant | Senior Archaeology Coordinator

Bachelor of Arts – University of Queensland
Graduate Diploma of Archaeology and Heritage Management – Flinders University

Divya Joseph
Senior Heritage Consultant

Master of Urbanism – Heritage Conservation
Bachelor of Architecture

APPENDIX A

The following photographs were taken by Heritage 21 at a site inspection conducted on 26 March 2025.

Figure 7. Facing south-west to entry to Rohini Village from King Street. Note the pedestrian pathway that follows the northern boundary of the site.

Figure 8. Facing west to pathway between Rohini Village and neighbouring properties. The red arrow indicates the direction of the HCA and property at 10 King Street.

Figure 9. View to existing buildings within Rohini Village and the adjacent block of flats at 6 King Street.

Figure 10. Facing north to the HCA and property at 10 King Street from within Rohini Village.

Figure 11. View to existing buildings at Anglicare Rohini Village.

APPENDIX B

Historical Summary

The massive portion of land east of Lane Cove Road – 2,000 acres granted to John Terry Hughes in 1842, which was part of 4,800 acres originally leased by Thomas Hyndes and promised to Daniel Cooper as a compensation grant in 1830[6] – passed into the hands of Adolphus William Young via mortgage in 1840, who then conveyed Lots 5, 7-10 in Section 1, Lots 2, 5, 8-12 of Section 2, Lots 4-9 and residue of Section 3 of what was now known as The Big Island Estate to Robert Vance in 1862.[7] These lots, which became known as the Vanceville Estate, passed through the ownership of a number of individuals until a majority came into the possession of Robert Burdett Smith and John Fitzgerald Burns.[8] In 1869, Adolphus Young conveyed 15 acres of the Hughes grant to James Cherry – which can be seen adjacent to the Vanceville Estate in Figure 13 – although, interestingly, the land is already delineated as **Cherry's in the map associated with the 1862 sale to Vance.**[9] The subject site encompasses both **Vance's Lot 2 and Cherry's Lot 1 of Section 2 of the Big Island Estate**, being Lot 1, Section A of the Vanceville Estate and Lots 12, **13 and 14 of Cherry's Orchard Estate (see** Figure 12 to Figure 14).

As indicated in Table 1, in May 1892, Francis Gerard purchased part of Lot 1 Section A, which was north of the railway reserved lands. His parcel of land at this time can be seen in Figure 15. It is likely that he constructed buildings on the property between 1892 and 1895, as a **subdivision plan from 1895 delineates a "Mr Gerard" in association with buildings, likely a** dwelling and outhouse, within the subject site. In 1896, Gerard purchased Lots 12-14 of the **Cherry's Orchard subdivision, adding additional land to his property.**

In May 1899, Gerard sold the allotment containing the house to Miss Emmaline Mary Doherty Woolley, who then sold it on to Henry Yule Braddon (later known as Sir Henry Braddon) on 14 May 1901.[10] **In the same year, Braddon also purchased Gerard's Lots 12-14 of Cherry's** Orchard subdivision. On 7 November 1908, Braddon purchased part of Cherry Street adjacent to Lots 12-14 from John Booth Jones, thereby expanding his property to the current day allotment as shown in Figure 22.[11] The State Library of NSW has published the following biographical notes pertaining to Braddon, commemorating him as a notable figure:

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[6] NSW Land Registry Services, Historical Land Records Viewer, Serial 61 No. 133, 1842, https://hlrv.nswlrs.com.au/; **"Gordon,"** c.1845, File Identifier: 6zvagLdGRRPm, SLNSW, https://collection.sl.nsw.gov.au/digital/6zvagLdGRRPm.

[7] NSW Land Registry Services, Historical Land Records Viewer, Book 4 No. 479, accessed 07 April 2025, https://hlrv.nswlrs.com.au/; NSW Land Registry Services, Historical Land Records Viewer, Book 80 No. 465, accessed 07 April 2025, https://hlrv.nswlrs.com.au/.

[8] Godden Mackay Logan, *Wahroonga (North) Heritage Conservation Area Review* (Hornsby: Hornsby Shire Council. 2005), 5; NSW Land Registry Services, Historical Land Records Viewer, Book 80 No. 465, accessed 07 April 2025, https://hlrv.nswlrs.com.au/.

[9] NSW Land Registry Services, Historical Land Records Viewer, Book 115 No. 680, accessed 07 April 2025, https://hlrv.nswlrs.com.au/; Historical Land Records Viewer, Book 80 No. 465.

[10] NSW Land Registry Services, Historical Land Records Viewer, Vol. 1058 Fol. 84, accessed 02 April 2025, https://hlrv.nswlrs.com.au/.

[11] NSW Land Registry Services, Historical Land Records Viewer, Vol. 1923 Fol. 26, accessed 02 April 2025, https://hlrv.nswlrs.com.au/.

Sir Henry Braddon (1863-1955), businessman, financier and parliamentarian, was born in India, son of Sir Edward N. C. Braddon and his wife Georgina. He was educated in Germany and England before arriving at Tasmania in 1878 where he attended Launceston Church Grammar School. Braddon began his commercial career working for the Commercial Bank of Tasmania before transferring to New Zealand where he worked for some years. On his return to Australia in 1884 he worked in Sydney and became a prominent member of the financial and commercial business community. He held many directorships of public companies and public institutions.

Braddon, whose father had been a parliamentarian and Premier of Tasmania, was appointed to the NSW Legislative Council in 1917. After the Legislative Council was reconstituted in 1933 he was elected for a further six year term, retiring in 1940. Sir Henry Braddon was a lecturer at the University of Sydney (1907-1918) on business principles and published a number of works on business principles and practice.[12]

It is likely that Braddon named the house "Rohini," as the name first appears in Sands Directory records from 1904 onwards (see Figure 23 and Figure 24). Braddon had lived in India until the age of 6 and this was likely an influence on the property's name, as Rohini is the name of a Hindu goddess.[13] The portion of Cherry Street east of the subject site was renamed Rohini Street, after Braddon's estate. The earliest publicly accessible mention of Rohini Street is in a newspaper article from 8 August 1917 which mentions an Emily Simons' address as "Rohini, Rohini Street" and that she had lost a "Lady's gold ring set" (see Figure 25).

An undated Sydney Water Board plan displays the name "Rohina" (likely a spelling error) on the dwelling and shows a stable block and tennis court (see Figure 22). As indicated in Table 1 and by NSW Land Registry Services records, Braddon sold the subject site to John Symonds in 1916. John Symonds passed away in 1962 and in 1963 the property transferred to his nephew Alexander John Douglas Symonds.[14] The full list of proprietors for the subject site during its iterations of subdivisions and occupancy can be seen in Table 1.

Table 1. Proprietors of the subject site.

Name	Date	Deed
James Cherry	14 May 1877	283-157
John Fitzgerald Burns	23 April 1880	492-130
William Ray	2 February 1881	518-158
John Booth Jones and Charles Smith Jones	13 November 1888	902-37
John Booth Jones and Charles Smith Jones	13 August 1890	977-181

[12] State Library of NSW, "NSW Parliamentary Papers 1956-2006", Biographical Notes, accessed 03 April 2025, https://parlpapers.sl.nsw.gov.au/parliamentarians/braddon-henry-yule-2600/.
[13] Kemp & Johnson Heritage Consultants, *51-53 Rohini Street, Turramurra: Heritage Impact Statement* (Croydon, 2023), 3.
[14] Kemp & Johnson Heritage Consultants, 7.

George Frederick Jones	3 September 1892	1068-216
Francis Gerard	30 May 1892	1058-84
Francis Gerard	3 March 1896	1068-216
Henry Yule Braddon	1 May 1901	1188-69
Henry Yule Braddon	7 November 1908	1923-26
John Symonds	31 August 1916	1923-26
Alexander John Douglas Symonds	20 September 1963	1923-26

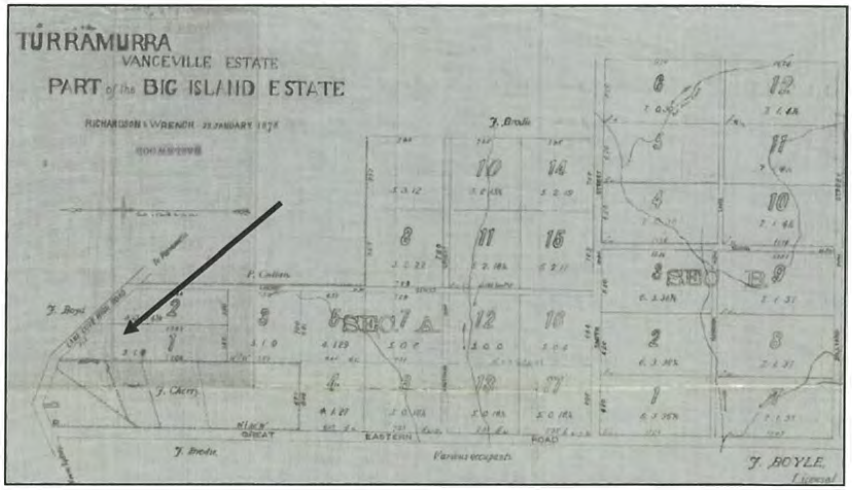


Figure 12. The Turramurra Vanceville Estate, part of the Big Island Estate, with the black arrow indicating the approximate location of the subject site (Source: National Library of Australia, Call Number: MAP F 751, annotated by Heritage 21).

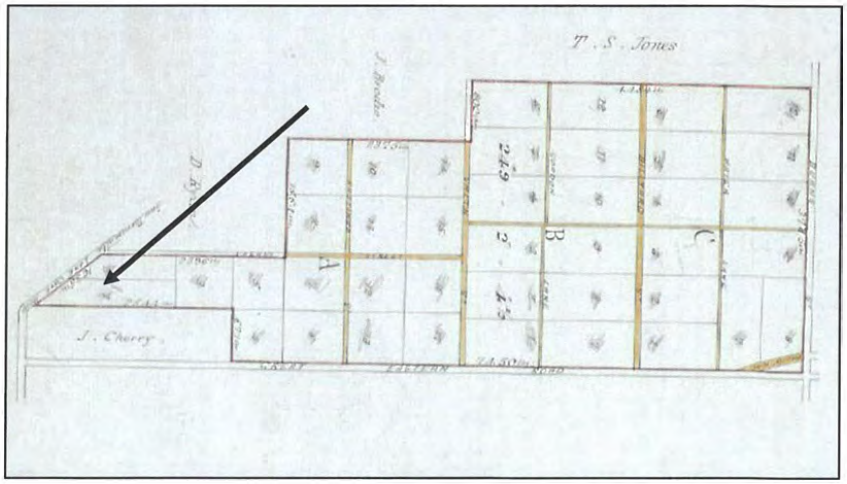


Figure 13. Certificate of Title from 1880 with the black arrow showing the indicative location of the subject site (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 492 Fol. 130, annotated by Heritage 21).

Figure 14. Parish Map of Gordon dated 1893, showing the former Cherry's Orchard Estate (Source: Hornsby Shire Council, "Hornsby Shire Recollects," Map of the Parish of Gordon 1893, accessed 02 April 2025).

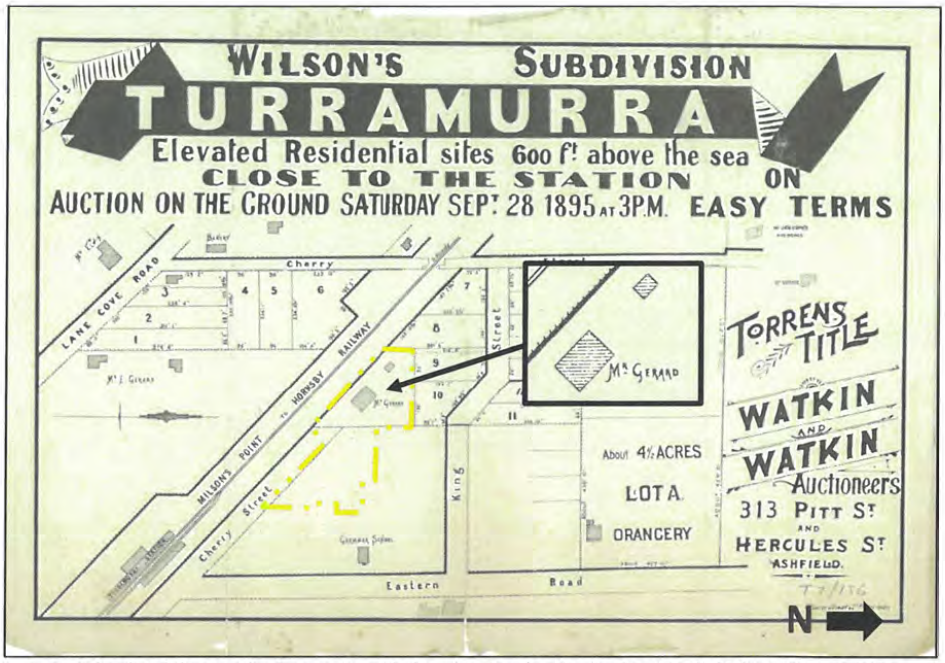


Figure 15. Wilson's Subdivision Plan from 1895, with the subject site's indicative location dashed in yellow. Note the two buildings that existed within the subject site at this time (Source: State Library of NSW, Turramurra Subdivision Plan, Call Number: SP/T7, annotated by Heritage 21).

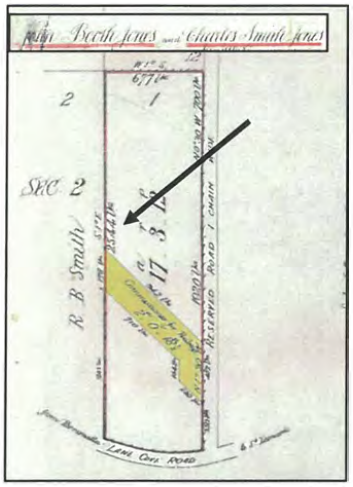


Figure 16. Certificate of Title from 1888 with the black arrow indicating the approximate location of the subject site (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 902 Fol. 37, annotated by Heritage 21).

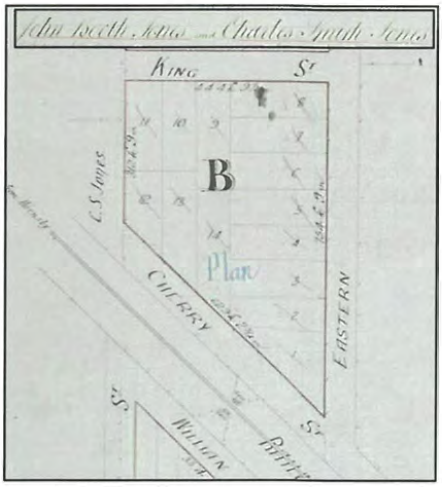


Figure 17. Certificate of Title from 1890 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 977 Fol. 181).

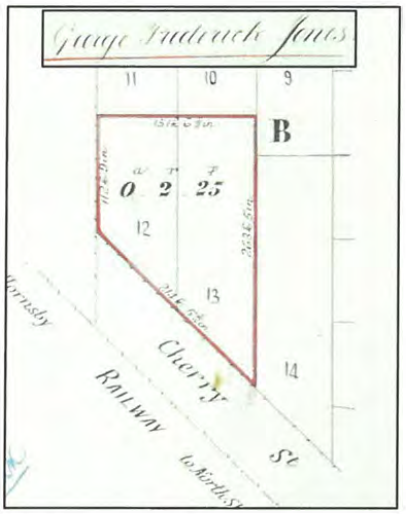


Figure 18. Certificate of Title from 1892 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1068 Fol. 216).

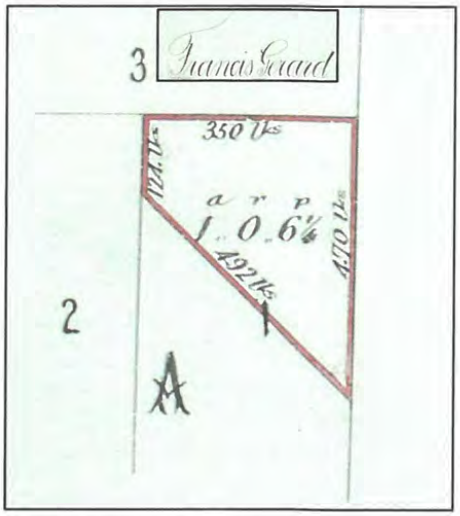


Figure 19. Certificate of Title from 1892 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1058 Fol. 84).

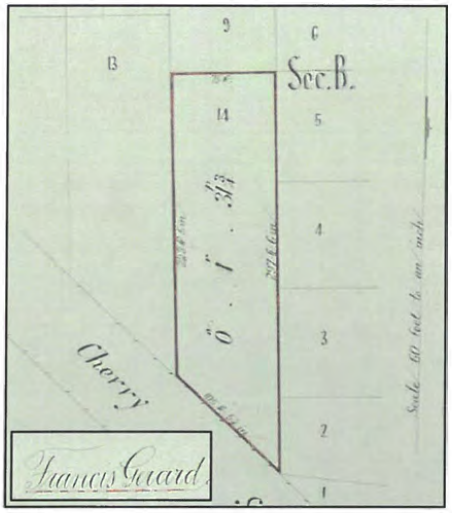


Figure 20. Certificate of Title from 1896 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1288 Fol. 69).

Figure 21. Certificate of Title from 1908 (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1923 Fol. 26).

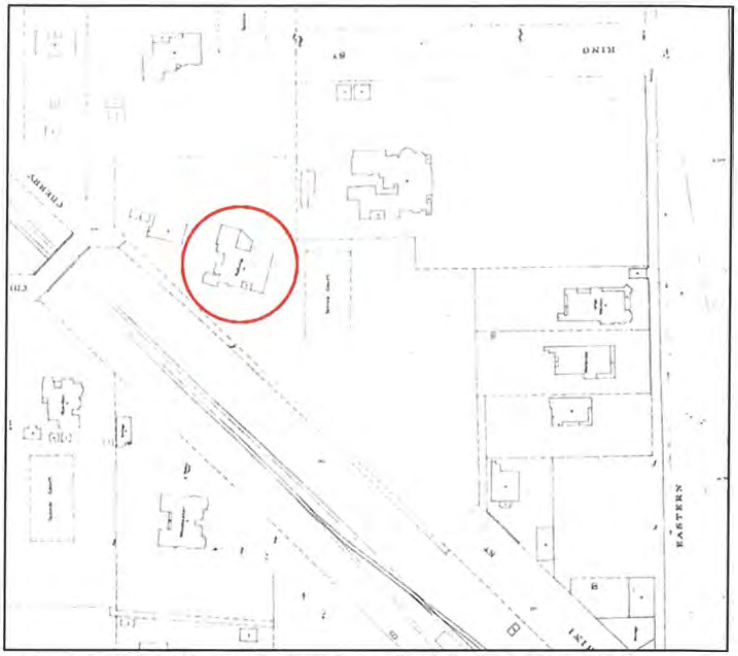
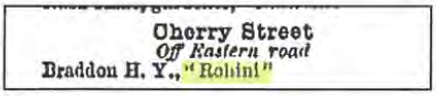
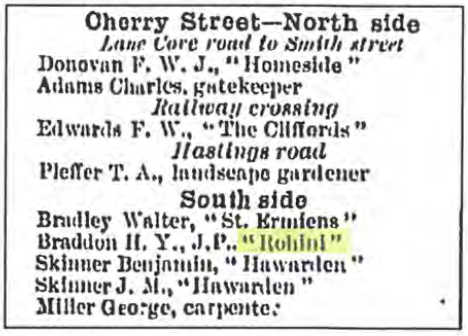


Figure 22. Undated Water Board Plan showing the name "Rohina" and dwelling circled in red (Source: Sydney Water cited in Kemp and Johnson, Heritage Impact Statement, 2023, 5).



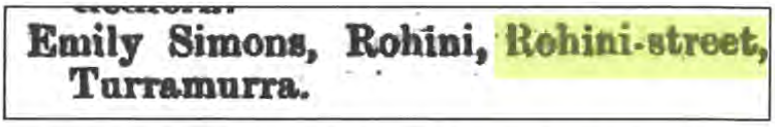
Cherry Street
Off Eastern road
Braddon H. Y., "Rohini"

Figure 23. Sands Directory record from 1904 with mention of Rohini highlighted in yellow (Source: City of Sydney Archives, Unique ID: A-01136255, annotated by Heritage 21).



Cherry Street—North side
Lane Cove road to Smith street
Donovan F. W. J., "Homeside"
Adams Charles, gatekeeper
Railway crossing
Edwards F. W., "The Cliffords"
Hastings road
Pleffer T. A., landscape gardener
South side
Bradley Walter, "St. Erminens"
Braddon H. Y., J.P., "Rohini"
Skinner Benjamin, "Hawarden"
Skinner J. M., "Hawarden"
Miller George, carpenter

Figure 24. Sands Directory record from 1910 with mention of Rohini highlighted in yellow (Source: City of Sydney Archives, Unique ID: A-01136249, annotated by Heritage 21).



Emily Simons, Rohini, Rohini-street, Turramurra.

Figure 25. The first mention of Rohini Street highlighted in yellow in a newspaper article from 1917 (Source: National Library of Australia, "Watches and Jewellery Reported Stolen, Missing, Etc.," New South Wales Police Gazette and Weekly Record of Crime, 8 August 1917, 341, annotated by Heritage 21).

1.1.1 Rohini Village

In c.1968, the allotment was subdivided into four smaller lots (see Figure 26). The first buildings associated with the retirement village were constructed in the eastern extent of the subject site in 1969 (see historical aerial image from 1970, Figure 27). As depicted in Figure 27, the former buildings of the Rohini estate remained in the western extent of the subject site at this time. By 1978, the Rohini buildings had been demolished, and the remainder of the retirement village had been constructed (see Figure 28).

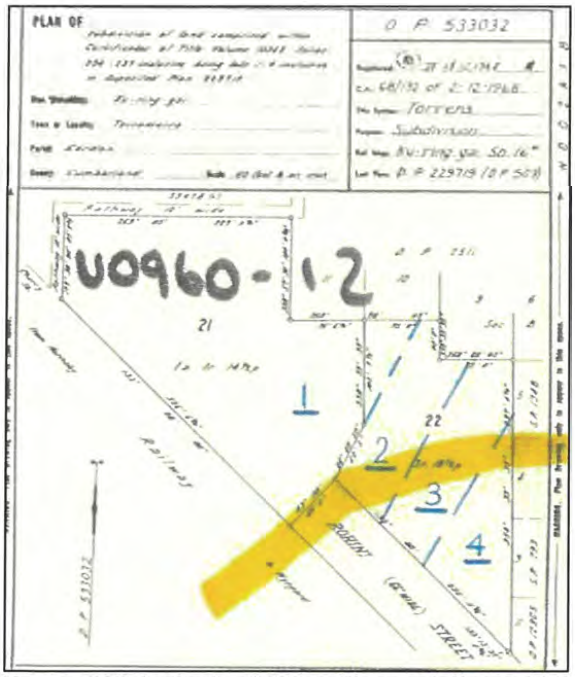


Figure 26. Deposited Plan from 1968 showing the subdivision of the property (Source: NSW Land Registry Services, Historical Land Records Viewer, Deposited Plan 533032, accessed 02 April 2025).

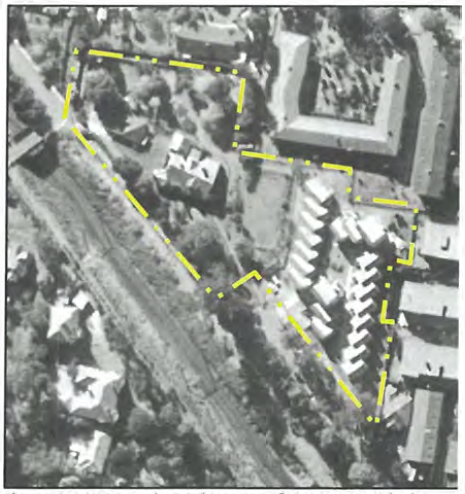


Figure 27. Historical aerial imagery from 1970 with the indicative boundary of the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

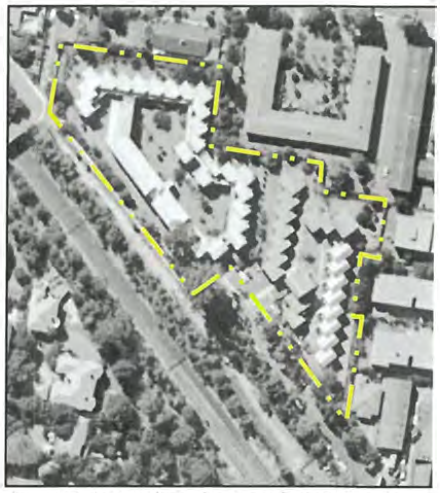


Figure 28. Historical aerial imagery from 1978 with the indicative boundary of the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

16th September 2025
Our Ref SS22-4976

SITE IMAGE
Landscape Architects

EG Property Advisory
Level 21,
Governor Phillip Tower,
1 Farrer Place,
Sydney NSW 2000

Attention: Diana Brajuha - Planning Director

Re: Anglicare Rohini Village
51-53 Rohini Street, Turramurra - Northern Landscape Heritage Interface

Dear Diana,

This letter is provided to set out our position regarding the benefits of the existing and proposed landscape along the northern boundary in terms of providing a significant buffer and visual separation from the heritage precinct north of the Rohini Village.

As illustrated in this aerial photo (on the following page) of the north boundary, there are existing trees and shrubs along the full length of the boundary, including on the Rohini site, the Council laneway land, and in the non-heritage neighbour immediately to the north. Rohini Village proposals include providing further tree and screen shrub planting in order to reinforce the existing strong screen planting. Council's concern regarding proposed buildings and impact on the heritage residence was challenged on the basis that:

- The existing vegetation along the boundary and in the adjoining non-heritage site provided a buffer, and also a considerable setback from the heritage properties starting at No. 12;
- The heritage precinct being to the north obviously eliminates any potential for overshadowing, and allows full sun access for healthy growth of current and additional planting;
- Trees, palms and tall shrubs on the boundary and adjacent garden significantly eliminate any potential for 'overlooking', noted as being a potentially significant issue.

It is believed the discussion above significantly contradicts the arguments put forward by Council, including:

- Potential visual impact, overlooking and general bulk and scale issues.
- There might be a tree disease sometime in the future eliminating all trees.

We understand that the significant separation, greening, and additional screen tree and shrub planting will ensure that there is a suitable relationship with Rohini Village proposals, and the heritage sites to the north.

We welcome dialogue with yourselves and with Council on this matter.

Kind regards,
Site Image (NSW) Pty Ltd

Ross Shepherd BLArch MArt AILA
Director

Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600

SITE IMAGE
Landscape Architects

Aerial image of the northern landscape interface north of Rohini Village

PLANNING PROPOSAL FOR 15 ECHO STREET ROSEVILLE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider the private Planning Proposal for 15 Echo Street, Roseville.
BACKGROUND:	A formal pre-lodgement meeting was held on 26 August 2024 (Attachment A6). The Planning Proposal was submitted on 2 May 2025. The Planning Proposal was incomplete. Following the submission of revised documentation on 15 July 2025, assessment commenced when fees were paid on 30 July 2025. The KLPP considered the Planning Proposal on 15 September 2025 (Attachment A7).
COMMENTS:	The Planning Proposal seeks to: • Rezone the site from RE2 Private Recreation to R2 Low Density Residential; • Apply a minimum subdivision lot size of 790sqm; • Apply a floor space ratio of 0.3:1; and • Apply a height limit of 9.5m.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That the Planning Proposal proceed to Gateway Determination.

PURPOSE OF REPORT

For Council to consider the private Planning Proposal for 15 Echo Street, Roseville.

BACKGROUND

Site Description

No. 15 Echo Street, Roseville, is legally described as Lot 6 in DP 14906 and has a total area of 758.8 m^2. The site has an east-west orientation with a depth of 33.53 metres and a frontage of 19.2 metres to Echo Street, which is a cul-de-sac. The north-western corner of the site is a splayed edge of 5.17 metres. The site survey is provided as Attachment A2.

The site slopes down from the east to the west (street end). A tennis court built on a concrete slab covers the majority of the site. Its eastern edge is cut into the site, and a sandstone wall and brick piers support the western end. Along the eastern or rear boundary of the site is a high sandstone rock wall with trees above. The tennis court is bounded along its north, south, and west boundaries by a chain wire fence with gates in both the northern and southern sections of the fence.

The southern boundary of the subject site adjoins No. 11 Echo Street, Roseville; a 1-2 storey brick dwelling exists at this site, and the pool and northern verandah associated with this dwelling extend onto the subject site. The north boundary of the site adjoins an unformed footway which is adjacent to the Roseville Golf Course.

Aerial photo showing the site and surrounds

The survey for the site references a Covenant created by Transfer A860041 and an Easement established by Transfer R347157. The Covenant was imposed on 19 September 1922 when the land was sold to William Clarke of Willoughby Quarryman, and it prohibited him from quarrying stone from the property. The Easement established on 5 July 1979 was between Harold Goldstien of No. 11 Echo Street and Roseville Golf Links Limited. The Easement provided the Transferee (the Roseville Golf Club) and its licencees the full right to enter the subject site (Lot 6) to retrieve golf

balls mis-hit in the course of an ordinary game. The Easement specified that no fence could be erected on Lot 6 without the provision of an unlocked gate.

The Covenant and the Easement are not of a nature that would impede the assessment of the current planning proposal or inhibit the potential for the site to be used for residential purposes.

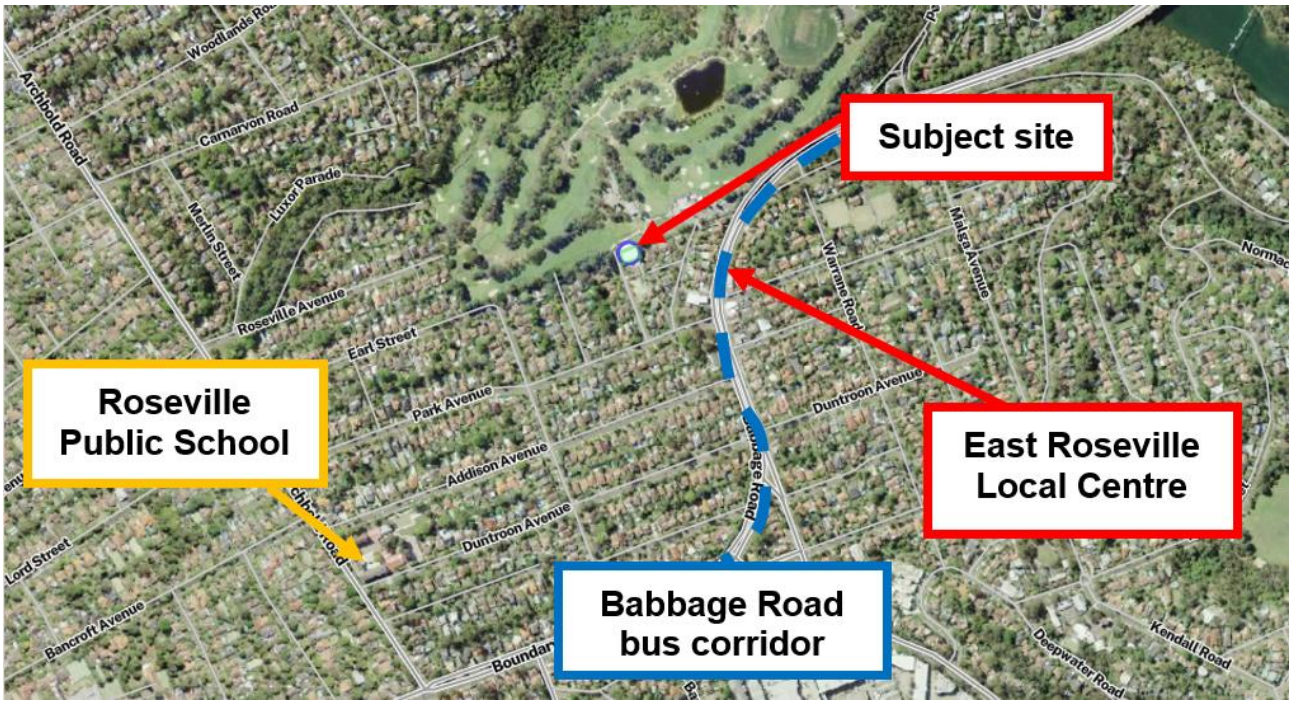
Looking north towards the cul-de-sac end of Echo Street

No. 11 Echo Street, Roseville with the site and tennis court fence visible in background

Looking south-east across the site. The white lower residence is the dwelling at 11 Echo Street.

The north-western corner of the tennis court showing the unformed footway between the site and Roseville Golf Course.

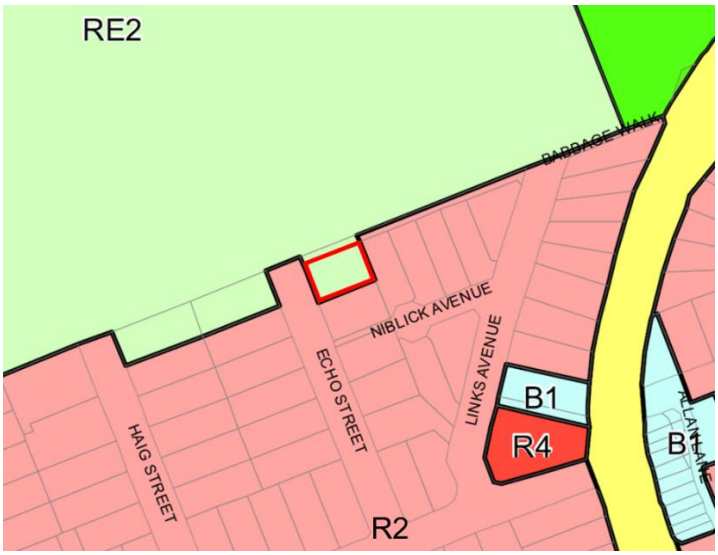
Looking east towards the site, the built-up platform established for the tennis court is visible



Site Context: Existing infrastructure in proximity to No. 15 Echo Street, Roseville

COMMENTS

The Planning Proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) to rezone the site from RE2 Private Recreation to R2 Low Density Residential. The site lies between the Roseville Golf Course, which is also zoned RE2 Private Recreation, and the dwelling house located at No. 11 Echo Street, Roseville, which, like the surrounding residential development, is zoned R2 Low Density Residential.



The subject site is currently zoned RE2 Private Recreation.

The proposal seeks an R2 Low-Density Residential zoning

In addition to the rezoning, the Planning Proposal seeks to apply the development standards shown in the table below. These standards apply to the existing R2 Low-Density Residential land surrounding the subject site.

KLEP 2015 – Zoning and Development Standards – 15 Echo Street, Roseville		
	Existing	Proposed
Zoning	RE2 Private Recreation	R2 Low-Density Residential
Minimum Lot Size	Nil	790sqm
Height	Nil	9.5m
Floor Space Ratio	Nil	0.3:1

The subject site has an area of 758.8m^2. The Planning Proposal seeks to apply a minimum subdivision lot size of 790m^2, which means the site, if re-zoned, will remain a single allotment (refer to the section of this report titled Site-Specific Merit for a discussion on the implications of the NSW Government's Low to Mid-rise and dual occupancy provisions).

It must be noted that, despite any mapped FSR, Clause 4.4(2A) of the KLEP 2015 provides a sliding scale for the calculation of FSR for a building in the R2 Low-Density Residential zone. Under this clause, for sites with areas of 800 m^2 or less, an FSR of 0.4:1 applies.

Chronology of Assessment

A pre-lodgement meeting was held on 27 August 2024 (**Attachment A6**). The Planning Proposal was submitted on the Planning Portal on 2 May 2025. The Planning Proposal was incomplete. Revised information was submitted on 15 July 2025. Following the payment of fees, the Planning Proposal was formally lodged, and assessment commenced on 30 July 2025.

The KLPP considered the Planning Proposal on 15 September 2025, refer **Attachment A7.**

Merit Assessment

A Planning Proposal is not a Development Application and does not consider the specific detailed matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. A Planning Proposal only relates to an LEP amendment and cannot be tied to a specific development.

A Planning Proposal must demonstrate the site-specific and strategic merit of the proposed amendments. The NSW Government's publication *Local Environmental Plan Making Guideline* (August 2023) outlines the criteria to be used for assessing the site-specific and strategic merit of a planning proposal.

The Planning Proposal and Appendices are included in **Attachments A1-A6.**

Site-Specific Merit Assessment

The NSW Local Environmental Plan Making Guideline (August 2023) specifies that to assess site-specific merit, consideration must be given to how the proposal impacts:

- The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources, or hazards);
- Existing uses, approved uses, and likely future uses of the land in the vicinity of the land to which the proposal relates; and,
- Services and infrastructure that are or will be available to meet the demands arising from the proposal.

An assessment of the proposal's site-specific merit against the relevant criteria is provided below.

Natural Environment

As part of the rezoning proposal, Martens Environmental Science and Engineering was commissioned to undertake a Site Contamination Assessment of the site.

Martens undertook a desktop review of available information and, using historic photos, identified that while the site had been in the ownership of Roseville Golf Course it was densely vegetated up until 1961, indicating that it was never part of the actively managed golf course. Around 1961, the site was developed as a tennis court associated with the residence at No. 11 Echo Street, Roseville.

Martens carried out a site visit, where they observed potential fill primarily in the western (street side) of the site. The fill was used to establish a level surface for the slab forming the base of the tennis court. The fill was identified as the main area of environmental concern on the site. Soil samples were taken via bore holes instead of the preferred test pitting, as the concrete tennis court limited options. Due to testing being restricted Martens recommended, an Unexpected Finds Protocol to ensure that any unexpected contamination encountered during future earthworks is appropriately identified, assessed and managed.

Council's *Contaminated Land Policy,* (October 2024), requires that to proceed with a planning proposal a *Preliminary Site Investigation Report* for the land must conclude the land is suitable for the proposed zone.

The requirements for a *Preliminary Site Investigation Report* are set out in the following two applicable documents:

- Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites (Office of Environment and Heritage 2011); and
- Contaminated Land Planning Guidelines (Draft – NSW Government.)

While Marten's assessment appeared to satisfy the form of a *Preliminary Site Investigation Report*, it was noted in the report to the Ku-ring-gai Local Planning Panel (KLPP) that they would be asked to confirm this in a re-submit of their report, prior to the matter being submitted to the Department for Gateway. In response to the KLPP report Marten's submitted an amended Site Contamination Assessment Report. This document was reviewed by Council's Strategy and Environment staff and found to satisfy the requirements of a Preliminary Site Investigation Report. The amended report, similar to the initial Martens report concludes:

> *Based on the findings of this Preliminary Site Investigation, and with consideration to the limitations of the investigation (Section 9), risks to human health and ecological receptors posed by potential contamination are considered low.*

As such, the MA consider the site to be suitable for residential (with access to soil) land use and the proposed rezoning to R2 – Low Density Residential.

To manage any potential residual risks, the Unexpected Finds Protocol (UFP) provided in Appendix O should be implemented during any future earthworks or construction.

The amended report is provided as Attachment A3.

To address Marten's recommendation for an Unexpected Finds Protocol, the site has been recorded in Council's information system as contaminated land ensuring that prior to any site works the exact nature of the fill on the site is established and dealt with appropriately.

In addition to the site contamination assessment, an Arboricultural Impact Assessment prepared by New Leaf Pty Ltd was submitted with the planning proposal (Attachment A4). The report assessed trees within and adjoining the perimeter of the site. A total of twenty trees were assessed which included 6 on the subject property, 8 in neighbouring properties (six in Roseville Golf Course, and two in Niblick Avenue), and 6 in the council road reserve. The assessment acknowledged that the rezoning application does not propose or require any works that will impact trees. However, New Leaf based its evaluation on indicative development plans prepared by Spiral Architects Lab (Attachment A5). These plans were prepared to demonstrate a dwelling could be erected on the site, in full compliance with Council's controls. Using the drawings from Spiral Architects, New Leaf concluded the following:

Future development will allow for the retention of the majority of trees on the site and adjacent land, with likely removal of two trees in the Council verge to allow for future driveway access.

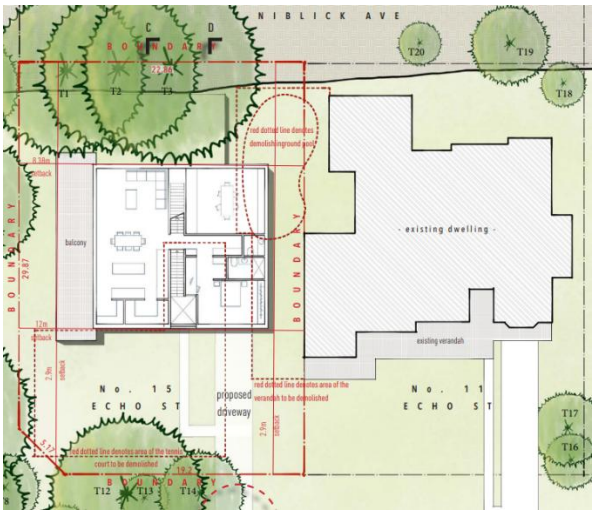
New Leaf also noted that the re-zoning has the potential to increase canopy coverage and deep soil provision on the site due to the removal of the tennis court.

Further to the work undertaken by the consultants Martens and New Leaf, a check was undertaken of both State and Local Government mapping to identify if the site and surrounds were subject to any potential hazards, such as flooding or bushfire, or constraints, such as heritage, critical habitat, or biodiversity. No relevant hazards or constraints were identified.

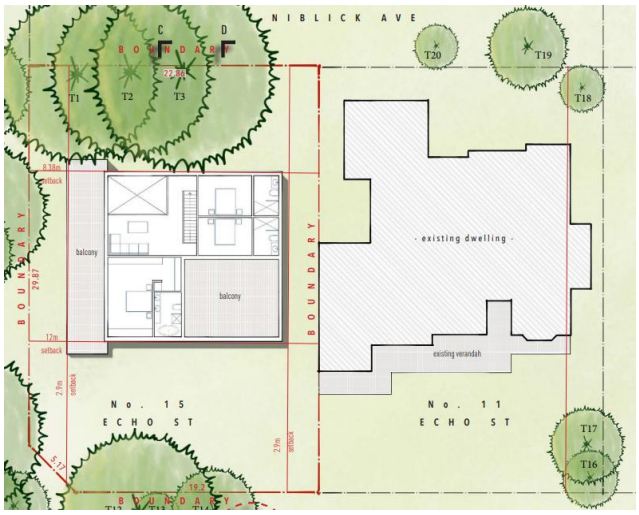
Existing uses, approved uses, and likely future uses of the land

Under the zoning RE2 Private Recreation, outdoor recreation facilities are permissible but not dwelling houses. As previously discussed, the site is currently being used as an extension of the outdoor living space of No. 11 Echo Street. Under the proposed R2 Low-Density Residential zoning, a dwelling house is a permissible use, and an application could be lodged to erect a dwelling on the site.

In the interest of demonstrating that an R2 Low-Density Residential zoning would be suitable for the site, the applicant provided design drawings to show that a single dwelling could be accommodated on the site in compliance with Council's relevant controls.

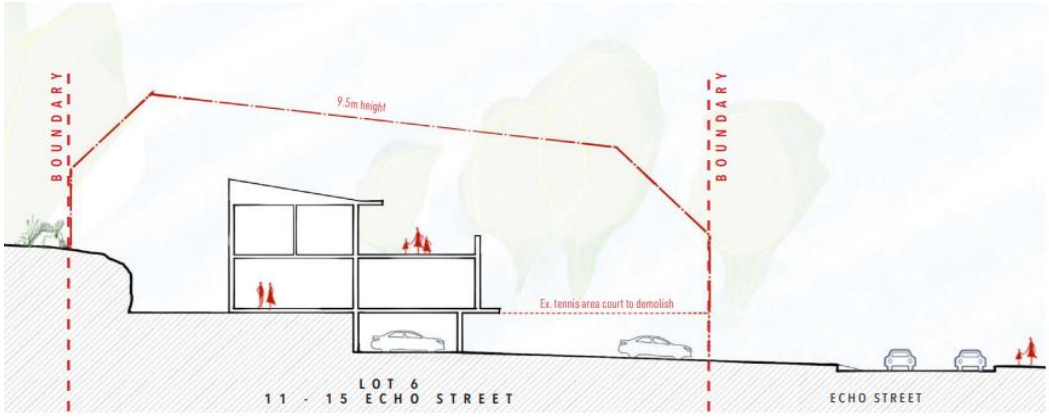


Indicative ground floor plan: 4-bedroom dwg.



Indicative first floor plan: 4-bedroom dwelling

Indicative design showing ability to conform with relevant Council controls



Indicative design showing ability to conform with relevant Council controls

The above design is indicative only; however, it does demonstrate that the site's regular rectangular shape, gentle slope, and perimeter site trees (due to tennis court and pool) would aid

in facilitating a development that complied with Council controls and limited impacts on No. 11 Echo Street and the environment.

Low and Mid-Rise Housing Policy – Dual Occupancy

The site is not identified on the NSW Government's Low to Mid-rise indicative map, but if rezoned, it will be subject to the NSW Government's legislation enabling dual occupancy in all R2 Low Density Residential zones. However, the subject site has an area of 758.8m^2 and Council has sought to restrict dual occupancy outside of the Low to Mid Rise areas to sites with an area of 1015m^2 or above.

While dual occupancy may not be possible on the site, there is the potential for the applicant to pursue a secondary dwelling. Under KLEP 2015, secondary dwellings are permitted in R2 low-density residential zones as long as they are established in conjunction with a principal dwelling, are on the same lot of land as the principal dwelling, and do not exceed in area whichever of the following is greater -

a) 60 square metres,
b) 25% of the total floor area of the principal dwelling.

Infrastructure

The Planning Proposal seeks to rezone the land to permit future low-density residential use on the land. A single dwelling house equates to approximately 2.6 additional residents (ABS Census data for NSW average household size within the subject area). There is also potential for a secondary dwelling to be accommodated on site, but even considering this, the proposed increase in population resulting from the proposal will be minor. Adding approximately 5-6 people into the area is a population increase which can be comfortably absorbed by the existing roads, water, sewer, and electricity infrastructure. It is noted that the site is within close proximity to employment zones, shops, public transit, educational establishments, and public open space.

Bus stops within 400m walking distance of the site along Babbage Road to the east are serviced by bus routes 260, 270, 271, 273, 274, 278, 279, 280, 281, 283, and 284. These stops provide regular bus service to the Sydney CBD (Wynyard) with a travel time of approximately 26 minutes and to Chatswood CBD with a travel time of approximately 16 minutes.

Conclusion – Site Specific Merit Assessment

The proposal's site-specific merit has been assessed against the criteria established by the NSW Government. The natural environment of the site and surrounds, the existing and likely future uses of the site, and the capacity of existing infrastructure to service the demands resulting from the proposal are all matters that have been evaluated.

The re-zoning of the site to facilitate low-density residential development is considered an appropriate outcome for the site. The proposal is assessed as having site-specific merit.

Strategic Merit Assessment

A proposal must be aligned with the NSW strategic planning framework and current government policy for it to be assessed as having strategic merit. The proposal's consistency with the relevant State and Local strategic plans is considered below.

Greater Sydney Region Plan and North District Plan (2018)

The Planning Proposal is consistent with the objectives of the *Greater Sydney Region Plan – A Metropolis of Three Cities*, in particular:

- Objective 10. Greater housing supply
- Objective 11. Housing is more diverse and affordable

The Planning Proposal is consistent with the planning priorities of the *North District Plan*, in particular:

- Planning Priority N5. Providing housing supply, choice and affordability, with access to jobs, services and public transport

Ku-ring-gai Local Strategic Planning Statement (2020)

The Planning Proposal is consistent with the following local planning priorities:

- K3. Providing housing close to transport, services and facilities to meet the existing and future requirements of a growing and changing community
- K4. Providing a range of diverse housing to accommodate the changing structure of families and households, and enable ageing in place
- K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character
- K31. Increasing, managing and protecting Ku-ring-gai's urban tree canopy

Section 9.1 Ministerial Directions and State Environmental Planning Policies (SEPPs)

The Planning Proposal is consistent with the State Environmental Planning Policies (SEPPs) applicable to the site. Many of these SEPPs contain detailed provisions and controls which would only apply at the Development Application stage.

The Planning Proposal is consistent with the applicable s9.1 Ministerial Direction, specifically:

- 3.1 Residential Zones, and
- 5.1 Integrating Land Use and Transport.

Conclusion – Strategic Merit Assessment

The Planning Proposal is aligned with the NSW strategic planning framework, including Council's Local Strategic Planning Statement and it gives effect to the NSW Government's current priority of increasing housing provision. The proposal is assessed as having Strategic Merit.

Ku-ring-gai Local Planning Panel - 15 September 2025

The Planning Proposal was considered by the KLPP on 15 September 2025 **(Attachment A7)**. At this meeting the Ku-ring-gai Local Planning Panel advised that:

A. The Planning Proposal, as documented at Attachment A1-A6, be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination subject

to the proponent re-submitting an amended Site Contamination Assessment (Attachment A3) that satisfies the requirements for a Preliminary Site Investigation as set out in the following two documents:

- *Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites (Office of Environment and Heritage 2011); and*
- *Contaminated Land Planning Guidelines (Draft – NSW Government).*

B. That Council seek authority to finalise the planning proposal under delegation.

C. Date of the decision: 15 September 2025.

D. Reason for the advice:

1. *The Panel concurs with the recommendation in Council's Planning Proposal Assessment Report.*

2. *The planning proposal is consistent with site and local planning instruments and has strategic and site-specific merit.*

Voting: Unanimous

The applicant has submitted an amended site contamination assessment report. This document was reviewed by Council's Strategy and Environment staff and found to satisfy the requirements of a Preliminary Site Investigation Report. The amended report is provided as **Attachment A3.**

Amendments required to the Planning Proposal

The Planning Proposal is minor and is well supported by the applicant's planning proposal and supporting technical documents. Additionally, the Planning Proposal is in accordance with the requirements of the NSW Government's Local Environmental Plan Making Guideline (August 2023) and therefore no amendments have been required.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan (2035) Long Term Outcome	Delivery Program Term Achievement	Operational Plan Action
U1-Facilitate a diverse mix of housing options to accommodate the needs of a growing and changing population, including increased density in appropriate locations.	P2.1.1: Land use strategies, plans and processes are in place to protect existing character and effectively manage the impact of new development.	P2.1.1.2 Continue to review the effectiveness of existing strategies, local environmental plans, development controls plans and processes across all programs

GOVERNANCE MATTERS

The process for the preparation and implementation of Planning Proposals is governed by the provisions contained in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*.

Local Planning Panel's Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979* requires Council to refer all Planning Proposals prepared after 1 June 2018 to the Local Planning Panel for advice, before the Planning Proposal is forwarded to the Minister for a Gateway Determination.

The matter was referred to the Ku-ring-gai Local Planning Panel on 15 September 2025. The Panel advised they considered the proposal had strategic and site-specific merit.

RISK IMPLICATION STATEMENT

The primary risk associated with the recommendations contained in this report is related to the environment.

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

FINANCIAL CONSIDERATIONS

The Planning Proposal was subject to the relevant application fee under Councils 2024/2025 Schedule of Fees and Charges. The fee covers the cost of the review and assessment of the Planning Proposal

SOCIAL CONSIDERATIONS

The amendments sought by the Planning Proposal would enable the delivery of one additional low-density residential lot. This would provide the potential for an additional dwelling house and possibly a secondary dwelling. Additional housing is required to meet the needs of a growing and changing community.

ENVIRONMENTAL CONSIDERATIONS

The main environmental concern for the site is the potential for contaminated fill. For a discussion of this matter refer to the section of this report titled Site Specific Assessment – Natural Environment. The site has been recorded in Council's information system as contaminated land ensuring that prior to any site works the exact nature of the fill on the site is established and dealt with appropriately.

Altering the zoning of the site from RE2 Private Recreation to R2 Low Density Residential will facilitate the removal of the tennis court and pool on the site, which has the potential to increase deep soil provision and tree canopy.

COMMUNITY CONSULTATION

The Planning Proposal has not been subject to community consultation. In the event that the Planning Proposal is issued a Gateway Determination by the Department of Planning, Housing and

Infrastructure, the Planning Proposal would be placed on statutory public exhibition in accordance with the requirements of the Gateway Determination and Council's Community Participation Plan.

INTERNAL CONSULTATION

Relevant Council staff were consulted during the preparation of this report. No objections were raised to the planning proposal.

SUMMARY

A Planning Proposal has been submitted for 15 Echo Street, Roseville, which seeks to make the following amendments to the Ku-ring-gai Local Environmental Plan 2015:

- Rezone from RE2 Private Recreation to R2 Low Density Residential;
- Apply a minimum lot size development standard of 790sqm;
- Apply a height development standard of 9.5m; and,
- Apply a floor space development standard of 0.3:1.

The Planning Proposal has been assessed and found to have sufficient site-specific and strategic merit to recommend it proceed to Gateway Determination and public exhibition.

RECOMMENDATION:

A. The Planning Proposal, as documented at Attachment A1-A6, be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

B. That Council requests the plan making delegation under Section 3.36(2) of the *Environmental Planning and Assessment Act 1979* for this Planning Proposal.

C. That Council authorise the Director of Strategy and Environment to correct any minor anomalies of an administrative nature that might arise during the plan making process.

Philippa Hayes
Strategic Planner Heritage

Andrew Watson
Director Strategy & Environment

Antony Fabbro
Manager Urban & Heritage Planning

Craige Wyse
Team Leader Urban Planning

Attachments:	A1⇩	Planning Proposal 15 Echo Street	2025/280692
	A2⇩	Survey Plan	2025/280696
	A3⇩	Preliminary Site Investigation	2025/332151
	A4⇩	Arboricultural Impact Assessment	2025/280703

A5⇩	Urban Design Architectural Plans	2025/280706
A6⇩	Council Pre-lodgement Consultation and Scoping Proposal	2025/280708
A7⇩	KLPP 15 Septemeber Advice on 15 Echo St Roseville	2025/306212

Chapman Planning Pty Ltd

Planning Proposal – PP-2025-802

15 Echo Street, Roseville

Amend Ku-ring-gai Local Environmental Plan 2015
Rezone land from RE2 Private Recreation to R2 Low Density Residential

15 July 2025
Prepared by Chapman Planning
Member PIA

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DOCUMENT SIGN-OFF

PP Prepared & Peer Reviewed by:
Name: Jason Lambropoulos **Designation**: Senior Town Planner – Chapman Planning **Signature**: J.Lambropoulos **Date**: 15 July 2025
Peer Reviewed by:
Name: Garry Chapman **Designation**: Director – Chapman Planning **Signature**: Garry Chapman. **Date:** 15 July 2025

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INTRODUCTION

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015). The planning proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EPA Act) and the Local Environmental Plan Making Guideline published by the NSW Department of Planning on August 2023.

The Planning Proposal seeks an amendment to the KLEP 2015 applying to land at 15 Echo Street, Roseville – Lot 6 in DP 14906.

The site is currently zoned RE2 Private Recreation zone, and is not subject to any principle development standards pursuant to the LEP. This planning proposal seeks to amend the LEP to rezone the subject site to R2 Low Density Residential zone with a maximum permissible height of 9.5m and a maximum permissible FSR of 0.3:1 pursuant to the LEP maps.

The proposal seeks to amend the LEP so that the zoning and principle development standards for the site are consistent with that of the adjoining property – Lot 7 in DP 14906 (11 Echo Street, Roseville) which currently contains a dwelling house. The subject site at 15 Echo Street is utilized as an extension of the existing dwelling on the adjoining property and contains a swimming pool, tennis court, verandah and garden areas associated with this dwelling.

A Planning Proposal pre-lodgement meeting was held with Ku-ring-gai Council on 27 August 2024 following the submission of a scoping report to Council on 9 August 2024. (**Appendix E –** Scoping Proposal dated 9 August 2024 prepared by Chapman Planning)**.**

In accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979, this planning proposal seeks to explain the intended effect of the proposed instrument and sets out the justification for making the proposed instrument. This planning proposal addresses matters that are intended to be included in the Ku-ring-gai Local Environmental Plan 2015.

Land to which Planning Proposal applies

The subject site is legally described as Lot 6 in DP 14906, also known as 15 Echo Street, Roseville. The subject site is located 100m north of the intersection of Park Avenue and Echo Street, Roseville, and adjoins the southern boundary of the Roseville Golf Course to the north.

The lot has an east-west orientation with a frontage of 19.2m to Echo Street, a splayed corner of 5.17m at its north-western corner adjacent to the Echo Street cul-de-sac, a site depth of 29.87m, and total area of approximately 760m^2.

The site is level created by the cut and fill for the tennis court covering the majority of the site. The tennis court is cut into site with a sandstone wall/retaining wall toward the rear boundary with trees above the retaining walls. The tennis court sits on sand-stone walls on the western portion of the site. The site also contains part of the in-ground swimming pool and verandah used by the adjoining dwelling house at 11 Echo Street, Roseville.

The adjoining property contains a 1- 2 storey brick dwelling house, with vehicular access from Echo Street via driveway at the south-western corner of the site.

The site is within walking distance (500m) of the East Roseville Local Centre zone and well-serviced by public transport – bus stops along Babbage Road serving bus routes to Chatswood, Dee Why, and Warringah Mall.

The subject site and locality are shown in the aerial photographs and map extracts below.

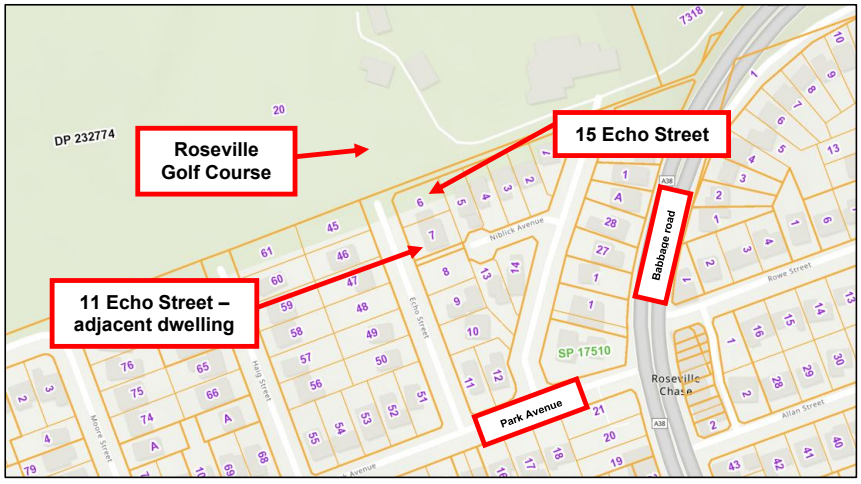


Figure 1 *Aerial photograph and cadastral map of the site and adjoining properties –* ***Source****: NSW Explorer*

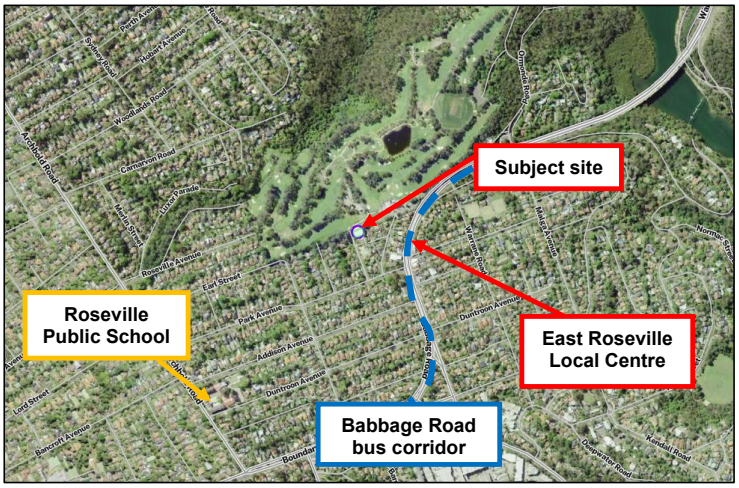


Figure 2 *Aerial photograph of the surrounding locality, transport links and facilities –* ***Source****: NSW Explorer*

Existing KLEP 2015 Planning Controls

- **Zoning**: The subject site is zoned RE2 – Private Recreation under the *Ku-ring-gai LEP 2015*.

  The subject site is surrounded by low density land uses under the LEP with R2 Low Density Residential zoned land to the south, east and west with a building height of 9.5m. The land adjoining the northern boundary is zoned RE2 Private Recreation and contains the Roseville Golf Course and Golf Club.

- **4.1 Minimum Subdivision Lot Size:** Nil

- **4.3 Height of buildings & 4.4 Floor space ratio:** Nil

The site is not identified on the remaining LEP maps with respect to heritage conservation, terrestrial biodiversity, or riparian land. Further, pursuant to the Ku-ring-gai Council Online map viewer the site is not subject to flooding (mainstream or overland flow mapping), greenweb mapped land, or bushfire prone land.

Proposed KLEP 2015 Amendments

- **Zoning**: RE2 (Private Recreation) to R2 (Low Density Residential)

- **4.1 Minimum Subdivision Lot Size:** Nil to R:790sqm

- **4.3 Height:** Nil to J2: 9.5m

- **4.4 Floor Space Ratio:** Nil to A3: 0.3:1

Technical Studies

The Planning Proposal relies on the following plans and reports.

- *Appendix A – Survey Report dated 14 July 2025 prepared by Lawrence Consulting Group*
- *Appendix B – Urban Design Report and Concept Architectural Plans dated June 2025 prepared by Spiral Architects Lab.*
- *Appendix C – Site Contamination Assessment dated 12 March 2025 prepared by Martens & Associates.*
- *Appendix D – Arboricultural Impact Assessment dated 22 April 2025 prepared by New Leaf Arboriculture.*
- *Appendix E – Pre-lodgement consultation with Council & Scoping Proposal dated 9 August 2024 prepared by Chapman Planning*

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objective

The objective of the planning proposal is to rezone an existing allotment that is zoned RE2 Private Recreation, that has historically been associated with the low-density residential use of the existing dwelling at 11 Echo Street. The objective of the rezoning is to facilitate future low-density development on the site.

Intended Outcomes

The intended outcomes of the planning proposal are:

- Rezone the site so as to enable redevelopment for the purposes of low-density residential accommodation consistent with the adjoining land and the locality, eastern and western side of Echo Street, Roseville;
- Allow for development of the site for residential development commensurate with the proposed R2 Low Density Residential zone with a maximum permitted height of 9.5m, FSR of 0.3:1, and minimum lot size of 790m^2 consistent with the surrounding locality;
- Provide for the orderly, economic, and prompt development of the site; and
- Ensure that development within the Ku-ring-gai LGA appropriately supports the objectives of planning policies and plans, including Council's Community Strategic Plan 2038, the Greater Sydney Regional Plan A Metropolis of Three Cities, the North District Plan and the Ku-ring-gai Local Strategic Planning Statement.

PART 2 – EXPLANATION OF PROVISIONS

KLEP 2015 Mapping

The planning proposal seeks to:

- **Zoning**: Amend the Ku-ring-gai LEP 2015 Land Zoning Map for the site from RE2 (Private Recreation) to R2 (Low Density Residential)
- **Lot Size:** Nil to R:790sqm
- **Height:** Nil to J2: 9.5m
- **Floor Space Ratio:** Nil to A3: 0.3:1

KLEP 2015 Written Instrument

No additional local or site-specific provisions are sought for the site which require amendment to clauses of the KLEP 2015 written instrument.

The intent of the amendments will achieve the objectives and intended outcomes of the proposal by allowing the future development of the lot for low-density residential uses consistent with the R2 Low Density Residential zone.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The below section addresses the strategic and site-specific merit of the planning proposal in accordance with the requirements of the Local Environmental Plan Making Guideline published by the NSW Department of Planning.

Section A – Need for the planning proposal

Q1 Is the planning proposal a result of an endorsed LSPS strategic study or report?

The planning proposal is not triggered by an endorsed LSPS or strategic study. However, the rezoning seeks to facilitate residential development on an existing allotment which has historically been used in association with an existing dwelling on the adjoining property containing its private open space areas.

The proposal will align the existing zoning of the land with its current use, and facilitate future redevelopment of the site to contain low-density residential development.

The planning proposal achieves the aims of the **Ku-ring-gai Local Strategic Planning Statement** which envisions an increase in housing densities close to transport, services and facilities, specifically:

- ***Planning Priority K3***: Future development of the subject site to contain a low-density residential dwelling typology will be within close proximity to transport (Babbage Road bus corridor), services (East Roseville Local Centre, Chatswood Industrial/Commercial centre Lower Gibbes Street) and facilities (Roseville Public School) within the broader Roseville locality. The additional housing stock provided by the proposal can be accommodated by existing infrastructure within the locality.
- ***Planning Priority K4*****:** The rezoning of the site will permit *dwelling house* and *secondary dwelling* development contributing to a range of housing types within the locality,
- ***Planning Priority K5*****:** The additional dwelling density provided within the locality by the proposal contributes to housing choice and affordability in Roseville.
- ***Planning Priority K21:*** The proposal achieves additional housing and land use improvement that will be serviced by key transport infrastructure enabling 30 minute access to key strategic centres. Bus stops within 400m walking distance of the site along Babbage Road to the east are serviced by bus routes 260, 270, 271, 273, 274, 278, 279, 280, 281, 283, and 284. These stops provide regular bus service to the Sydney CBD (Wynyard) with a travel time of approximately 26 minutes and to Chatswood CBD with a travel time of approximately 16 minutes.
- ***Planning Priorities K31 & K40:*** The future residential development permitted by the proposal would allow for improved canopy cover and deep soil permeability on the site. The existing hard surface area – tennis court on the site currently extends within the front, side and rear setback

areas of the lot, which under future low-density residential development in accordance with the Ku-ring-gai DCP will provide landscaped and deep soil areas in these setbacks.

The **Ku-ring-gai Housing Strategy 2036** identifies Council's response to achieving the housing targets of the Greater Sydney Region Plan of 4,000 new dwellings from 2016-2021. The housing strategy states that "*since 2016, more than half of the required housing supply quota has been met, with the remaining amount fully deliverable through current development approvals and existing capacity within the Ku-ring-gai Local Environmental Plans. This means that the 0-5 year housing supply target of 4,000 dwellings is achievable under Council's existing planning policies and no amendment to the Ku-ring-gai Local Environmental Plan is necessary."*

Nevertheless, the NSW State Government has provided an updated housing target of 7,600 new dwellings in the LGA by 2029. While the Housing Strategy does not identify the need for increased housing density through amendments to the KLEP 2015, the proposal is a responsive rezoning of an underutilised site that will enable development in accordance with its historically anticipated use, achieving reasonable growth for the locality in accordance with the State Government's latest housing target, whilst also being consistent with existing established low density development within Roseville. The rezoning will enable an additional dwelling on the subject site consistent with the Housing Strategy.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposal is the best means of achieving the objectives and intended outcomes for the site. The current KLEP 2015 provisions do not allow for residential development of the site due to the RE2 Private Recreation zoning of the land.

Clause 5.3 Development near zone boundaries of the KLEP 2015 generally provides for flexibility in permitting uses on land adjacent to a zone boundary where it would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.

Pursuant to subclause 5.3(3)(ab) of the LEP, this Clause does not apply to the R2 Low Density Residential zone or the RE2 Private Recreation zone, and would not allow for the objectives and intended outcomes of the proposal to be achieved. The planning proposal for rezoning of the land is the best, most efficient and most time-effective approach to delivering the desired outcome in this regard.

The current use of the site as part of a residential dwelling will be reflected in the proposed zoning while also giving flexibility for a future separate dwelling to be developed on the site which is a separate lot to the existing dwelling at 11 Echo Street.

Section B – Relationship to Strategic Planning Framework

Q3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The proposal will give effect to the relevant objectives and actions of the *Greater Sydney Region Plan, North District Plan* as detailed within the below assessment:

Table 1 *Consistency with relevant objectives of the Greater Sydney Regional Plan*

CONSISTENCY WITH GREATER SYDNEY REGION PLAN 2056		
Directions	***Objectives***	***Consistent/Inconsistent***
Liveability		
4. Housing the city	**Objective 10.** Greater housing supply.	The proposal will increase housing supply within the locality through the rezoning of the land to allow for future low-density residential development.
	Objective 11. Housing is more diverse and affordable.	The additional dwelling density provided within the locality by the proposal contributes to housing choice and affordability in Roseville.
5. A city of great places	**Objective 13.** Environmental heritage is conserved and enhanced.	The proposal does not impact upon any nearby state or local heritage items, or conservation areas.
Productivity		
6. A well connected city	**Objective 14.** A metropolis of three cities integrated land use and transport creates walkable 30-minute cities.	The proposal achieves this objective by providing additional housing and land use improvement that will be serviced by key transport infrastructure enabling 30 minute access to key strategic centres. Bus stops within 400m walking distance of the site along Babbage Road to the east are serviced by bus routes 260, 270, 271, 273, 274, 278, 279, 280, 281, 283, and 284. These stops provide regular bus service to the Sydney CBD (Wynyard) with a travel time of approximately 26 minutes and to Chatswood CBD with a travel time of approximately 16 minutes.
Sustainability		
8. A city in landscape	**Objective 27.** Biodiversity is protected, urban bushland, and remnant vegetation is enhanced.	The proposal will not impact upon any significant areas of biodiversity or significant bushland within the locality as detailed by the submitted Arboricultual Impact Assessment. The future residential development permitted by the proposal would allow for improved canopy cover and deep soil permeability on the site as depicted in the submitted concept plans for the site. The existing hard surface area – tennis court on the site currently extends within the
	Objective 30. Urban tree canopy cover is increased.	

		front, side and rear setback areas of the lot, which under future low-density residential development in accordance with the Ku-ring-gai DCP will provide landscaped and deep soil areas in these setbacks.

***Table 2** Consistency with District Plan*

CONSISTENCY WITH THE NORTH DISTRICT PLAN 2056	
Planning Priority	***Consistent/ Inconsistent***
Liveability	
N5. Providing housing supply, choice, and affordability, with access to jobs, services, and public transport.	The site is within walking distance (<500m) of the East Roseville Local Centre zone, and well-serviced by public transport – bus stops within 400m walking distance along Babbage Road with regular bus routes to Chatswood, Dee Why, and Warringah Mall. The proposal allows for additional housing stock within 30 minute travel time of nearby employment and commercial centres in the Sydney and Chatswood CBD's, and is within close proximity to Roseville Public School 950m walking distance south-west of the site.
Sustainability	
N16. Protecting and enhancing bushland and biodiversity.	The proposal will not impact upon any significant areas of biodiversity or significant bushland within the locality.
N19. Increasing Urban tree canopy cover and delivering Green Grid connections.	The future residential development permitted by the proposal would allow for improved canopy cover and deep soil permeability on the site as depicted in the submitted concept plans for the site. The existing hard surface area – tennis court on the site currently extends within the front, side and rear setback areas of the lot, which under future low-density residential development in accordance with the Ku-ring-gai DCP will provide landscaped and deep soil areas in these setbacks.

Q4 Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The proposal will give effect to the objectives and actions of the relevant

Table 3 *Consistency with Ku-ring-gai LSPS*

CONSISTENCY WITH THE KU-RING-GAI LOCAL STRATEGIC PLANNING STATEMENT	
Planning Priority	***Consistent/ Inconsistent***
Liveability	
Housing	
K3. Providing housing close to transport, services, and facilities to meet the existing and future requirements of a growing and changing community.	Future development of the subject site to contain a low-density residential dwelling typology will be within close proximity to transport (Babbage Road bus corridor), services (East Roseville Local Centre, Chatswood Industrial/Commercial centre Lower Gibbes Street) and facilities (Roseville Public School) within the broader Roseville locality. The additional housing stock provided by the proposal can be accommodated by existing infrastructure within the locality.
K4. Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place.	The rezoning of the site will permit dwelling house and secondary dwelling development contributing to a range of housing types within the locality,
K5. Providing affordable housing that retains and strengthens the local residential and business community.	The additional dwelling density provided within the locality by the proposal contributes to housing choice and affordability in Roseville.
Local and Neighbourhood Centres	
K6. Revitalising and growing a network of centres that offer a unique character and lifestyle for local residents.	The proposal will provide for additional housing density within the catchment of the East Roseville Local Centre contributing to its vitality and use.
Local Character and Heritage	
K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character.	The proposal seeks to accommodate future low-density residential development on the site. In accordance with the submitted architectural plans – concept design for the site, the future development of the land will be consistent with the low-density visual character of the surrounding streetscape.
Aboriginal Communities and Cultural Heritage	
K16. Protecting, conserving, and managing Ku-ring-gai's Aboriginal heritage objects, items, and significant places.	A search of the site under the *Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System)* has shown that no Aboriginal sites or places have been recorded or declared in or near the subject site.
Open Space, Recreation and Sport	

K17. Providing a broad range of open space, sporting, and leisure facilities to meet the community's diverse and changing needs.	The proposed rezoning of RE2 Private Recreation zoned land will not detract from the Roseville Golf Course adjoining the site to the north. Whilst the land is zoned RE2, the site has historically been used in association with the existing dwelling at 11 Echo Street, Roseville.
Productivity	
30 Minute City	
K21. Prioritising new development and housing in locations that enable 30-minute access to key strategic centres.	The proposal achieves additional housing and land use improvement that will be serviced by key transport infrastructure enabling 30 minute access to key strategic centres. Bus stops within 400m walking distance of the site along Babbage Road to the east are serviced by bus routes 260, 270, 271, 273, 274, 278, 279, 280, 281, 283, and 284. These stops provide regular bus service to the Sydney CBD (Wynyard) with a travel time of approximately 26 minutes and to Chatswood CBD with a travel time of approximately 16 minutes. The subject site is within 300m north of east-west connecting cycleways along Allan Street and Addison Avenue, Roseville providing active transport access to: - Roseville Railway Station (10 minute ride – 2.3km) to the west, - Cycleways on Penshurst Street and High Street to the south and to Willoughby (19 minute ride – 4.3km), and - Cycleways on Addison Avenue, Archer Street to the south-west to Chatswood Metro Station (17 minute ride – 3.5km).
Sustainability	
Bushland and Biodiversity	
K28. Improving the condition of Ku-ring-gai's bushland and protecting native terrestrial and aquatic flora and fauna and their habitats.	The proposal will not impact upon any significant areas of biodiversity or significant bushland within the locality.
Urban Forest	
K31. Increasing, managing, and protecting Ku-ring-gai's urban tree canopy.	The future residential development permitted by the proposal would allow for improved canopy cover and deep soil permeability on the site. The existing hard surface area – tennis court on the site currently extends within the front, side and rear setback areas of the lot, which under future low-density residential development in accordance with the Ku-ring-gai DCP will provide landscaped and deep soil areas in these setbacks.
Green Grid	

K32. Protecting and improving Green Grid connections.	The site is not identified as forming part of the Ku-ring-gai DCP Greenweb connections map or draft Green Grid Strategy.
Climate Resilience and Adaptation to the Impacts of Urban and Natural Hazards	
K40. Increasing urban tree canopy and water in the landscape to mitigate the urban heat island effect and create greener, cooler places.	The future residential development permitted by the proposal would allow for improved canopy cover and deep soil permeability on the site. The existing hard surface area – tennis court on the site currently extends within the front, side and rear setback areas of the lot, which under future low-density residential development in accordance with the Ku-ring-gai DCP will provide landscaped and deep soil areas in these setbacks.

Table 4 *Consistency with Ku-ring-gai Housing Strategy*

CONSISTENCY WITH HOUSING STRATEGY 2036		
Housing Priority	**Objectives**	**Consistent/ Inconsistent**
H1. Manage and monitor the supply of housing in the right locations.	**1.** To monitor the delivery of housing within areas close to services, cultural and community facilities, and within a 10-minute walking distance to key public transport nodes. **2.** To provide homes in areas that can support the creation and growth of vibrant Local Centres and a thriving local economy. **3.** To ensure the delivery of housing is in coordination with provision of local and state infrastructure and services.	The Ku-ring-gai Housing Strategy 2036 identifies Council's response to achieving the housing targets of the Greater Sydney Region Plan of 4,000 new dwellings from 2016-2021. The housing strategy states that "*since 2016, more than half of the required housing supply quota has been met, with the remaining amount fully deliverable through current development approvals and existing capacity within the Ku-ring-gai Local Environmental Plans. This means that the 0-5 year housing supply target of 4,000 dwellings is achievable under Council's existing planning policies and no amendment to the Ku-ring-gai Local Environmental Plan is necessary."* Nevertheless, the NSW State Government has provided an updated housing target of 7,600 new dwellings in the LGA by 2029. While the Housing Strategy does not identify the need for increased housing density through amendments to the KLEP 2015, the proposal is a responsive rezoning of an underutilised site that will enable development in accordance with its historically anticipated use, achieving reasonable growth for the locality in accordance with the State Government's latest

		housing target, whilst also being consistent with existing established low density development within Roseville. The proposal achieves Housing Priority H1 as the site is within 400m walking distance of the East Roseville local centre and well-serviced bus stops along Babbage Road, and is within 950m walking distance north-east of the Roseville Public School. The proposal does not seek significant residential intensification in the locality, with the additional dwelling density resulting on the site to be negligible and able to be absorbed with respect to surrounding local infrastructure.
H2. Encourage diversity and choice of housing.	**1.** To encourage a mix of dwelling types and sizes. **2.** To investigate housing affordability. **3.** To ensure new homes are accessible and meet mobility needs.	The rezoning of the site will permit dwelling house and secondary dwelling development contributing to a range of housing types within the locality. The additional dwelling density provided within the locality by the proposal contributes to housing choice and affordability in Roseville. The future development of the site for residential purposes can address accessibility in accordance with the KDCP 2015.

Table 5 *Consistency with Local Housing Strategy – Letter of Approval*

CONSISTENCY WITH LOCAL HOUSING STRATEGY – LETTER OF APPROVAL From Department of Planning Industry and Environment	
Consistency with Local Housing Strategy Approval Letter by Department of Planning Industry and Environment.	Consistent The DoP Letter of Approval of the Ku-ring-gai LHS acknowledged the strategy was consistent with the North District Plan, Section 9.1 Directions and addressed housing diversity and affordability. The letter also identified that a commitment to identifying future growth areas was required. The rezoning will enable an additional dwelling on the subject site consistent

	with the Housing Strategy which was supported by the DoP's approval letter.

Table 6 *Consistency with Community Strategic Plan 2030*

CONSISTENCY WITH COMMUNITY STRATEGIC PLAN 2030	
Theme	**Consistent/Inconsistent**
01: Community, People and Culture A healthy, safe, and diverse community that respects our history, and celebrates our differences in a vibrant culture of learning.	Consistent – The proposal allows for residential development that will contribute to the surrounding community.
02: Natural Environment Working together as a community to protect and enhance our natural environment and resources.	Consistent – The proposal will protect and enhance the natural environment.
03: Places, Spaces, and Infrastructure A range of well planned, clean, and safe neighbourhoods and public spaces designed with a strong sense of identity and place.	Consistent – The proposal will contribute an additional dwelling on an underutilised site within the Roseville neighbourhood.
04: Access, Traffic and Transport Access and connection to, from and within Ku-ring-gai is safe, reliable, and affordable.	Consistent - The proposal achieves additional housing that is within the catchment of public transport infrastructure.
05: Local Economy and Employment Creating economic employment opportunities through vital, attractive centres, business innovation and technology.	Consistent – The proposal will contribute to the economic viability of nearby commercial centres through population growth.
06: Leadership and Governance Ku-ring-gai is well led, managed, and supported by ethical organisations which deliver projects and services to the community by listening, advocating, and responding to their needs.	Consistent – The proposal does not contravene this theme.

Q5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The proposal is consistent with other relevant State strategies as follows:

- **NSW Future Transport Strategy:** Chapter 3, Priority 2 of this strategy developed by Transport for NSW provides a target for developing '15 minute' neighbourhoods where transport and services are all within close proximity to planned housing.

  In this instance, the subject site is located within an accessible area within 300-400m walking distance (5-7 minute walk) of bus stops at Babbage Road-Park Avenue and Babbage Road-Allan Street to the east. These stops are serviced by bus routes 260, 270, 271, 273, 274, 278, 279, 280, 281, 283, and 284. These stops provide regular bus

services with 10-15 minute frequency to the Sydney CBD (Wynyard) with a travel time of approximately 26 minutes and to Chatswood CBD with a travel time of approximately 16 minutes.

The site is located within close proximity of:

- Public open space (Roseville Chase Oval 515m north-east of the site, Park Avenue Playground 170m south of the site)
- Commercial services (East Roseville Local Centre 170m south-east of the site containing a pharmacy, restaurants, retail, and service station, Chatswood Industrial/Commercial centre Lower Gibbes Street 950m south-east containing Woolworths, Bunnings and recreational facilities)
- Educational establishments (KU The Chase Preschool 350m south-east of the site and Roseville Public School 650m south-west of the site).

- **Staying Ahead: State Infrastructure Strategy 2022-2024:** Chapter 10 of this strategy prepared by Infrastructure NSW establishes a vision to integrate infrastructure, land use and service planning within NSW. Section 10.1 states that "*Priority should be placed on using the capacity of the existing and planned transport network. The NSW Productivity Commission White Paper 2021 notes that the existing transport network and planned investments hold development potential – for example: - Sydney Metro City and Southwest".*

  The infrastructure strategy supports additional residential density in locations such as Roseville under the strategic context for the site, being within the larger catchment of the nearby Chatswood CBD and North-west Metro Line.

  Further, the location of the site in walking distance (400m) of the Babbage Road city-serving transport corridor is consistent with the State Infrastructure Strategy's objective which states "*Higher productivity, such as reduced road congestion and shorter travel times, can be achieved by rezoning transport corridors to accommodate more housing. In doing so, appropriate standards for development are important to minimise adverse amenity impacts and risks of future land use conflicts."*

Q6 Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The Planning Proposal is generally consistent with other the State Environmental Planning Polices (SEPPs) applicable to the site as follows:

Table 7 *Compliance with other applicable SEPPS*

SEPP	Consistency
SEPP (Transport and Infrastructure) 2021	Consistent

Chapter 2 Infrastructure	The future additional residential density proposed on the site does not trigger notification or assessment requirements of the SEPP with respect to traffic generation, proximity to State Classified roads, or other infrastructure provisions. The proposed rezoning will allow for low density residential development on the site that will not result in any significant traffic generation and the proposal will have minimal impacts upon parking and traffic within the locality in this regard. In accordance with the *RMS Guide for Traffic Generating Development*, the traffic generation for a dwelling house land uses is 0.85 vehicle trips per dwelling on weekday peak hours. The proposed rezoning of the subject site to accommodate low density residential development will not substantially increase traffic generation, noting the RMS Guide states *"Traffic generation rates in inner metropolitan areas where public transport is more accessible could be lower".* As detailed previously, the traffic generation of the site is anticipated to be further reduced given active and public transport connectivity, as the subject site is within 300m north of east-west connecting cycleways along Allan Street and Addison Avenue, Roseville providing active transport access to: - Roseville Railway Station (10 minute ride – 2.3km) to the west, - Cycleways on Penshurst Street and High Street to the south and to Willoughby (19 minute ride – 4.3km), and - Cycleways on Addison Avenue, Archer Street to the south-west to Chatswood Metro Station (17 minute ride – 3.5km).
SEPP (Biodiversity and Conservation) 2021 *Chapter 2 Vegetation in non-rural areas*	Consistent This Biodiversity and Conservation SEPP provides planning controls related to conservation and management, to ensure protection of the natural environment. The site is not identified as biodiversity mapped land pursuant to the NSW Department of Planning and Environment – Biodiversity Values Map and Threshold tool, and does not contain significant vegetation communities and as such the proposal does not present a likely significant impact upon endangered species.
SEPP (Resilience and Hazards) 2021 *Chapter 2 Coastal Management* *Chapter 4 Remediation of land*	Consistent The Resilience and Hazard SEPP provides provisions for development in the coastal zone, management of hazardous and offensive development and remediation of contaminated land. Chapter 2 – Coastal Management of this SEPP does not identify the site as a coastal area. Chapter 4 – Remediation of Land of this SEPP requires consent authorities to consider whether land is contaminated prior to granting development consent. The planning proposal is supported by a Site Contamination Assessment dated 12 March 2025 prepared by Martens and Associates. The assessment concludes:

	Based on the findings of this SCA, and considering the limitations of the investigation (Section 9), the risks to human health and ecological receptors posed by potential contamination is considered low. *As such, the Site is considered to be suitable for the proposed rezoning.* *To manage any potential residual risks, the Unexpected Finds Protocol (UFP) provided in Appendix O should be implemented during any future earthworks or construction.*
SEPP (Exempt and Complying Development Codes) 2008	Consistent The Codes SEPP provides provisions for development to be carried out without consent from Council as exempt development or under complying development.
Part 2 Exempt Development Codes	Part 2 provides exempt development that could be carried out on the site following its rezoning. These forms of development are of low-impact being confined to minor alteration works, landscaping, and other ancillary residential works.
Part 3 Housing Code	Part 3 of the SEPP provides standards for dwelling house development up to two storeys to be carried out as complying development. The form and scale of any future dwelling house development would largely be consistent with that envisioned by the KLEP 2015. Section 3.9 of the SEPP provides a maximum GFA of approximately 340sqm for a dwelling house development on the site, noting Clause 4.4(2A) of the KLEP provides a maximum FSR of 0.4:1 which is approximately 304sqm on the site. Whilst there is a minor discrepancy in the maximum density envisioned by the Codes SEPP on the site, the overall scale and character of future development would be consistent with the surrounding locality if the land is developed for dwelling house development pursuant to the Codes SEPP – Part 3.
Part 3B Low Rise Housing Diversity Code	Part 3B of the SEPP allows for dual occupancy and other low rise housing as complying development, provided the development is permissible under another environmental planning instrument pursuant to Clause 1.17A of the SEPP. As such, low-rise development under Part 3B of the Codes SEPP would not be able to be carried out on the site following rezoning to R2 Low Density Residential as the KLEP does not permit dual occupancies or multi-dwelling housing in the R2 zone.

Q7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is generally consistent with the applicable Ministerial Directions (Section 9.1 Directions), with relevant directions addressed below:

Table 6 *Compliance with Ministerial Directions*

Directions under S9.1	Objectives	Consistency
1. PLANNING SYSTEMS		
1.3 Approval and Referral Requirements *This direction applies to all relevant planning authorities when preparing a planning proposal.*	*The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.*	Consistent The proposal does not impede upon the efficient and appropriate assessment of future low density residential development on the site.
1.4 Site Specific Provisions *This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.*	*The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.*	Consistent The proposal does not introduce restrictive site specific controls.
3. BIODIVERISTY AND CONSERVATION		
3.1 Conservation zones *This direction applies to all relevant planning authorities when preparing a planning proposal.*	*The objective of this direction is to protect and conserve environmentally sensitive areas.*	Consistent The proposal will not have adverse impact upon environmentally sensitive areas as the site is not identified on the KLEP terrestrial biodiversity map or the NSW Department of Environment Biodiversity Values Map.
3.2 Heritage Conservation *This direction applies to all relevant planning authorities when preparing a planning proposal.*	*The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.*	Consistent The proposal will not have adverse impact upon nearby items of State, local, or Indigenous heritage as the nearest item of heritage pursuant to the KLEP is located within the East Roseville Local Centre adequately separated from the site. A search of the site under the *Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System)* has shown that no Aboriginal sites or places have been recorded or declared in or near the subject site. Future development consents on the site can impose conditions of consent to

Directions under S9.1	Objectives	Consistency
		ensure that in the instance an item of archaeological heritage is found on the site it is preserved and documented in accordance with Heritage Office of NSW guidelines.
4. RESILIENCE AND HAZARDS		
4.1 Flooding *This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.*	*The objectives of this direction are to:* *(a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and* *(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.*	Consistent Pursuant to the Ku-ring-gai Council Online map viewer the site is not subject to flooding (mainstream or overland flow mapping).
4.3 Planning for Bushfire Protection *This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.* *This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&A Act, or, until such*	*The objectives of this direction are to:* *(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and* *(b) encourage sound management of bush fire prone areas.*	Consistent Pursuant to the Ku-ring-gai Council Online map viewer the site is not identified as bushfire prone land.

Directions under S9.1	Objectives	Consistency
a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.		
4.4 Remediation of Contaminated Land *This direction applies when a planning proposal authority prepares a planning proposal that applies to:* *(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,* *(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,* *(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:* *i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*	*The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.*	Consistent The planning proposal is supported by a Site Contamination Assessment Site Contamination Assessment dated 12 March 2025 prepared by Martens and Associates. The assessment concludes: *Based on the findings of this SCA, and considering the limitations of the investigation (Section 9), the risks to human health and ecological receptors posed by potential contamination is considered low.* *As such, the Site is considered to be suitable for the proposed rezoning.* *To manage any potential residual risks, the Unexpected Finds Protocol (UFP) provided in Appendix O should be implemented during any future earthworks or construction.*

Directions under S9.1	Objectives	Consistency
ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).		
4.5 Acid Sulfate Soils *This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.*	*The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.*	Consistent The future development of the site for low-density residential use is unlikely to result in disturbance of acid sulfate soils, noting the site is mapped as Class 5 on the acid sulfate soils map of te LEP and is not within 500m of nearby Class1-4 mapped land.
5. TRANSPORT AND INFRASTRUCTURE		
5.1 Integrating Land Use and Transport *This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.*	*The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:* *(a) improving access to housing, jobs and services by walking, cycling and public transport, and* *(b) increasing the choice of available transport and reducing dependence on cars, and*	Consistent The subject site is located within an accessible area 400m walking distance from Babbage Road bus stops – Chatswood to Northern Beaches lines. The proposal achieves additional housing and land use improvement that will be serviced by key transport infrastructure enabling 30 minute access to key strategic centres. Bus stops within 400m walking distance of the site along Babbage Road to the east are serviced by bus routes 260, 270, 271, 273, 274, 278, 279, 280, 281, 283, and 284. These stops provide regular bus service to the Sydney CBD (Wynyard) with a travel time of approximately 26 minutes and to

Directions under S9.1	Objectives	Consistency
	(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and *(d) supporting the efficient and viable operation of public transport services, and* *(e) providing for the efficient movement of freight.*	Chatswood CBD with a travel time of approximately 16 minutes. The low density residential zoning of the land will not result in an increase of traffic generation that will impact on traffic movement in local and classified road, or impact on the operation of intersections in the locality, noting the future increased residential density on the site is wel-serviced by public transport.
6. HOUSING		
6.1 Residential Zones *This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.*	*The objectives of this direction are to:* *(a) encourage a variety and choice of housing types to provide for existing and future housing needs,* *(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and* *(c) minimise the impact of residential development on the environment and resource lands.*	The proposal presents an appropriate rezoning of the existing land which currently forms part of a dwelling house land use on the adjoining R2 Low Density Residential zoned land at 11 Echo Street, Roseville. The proposal contributes to additional housing within walking distance of public transport, commercial services and 30 minutes of employment centres. The proposal would contribute to the delivery of additional housing stock – low density residential development within the Roseville locality in a form and scale consistent with that of the surrounding streetscape.

Summary of Strategic Merit

As outlined above it is considered that the Planning Proposal is consistent with the objectives, priorities and strategies of both the Greater Sydney Region Plan and the North District Plan. Further the Planning Proposal is consistent with the priorities established in the LSPS.

While Council's adopted Housing Strategy states that no amendments to the current KLEP are required to achieve the stated housing targets, the proposal is consistent with the State government's recent housing target for the LGA

which will deliver approximately 180 additional new dwellings and thereby assist to meet the LGA's 7,600 dwelling target to 2029. The proposed rezoning and associated future dwelling on the site is well located on an underutilised site that has good access to infrastructure and services. Accordingly it is considered that the Planning Proposal demonstrates strategic merit.

Section C – Environmental, Social and Economic Impact

Q8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

Part 7 of the Biodiversity Conservation Act 2016 sets out the test for determining whether a proposed development or activity is likely to significantly affect threatened species, ecological communities, or their habitats. For the purposes of Part 5 of the Environmental Planning & Assessment Act 1979, an activity is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species.

The subject site is not within an area declared to be of 'outstanding biodiversity value' as defined in the Environmental Planning & Assessment Act and is not identified as an area on the Biodiversity Values Map pursuant to the NSW Department of Planning and Environment – Biodiversity Values Map and Threshold tool. Further, the site is not identified as a biodiversity stewardship site or biodiversity certified land under the Biodiversity Conservation Act 2016 pursuant to the Section 10.7 certificate for the land.

The architectural concept plans prepared by Spiral Architects – Appendix B and the Arboricultural Impact Assessment – Appendix D confirm that no significant trees or vegetation will be affected by the R2 – Low Density Residential zone, and in this case the proposed rezoning does not present serious or irreversible impacts on biodiversity values (as defined by the Biodiversity Conservation Act) for the site or surrounding locality.

Based on the criteria set out in Section 7.3 of the Biodiversity Conservation Act, the proposal will not affect threatened species, ecological communities, or their habitats and therefore no further assessment is necessary. This is because the land subject of the activity and scope of the proposed works will not impact threatened species, endangered ecological communities or constitute the habitat of threatened species or ecological communities. The proposed activity will not be a key threatening process, and this portion of the park is not part of, or in the direct vicinity of, any declared area of outstanding biodiversity value.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The subject site is not affected by natural hazards including flooding or bushfire hazard.

The Planning Proposal to zone the land R2 – Low Density Residential is supported by a Site Contamination Assessment dated 12 March 2025 prepared by Martens and Associates – Appendix C. The assessment concludes the *Site is considered to be suitable for the proposed rezoning.*

The Urban Design Study prepared by Spiral Architects – Appendix B confirms that the subject site can accommodate low density residential development consistent with the objectives of the R2 – Low Density Residential zone. The

concept plans confirm that a dwelling house can be accommodate on the land (Lot 6 in DP14916) to meet the height of buildings and the floor space ratio development standard as proposed in this planning proposal and as enabled by the relevant clauses of the KLEP 2015.

Additionally, the concept plan confirms the land can accommodate a dwelling house that achieves the relevant objectives and controls at Part 4 – Dwelling Houses of the Ku-ring-gai DCP including:

- Building setbacks.
- Built upon area.
- Access and car parking.
- Building envelopes.
- Private open space.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The proposed R2 – Low Density Residential zoning of the site allows for low density residential development on the land that is consistent with the objectives of the R2 – Low Density Residential zone. The R2 – Low Density Residential zone is consistent with the character of the locality and the existing character of Echo Street, Roseville.

The rezoning will allow for low density residential development contributing to additional housing in Roseville, and contribute to construction employment in the Ku-ring-gai LGA.

The proposed low density residential zone will not impact on existing infrastructure such as schools, health services or retail services being low density residential development accommodating a single dwelling house.

The proposed rezoning from RE2 – Private Recreation to R2 – Low Density Residential does not result in a reduction or impact on private open space. The existing RE2 – Private Recreation private open space zoned land has not been used for private open space associated with the Roseville Golf Course noting the construction of the tennis court associated with the dwelling house at 11 Echo Street that was constructed in approximately 1959.

The public benefit in the rezoning is to allow a R2 – Low Density Residential zone consistent with the use of the site, the character of development in Echo Street and contributes to additional housing.

Section D – Infrastructure (Local, State and Commonwealth)

Q11 Is there adequate public infrastructure for the planning proposal?

The planning proposal relates to an existing site used in association with a dwelling house, and seeks to rezone the land to permit future low-density residential use on the land. The scale of future development enabled by the

proposal is for a single family dwelling house – 2.57 additional residents (in accordance with ABS Census data for NSW average household size) within the locality which is minor and the resultant additional dwelling density can be comfortably absorbed by existing infrastructure within the locality including water, sewer and electricity. It is noted that the site is within close proximity to commercial services, public transit, educational establishments and public open space.

Section E – State and Commonwealth Interests

Q12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

No consultation has been conducted with any public authorities or government agencies. Formal consultation will occur during the public exhibition in accordance with the requirements of any Gateway Determination.

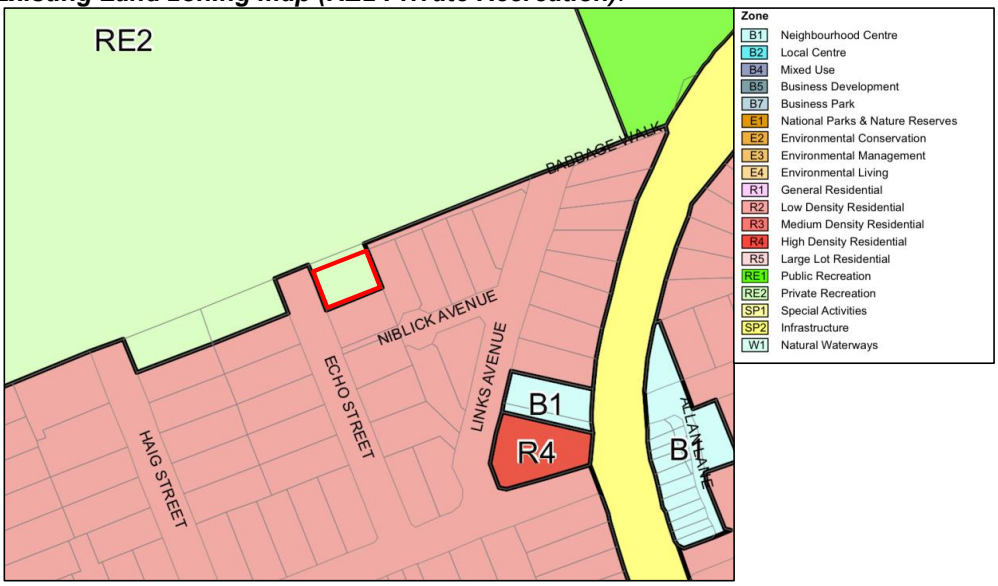
Summary of Site-specific Merit

Pursuant to the above, including an assessment of a concept development scheme for the site it is considered that the site-specific merit of the proposal has been demonstrated confirming the rezoning can comfortably accommodate redevelopment for low-density residential purposes.

PART 4 – MAPS

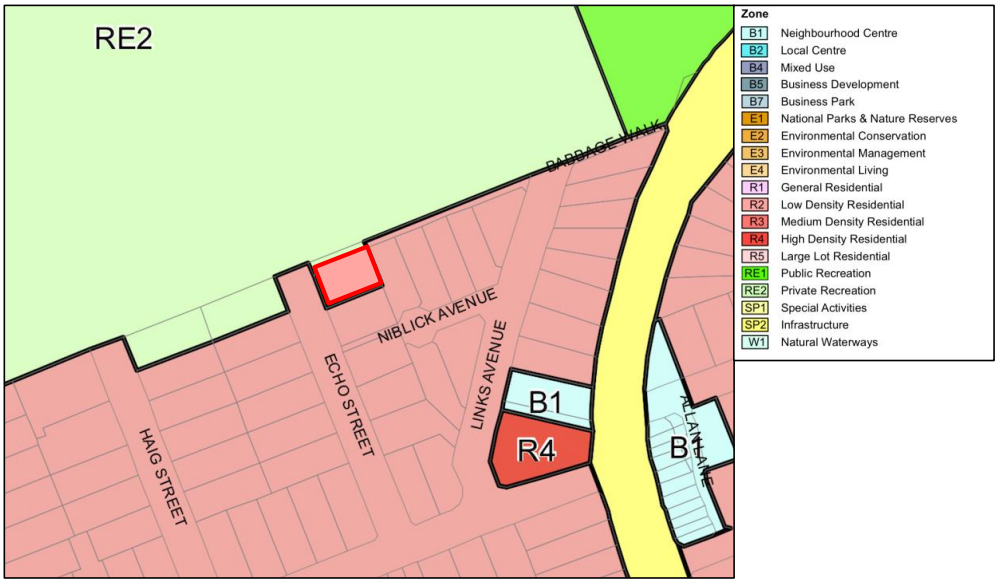
4.1 Proposed KLEP 2015 Mapping

***Existing Land zoning map (RE2 Private Recreation)**:*

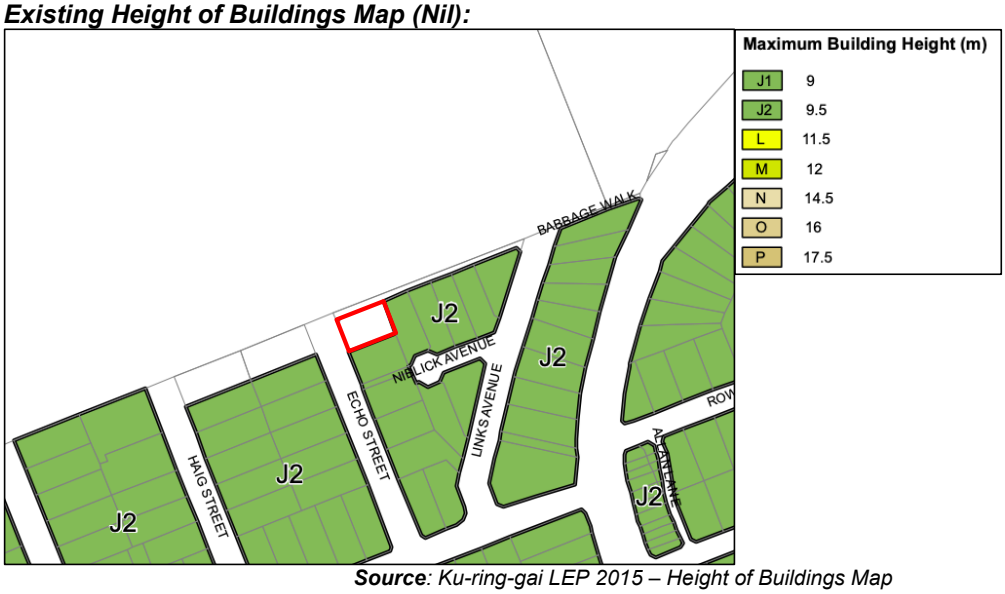


***Source**: Ku-ring-gai LEP 2015 – Zoning Map*

***Proposed Land zoning map (R2 Low Density Residential zone)**:*

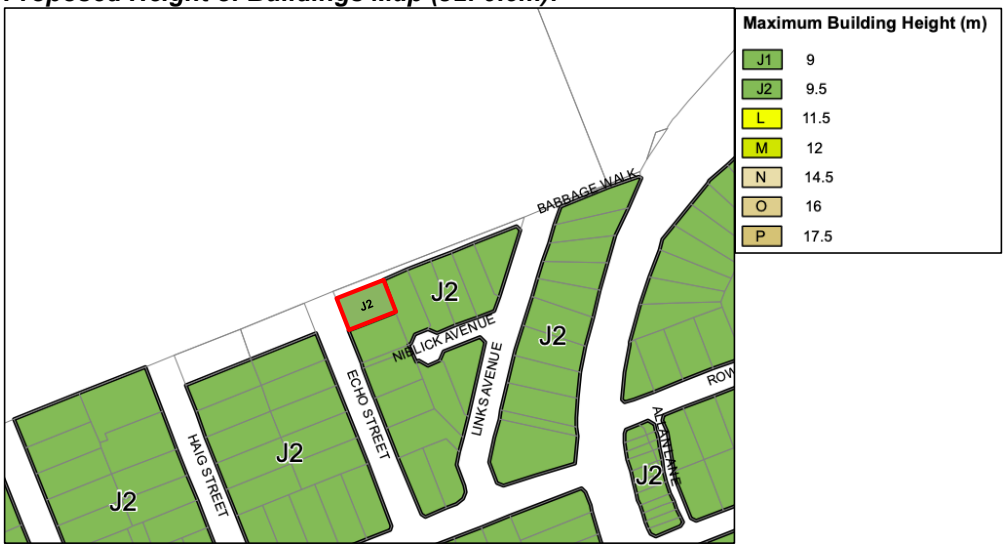


Existing Height of Buildings Map (Nil):

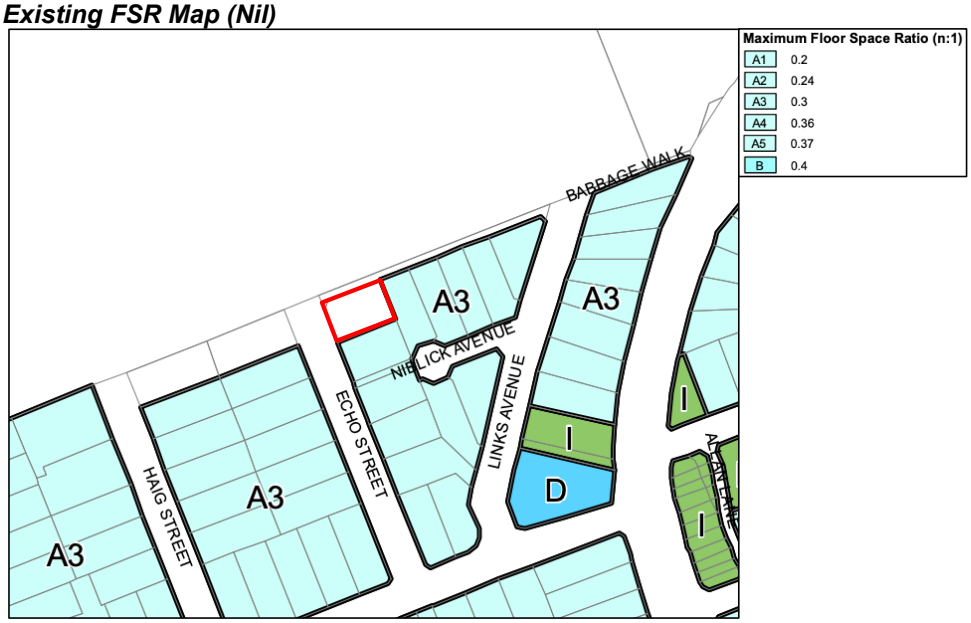


***Source**: Ku-ring-gai LEP 2015 – Height of Buildings Map*

Proposed Height of Buildings Map (J2: 9.5m):

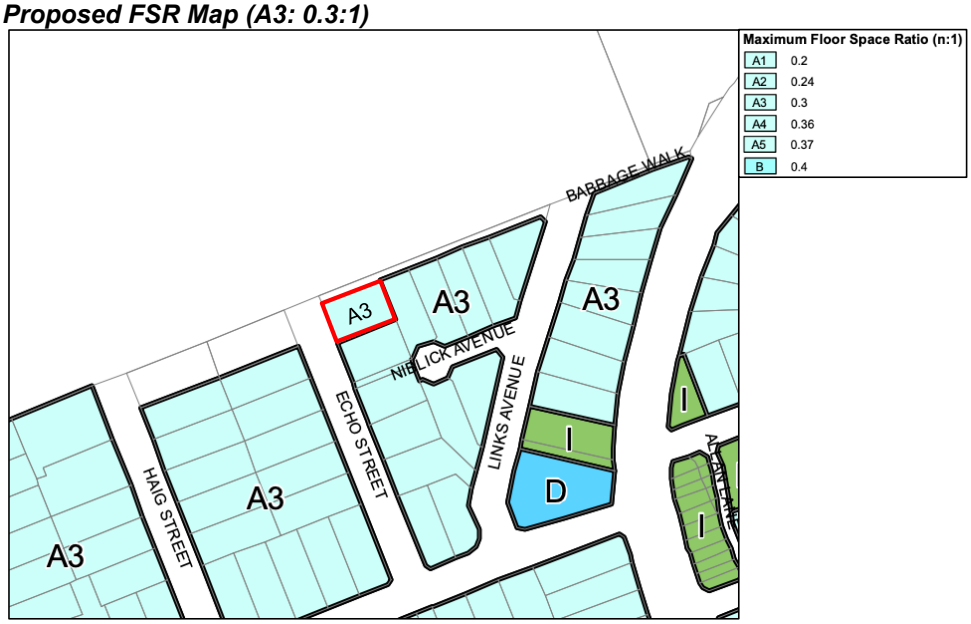


Existing FSR Map (Nil)

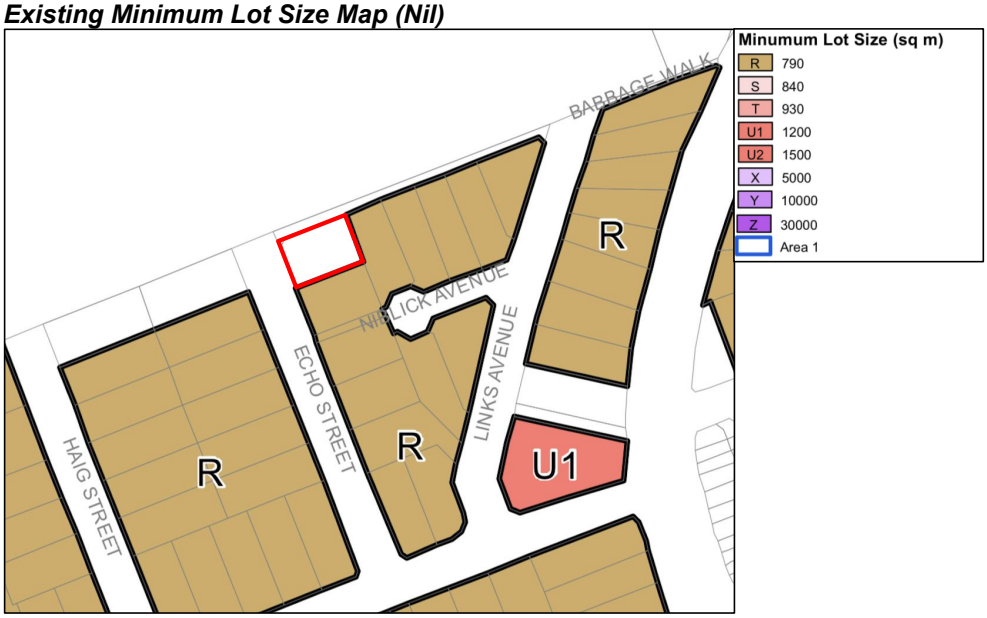


***Source**: Ku-ring-gai LEP 2015 – FSR Map*

Proposed FSR Map (A3: 0.3:1)

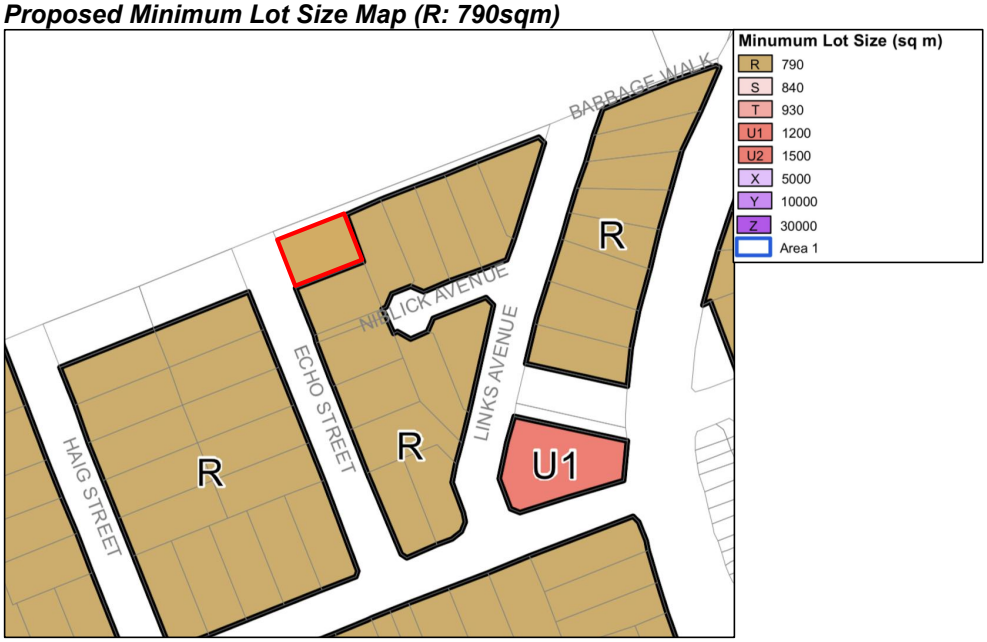


Existing Minimum Lot Size Map (Nil)



***Source**: Ku-ring-gai LEP 2015 – Lot Size Map*

Proposed Minimum Lot Size Map (R: 790sqm)



PART 5 – COMMUNITY CONSULTATION

Consultation with Council

A Pre-planning proposal meeting was held with Ku-ring-gai Council on 27 August 2024. Meeting minutes from the pre-lodgement consultation with Council have been attached to this report at **Appendix E.**

Notification of Occupiers of Adjoining Land and Other Persons

Community consultation on the planning proposal will be undertaken by Ku-ring-gai Council in accordance with the conditions of the Gateway Determination, Council's Community accordance with the conditions of the Gateway Determination, Council's Community Participation Plan and the publication 'A Guide to Preparing Local Environmental Plans', published by the Department of Planning.

PART 6 – PROJECT TIMELINE

Stage	***Timeframe and/or date***
Consideration by council	
Council decision	
Gateway determination	
Pre-exhibition	
Commencement and completion of public exhibition period	
Consideration of submissions	
Post-exhibition review and additional studies	
Submission to the Department for finalisation (where applicable)	
Gazettal of LEP amendment	

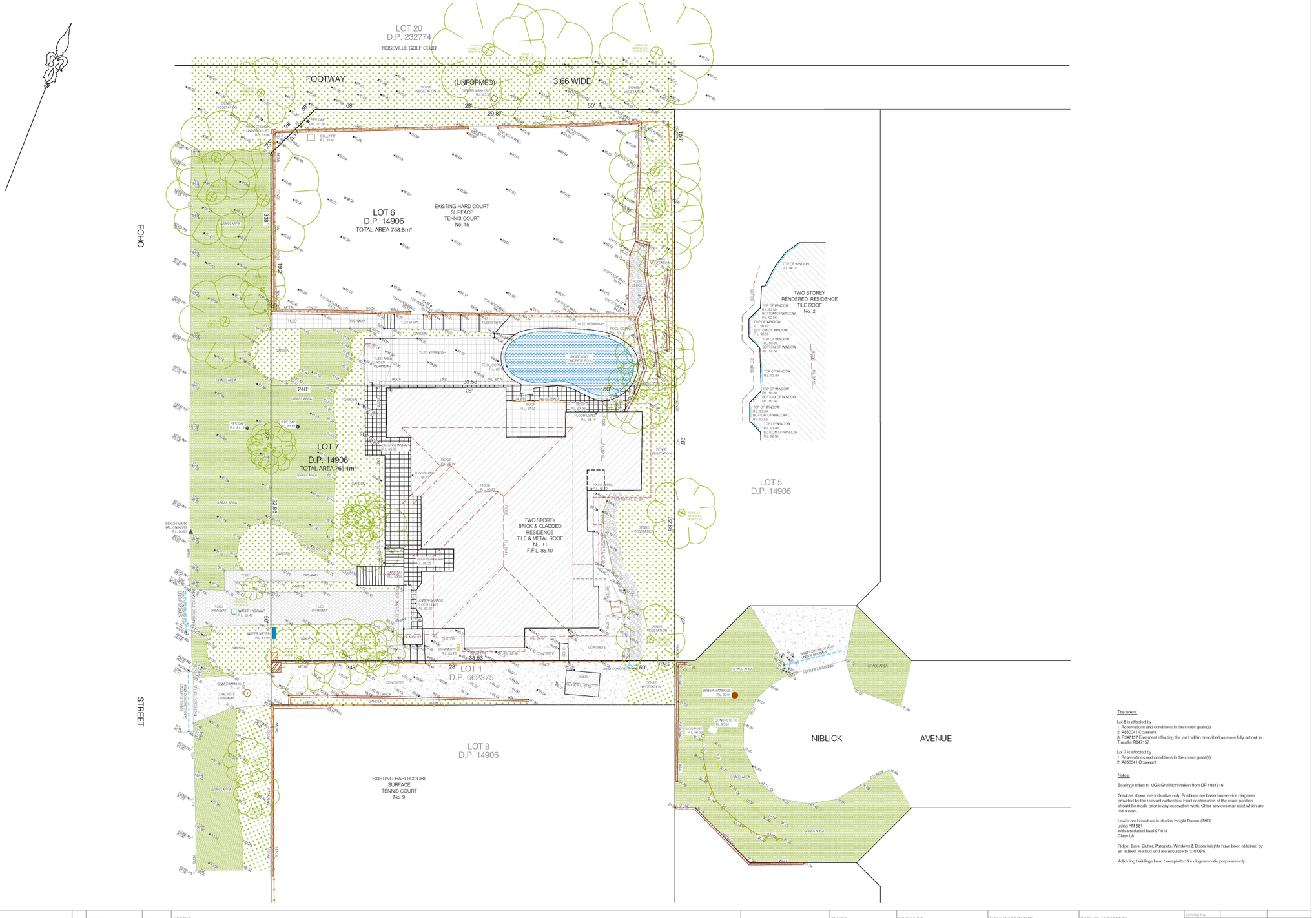
APPENDIX A – Survey Plan dated 14 July 2025 prepared by Lawrence Consulting Group

APPENDIX B – Urban Design Report and Concept Architectural Plans dated June 2025 prepared by Spiral Architects Lab

APPENDIX C – Site Contamination Assessment dated 12 March 2025 prepared by Martens & Associates.

APPENDIX D – Arboricultural Impact Assessment dated 22 April 2025 prepared by New Leaf Arboriculture.

APPENDIX E – Pre-lodgement consultation with Council and Scoping Proposal dated 9 August 2024 prepared by Chapman Planning



Title notes:

Lot 6 is affected by
1. Reservations and conditions in the crown grant(s)
2. A660041 Covenant
3. R347157 Easement affecting the land within described as more fully set out in Transfer R347157

Lot 7 is affected by
1. Reservations and conditions in the crown grant(s)
2. A660041 Covenant

Notes:

Bearings relate to MGA Grid North taken from DP 1031816.

Services shown are indicative only. Positions are based on service diagrams provided by the relevant authorities. Field confirmation of the exact position should be made prior to any excavation work. Other services may exist which are not shown.

Levels are based on Australian Height Datum (AHD)
using PM 581
with a reduced level 97.018
Class LA

Ridge, Eave, Gutter, Parapets, Windows & Doors heights have been obtained by an indirect method and are accurate to ± 0.05m.

Adjoining buildings have been plotted for diagrammatic purposes only.

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No.	Amendment	Date

LEGEND

CLIENT: ECHO CAPITAL

PROJECT: No.11 & 15 ECHO STREET, ROSEVILLE

DRAWING TITLE: DETAIL & LEVEL SURVEY

TITLE INFORMATION	
Lot:	LOT 6 & LOT 7
Plan No:	DP 14906
Title / Folio:	59/9852
L.G.A:	KU-RING-GAI
Parish:	GORDON
County:	CUMBERLAND

QUALITY ASSURANCE		
Surveyor:	KY	
Drawn:	PL	
Checked by:	SL	Date: 14.07.2025
Approved by:	SL	Date: 14.07.2025

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Date of Survey:	30.06.2025
Datum:	AHD
Scale:	1:100
Cad Ref:	251887 DETL-001A.dwg
Date of Plan:	14.07.2025
Co-ords:	
Original size:	A1
Sheet:	1 of 1

JOB NUMBER: 251887
DRAWING NUMBER / ISSUE: DETL-001 / A

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Preliminary Site Investigation

Proposed Rezoning

15 Echo Street, Roseville, NSW

Final Report

P2410640JR01V01

September 2025

Prepared for Chapman Planning Pty Ltd

environmental science & engineering

Project Details

Report Title	Preliminary Site Investigation: 15 Echo Street, Roseville, NSW
Client	Chapman Planning Pty Ltd
Document	P2410640JR01V01
Director	Andrew Norris
Manager	Gray Taylor
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Document History

Issue	Issue Date	Status	Description / Comment	Author	Reviewer	Approved
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3	11/09/2025	Final	Final	BTM	NF	GT

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Glossary of Terms

AEC	Areas of environmental concern
AS	Australian standard
ASS	Acid sulfate soil
AST	Above ground storage tank
BH	Borehole
BoM	Bureau of meteorology
BTEXN	Benzene, toluene, ethylbenzene, xylene, naphthalene
CEMP	Construction environmental management plan
CLM	Contaminated land management
COC	Chain of custody
COPC	Contaminants of potential concern
CSM	Conceptual site model
DCP	Development control plan
DP	Deposited plan
DPE	Department of planning and environment (NSW)
DQI	Data quality indicators
DQO	Data quality objectives
DUAP	Department urban affairs and planning (NSW)
EP&A	Environmental planning and assessment
EPA	Environmental protection authority (NSW)
EQL	Estimated quantitation limit
g	Grams
GDA	Geocentric datum of Australia
GIPA	Government information public access
HIL	Health investigation level
HM	Heavy metals
HSL	Health screening level
kg	Kilograms
km	Kilometre
L	Litres
LEP	Local environmental plan
LGA	Local government area
LOR	Limit of reporting
m	Metre
MA	Martens and Associates Pty Ltd
mAHD	Metres Australian height datum
mBGL	Metres below ground level
mg	Milligrams
mL	Millilitres
NATA	National association of testing authorities
NEPC	National environment protection council
NEPM	National environment protection measure
NSW	New South Wales
OCP	Organochlorine pesticides
OPP	Organophosphorus pesticides
PACM	Potential asbestos containing material
PAH	Polycyclic aromatic hydrocarbons
PCB	Polychlorinated biphenyl
PFAS	Per- and polyfluoroalkyl substances
POEO	Protection of the environment operations
PSI	Preliminary Site Investigation
QA	Quality assurance
QC	Quality control
RPD	Relative percentage difference
SAC	Site acceptance criteria
SAQP	Sampling, analysis, and quality plan

SEPP	State environmental planning policy
SIX	Spatial information exchange
SOP	Standard operating procedures
SRA	Sample receipt advice
TPH	Total petroleum hydrocarbons
TRH	Total recoverable hydrocarbons
UCL	Upper confidence limit
UPSS	Underground petroleum storage system
USCS	Unified soil classification system
UST	Underground storage tank
UXO	Unexploded ordinance

1 Introduction

1.1 Overview

Martens and Associates (MA) have been engaged by Chapman Planning Pty Ltd (the Client) to undertake a Preliminary Site Investigation (PSI) of land located at 15 Echo Street, Roseville NSW (the 'Site'). MA understand the PSI is required to evaluated land contamination to support a planning proposal to Ku-Ring-Gai Council ('Council') for the proposed rezoning of the Site from RE2 – Private Recreation to R2 – Low Density Residential.

The Site is understood to have historically formed part of Roseville Golf Club before its current use as a tennis court associated with the dwelling at 11 Echo Street, Roseville.

The Site boundary is provided in Appendix A (Map 01). A Site Survey undertaken by LCG (2024) provided in Appendix B.

1.2 Objectives

The investigation objectives include:

- Identify historical and current activities and uses on the Site and adjacent land which could potentially result in land contamination.
- Establish areas of environmental concern (**AEC**) and associated contaminants of potential concern (**COPC**) to assist with the development of a conceptual site model (**CSM**) for the Site.
- Establish the suitability of the Site for the proposed land use, and where required, make recommendations for additional investigation.

1.3 Scope of Works

The scope of works adopted for the investigation included:

- Review of available online mapping resources.
- Review of available online hydrogeological and groundwater information.
- A desktop study, including review of historical aerial photography, historical Council records and information available on relevant regulatory and government databases completed for the Site.
- Inspection of the Site to confirm desktop study findings and make observations of land use and activities on the Site and surrounding land.
- Completion of intrusive investigations to review soil conditions and collect representative soil samples.
- Laboratory analysis of soil samples for COPC identified by the CSM.

- Preparation of a report in accordance with the relevant guidelines.

1.4 Regulatory Guidance Documents

The following regulatory guidelines have been considered for the preparation of this report:

- NSW DUAP (1998) Managing Land Contamination: Planning Guidelines, SEPP 55–Remediation of Land.
- NEPC (2013a), Schedule B1: Guideline on Investigation Levels for Soil and Groundwater.
- NEPC (2013b), Schedule B2: Guideline on site Characterisation.
- NSW EPA (2017) Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme.
- NSW EPA (2020) Contaminated Land: Guidelines for Consultants Reporting on Contaminated Land.
- NSW EPA (2022) Contaminated Land Guidelines: Sampling design part 1 – application. EPA 2022P3915, NSW Environmental Protection Authority, Parramatta.
- SEPP (2021), State Environmental Planning Policy (Resilience and Hazards).
- CLM Act (1997), Contaminated Land Management Act.
- EP&A Act (1979), Environmental Planning and Assessment Act 1979 No 203.
- Ku-ring-gai Development Control Plan 2024
- Ku-ring-gai Local Environmental Plan 2015

2 Site Setting

2.1 Site Identification

Site identification details and general descriptions are summarised in Table 1. The location of the Site and surrounding land is shown in Appendix A (Map 01).

Table 1: Site identification information.

Item	Detail
Site address	15 Echo Street, Roseville NSW
Legal identification	Lot 6 of DP 14906
Approximate site area	760 m^2 (SIX Maps)
Geographic site coordinates	Northern corner of the Site (datum GDA2020 – MGA56): • Easting: 332727 • Northing: 6261076 (Source: SIX Maps)
Local government area (LGA)	Ku-Ring-Gai Council
Zoning	RE2 – Private Recreational (Ku-ring-gai Local Environmental Plan 2015)
Current land use(s)	Private recreational concrete tennis court, veranda and inground pool.
Proposed land use(s)	Rezoning to R2 – Low Density Residential.
Surrounding land use	Roseville Golf Course (private recreational land use) present to the north and northwest of the Site. Low density residential land use present to the south, east and west of the Site. Biodiversity (natural resources) area present 110 m west of the Site (Ka-ring-gai council, 2025). Public recreational land use present to the northeast. High density residential, local centre land use present to the southeast and infrastructure land use present to the southeast and east.

2.2 Environmental Setting

Information relating to the environmental setting of the Site is presented in Table 2.

Table 2: Environmental setting information.

Item	Detail
Topography	The eSPADE (NSW DPE, 2024) platform indicates the topography of the surrounding landscape is characterised by gently undulating plateau. Slopes are usually <10% and local relief ranges <30 m. Elevation of the Site ranges from approximately 81 – 88 mAHD.

Item	Detail
Geology	The eSPADE (NSW DPE, 2024) platform indicates the following geology is mapped within the Site: • Mittagong formation - interbedded shale, laminite and fine to medium grained quartz sandstone. The Mittagong Formation is located stratigraphically between the Ashfield Shale and Hawkesbury Sandstone. It is often relatively shallow. Minor areas of Hawkesbury Sandstone and minor areas of Ashfield Shale may occur. The Ku-ring-gai Council (2025) online map viewer indicates the following geology is mapped within the Site: • Hawkesbury Sandstone (ha) consisting of medium to coarse-grained quartz sandstone with minor shale and laminite lenses. Sandstones are either massive or cross-bedded sheet facies with vertical or subvertical joint sets.
Soil landscapes	The eSPADE (NSW DPE, 2024) platform indicates the following soil landscapes are mapped within the Site: • Lucas Heights Soil Landscape - soils consist of deep (50-150 cm) hard setting yellow Podzolic soils and yellow Soloths with yellow earths on outer edges. The Ku-ring-gai Council (2025) online map viewer indicates Hawkesbury Soil Landscape is mapped within the Site which consist of: • Shallow (>50cm) discontinuous Lithosol/Siliceous Sand associated with rock outcrop • Earthy Sands, Yellow Earths and some Yellow Podzolic Soils on inside of benches and along joints and fractures • Localised Yellow and Red Podzolic Soils associated with shale lenses • Siliceous Sands and secondary Yellow Earths along drainage lines. eSPADE soil modelling covering the Site indicate soil cation exchange capacity (CEC) of the upper 2.0 m of soil ranges between ≤5 and 15 $cmol_c/kg$, while pH values range between pH 4 and pH 5.5.
Acid sulfate soils (ASS)	eSPADE acid sulfate soils (ASS) risk mapping indicates the Site is not mapped as having any probability of ASS occurrence. ASS risk mapping associated with the Ku-ring-ga Local Environmental Plan 2015 indicates the Site is mapped as Class 5 ASS risk (any works within 500m of adjacent Class 1 to 4).
Surface hydrology	Drainage is likely to occur predominantly by overland flow in hardstand areas, directed to stormwater infrastructure that drains either to the municipal stormwater system. Some areas of direct soil infiltration (where permeability allows).
Nearest surface waterbody	Moores Creek, 300 m northwest.
Heritage and Conservation	Review of the Ku-ring-gai Council (2025) online map viewer indicates no heritage items or conservation area are present within the Site

2.3 Hydrogeology and Groundwater Use

As specified in NSW DEC (2007) *Guidelines for the Assessment and Management of Groundwater Contamination*, a preliminary assessment has been conducted to identify hydrogeological conditions and groundwater receptors to support the development of the CSM. Finding of this preliminary assessment are provided in the following subsections.

2.3.1 Hydrogeological Setting

Available hydrogeological information for the Site and local area is summarised below in Table 3.

Table 3: Hydrogeological setting information.

Item	Detail
Aquifer Type	The Bureau of Meteorology Australian Groundwater Insight database (BoM, 2024) indicates the principal hydrogeology of the Roseville area consists of porous, extensive aquifers of low to moderate productivity. Aquifers comprise a lower aquifer in sedimentary rock units.
Hydraulic conductivity	Information not available
Yield	Information not available
Depth to groundwater	Potentially 3.8 mBGL
Groundwater flow direction (inferred)	Northwest, towards Moores Creek.

2.3.2 Groundwater Use and Environmental Receptors

The WaterNSW Real-time Water Database was reviewed to identify local groundwater uses ≤500 m of the Site. A summary of available bore records is provided in Table 4. Groundwater bores records are provided in Appendix C.

Table 4: Groundwater bore records summary.

Bore Identification	Registered Use	Direction (and Distance)	Groundwater Depth (mBGL)	Water bearing Zone Information
GW111006	Monitoring	135 m (southeast)	3.8	Sandstone – 3.5 to 7.5 mBGL
GW111008	Monitoring	135 m (southeast)	3.8	Sandstone – 1.8 to 7.5 mBGL.
GW111007	Monitoring	135 m (southeast)	3.8	Sandstone – 3.0 to 7.5 mBGL.
GW103127	Irrigation, Recreation (groundwater)	280 m (northwest)	18.5	Sandstone – 39.7 to 40.2 mBGL. Yield of 0.2 L/s. Sandstone – 130.5 to 132.2 mBGL. Yield of 3.0 L/s.
GW065075	Irrigation, Recreation (groundwater)	285 m (north)	44.0	Unknown. Yield – 6.00 L/s.

The Groundwater Dependant Ecosystem (GDE) Atlas (BoM, 2024) was reviewed to identify potential environmental receptors within ≤500 m of the Site. The review identified no aquatic or terrestrial GDE within surrounding area of the site. No ecosystem analysis has occurred for subterranean GDE. Unlikely to be inflow dependent ecosystems (IDE).

Beneficial groundwater extraction was not identified within the Site, but extraction for irrigation and recreational purposes occurs on surrounding land to the north. Beneficial reuse of groundwater is not expected as part of the future land use.

3 Desktop Study

3.1 Historical Aerial Photography

Historical aerial photography covering the Site and surrounding land for the period 1943 to 2025 have been reviewed. Observations are summarised in Table 5, with copies of historical aerial photographs provided in Appendix D.

The review indicates that the Site was undeveloped in 1943, with Echo Street established adjacent to the western boundary and minor residential development to the east of the Site. The Site was cleared of major vegetation and a hardstand sports court was constructed sometime between 1951 to 1961. Construction of an inground pool occurred in the south eastern corner of the site sometime between 1961 to 1978.

Table 5: Historical aerial photography observations for the period 1943 to 2025.

Year (Source)	Site Observations	Surrounding Land Observations
1943 (SIX Maps)	The site comprises dense, mature bushland vegetation. No buildings or structures are visible in the image.	Echo Street established adjacent to the western boundary as well as Niblick Ave and Links Ave established to the southeast of the Site. Cleared open land to the north, Roseville golf club area established. Residential developments to the east of the Site.
1951 (HAPE)	Dense vegetation is still present although some trees have been removed. The site appears to remain free of buildings or structures.	Residential developments to the south and southwest. Cleared land to the south of the Site, possible sports court.
1961 (HAPE)	A large portion of previous vegetation appears to have been cleared. Although image quality it poor, a tennis court like structure appears visible across most of the Site area.	Residential development adjacent to southern boundary of the Site as well as to the southwest.
1978 (HAPE)	A swimming pool has been constructed in the southeastern corner of the Site.	Addition of a car park area to the northeast, associated with Roseville Golf Club.
1986 (HAPE)	The tennis court is now clearly visible.	No significant change from previous image.
1991 (HAPE)	Generally little change from the previous image.	No significant change from previous image.
2002 (HAPE)	Generally little change from the previous image.	Additions to residential developments directly to the south and east of the Site.
2009 (Nearmap)	It appears the tennis court has been resurfaced. Otherwise, little change from previous image.	No significant change from previous image.

Year (Source)	Site Observations	Surrounding Land Observations
2017 (Nearmap)	No significant change from previous image.	No significant change from previous image.
2025 (Nearmap)	No significant change from previous image.	Residential development to the southwest of the Site.

3.2 Council Development Records

No development records are available via Council's Online Map Viewer website (Ka-ring-gai, 2025) for the Site. An informal Government Information Public Access (GIPA) application was submitted to Council. In response, Council indicated that no files or plans were found for the Site, noting that Council records only date back to 1974.

However, Council confirmed that the tennis court was constructed sometime between 1956 – 1961 which aligns with the findings of the aerial image review.

Council correspondence is provided in Appendix E.

3.3 Government Register Records

A review of available government register records was completed for the investigation using the following online resources:

- Records of public notices of contaminated land under Section 58 of the Contaminated Land Management Act 1997 (CLM Act).
- Records relating to contaminated land notified to NSW EPA under Section 60 of the CLM Act.
- Records relating to licensed activities, applications, notices, and audits under the Protection of the Environment Operation Act 1997 (POEO Act).
- Records relating to sites listed under the NSW EPA per-and polyfluoroalkyl substances (PFAS) investigation program.
- Records relating to site being investigated and or managed by the Department of Defence for PFAS contamination.
- Records managed by Department of Defence relating to land affected, or suspected of being affected, by unexploded ordinance (UXO).

A summary of information relating to the Site is provided below in Table 6. Applicable records are provided in Appendix F.

Table 6: Summary of government register records.

Record	Onsite	Surrounding Land
Notices under Section 58 of the CLM Act 1997 [1]	No record	No record ≤500 m
Duty to Report Contamination under Section 60 of the CLM Act 1997 [2]	No record	No record ≤500 m

Record	Onsite	Surrounding Land
Records relating to licensed activities, applications, notices, and audits under the POEO Act 1997 [3]	No record	No record ≤500 m
NSW EPA PFAS investigation program [4]	No record	No record ≤500 m
Department of Defence PFAS management and investigation program [5]	No record	No record ≤500 m
Department of Defence records relating to sites suspected or affected by UXO [6]	No record	No record ≤500 m

Notes.

1. Records available at: https://apps.epa.nsw.gov.au/prclmapp/searchregister.aspx.
2. Records available at: https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contaminated-land/list-of-notified-sites.
3. Records available at: https://apps.epa.nsw.gov.au/prpoeoapp/.
4. Records available at: https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program.
5. Records available at: https://www.defence.gov.au/about/locations-property/pfas/pfas-management-sites.
6. Records available at: https://uxo-map.defence.gov.au/.

3.4 Potential Contaminating Activities and Land Uses – Offsite

Review of online mapping and business services registers relating to potential contaminating businesses and activities (e.g., service stations, fire stations, mechanics, dry cleaners, airports, etc.) located ≤500 m of the Site was conducted and identified several industries and activities. Information relating to these locations is provided in Table 7.

Table 7: Summary of potential contaminating activities and land uses ≤500 m of the Site.

Business / Activity	Location	Distance & Direction from Site	Inferred Hydraulic Position to Site
Service station and mechanical workshop	20-22 Babbage Rd, Roseville NSW 2069	85 m, southeast	Upgradient

Due to the distance of the potential contaminating activity from the Site, onsite contamination risk is considered to be low.

3.5 PFAS Screening Assessment

Potential risk posed by PFAS contamination at the Site has been evaluated by using available desktop study information, in combination with the preliminary screening assessment developed by EnRiskS (2016). The preliminary PFAS screening assessment for the Site is presented in Table 8.

Table 8: Preliminary PFAS screening assessment.

Preliminary Screening	Probability[1]	Justification
Did fire training occur on-site?	L	It is unlikely that fire training activities occurred on the Site given review of historical aerial photography.

Preliminary Screening	Probability[1]	Justification
Is an airport or fire station on the Site, or located hydraulically upgradient or adjacent to the Site? [2]	L	No airport or fire station are present onsite or within the surrounding area.
Have "fuel" fires ever occurred onsite? (e.g., solvent, petrol, diesel, kerosene)	L	Information does not indicate historical fuel fires onsite.
Have PFAS been used in manufacturing or stored onsite? [3]	L	Evidence of manufacturing of PFAS compounds is not consistent with historic land use. Evidence of PFAS storage was not identified at the Site.

Notes:

1. L = Low, M = Medium, H = High.
2. Runoff from fire training areas may impact surface water, sediment, and groundwater.
3. PFAS is used in a wide range of industrial processes and consumer products, with further information of potential sources provided in Appendix B of the HEPA (2020) *PFAS National Environmental Management Plan*, Version 2.0.

The screening assessment indicates there is low probability for PFAS contaminants to be present at the Site, and further PFAS assessment is unlikely to be required.

4 Site Inspection

A walkover inspection of the Site was completed on 30 January 2025 by a MA environmental consultant. A summary of the inspection findings is provided in Table 9. Photo images from the Site inspection and fieldworks are provided in Appendix I.

Table 9: Site inspection observations

Item	Observation
Buildings and structures	No buildings were observed within the Site during the inspection. Structure present in Site include a veranda, inground pool and tennis court with chain wire fence, retaining walls and stairway.
Ground surfaces and pavements	Site is predominantly comprised of a concrete tennis court with a stairway between the veranda and tennis court. Vegetated areas are present to the eastern and western boundaries of the Site.
Fill material and stockpiles	Evidence of potential filling was observed in the western half of the Site, based on the suspected natural grade of the adjacent property to the north and the presence of a stone retaining wall, suggesting that up to 2 meters of fill may have been used for leveling purposed. No stockpile of concern was observed within the Site during the inspection.
Historic structures	Evidence of former structures was not observed during the inspection.
Chemical storage	Evidence of chemical storage on the Site was not observed during the inspection.
UPSS, USTs and ASTs[1]	Evidence of UPSS, USTs, and ASTs was not observed during the inspection.
Waste materials and storage	Evidence of waste materials and storage areas was not observed during the inspection.
Odours and staining	Evidence of significant odours or staining was not reported or observed during the inspection.
Hazardous building materials	Evidence of hazardous buildings materials was not observed during the inspection.
Electrical substation kiosks	Electrical substation kiosks were not observed on the Site or adjacent land during the inspection.
Vegetation and phytotoxicity	Vegetation at the Site consisted of: • Garden beds with shrubs present in the southwestern corner and adjacent to the southern half of the eastern boundary of the Site. • Grassed area in the southwestern corner of the Site. • Several mature trees adjacent to the eastern boundary of the Site. Vegetation was observed to be in good condition and evidence of potential phytotoxicity effects to vegetation was not identified.

Notes.

1. Underground petroleum storage systems (UPSS), underground storage tanks (USTs), and aboveground storage tanks (ASTs).

5 Conceptual Site Model

5.1 Areas of Environmental Concern

Potential AEC and COPCs have been identified based on the findings of the desktop information review and Site inspection observations. The findings are summarised in Table 10.

Table 10: Potential contamination sources and contaminants of potential concern.

AEC	Potential for Contamination	COPC
AEC A Fill material of unknown origins	The Site inspection observed evidence of potential filling in the western half of the Site. The suspected natural grade of the adjacent property to the north and the presence of a stone retaining wall suggest that up to 2 meters of fill may have been imported for leveling purposes. As of the preparation of this report, no information is available regarding the origin or quality of the fill material. The importation of fill material during previous phases of development has likely occurred to achieve design levels. This is of particular significance if filling material was sourced from locations of heavy industry, is a by-product of industrial processes, or includes demolition debris contaminated with asbestos containing materials (ACM).	Heavy metals (HM), petroleum hydrocarbons (as total recoverable hydrocarbons – TRH), benzene, toluene, ethylbenzene, xylenes, and naphthalene (BTEXN), polycyclic aromatic hydrocarbons (PAH), organochlorine pesticides (OCP), organophosphorus pesticides (OPP), polychlorinated biphenyls (PCB), and asbestos

5.2 Source – Exposure Pathway – Receptor Linkages

A CSM outlining *source – exposure pathway – receptor* linkages have been developed from information gathered by the PSI and is presented in Table 11.

Table 11: Conceptual site model *source – exposure pathway – receptor* linkages.

Item	Description
Potential media affected by AECs and mechanism of contamination	**Soil** is considered to be the primary media of interest at the Site. Potential mechanisms for contamination are considered to include 'top-down' impacts relating to fill placement. **Groundwater** is not considered to be a media of interest requiring further assessment regarding the proposed rezoning,
Potential exposure pathways	*Human health* • Ingestion. • Dermal contact and absorption. • Inhalation (dust). *Ecological* • Biota uptake and intake.

Item	Description
Potential receptors	*Human health* • Construction workers. • Future residence. • Site visitors. *Ecological* • Local biota (soil-dwelling organisms, vegetation, and small fauna).

5.3 Conceptual Site Model Discussion

To address potential risks to future residence and site visitors and confirm the suitability of fill material, a soil sampling program is recommended. This program will provide further insights into the Site's conditions and ensure compliance with health and safety requirements during any future construction phase of work.

Intrusive field investigations to assess the current contamination status of the Site has been undertaken as part of this PSI.

No beneficial reuse of groundwater is currently proposed for the Site's future use. As such, groundwater is not considered a medium of concern that requires further assessment or mitigation.

5.4 Review of Information Data Gaps

A summary of information or data which has not been obtained or considered for inclusion in the PSI is discussed in Table 12. This summary also discusses possible constraints and uncertainty relating to the development of the investigation CSM.

Table 12: Information data gap summary.

Data Gap	Commentary
Safework NSW dangerous goods records	There is no historical evidence of large volume storage of petroleum hydrocarbons in the site, nor of past site uses likely to have required such storage. As such, a search of SafeWork NSW dangerous goods records was not obtained for the investigation.
Section 10.7 planning certificate	Section 10.7 planning certificates were not obtained for review as part of the PSI. It is considered information provided in the planning certificate is unlikely to change the conclusions or recommendations of this report as sufficient historical information relating to former site activities was obtained via historical aerial photography and information available via other sources.
Land title records	Land title records were not reviewed as part of this PSI. This is unlikely to affect the findings of the investigation as sufficient historical information relating to former site activities was obtained historical aerial photography interpretation and information available via other sources.

6 Sampling, Analysis and Quality Plan

The intrusive field investigations targeted the western half of the Site, where fill material of unknown origin is expected to be at its deepest.

A sampling, analysis and quality plan (SAQP) was developed to ensure that limited sampling data collected for this PSI is representative and provides a robust basis for the Site assessment decisions. The SAQP has been prepared in general accordance with NEPC (2013b) methodology, and includes:

- Data quality objectives (DQO).
- Data quality indicators (DQI).
- Sampling methodologies and procedures.
- Field screening methods.
- Sample handling, preservation, and storage procedures.
- Field and laboratory quality assurance (QA) / quality control (QC).

The SAQP is summarised in the following subsections.

6.1 Data Quality Objectives

DQO for the investigation are prepared as statements specifying the qualitative and quantitative data required to support project decisions. DQO have been prepared in general accordance with NEPC (2013b) and NSW EPA (2020) and are presented below in Table 13.

Table 13: Data quality objectives.

Item	Description
Step 1 Stating the problem	• The proposed rezoning of the Site from private recreational land use to low density residential land use. • The CSM identified potential fill material of unknown origin, which may pose risks for future land use within the Site. • Soil assessment is required to determine potential risks to future residents, site visitors and workers during any future residential development.
Step 2 Identifying the decision(s)	To assess the contamination risk of the Site, decisions are to be made based on the following questions: • What is the contaminant exposure pathways? • Has previous or current site use impacted the Site that may pose a risk to humans or the environment for future land use? • Does the Site require remediation or management measures to be undertaken?
Step 3 Identifying inputs to the decision	The inputs to the assessment include: • Soil sampling at nominated locations across the Site. • Laboratory analytical results for relevant COPC.

Item	Description
	• Assessment of analytical results against suitable guidelines for the Site.
Step 4 Defining study boundaries	Study boundaries are as follows: • Lateral – Lateral boundary of the assessment is defined by the investigation area boundary determined based on the lot for proposed rezoning to residential land use. • Vertical – Vertical boundary is governed by the maximum depth reached during subsurface investigations. • Temporal – One sampling event were completed as part of this investigation.
Step 5 Developing decision rules	Evaluation of data will include: • The 95% upper confidence limit (UCL) $\bar{x}$ to be ≤ criterion. • No individual sample >250% of criterion. • The sample standard deviation to be <50% criterion. • No PACM observed on the ground surface or detected in soil. • No laboratory detection of asbestos fibres in soil. The decision rule for this investigation is as follows: • If the concentration of contaminants exceeds the adopted assessment criteria, a risk assessment will be required. • If the risk is deemed unacceptable, further investigations to remediate and / or manage onsite impacts will be undertaken.
Step 6 Specifying limits on decision errors	Guidance found in ASC NEPM (2013) Schedule B2 regarding 95% UCL states that the 95% UCL of the arithmetic mean provides a 95% confidence level that the true population mean will be less than or equal to this value. Therefore, a decision can be made based on a probability that 95% of the data collected will satisfy assessment criteria. A limit on decision error will be 5% that a conclusive statement may be incorrect.
Step 7 Optimising sampling design	Proposed sampling locations aim to provided coverage across the Site and to target identified COPC sources. Soil sampling locations were set subject to access within Site and selected using a judgemental approach focusing on the western half of the Site where fill material is expected to be at its deepest.

6.2 Data Quality Indicators

In accordance with NSW EPA (2017, 2020), the field and laboratory data set obtained for the investigation will be compared with DQI outlined in Table 14 to ensure acquired data meet the needs of the project and DQO have been met.

Table 14: Data quality indicators.

Assessment Measure (DQI)	Comment
Precision – a measure of the variability (or reproducibility) of data.	Precision will be assessed by reviewing blind field duplicate sample collected from discrete sample through the calculation of the relative percent difference (RPD). Data precision is deemed acceptable where results are: • Any RPD (for 0 - 10 x Estimated quantitation limit (EQL)), or • RPD <50% (for 10 - 30 x EQL) or • RPD <30% (for >30 x EQL) Exceedance of this range may still be considered acceptable where heterogeneous materials are sampled.

Assessment Measure (DQI)	Comment
Accuracy – a measure of the closeness of reported data to the "true value."	Data accuracy will be assessed by: • Field spike and filed blank. • Laboratory duplicate samples.
Representativeness – confidence that data is representative of each media present on the site.	To ensure data representativeness, the following field and laboratory procedures will be followed: • Design and implementation of the sampling program completed in accordance with MA standard operating procedures (SOP). • Use of a trip spike for assessing volatile losses during field sampling and a trip blank to ensure no cross contamination or laboratory artefacts. • Laboratory hold times are met, and sample handling and transportation is completed in accordance with the SAQP.
Completeness – a measure of the amount of usable data from a data collection activity.	To ensure data set completeness, the following is required: • Confirmation that the sampling methodology was completed in general accordance with the SAQP. • Provision of chain of custody (COC) and sample receipt advice (SRA) form. • Provision of results from all laboratory QA / QC samples (lab blanks, trip blank, trip spike and lab duplicates). • NATA accreditation stamp on all laboratory reports.
Comparability – confidence that data may be considered to be equivalent for each sampling and analytical event.	Data comparability was maintained by ensuring that: • Single site sampling events is undertaken following methodologies outlined in the MA SOP, SAQP, and published guidelines. • NATA accredited laboratory methodologies are followed for all laboratory analysis.

6.3 Site Assessment Criteria

Site assessment criteria (SAC) adopted for the characterisation of soil for the PSI are summarised in Table 15.

Table 15: Site Assessment Criteria.

Adopted Guidelines	Rationale
Soils	
NEPC (2013a)	Health investigation levels (HIL) Samples are assessed against: • NEPC (2013a) HIL-A investigation levels for residential (with soil access) land use. Health screening levels (HSL) *Petroleum hydrocarbons* Samples are assessed against: • NEPC (2013a) soil HSL-A – low density residential land use (sand dominant soils) has been considered for soil vapour intrusion. *Asbestos* Asbestos HSLs outlined in NEPC (2013a) have not been adopted for this investigation. Alternatively, presence of asbestos in soils or in material samples is

Adopted Guidelines	Rationale
	assessed on a detect / non detect basis. Should asbestos be detected in samples, or evidence of demolition debris be present in fill, further asbestos investigation and quantification may be required. Management Limits NEPC (2013a) management limits have been adopted for the petroleum hydrocarbons for residential, parkland and public open space – course textured soils.
	Ecological Investigation Levels (EIL) EILs for select metals, DDT, and naphthalene are derived from NEPC (2013a) for protection of terrestrial ecosystems in residential & public open space. EILs are calculated using Added Contaminant Levels (ACL) for respective contaminants in NEPC (2013a) using the most conservative pH, CEC, clay content values, and Ambient Background Concentrations (ABC) are derived from NSW - old suburb / low traffic ABCs, tabulated in NEPC (2013d). Contamination is also considered aged (>2 years). Soil parameters adopted for EIL calculations are based on compiled site-specific analytical data, where noted: • 10% clay content • CEC – 2.8 cmol$_c$/kg (based on laboratory analysis, see Appendix L) • pH – pH 5.0 (based on laboratory analysis, see Appendix L) EIL calculation sheets are provided in Appendix N. Ecological Screening Levels (ESL) TRH and BTEX are assessed against ESLs for urban residential & public open space – coarse textured soils presented in NEPC (2013a).

6.4 Field Investigation Methodology

6.4.1 Soil Investigation

The methodology adopted for field investigation and sampling of soils, and to meet established project DQO, is provided in Table 16.

Table 16: Soil investigation and sampling methodology.

Item	Description
Date of fieldworks	Fieldworks were undertaken on the 20 February 2025 which included: • Site inspection of the Site. • Soil investigation and sampling within the western half of the Site
Investigation method(s)	Soil investigation was conducted by the following methods: • Concrete coring through the existing tennis court surface at three locations. • Advancement of three boreholes (BH101 – BH103) using hand tools to a maximum investigation depth of 1.10 mBGL. • Collection of representative soil samples for laboratory analysis. • Collection of duplicate soil samples for QA / QC purposes. Sampling locations are shown on the testing plan map provided in Appendix G.

Item	Description
Soil logging	Soils were classified in the field with respect to lithological characteristics and texture. Soil classifications and descriptions were based on the unified soil classification system (USCS) and Australian standard (AS) AS1726:2017 - *Geotechnical site Investigations*. Soils were also evaluated qualitatively for odour, visual evidence of contamination, and anthropogenic inclusions. Borehole logs for the investigation are presented in Appendix H. A summary of soil descriptions and field observations is provided in Section 7.2.
Soil sampling	The sampling density adopted for the soil investigation program included sampling at three locations (BH101 – BH103). Soil samples were obtained from fill and natural soils by an experienced MA environmental consultant using a dedicated, clean pair of nitrile gloves for collection of each sample. Each sample obtained from borehole excavations was collected from soils located within the centre of the hand tool or directly from the borehole. Each sample was placed into a laboratory supplied, 250 mL glass jar, with no headspace (to limit volatile loss) and labelled with a unique sample identifier.
Decontamination procedures	Sampling equipment used for sample collection were only used within one location and decontamination procedures were therefore not employed.
Sample preservation	Soil samples were stored in a refrigerated (ice filled) chest, whilst on site and in transit to the laboratory. All samples were submitted and analysed within the required holding period, as documented in laboratory SRA presented in Appendix M.
QC sampling	The following QC sampling rates were proposed for soil investigation: • Intra laboratory duplicate soil samples collected and analysed at a rate 10%. • A laboratory prepared trip blank and trip spike were stored with collected soil samples in the field and during transportation to the analytical laboratory for each analytical sample batch.
Sample handling and transport	Sample storage and transport was conducted according with industry guidance and standards. Samples were placed immediately into an ice chilled cooler box following collection. Primary samples were dispatched to Envirolab Services Pty Ltd (Envirolab), a NATA accredited analytical laboratory, under COC conditions for analysis. COC certificates and SRA documentations was provided to MA for confirmation purposes and is attached in Appendix M.

6.5 Laboratory Analytical Suite

A summary of laboratory analyses for soil samples completed as part of this PSI is provided in Table 17.

Table 17: Summary of soil laboratory analyses.

COPC	Primary Samples Analysed	DQI Samples Analysed
BTEX	6	trip spike and trip blank
TRH	6	trip blank
PAH	6	-
HM [1]	6	1 duplicate
OCP / OPP	3	-

COPC	Primary Samples Analysed	DQI Samples Analysed
PCB	3	-
Asbestos in soil	3	-
CEC	1	-
pH	1	-

Notes.

1. Arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc.

7 Field and Analytical Results

7.1 Investigation Constraints

The proposed scope of works for the investigation was largely completed. However, some physical constraints were encountered during excavations using hand tools, which affected the maximum achievable depths at certain locations:

- BH101 and BH103: Excavation was terminated due to refusal on sandstone boulders.
- BH102: Excavation was limited due to the collapse of the sand profile.

As a result, advancement to a maximum investigation depth of 1.10 mBGL was achieved.

Additionally, the presence of the hardstand tennis court covering most of the Site constrained the ability to conduct test pitting, which is the preferred method for visually assessing fill material for potential signs of contamination. As test pitting allows for a more detailed inspection of fill characteristics, this limitation reduced the ability to fully assess the composition, distribution, and potential contamination of the fill material beneath the hardstand.

7.2 Subsurface Conditions and Field Observations

The following generalised subsurface conditions were observed during the sampling program:

- Concrete slab encountered at all testing locations with a thickness up to 130mm.
- Fill material consisting of predominantly yellow to brown sand encountered up to approximately 0.55 mBGL. This layer was found to be relatively compacted, possibly due to recent tennis court resurfacing works.
- Fill material consisting of sand with black slag inclusions encountered between approximately 0.3 to 0.35 mBGL within BH101 and BH103 and between approximately 0.55 to 0.6 mBGL within BH101.
- Natural material consisting of light brown to brown sand with red, orange and white sandstone cobbles to boulders encountered between approximately 0.3 mBGL to 0.7 mBGL.
- Natural material consisting of brown to pale brown sand encountered up to approximately 1.1 mBGL.
- No anthropogenic inclusions, except for previously mentioned black slag material, were observed within excavated material. No olfactory indications of potential contamination (odours) or staining were observed within excavated material.
- No water inflow was encountered during borehole excavations.

Soil sampling locations are shown on the sampling plan in Appendix G and detailed borehole logs are provided in Appendix H. A selection of photographs taken during the site inspection and intrusive investigation are included in Appendix I.

7.3 Data Quality Assessment

Field and laboratory QA / QC has been reviewed for the investigation and is presented in the Data Quality Assessment provided Appendix J.

Assessment of the field and analytical data produced by the investigation indicated that data adequately satisfies the DQI that were developed for the investigation. It is therefore concluded that the overall data quality is of an acceptable standard to be used for interpretation.

7.4 Soil Results

7.4.1 Soil Analytical Results

A summary of laboratory analytical results for analysed soil samples, compared to adopted SAC, is provided in Table 18. A detailed tabulation of soil analytical results showing individual samples compared to adopted SAC is provided in Appendix K. Laboratory analytical documentation is available in Appendix L.

Table 18: Summary of soil analytical results compared to assessment criteria.

Analyte	Results Compared to SAC
Heavy metals	Heavy metals were reported at concentrations in analysed samples either below limit of reporting (LOR) or below adopted SAC.
BTEX	BTEX was reported in soil samples by the laboratory at concentrations below LOR and below adopted SAC.
TRH	TRH concentrations were reported by the laboratory in soil samples at levels below LOR and below adopted SAC.
PAH	Concentrations of relevant PAH were reported in analysed soil samples at levels below LOR or below adopted SAC.
OCP / OPP	Concentrations of OCP and OPP in analysed soil samples were reported below LOR and below the respective SAC.
PCB	PCB (total) was reported in analysed soil samples by the laboratory at concentrations below LOR and below the adopted SAC.
Asbestos (in soil)	Asbestos was reported in analysed soil samples by the laboratory at concentrations below the LOR on a detect/ non detect basis.

8 Discussion and Conclusion

8.1 General Discussion

A review was undertaken as part of this PSI to evaluate available historical site information. This review identified that the Site has historically comprised dense vegetation (possibly associated with Roseville Golf Club to the north) prior to development of the Site between 1956 to 1961 into existing land use as a hardstand tennis court.

As discussed in Section 3.6, we understand that Council raised concerns that the Site may have historically been maintained as part of Roseville Golf Club and could have been impacted by the application of fertilisers, herbicides, or pesticides. However, a review of historical aerial imagery and site information indicates that the Site was not part of the actively maintained golf course, but rather a vegetated area before being developed into a tennis court. As such, contamination associated with historical golf course maintenance activities is not expected.

During the Site inspection, evidence of potential filling was observed, primarily in the western half of the Site. Fill importation was likely required for leveling purposes.

A CSM was developed as part of this assessment, which identified fill material of unknown origin as the primary AEC. Due to the uncertainty regarding the fill's composition and potential contamination, further investigation was recommended in the form of a soil sampling program to assess potential risks associated with future land use.

8.2 Intrusive Investigation

An intrusive investigation was conducted on 20 February 2025, which involved the excavation of 3 boreholes via hand tools to assess potential contamination at the Site. The investigation area was established based on the findings of the Site inspection which indicated evidence of potential filling, primarily within the western half of the tennis court.

Due to site constraints, including the presence of the hardstand tennis court, the investigation was limited to borehole sampling only, rather than test pitting, which is the preferred method for visually assessing fill material for potential contamination. As a result, the ability to fully characterise the extent, composition, and potential contamination of fill material was somewhat restricted.

Soil samples were collected from various depths, primarily from suspected fill material, and analysed for a range of COPC. Analytical results indicated that all tested samples reported COPC concentrations below the adopted assessment criteria.

8.3 Conceptual Site Model Revision

Based on the findings of this report, the CSM has been reviewed and updated to reflect the following considerations:

- The Site is not expected to pose an easily identifiable risk to human health receptors or ecological receptors during ongoing use and proposed rezoning.

However, given the intrusive investigation constraints and the limited ability to fully characterise the fill material, an Unexpected Finds Protocol (UFP) is recommended to ensure that any unexpected contamination encountered during future earthworks or development activities is appropriately identified, assessed, and managed.

A UFP provides guidance on procedures to follow if unexpected contamination, such as odorous soils, asbestos-containing materials (ACM), or other unanticipated contaminants, are encountered.

The recommended UFP is included as Appendix O to this report.

8.4 Conclusion

Based on the findings of this PSI, and with consideration to the limitations of the investigation (Section 9), risks to human health and ecological receptors posed by potential contamination are considered low.

As such, the MA consider the site to be suitable for residential (with access to soil) land use and the proposed rezoning to R2 – Low Density Residential.

To manage any potential residual risks, the Unexpected Finds Protocol (UFP) provided in Appendix O should be implemented during any future earthworks or construction.

9 Limitations Statement

This PSI was undertaken in line with current industry standards.

It is important, however, to note that no land contamination study can be a complete and exhaustive characterisation of a site, nor can it be guaranteed that any assessment shall identify and characterise all areas of potential contamination or all past potentially contaminating land uses. Therefore, this report should not be read as a guarantee that no contamination shall be found on the site. Should material be exposed in future which appears to be contaminated or inconsistent with natural site soils, additional testing may be required to determine the implications for the site.

Martens & Associates Pty Ltd has undertaken this assessment for the purposes of the current development proposal. No reliance on this report should be made for any other investigation or proposal. Martens & Associates Pty Ltd accepts no responsibility and provides no guarantee regarding the characteristics of areas of the site not specifically studied in this investigation.

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Appendix A – Maps

Map	Title
Map 01	Overview
Map 02	Topography
Map 03	Historical Aerial: 1943
Map 04	Historical Aerial: 1951
Map 05	Historical Aerial: 1961
Map 06	Historical Aerial: 1978
Map 07	Historical Aerial: 1986
Map 08	Historical Aerial: 1991
Map 09	Historical Aerial: 2002
Map 10	Historical Aerial: 2009
Map 11	Historical Aerial: 2017
Map 12	Historical Aerial: 2025
Map 13	Testing Plan Map

0 10 20 30 40 50 m

1:1250 @ A3

Viewport

Notes:
- Aerial from Nearmap (2025).
- Cadastre and site boundary from NSW Spatial Services Clip and Ship (2025).

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

Map Title / Figure:
Overview

Map 01	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from Nearmap (2025).
- Cadastre and site boundary from NSW Spatial Services Clip and Ship (2025).
- Contours from ELVIS Lidar (2020).

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Map Title / Figure:
Topography

Map 02	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

Appendix B – Site Survey

LCG
LAWRENCE CONSULTING GROUP

Date 01st MARCH 2024

Ms Rebecca Flax. **Ref: 241702**

Email: rebeccaa@echo.capital.

Dear Ms Flax,

PROPERTY: 11 ECHO STREET, ROSEVILLE.

As instructed by you we have surveyed, Lots 6 & 7 as shown on a plan deposited at Land Registry Services, Sydney and numbered D.P.14906, being the whole of the land contained in computer Folio Certificate, Reference 6/14906 & 7/14906 and having a total frontage of 42.06 to Echo St, Roseville, in the Local Government Area of Ku-ring-gai, Parish of Gordon, County of Cumberland and report as follows.

We find erected thereon a brick house with a tile and metal roof together with a concrete tennis court, inground pool and a metal shed and all known as No 11 Echo Street, Roseville.

Distances of walls from the boundaries are shown by red figures on the sketch.

A brick pier and concrete slab of the tennis court stands partly over the adjoining footway and a metal shed stands partly over the southern boundary both as shown on the sketch.

The boundaries are partly fenced as shown on the sketch.

Lot 6 is wholly affected by an Easement created by Transfer R347157. Both of the lots are affected by a Covenant created by Transfer A860041.

Title dimensions are indicated on the sketch and other than as shown or stated and fencing irregularities, we find no visable encroachments by or upon the property. This survey is based on a title search dated 23/02/2024.

Yours faithfully,

DOUGLAS LACHLAN MACLEAN BSurv, MIS.

SURVEYOR REGISTERED

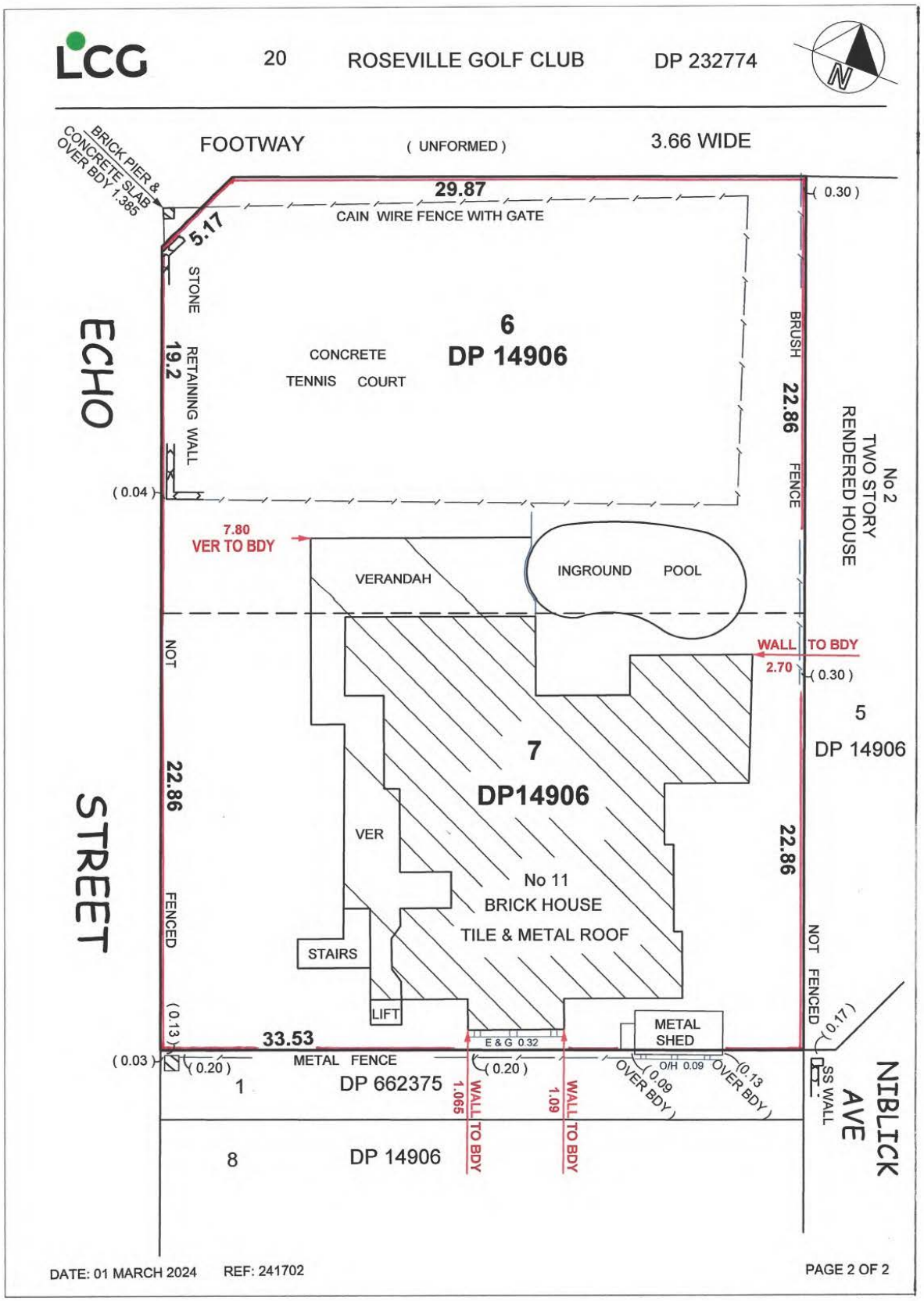
UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002

Melbourne Office
Level 27 Rialto South Tower
525 Collins Street
Melbourne VIC 3000
P: (03) 9935 2700

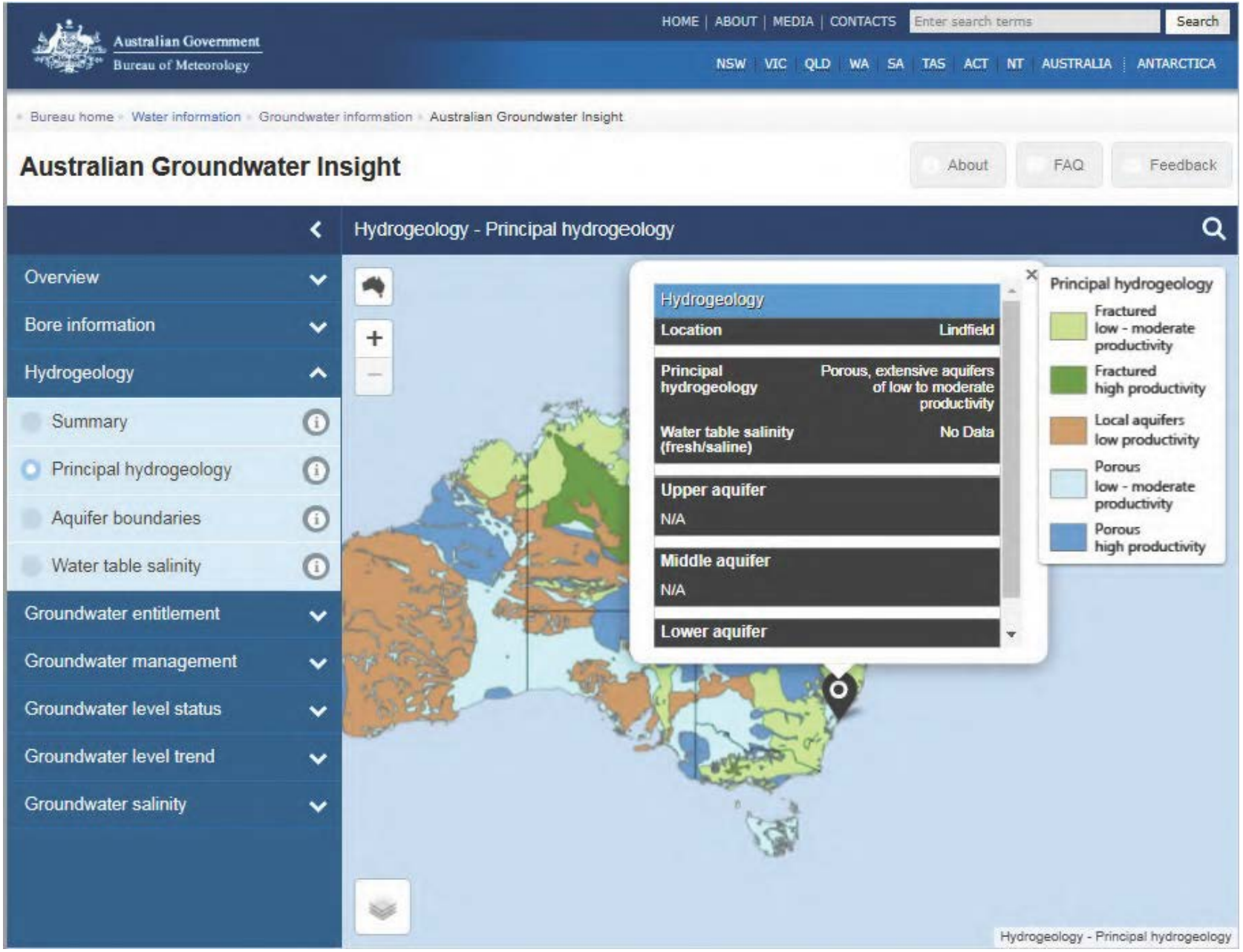
Sydney Office
Suite 106, Level 1
345 Pacific Highway
Lindfield NSW 2070
P: 1300 032 740

LCG GLOBAL PTY LTD
ABN: 93 635 745 710

E: info@lcgsolutions.com.au
W: lcgsolutions.com.au


LCG
20 ROSEVILLE GOLF CLUB DP 232774
N
FOOTWAY (UNFORMED) 3.66 WIDE
BRICK PIER & CONCRETE SLAB OVER BDY 1.385
29.87
CAIN WIRE FENCE WITH GATE
(0.30)
5.17
STONE
RETAINING WALL
19.2
6
DP 14906
CONCRETE TENNIS COURT
BRUSH
22.86
FENCE
No 2 TWO STORY RENDERED HOUSE
ECHO STREET
(0.04)
7.80 VER TO BDY
VERANDAH
INGROUND POOL
WALL TO BDY 2.70
(0.30)
NOT FENCED
22.86
7
DP14906
VER
No 11 BRICK HOUSE TILE & METAL ROOF
22.86
5
DP 14906
STAIRS
LIFT
METAL SHED
NOT FENCED
(0.17)
(0.13)
33.53
E & G 0.32
(0.03)
(0.20)
METAL FENCE
(0.20)
O/H 0.09
(0.13 OVER BDY)
(0.09 OVER BDY)
SS WALL
NIBLICK AVE
1
DP 662375
1.065
WALL TO BDY
1.09
WALL TO BDY
8
DP 14906
DATE: 01 MARCH 2024 REF: 241702
PAGE 2 OF 2

Appendix C – Groundwater Information


Australian Government
Bureau of Meteorology
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Enter search terms
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NSW | VIC | QLD | WA | SA | TAS | ACT | NT | AUSTRALIA | ANTARCTICA
Bureau home » Water information » Groundwater information » Australian Groundwater Insight
Australian Groundwater Insight
About
FAQ
Feedback
Hydrogeology - Principal hydrogeology
Overview
Bore information
Hydrogeology
Summary
Principal hydrogeology
Aquifer boundaries
Water table salinity
Groundwater entitlement
Groundwater management
Groundwater level status
Groundwater level trend
Groundwater salinity
Hydrogeology
Location
Lindfield
Principal hydrogeology
Porous, extensive aquifers of low to moderate productivity
Water table salinity (fresh/saline)
No Data
Upper aquifer
N/A
Middle aquifer
N/A
Lower aquifer
Principal hydrogeology
Fractured low - moderate productivity
Fractured high productivity
Local aquifers low productivity
Porous low - moderate productivity
Porous high productivity
Hydrogeology - Principal hydrogeology

WaterNSW

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State Overview
- State Overview

Rivers and Streams
favourites | search | download sites | find a site
- ⊞ Real Time Data - Rivers And Streams

Daily River Reports
- ⊞ Daily River Reports

Dams
favourites | search | download sites | find a site
- ⊞ Real Time Data - Major Dams

Groundwater (Telemetered data)
favourites | search | download sites | find a site
- ⊞ Real Time Data - Bores

All Groundwater Site details
search | download sites | find a site
search by licence
- ⊞ All Groundwater Map

Meteorology
favourites | search | download sites | find a site
- ⊞ Real Time Data - Weather Stations

Hunter River Salinity Trading Scheme
- Hunter River Salinity Trading Scheme

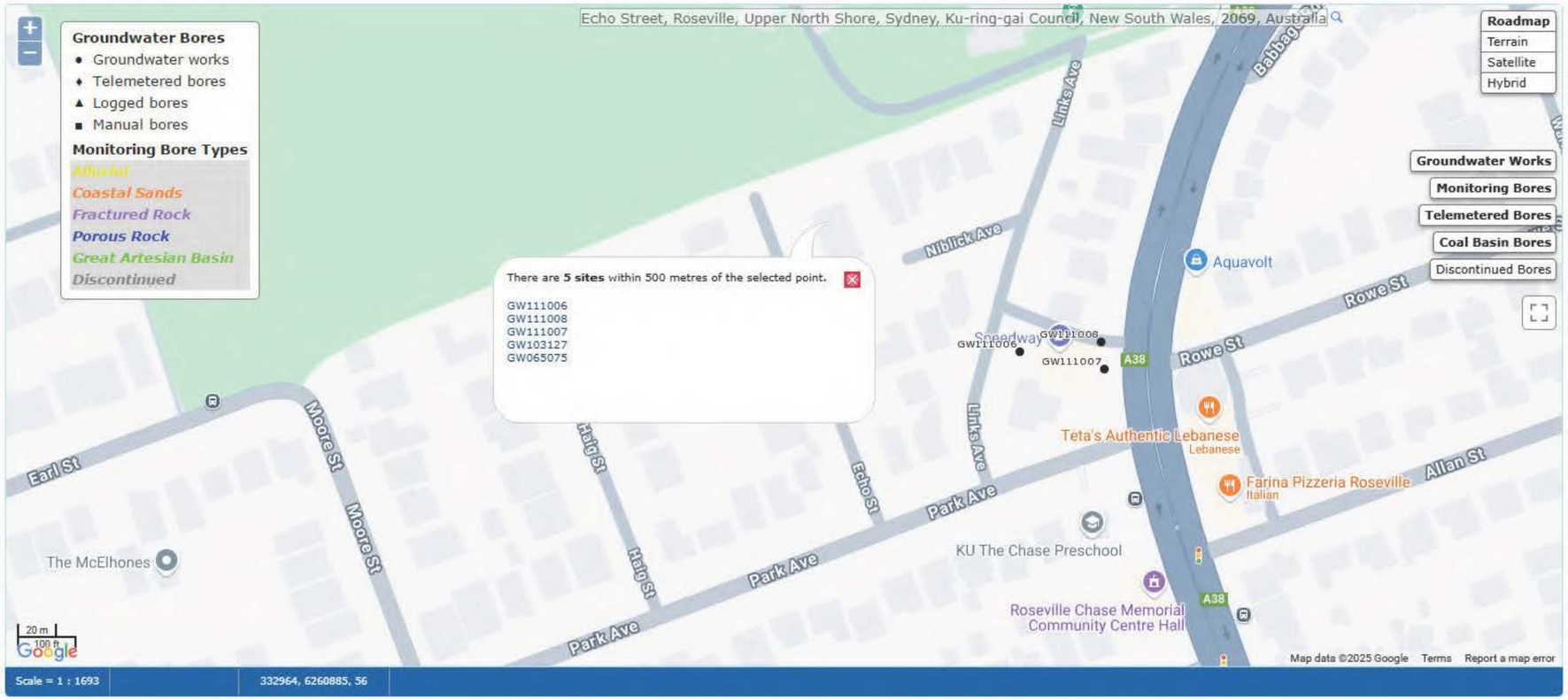
All Groundwater Site Details

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info



WaterNSW
Work Summary

GW111006

Licence: 10BL603947 **Licence Status:** CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger
Owner Type: Private

Commenced Date:
Completion Date: 19/04/2010
Final Depth: 7.50 m
Drilled Depth: 7.50 m

Contractor Name: (None)
Driller: Yoon Fook Chin
Assistant Driller:

Property: ANTELLA 20-22 Babbage Rd ROSEVILLE 2069 NSW
GWMA:
GW Zone:
Standing Water Level (m): 3.800
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	GORDON	1//1028524
Licensed:	CUMBERLA	GORDON	Whole Lot 1//1028524

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6260991.000
Easting: 332810.000
Latitude: 33°46'40.9"S
Longitude: 151°11'39.7"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.50	100			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	4.50	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	4.50	7.50	55		0	Slotted In Hole, PVC Class 18, SL: 3.0mm, A: 1.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.80	7.50	3.70	Unknown	3.80					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Fill	
0.20	0.40	0.20	FILL,SILTY SANDY CLAY,TRACE OF IRONSTONE	Fill	

0.40	0.80	0.40	SILTY CLAY	Silty Clay	
0.80	1.80	1.00	SHALE,/ QUARTZ	Shale	
1.80	3.50	1.70	SANDSTONE,FINE TO MEDIUM GRAINED RED.	Sandstone	
3.50	6.20	2.70	SANDSTONE YELLOW	Sandstone	
6.20	7.50	1.30	SANDSTONE,FINE TO MED.GRAINED,GREY	Sandstone	

***** End of GW111006 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW111008

Licence: 10BL603947 **Licence Status:** CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger
Owner Type: Private

Commenced Date:
Completion Date: 19/04/2010
Final Depth: 7.50 m
Drilled Depth: 7.50 m

Contractor Name: (None)
Driller: Yoon Fook Chin
Assistant Driller:

Property: ANTELLA 20-22 Babbage Rd ROSEVILLE 2069 NSW
GWMA:
GW Zone:
Standing Water Level (m): 3.800
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	GORDON	1//1028524
Licensed:	CUMBERLA	GORDON	Whole Lot 1//1028524

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6260996.000
Easting: 332847.000
Latitude: 33°46'40.7"S
Longitude: 151°11'41.1"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.50	100			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	4.50	50			Seated, Screwed
1	1	Opening	Slots - Horizontal	4.50	7.50	55		0	Slotted In Hole, PVC Class 18, SL: 3.0mm, A: 1.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.80	7.50	3.70	Unknown	3.80					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE SLAB:0.15m	Fill	
0.20	1.80	1.60	FILL,AS ABOVE,TRACE OF IRONSTONE AND IGNEOUS GRAVEL	Fill	

1.80	4.20	2.40	SANDSTONE FINE TO MEDIUM GRAINED,RED WITH GREY CLAY BANDS.	Sandstone	
4.20	6.40	2.20	SANDSTONE,FINE TO MEDIUM GRAINED,LIGHT YELLOW	Sandstone	
6.40	7.50	1.10	SANDSTONE FINE TO MEDIUM GRAINED,DARK BROWN WITH CLAY BANDS.	Sandstone	

***** End of GW111008 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW111007

Licence: 10BL603947 **Licence Status:** CANCELLED

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger
Owner Type: Private

Commenced Date:
Completion Date: 19/04/2010
Final Depth: 7.50 m
Drilled Depth: 7.50 m

Contractor Name: (None)
Driller: Yoon Fook Chin
Assistant Driller:

Property: ANTELLA 20-22 Babbage Rd ROSEVILLE 2069 NSW
GWMA:
GW Zone:
Standing Water Level (m): 3.800
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	GORDON	1//1028524
Licensed:	CUMBERLA	GORDON	Whole Lot 1//1028524

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6260984.000
Easting: 332849.000
Latitude: 33°46'41.1"S
Longitude: 151°11'41.2"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.50	100			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	4.50	50			Screwed
1	1	Opening	Slots - Horizontal	4.50	7.50	55		0	Slotted In Hole, PVC Class 18, SL: 3.0mm, A: 1.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.80	7.50	3.70	Unknown	3.80					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE SLAB:0.2m	Fill	
0.20	0.60	0.40	FILL,SILTY SAND,FINE TO MED.GRAINED,YELLOW	Fill	

0.60	0.70	0.10	CONCRETE SLAB:0.1m	Fill	
0.70	1.60	0.90	FILL,SILTY SAND,CLAY,IRONSTONE,GRAVEL	Fill	
1.60	3.00	1.40	SHALE,GREY WITH CLAY BANDS,GREY AND ORANGE	Shale	
3.00	4.40	1.40	SANDSTONE FINE TO MED. GRAINED,GREY AND ORANGE	Sandstone	
4.40	5.40	1.00	SANDSTONE WITH SHALE BANDS	Sandstone	
5.40	7.50	2.10	SANDSTONE FINE TO MEDIUM GRAINED,ORANGE WITH CLAY BANDS	Sandstone	

*** End of GW111007 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW103127

Licence: 10BL159693 **Licence Status:** CONVERTED

Authorised Purpose(s): IRRIGATION,RECREATION (GROUNDWATER)
Intended Purpose(s): RECREATION (GROU

Work Type: Bore
Work Status:
Construct.Method: Rotary
Owner Type:

Commenced Date:
Completion Date: 31/07/2000
Final Depth: 138.00 m
Drilled Depth: 138.00 m

Contractor Name: JH ISELT PTY LTD
Driller: Paul John Iselt
Assistant Driller:

Property: ROSEVILLE GOLF CLUB 59 Hill St ROSEVILLE 2069 NSW
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description: Fresh
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	GORDON	20//232774
Licensed:	CUMBERLA	GORDON	Whole Lot 20//232774

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6261190.000
Easting: 332449.000
Latitude: 33°46'34.2"S
Longitude: 151°11'25.8"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	138.00	210			Down Hole Hammer
1	1	Casing	P.V.C.	-0.50	138.00	160	144		Suspended in Clamps, Screwed and Glued
1	1	Opening	Slots - Vertical	48.00	138.00	160		0	Sawn, PVC, SL: 0.1mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
39.70	40.10	0.40	Unknown	18.50	50.00	0.20	50.00	00:30:00	
130.50	132.20	1.70	Unknown	54.00	138.00	3.00	138.00	04:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	TOPSOIL	Topsoil	
0.50	1.50	1.00	SANDY CLAY	Invalid Code	
1.50	5.20	3.70	SANDSTONE YELLOW	Sandstone	
5.20	39.70	34.50	SANDSTONE GREY	Sandstone	

39.70	40.10	0.40	SANDSTONE GREY W.B.	Sandstone	
40.10	70.40	30.30	SANDSTONE GREY	Sandstone	
70.40	74.00	3.60	SANDSTONE GREY	Sandstone	
74.00	130.50	56.50	SANDSTONE GREY	Sandstone	
130.50	132.20	1.70	SANDSTONE GREY W.B.	Sandstone	
132.20	138.00	5.80	SANDSTONE GREY	Sandstone	

***** End of GW103127 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW065075

Licence: 10BL154122
Licence Status: CONVERTED

Authorised Purpose(s): IRRIGATION,RECREATION (GROUNDWATER)
Intended Purpose(s): RECREATION (GROU, IRRIGATION

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Cable Tool
Owner Type: Private

Commenced Date:
Completion Date: 15/02/1994
Final Depth: 150.00 m
Drilled Depth: 150.00 m

Contractor Name: (None)
Driller: John Hans Iselt
Assistant Driller:

Property: ROSEVILLE GOLF COURSE Links Ave ROSEVILLE CHASE 2069 NSW
Standing Water Level (m): 44.000
GWMA:
GW Zone:
Salinity Description: Fresh
Yield (L/s): 6.000

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	GORDON	20//232774
Licensed:	CUMBERLA	GORDON	Whole Lot 20//232774

Region: 10 - Sydney South Coast
River Basin: 213 - SYDNEY COAST - GEORGES RIVER
Area/District:
CMA Map: 9130-3N
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6261356.000
Easting: 332677.000
Latitude: 33°46'29.0"S
Longitude: 151°11'34.8"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.20	300			Rotary Air
1		Hole	Hole	4.20	150.00	200			Rotary Air
1	1	Casing	Pvc Class 9	-0.50	150.00	200			Seated on Bottom, Glued
1	1	Casing	P.V.C.	-0.50	4.20	250	138		Seated on Bottom, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
32.40	32.50	0.10	Consolidated	11.00	35.00	0.40	35.00		
122.90	125.60	2.70	Consolidated	44.00	144.00	6.00	150.00	03:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	137.00	137.00		(Unknown)	

137.00	147.00	10.00	SHALE DARK GREY	Shale	
147.00	150.00	3.00	SANDSTONE GREY DARK	Sandstone	

Remarks

10/11/1999: PREVIOUS LIC. No:10BL 141258.
22/11/2012: Nat Carling, 22-Nov-2012; Added status (based on licence) & added rock type codes in driller's log.

*** End of GW065075 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix D – Historical Aerial Photography

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services Sixmaps (1943).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Environment | Water | Geotechnics | Civil | Projects

Map Title / Figure:
Historical Aerial: 1943

Map 03	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services HAPE (1951).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 1951

Map 04	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No. P2410640 Map Set MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services HAPE (1961).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

martens
Environment | Water | Geotechnics | Civil | Projects

Map Title / Figure:
Historical Aerial: 1961

Map 05	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services HAPE (1978).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

martens
Environment | Water | Geotechnics | Civil | Projects

Map Title / Figure:
Historical Aerial: 1978

Map 06	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services HAPE (1986).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 1986

Map 07	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services HAPE (1991).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 1991

Map 08	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from NSW Spatial Services HAPE (2002).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 2002

Map 09	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from Nearmap (2009).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 2009

Map 10	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from Nearmap (2017).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 2017

Map 11	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from Nearmap (2025).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Historical Aerial: 2025

Map 12	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

Appendix E – Council Correspondence

RE: Request for Informal Access to Council information - 15 Echo Street {{3524012}} Roseville

CG

Chris Galletti <cgalletti@krg.nsw.gov.au>
To Bryson Monaghan

Reply | Reply All | Forward | ...

Fri 21/02/2025 9:30 AM

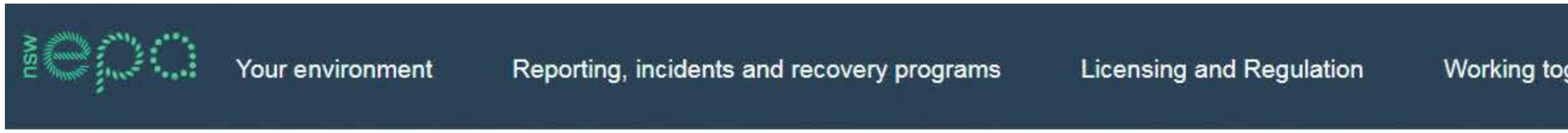
Follow up. Completed on Friday, 21 February 2025.

Bryson thank you for your request, after a thorough search of Council records no files or plans were found for the site.

The house and tennis court were constructed sometime between **1956 & 1961** and Council records only reach back to **1974.**

Regards

Appendix F – Government Register Records



Public registers

+ POEO Public Register

– Contaminated land record of notices

- About the record of notices
- List of notified sites
- Tips for searching
- Disclaimer

Dangerous goods licences

Pesticide licences

Radiation licences

Home Public registers Contaminated land record of notices

Search results

Your search for: Suburb: ROSEVILLE

Search Again Refine Search

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the planning process.

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

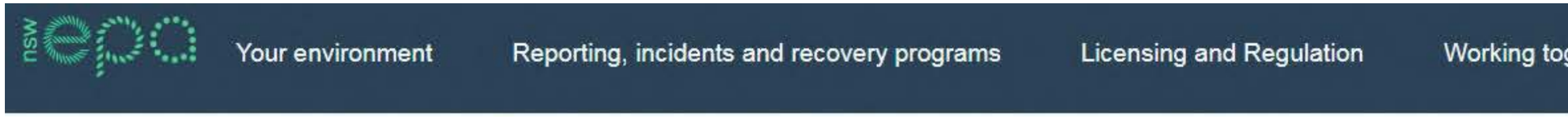
... more search tips

More information about particular sites may be available from:

- The POEO public register
- The appropriate planning authority: for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act.

See What's in the record and What's not in the record.

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.
This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating



Public registers

+ POEO Public Register
– Contaminated land record of notices
About the record of notices
List of notified sites
Tips for searching
Disclaimer
Dangerous goods licences
Pesticide licences
Radiation licences

Home Public registers Contaminated land record of notices

Search results

Your search for: Suburb: ROSEVILLE CHASE

Search Again Refine Search

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the planning process.

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... more search tips

More information about particular sites may be available from:

- The POEO public register
- The appropriate planning authority: for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act.

See What's in the record and What's not in the record.

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.
This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
ROSEVILLE	Mobil Service Station	2 Boundary STREET	Service Station	Regulation under CLM Act not required	-33.78769177	151.1796011
ROSEVILLE CHASE	Coles Express Roseville Chase	388 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	-33.78337722	151.1973901

Public registers

- POEO Public Register
  - Licences, applications and notices search
  - Penalty notices search
  - Enforceable undertakings search
  - Enforceable undertakings media releases
  - Exemptions and approvals search
  - Prosecutions or civil proceedings search
  - Terms of use: POEO public register
  - Licensing FAQs
  - List of licences
  - Unlicensed premises regulated by the EPA
- + Contaminated land record of notices
- Dangerous goods licences

Search results

Your search for: **General Search** with the following criteria

Suburb - Roseville

returned 0 result

Search Again

Public registers

- POEO Public Register
  - Licences, applications and notices search
  - Penalty notices search
  - Enforceable undertakings search
  - Enforceable undertakings media releases
  - Exemptions and approvals search
  - Prosecutions or civil proceedings search
  - Terms of use: POEO public register
  - Licensing FAQs
  - List of licences
  - Unlicensed premises regulated by the EPA
- + Contaminated land record of notices
- Dangerous goods licences

Search results

Your search for: **General Search** with the following criteria

Suburb - Roseville Chase

returned 0 result

Search Again

Contaminated land
Managing contaminated land
Notified and regulated contaminated land
NSW site auditor scheme
Statutory guidelines
Non-statutory guidance documents
Underground petroleum storage systems
PFAS in NSW
PFAS investigation program
NSW PFAS Expert Panel
PFAS investigation process
PFAS investigation program FAQs
Regulation of PFAS firefighting foams
Other contamination issues
Stay up to date
Amendments to CLM Act and Regulation

The NSW Government PFAS Investigation Program

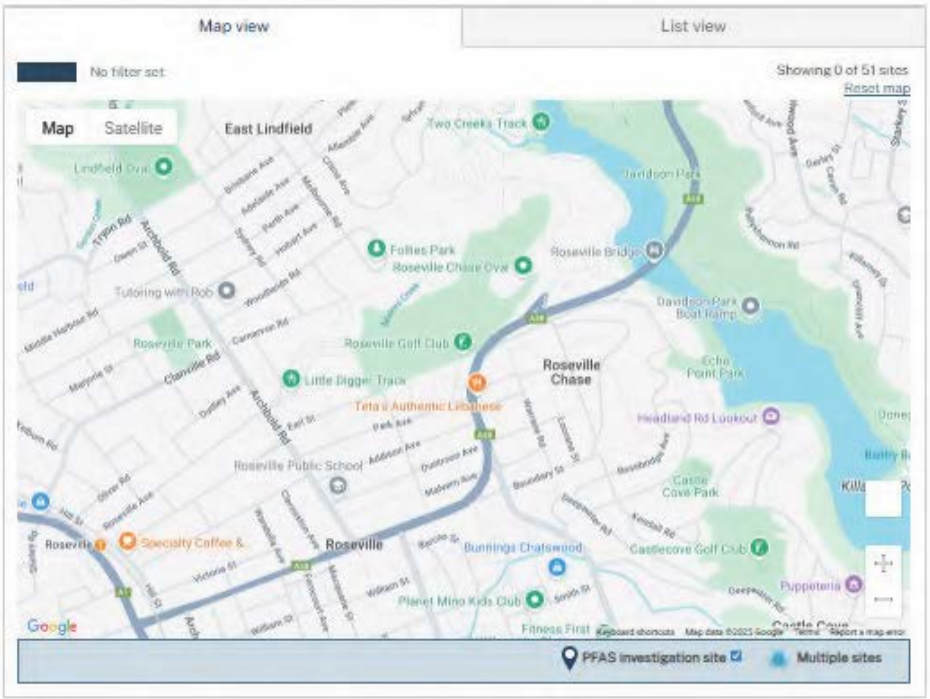
View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these dangerous chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Medlow Bath

WaterNSW is conducting targeted PFAS-related investigations on the presence of PFAS in the Medlow Bath sub-catchment. More information is available at Blue Mountains PFAS investigations.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:



Tags: PFAS

Australian Government
Defence

PFAS INVESTIGATION AND MANAGEMENT PROGRAM

SERVICE
COURAGE
RESPECT
INTEGRITY
EXCELLENCE

PFAS INVESTIGATION AND MANAGEMENT PROGRAM SNAPSHOT – October 2024

REMEDIATION ACTIVITIES

Remediation works targeting contaminated water, soil and other materials are underway or completed at Swartz Barracks, HMAS *Cerberus*, Jervis Bay Range Facility and RAAF Bases East Sale, Williamtown, Edinburgh, Richmond, Tindal, Wagga, Darwin, Pearce and Townsville.

Remediation works are scheduled to commence in the coming months at HMAS *Albatross*, Blamey Barracks, Lavarack Barracks, Bandiana Military Area and RAAF Bases Darwin and Amberley.

KEY STATISTICS

Properties connected to town water **378**

160 rainwater tanks provided to **117** properties

Community engagement events conducted **183**

869 properties have water assistance extended from 6 to 8 years

REMEDIATION

Treated or removed over **160,000** tonnes of contaminated soil

Installed **11** water treatment plants

Treated over **11.5** billion litres of water

FINANCIAL FACTS

$807m invested to manage, remediate and conduct research

INCLUDING

provided to **$27m** other government agencies for research into health and remediation

$165.4m allocated in 2024-2025 to manage and remediate PFAS

ONGOING MONITORING

Defence regularly monitors for PFAS on and around impacted sites. Monitoring results help Defence understand how PFAS is moving in the environment. This information also guides Defence's remediation and management actions.

RESEARCH ACTIVITIES

Defence collaborates internationally to share its learnings and to ensure the best remedial actions are implemented on its PFAS impacted bases.

Since 2016, Defence has supported trials of new remediation technologies. Trials such as soil stabilisation form part of Defence's remediation approach on some bases.

COMMUNITY EVENTS

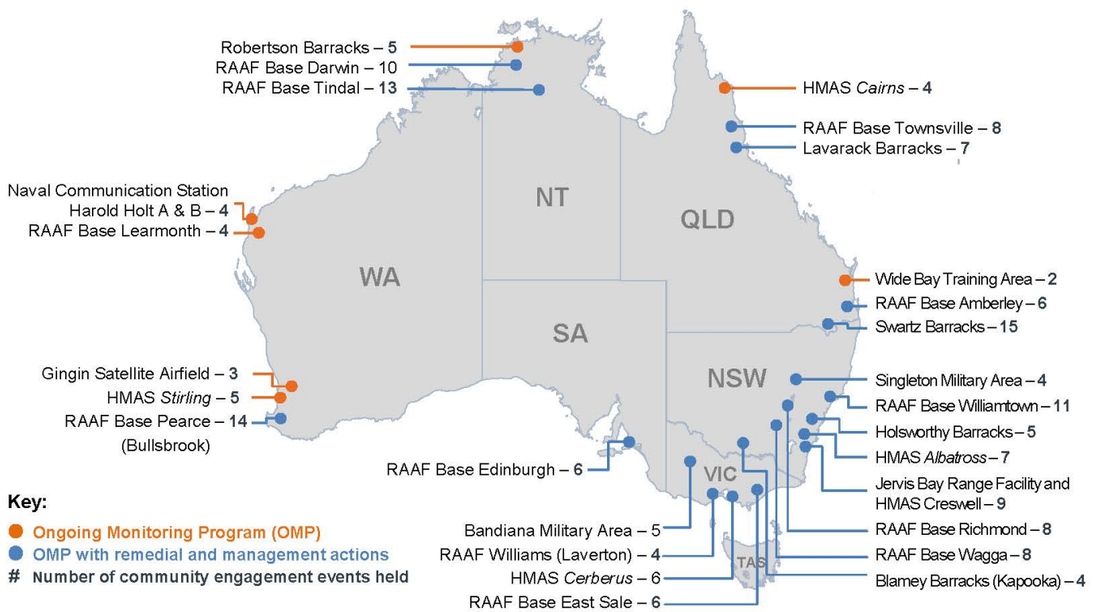
Defence has held 183 information sessions to keep communities informed.

Recent events

- 16 October 2024 – RAAF Base Tindal
- 15 October 2024 – RAAF Base Darwin
- 6 August 2024 – RAAF Base Amberley
- 19 June 2024 – HMAS *Cerberus*
- 18 June 2024 – Bandiana Military Area

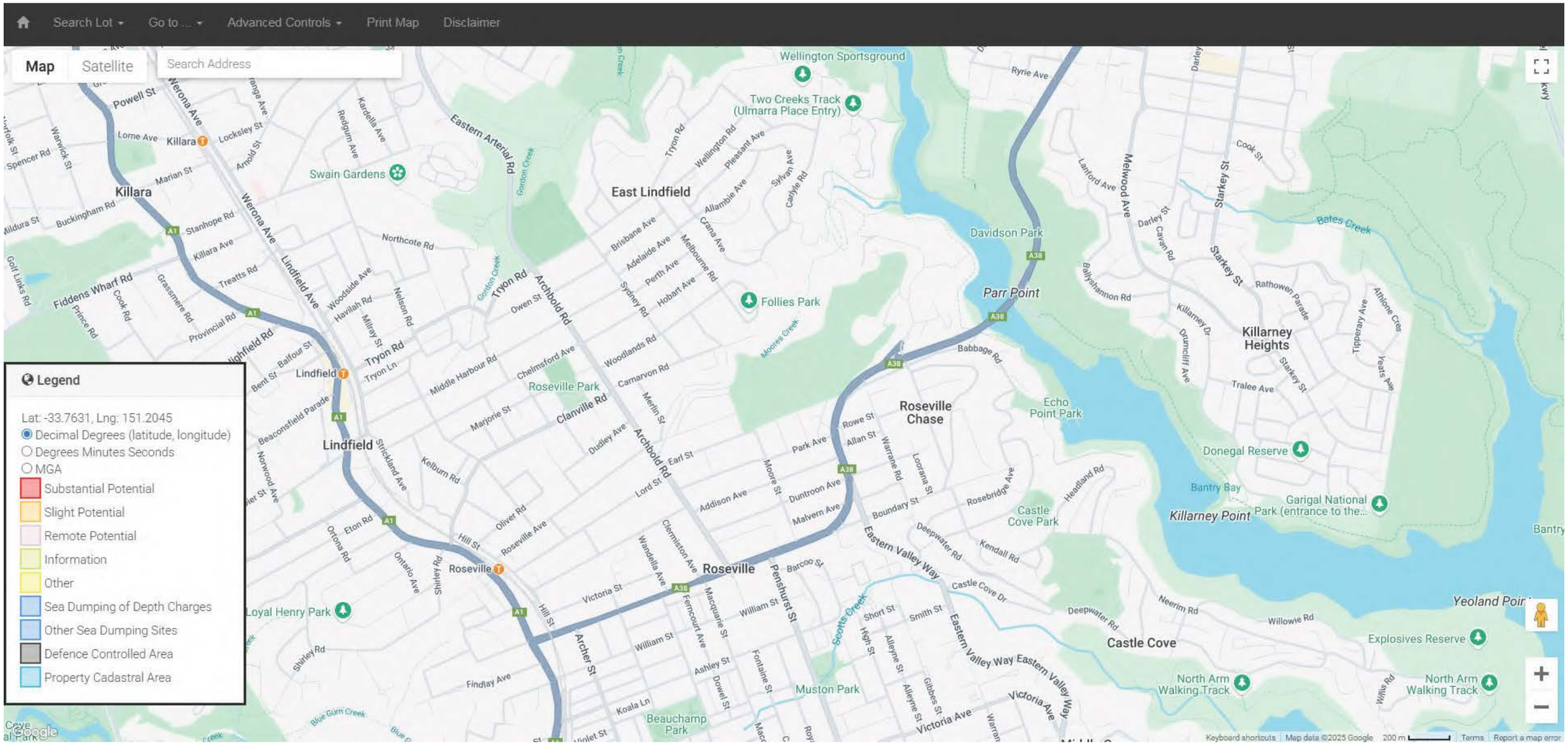
Upcoming events

- Latest information is available on the Defence website.



RESEARCH FUNDING

- Defence has provided approximately $26 million in funding for 21 research and technology programs to support PFAS investigation and remediation activities.
- Defence provided over $27 million in additional funding to other government agencies to support PFAS-related health and remediation research.


Search Lot
Go to ...
Advanced Controls
Print Map
Disclaimer
Map
Satellite
Search Address
Legend
Lat: -33.7631, Lng: 151.2045
Decimal Degrees (latitude, longitude)
Degrees Minutes Seconds
MGA
Substantial Potential
Slight Potential
Remote Potential
Information
Other
Sea Dumping of Depth Charges
Other Sea Dumping Sites
Defence Controlled Area
Property Cadastral Area
Killara
Swain Gardens
East Lindfield
Wellington Sportsground
Two Creeks Track (Ulmarra Place Entry)
Follies Park
Davidson Park
Parr Point
Roseville Chase
Echo Point Park
Killarney Heights
Donegal Reserve
Bantry Bay
Garigal National Park (entrance to the...
Killarney Point
Castle Cove Park
Castle Cove
Explosives Reserve
North Arm Walking Track
Yeoland Point
Lindfield
Roseville Park
Roseville
Loyal Henry Park
Beauchamp Park
Muston Park
Bates Creek
Gordon Creek
Moores Creek
Blue Gum Creek
Scotts Creek
Eastern Arterial Rd
Lindfield Ave
Archbold Rd
Tryon Rd
Clanville Rd
Eastern Valley Way
Victoria Ave
Keyboard shortcuts
Map data ©2025 Google
200 m
Terms
Report a map error

Appendix G – Testing Plan Map

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Project No: P2410640 Map Set: MS01-R01 EPSG: 7856

0 6 12 18 24 30 m

1:500 @ A3

Viewport A

Notes:
- Aerial from Nearmap (2025).
- Site Boundary from NSW Spatial Services Clip and Ship (2025).

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Map Title / Figure:
Testing Plan Map

Map 13	Map
15 Echo Street, Roseville, NSW	Site
Contamination Assessment	Project
Site Contamination Assessment	Sub-Project
Chapman Planning Pty Ltd	Client
03/03/2025	Date

Appendix H – Borehole Logs

CLIENT	Chapman Planning Pty Ltd	COMMENCED	20/02/2025	COMPLETED	20/02/2025	**REF BH101**
PROJECT	Site Contamination Assessment	LOGGED	BTM	CHECKED	BM	
SITE	15 Echo St, Roseville NSW 2069	GEOLOGY	Hawkesbury (ha)	VEGETATION	NA	PROJECT NO. P2410640
EQUIPMENT	Hand Auger	LONGITUDE	151.19329	RL SURFACE	82	DATUM mAHD
OPERATOR	BTM	LATITUDE	-33.77744	ASPECT	West	SLOPE <2%

Drilling Method	Water	Elevation / Depth (m)	Graphic Log	Samples: Jar Sample	Classification Code	Material Description	Comments and Observations
Hand Auger	N/A	81.9 / 0.08			CCT	Concrete	
				P2410640/BH101/0.1-0.2 + Dup01	SP	FILL: SAND, brown, yellow, with rootlets.	No odour, no staining, no anthropogenic inclusions.
	Not Encountered			P2410640/BH101/0.2-0.3			
		81.7 / 0.3		P2410640/BH101/0.3-0.4	SP	FILL: SAND, brown, with black slag inclusion.	No odour, no staining.
		81.7 / 0.35		P2410640/BH101/0.4-0.5	SP	SAND: brown, with sandstone cobbles to boulders.	No odour, no staining, no anthropogenic inclusions.
						BH101 refusal at 0.55m (Sandstone Boulders)	

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS

martens
MARTENS & ASSOCIATES PTY LTD
Suite 201, 20 George St. Homsby, NSW 2077 Australia
Phone: (02) 9476 9999 Fax: (02) 9476 8767
mail@martens.com.au WEB: http://www.martens.com.au

Engineering Log - BOREHOLE

CLIENT	Chapman Planning Pty Ltd	COMMENCED	20/02/2025	COMPLETED	20/02/2025	**REF BH102**	
PROJECT	Site Contamination Assessment	LOGGED	BTM	CHECKED	BM		
SITE	15 Echo St, Roseville NSW 2069	GEOLOGY	Hawkesbury (ha)	VEGETATION	NA	PROJECT NO. P2410640	
EQUIPMENT	Hand Auger	LONGITUDE	151.19322	RL SURFACE	82	DATUM	mAHD
OPERATOR	BTM	LATITUDE	-33.77744	ASPECT	West	SLOPE	<2%

Drilling Method	Water	Elevation / Depth (m)	Graphic Log	Samples: Jar Sample	Classification Code	Material Description	Comments and Observations
Hand Auger	N/A Not Encountered	81.9 0.1			CCT	Concrete	
				P2410640/BH102/0.1-0.2	SP	FILL: SAND, brown, light brown, with rootlets.	No odour, no staining, no anthropogenic inclusions.
		81.5 0.55			SW	FILL: SAND, brown, with black slag inclusion.	No odour, no staining.
		81.4 0.6			SP	SAND: brown, with sandstone cobbles to boulders.	No odour, no staining, no anthropogenic inclusions.
		81.3 0.7		P2410640/BH102/0.7-0.8 + Dup02	SP	SAND: brown, pale brown.	No odour, no staining, no anthropogenic inclusions.
						BH102 refusal at 1.1m (Hole Collapse)	

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS

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Suite 201, 20 George St. Homsby, NSW 2077 Australia
Phone: (02) 9476 9999 Fax: (02) 9476 8767
mail@martens.com.au WEB: http://www.martens.com.au

Engineering Log - BOREHOLE

CLIENT	Chapman Planning Pty Ltd	COMMENCED	20/02/2025	COMPLETED	20/02/2025	**REF BH103**
PROJECT	Site Contamination Assessment	LOGGED	BTM	CHECKED	BM	
SITE	15 Echo St, Roseville NSW 2069	GEOLOGY	Hawkesbury (ha)	VEGETATION	NA	PROJECT NO. P2410640
EQUIPMENT	Hand Auger	LONGITUDE	151.19318	RL SURFACE	82	DATUM mAHD
OPERATOR	BTM	LATITUDE	-33.77736	ASPECT	West	SLOPE <2%

Drilling Method	Water	Elevation / Depth (m)	Graphic Log	Samples: Jar Sample	Classification Code	Material Description	Comments and Observations
Hand Auger	N/A	81.9 / 0.13			CCT	Concrete	
				P2410640/BH103/0.15-0.2	SP	FILL: SAND, brown, yellow, orange, with rootlets.	No odour, no staining, no anthropogenic inclusions.
	Not Encountered	81.7 / 0.3		P2410640/BH103/0.3-0.4	SP	FILL: SAND, brown, with black slag inclusions.	No odour, no staining.
		81.7 / 0.35			SP	SAND: brown, with sandstone cobbles to boulders.	No odour, no staining, no anthropogenic inclusions.
						BH103 refusal at 0.5m (Sandstone Boulders)	

EXCAVATION LOG TO BE READ IN CONJUNCTION WITH ACCOMPANYING REPORT NOTES AND ABBREVIATIONS

martens

MARTENS & ASSOCIATES PTY LTD
Suite 201, 20 George St. Homsby, NSW 2077 Australia
Phone: (02) 9476 9999 Fax: (02) 9476 8767
mail@martens.com.au WEB: http://www.martens.com.au

Engineering Log - BOREHOLE

Appendix I – Site Photographs

Plate 1: View adjacent to the western corner of the Site. Stone retaining wall. Dated 30 January 2025.

Plate 2: View of majority of the Site, facing the northern corner. Exposed sandstone adjacent to the eastern boundary of the Site. Suspected natural grade of the adjacent property to the north of the Site. Dated 30 January 2025.

Plate 3: View of stone retaining wall along western boundary and half of the southern boundary of the Site. Dated 30 January 2025.

Plate 4: View of general soil profile identified onsite. Dated 20 February 2025.

Appendix J – Data Quality Assessment

Data Quality Assessment

An assessment of the quality of data acquired by the investigation, compared against the designated investigation DQI defined in Section 6.2, is provided in the table below.

Completeness			
Field Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Critical locations in SAQP sampled?	Yes	Yes	Pass
Critical samples in SAQP collected?	Yes	Yes	Pass
Sampling methods and equipment in SAQP used and complied with?	Yes	Yes	Pass
Sampling by experienced environmental consultant(s)?	Yes	Yes	Pass
Field documentation complete? (i.e., test location logs, field records, calibration records, etc.)	Yes	Yes	Pass Borehole logs provided in Appendix H.
COC complete?	Yes	Yes	Pass
Laboratory Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Critical samples analysed according to SAQP?	Yes	Yes	Pass
Analysis of samples for COPC according to SAQP?	Yes	Yes	Pass
Appropriate laboratory analytical methods and LOR used by laboratory?	Yes	Yes	Pass See Appendix L – Laboratory Analytical Documentation.
SRA and COC complete?	Yes	Yes	Pass See Appendix L – Laboratory Analytical Documentation.
Sample extraction and holding times complied with?	Yes	Yes	Pass See Appendix L – Laboratory Analytical Documentation.
Comparability			
Field Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Same sampling methods used on each occasion?	Yes	Yes	Pass
Sampling by same environmental consultant(s)?	Yes	Yes	Pass
Climatic conditions conducive for sampling?	Yes	Yes	Pass
Same types of samples collected, handled, and preserved in same manner?	Yes	Yes	Pass
Laboratory Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Same laboratory used for primary sample analysis?	Yes	Yes	Pass

Comparability			
			See Appendix L – Laboratory Analytical Documentation.
Same analytical methods used by primary laboratory?	Yes	Yes	Pass See Appendix L – Laboratory Analytical Documentation.
Same LOR adopted by primary laboratory?	Yes	Yes	Pass See Appendix L – Laboratory Analytical Documentation.
Same analytical measurement units adopted?	Yes	Yes	Pass See Appendix L – Laboratory Analytical Documentation.
Representativeness			
Field Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Media sampled according to SAQP?	Yes	Yes	Pass
All media identified in SAQP sampled?	Yes	Yes	Pass
Laboratory Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Samples analysed according to SAQP?	Yes	Yes	Pass
Precision			
Field Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Appropriate sampling procedures used and complied with?	Yes	Yes	Pass
Min. 10% intra-laboratory duplicates collected and analysed?	Yes	Yes	Pass
RPD (%) values within acceptance limits? • No limit for analytical results <10 x LOR • 50% for analytical results 10-30 x LOR • 30% for analytical results >30 x LOR	Yes	Yes	Pass
Laboratory Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Laboratory duplicates within acceptance limits?	Yes	Yes	Pass
Accuracy			
Field Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Trip spike(s) used and analysed? (Recoveries between 60% and 140%)	Yes	Yes	Pass
Trip blank(s) used and analysed? (Analyte concentration <LOR)	Yes	Yes	Pass
Equipment rinsate(s) collected and analysed?	No	No	Comment

Accuracy			
(Analyte concentration <LOR)			Each sample was collected using a fresh pair of nitrile gloves. The risk of cross contamination during sampling is considered to be negligible and analytical results are considered suitable for interpretation.
Laboratory Considerations	*Target*	*Result*	*Pass | Fail | Comment*
Laboratory method blank(s) within acceptable limits?	Yes	Yes	Pass
Matrix spike recovery within acceptable limits?	Yes	Yes	Pass
Surrogate spike recovery within acceptable limits?	Yes	Yes	Pass
Laboratory control sample recovery within acceptable limits?	Yes	Yes	Pass

Appendix K – Laboratory Results Summary Tables

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Site Contamination Assessment
Proposed Rezoning: 15 Echo Street, Roseville, NSW

P2410640JR01V02

		Metals							
		Arsenic	Cadmium	Chromium (III+VI)	Copper	Lead	Mercury	Nickel	Zinc
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		4	0.4	1	1	1	0.1	1	1
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil									
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)									
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space		100		410	70	1100		15	170
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil									
NEPM 2013 Table 1A(1) HILs Res A Soil		100	20	100	6,000	300	40	400	7,400
Field ID	**Date**								
10640/BH101/0.1-0.2	**20 Feb 2025**	<4	<0.4	1	2	5	<0.1	<1	9
10640/BH102/0.1-0.2	**20 Feb 2025**	5	<0.4	3	2	4	<0.1	<1	20
10640/BH103/0.15-0.2	**20 Feb 2025**	<4	<0.4	8	7	24	<0.1	2	72
10640/BH101/0.3-0.4	**20 Feb 2025**	<4	<0.4	13	1	6	<0.1	3	7
10640/BH101/0.4-0.5	**20 Feb 2025**	<4	<0.4	6	5	6	<0.1	6	12
10640/BH103/0.3-0.4	**20 Feb 2025**	<4	<0.4	7	4	4	<0.1	8	20
10640/BH102/0.7-0.8	**20 Feb 2025**								
Statistics									
Number of Results		**6**	**6**	**6**	**6**	**6**	**6**	**6**	**6**
Number of Detects		**1**	**0**	**6**	**6**	**6**	**0**	**4**	**6**
Minimum Concentration		**<4**	**<0.4**	**1**	**1**	**4**	**<0.1**	**<1**	**7**
Maximum Concentration		**5**	**<0.4**	**13**	**7**	**24**	**<0.1**	**8**	**72**
% of Detects		**17**	**0**	**100**	**100**	**100**	**0**	**67**	**100**

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil
2013, NEPM 2013 Table 1A(1) HILs Res A Soil

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Site Contamination Assessment
Proposed Rezoning: 15 Echo Street, Roseville, NSW

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		PAH																		
		Benzo(b+j+k)fluoranthene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a) pyrene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of positives)
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		0.2	0.1	0.1	0.1	0.1	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.5	0.5	0.05
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																				
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)														3						
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space														170						
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil							0.7													
NEPM 2013 Table 1A(1) HILs Res A Soil																	3	3	3	300
Field ID	**Date**																			
10640/BH101/0.1-0.2	20 Feb 2025	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
10640/BH102/0.1-0.2	20 Feb 2025	<0.2	<0.1	<0.1	<0.1	<0.1	0.06	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	0.1	<0.5	<0.5	<0.5	0.3
10640/BH103/0.15-0.2	20 Feb 2025	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
10640/BH101/0.3-0.4	20 Feb 2025	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
10640/BH101/0.4-0.5	20 Feb 2025	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
10640/BH103/0.3-0.4	20 Feb 2025	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
10640/BH102/0.7-0.8	20 Feb 2025																			
Statistics																				
Number of Results		6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Number of Detects		0	0	0	0	0	1	0	0	0	1	0	0	0	0	1	0	0	0	1
Minimum Concentration		<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	0.1	<0.5	<0.5	<0.5	<0.05
Maximum Concentration		<0.2	<0.1	<0.1	<0.1	<0.1	0.06	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	0.1	<0.5	<0.5	<0.5	0.3
% of Detects		0	0	0	0	0	17	0	0	0	17	0	0	0	0	17	0	0	0	17

Environmental Standards

NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil
2013, NEPM 2013 Table 1A(1) HILs Res A Soil

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Site Contamination Assessment
Proposed Rezoning: 15 Echo Street, Roseville, NSW

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		BTEX							TRH							TPH				
		Naphthalene (VOC)	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total	C6-C10 Fraction (F1)	C6-C10 (F1 minus BTEX)	>C10-C16 Fraction (F2)	>C10-C16 Fraction (F2 minus Naphthalene)	>C16-C34 Fraction (F3)	>C34-C40 Fraction (F4)	>C10-C40 Fraction (Sum)	C6-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Sum)
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		1	0.2	0.5	1	2	1	1	25	25	50	50	100	100	50	25	50	100	100	50
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil									700		1,000		2,500	10,000						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)		3	0.5	160	55			40		45		110								
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space		170																		
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil			50	85	70			105		180	120	120	300	2,800						
NEPM 2013 Table 1A(1) HILs Res A Soil																				
Field ID	**Date**																			
10640/BH101/0.1-0.2	20 Feb 2025	<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
10640/BH102/0.1-0.2	20 Feb 2025	<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
10640/BH103/0.15-0.2	20 Feb 2025	<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
10640/BH101/0.3-0.4	20 Feb 2025	<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
10640/BH101/0.4-0.5	20 Feb 2025	<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
10640/BH103/0.3-0.4	20 Feb 2025	<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
10640/BH102/0.7-0.8	20 Feb 2025																			
Statistics																				
Number of Results		6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Number of Detects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration		<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
Maximum Concentration		<1	<0.2	<0.5	<1	<2	<1	<1	<25	<25	<50	<50	<100	<100	<50	<25	<50	<100	<100	<50
% of Detects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil
2013, NEPM 2013 Table 1A(1) HILs Res A Soil

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Site Contamination Assessment
Proposed Rezoning: 15 Echo Street, Roseville, NSW

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		Organochlorine Pesticides																			
		4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane (cis)	Chlordane (trans)	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan (total)	Endosulfan sulphate	Endrin	Endrin aldehyde	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																					
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)																					
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space											180										
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil																					
NEPM 2013 Table 1A(1) HILs Res A Soil					6							240		270		10			6		300
Field ID	**Date**																				
10640/BH101/0.1-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
10640/BH102/0.1-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
10640/BH103/0.15-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
10640/BH101/0.3-0.4	20 Feb 2025																				
10640/BH101/0.4-0.5	20 Feb 2025																				
10640/BH103/0.3-0.4	20 Feb 2025																				
10640/BH102/0.7-0.8	20 Feb 2025																				
Statistics																					
Number of Results		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Number of Detects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Maximum Concentration		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
% of Detects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Environmental Standards

NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil
2013, NEPM 2013 Table 1A(1) HILs Res A Soil

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Site Contamination Assessment
Proposed Rezoning: 15 Echo Street, Roseville, NSW

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		Organophosphorous Pesticides																	
		Azinophos methyl	Bromophos-ethyl	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Fenitrothion	Fenthion	Malathion	Methidathion	Methyl parathion	Mevinphos (Phosdrin)	Phorate	Ronnel
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																			
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)																			
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space																			
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil																			
NEPM 2013 Table 1A(1) HILs Res A Soil				160															
Field ID	**Date**																		
10640/BH101/0.1-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
10640/BH102/0.1-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
10640/BH103/0.15-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
10640/BH101/0.3-0.4	20 Feb 2025																		
10640/BH101/0.4-0.5	20 Feb 2025																		
10640/BH103/0.3-0.4	20 Feb 2025																		
10640/BH102/0.7-0.8	20 Feb 2025																		
Statistics																			
Number of Results		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Number of Detects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Maximum Concentration		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
% of Detects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Environmental Standards

NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
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Site Contamination Assessment
Proposed Rezoning: 15 Echo Street, Roseville, NSW

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		Pesticides			PCBs								Asbestos
		Fenamiphos	Mirex	Parathion	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	Asbestos fibres
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	Detect
EQL		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil													
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)													
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space													
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil													
NEPM 2013 Table 1A(1) HILs Res A Soil			10									1	
Field ID	**Date**												
10640/BH101/0.1-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0
10640/BH102/0.1-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0
10640/BH103/0.15-0.2	20 Feb 2025	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0
10640/BH101/0.3-0.4	20 Feb 2025												
10640/BH101/0.4-0.5	20 Feb 2025												
10640/BH103/0.3-0.4	20 Feb 2025												
10640/BH102/0.7-0.8	20 Feb 2025												
Statistics													
Number of Results		3	3	3	3	3	3	3	3	3	3	3	3
Number of Detects		0	0	0	0	0	0	0	0	0	0	0	0
Minimum Concentration		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0
Maximum Concentration		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0
% of Detects		0	0	0	0	0	0	0	0	0	0	0	0

Environmental Standards

NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil
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Site Contamination Assessment
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		Other	Halogenated Benzenes	Inorganics						
		Phosalone	Hexachlorobenzene	Moisture Content	Exchangeable Calcium	pH 1:5 soil:water	Exchangeable Magnesium	Exchangeable Potassium	Exchangeable Sodium	Cation Exchange Capacity
		mg/kg	mg/kg	%	meq/100g	-	meq/100g	meq/100g	meq/100g	meq/100g
EQL		0.1	0.1	0.1	0.1		0.1	0.1	0.1	1
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil										
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand (>=0m, <1m)										
NEPM 2013 Table 1B(5) Generic and Site Specific EIL - Urban Res & Public Open Space										
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil										
NEPM 2013 Table 1A(1) HILs Res A Soil			10							
Field ID	**Date**									
10640/BH101/0.1-0.2	20 Feb 2025	<0.1	<0.1	0.6						
10640/BH102/0.1-0.2	20 Feb 2025	<0.1	<0.1	6.9						
10640/BH103/0.15-0.2	20 Feb 2025	<0.1	<0.1	11						
10640/BH101/0.3-0.4	20 Feb 2025			5.2						
10640/BH101/0.4-0.5	20 Feb 2025			5						
10640/BH103/0.3-0.4	20 Feb 2025			5.5						
10640/BH102/0.7-0.8	20 Feb 2025				2.4	5.0	0.3	<0.1	<0.1	2.8
Statistics										
Number of Results		3	3	6	1	1	1	1	1	1
Number of Detects		0	0	6	1	1	1	0	0	1
Minimum Concentration		<0.1	<0.1	0.6	2.4	5	0.3	<0.1	<0.1	2.8
Maximum Concentration		<0.1	<0.1	11	2.4	5	0.3	<0.1	<0.1	2.8
% of Detects		0	0	100	100	100	100	0	0	100

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil
2013, NEPM 2013 Table 1A(1) HILs Res A Soil

Appendix L – Laboratory Analytical Documentation

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CERTIFICATE OF ANALYSIS 373701

Client Details

Client	Martens & Associates Pty Ltd
Attention	Bryson Monaghan
Address	Suite 201, 20 George St, Hornsby, NSW, 2077

Sample Details

Your Reference	**P2410640: 15 Echo Street, Roseville, NSW**
Number of Samples	10 Soil
Date samples received	21/02/2025
Date completed instructions received	24/02/2025

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	28/02/2025
Date of Issue	28/02/2025

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Asbestos Approved By
Analysed by Asbestos Approved Analyst: Lucy Zhu
Authorised by Asbestos Approved Signatory: Lucy Zhu

Results Approved By
Dragana Tomas, Senior Chemist
Giovanni Agosti, Group Technical Manager
Josh Williams, Senior R&D Chemist
Liam Timmins, Organics Supervisor
Lucy Zhu, Asbestos Supervisor
Nancy Zhang, Laboratory Manager, Sydney

Authorised By
Nancy Zhang, Laboratory Manager

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

vTRH(C6-C10)/BTEXN in Soil						
Our Reference		373701-1	373701-2	373701-3	373701-5	373701-7
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH101/0.4-0.5	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2	Trip Spike
Date Sampled		20/02/2025	20/02/2025	20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	24/02/2025
TRH C_6 - C_9	mg/kg	<25	<25	<25	<25	[NA]
TRH C_6 - C_{10}	mg/kg	<25	<25	<25	<25	[NA]
vTRH C_6 - C_{10} less BTEX (F1)	mg/kg	<25	<25	<25	<25	[NA]
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	100%
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	99%
Ethylbenzene	mg/kg	<1	<1	<1	<1	100%
m+p-xylene	mg/kg	<2	<2	<2	<2	100%
o-Xylene	mg/kg	<1	<1	<1	<1	100%
Naphthalene	mg/kg	<1	<1	<1	<1	[NA]
Total +ve Xylenes	mg/kg	<1	<1	<1	<1	[NA]
Surrogate aaa-Trifluorotoluene	%	97	98	95	93	90

vTRH(C6-C10)/BTEXN in Soil				
Our Reference		373701-8	373701-9	373701-10
Your Reference	UNITS	Trip Blank	10640/BH101/0.3-0.4	10640/BH103/0.3-0.4
Date Sampled		20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	24/02/2025	27/02/2025	27/02/2025
TRH C_6 - C_9	mg/kg	<25	<25	<25
TRH C_6 - C_{10}	mg/kg	<25	<25	<25
vTRH C_6 - C_{10} less BTEX (F1)	mg/kg	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1
Naphthalene	mg/kg	<1	<1	<1
Total +ve Xylenes	mg/kg	<1	<1	<1
Surrogate aaa-Trifluorotoluene	%	100	90	95

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

svTRH (C10-C40) in Soil						
Our Reference		373701-1	373701-2	373701-3	373701-5	373701-9
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH101/0.4-0.5	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2	10640/BH101/0.3-0.4
Date Sampled		20/02/2025	20/02/2025	20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	26/02/2025
TRH C_{10} - C_{14}	mg/kg	<50	<50	<50	<50	<50
TRH C_{15} - C_{28}	mg/kg	<100	<100	<100	<100	<100
TRH C_{29} - C_{36}	mg/kg	<100	<100	<100	<100	<100
Total +ve TRH (C10-C36)	mg/kg	<50	<50	<50	<50	<50
TRH >C_{10}-C_{16}	mg/kg	<50	<50	<50	<50	<50
TRH >C_{10}-C_{16} less Naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50
TRH >C_{16}-C_{34}	mg/kg	<100	<100	<100	<100	<100
TRH >C_{34}-C_{40}	mg/kg	<100	<100	<100	<100	<100
Total +ve TRH (>C10-C40)	mg/kg	<50	<50	<50	<50	<50
Surrogate o-Terphenyl	%	73	70	66	69	85

svTRH (C10-C40) in Soil		
Our Reference		373701-10
Your Reference	UNITS	10640/BH103/0.3-0.4
Date Sampled		20/02/2025
Type of sample		Soil
Date extracted	-	24/02/2025
Date analysed	-	26/02/2025
TRH C_{10} - C_{14}	mg/kg	<50
TRH C_{15} - C_{28}	mg/kg	<100
TRH C_{29} - C_{36}	mg/kg	<100
Total +ve TRH (C10-C36)	mg/kg	<50
TRH >C_{10}-C_{16}	mg/kg	<50
TRH >C_{10}-C_{16} less Naphthalene (F2)	mg/kg	<50
TRH >C_{16}-C_{34}	mg/kg	<100
TRH >C_{34}-C_{40}	mg/kg	<100
Total +ve TRH (>C10-C40)	mg/kg	<50
Surrogate o-Terphenyl	%	88

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

PAHs in Soil						
Our Reference		373701-1	373701-2	373701-3	373701-5	373701-9
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH101/0.4-0.5	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2	10640/BH101/0.3-0.4
Date Sampled		20/02/2025	20/02/2025	20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	25/02/2025	25/02/2025	25/02/2025	25/02/2025	26/02/2025
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	<0.1	<0.1	0.1	<0.1	<0.1
Pyrene	mg/kg	<0.1	<0.1	0.1	<0.1	<0.1
Benzo(a)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b,j+k)fluoranthene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene	mg/kg	<0.05	<0.05	0.06	<0.05	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve PAH's	mg/kg	<0.05	<0.05	0.3	<0.05	<0.05
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Surrogate p-Terphenyl-d14	%	101	84	98	95	110

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

PAHs in Soil		
Our Reference		373701-10
Your Reference	UNITS	10640/BH103/0.3-0.4
Date Sampled		20/02/2025
Type of sample		Soil
Date extracted	-	24/02/2025
Date analysed	-	26/02/2025
Naphthalene	mg/kg	<0.1
Acenaphthylene	mg/kg	<0.1
Acenaphthene	mg/kg	<0.1
Fluorene	mg/kg	<0.1
Phenanthrene	mg/kg	<0.1
Anthracene	mg/kg	<0.1
Fluoranthene	mg/kg	<0.1
Pyrene	mg/kg	<0.1
Benzo(a)anthracene	mg/kg	<0.1
Chrysene	mg/kg	<0.1
Benzo(b,j+k)fluoranthene	mg/kg	<0.2
Benzo(a)pyrene	mg/kg	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1
Total +ve PAH's	mg/kg	<0.05
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5
Surrogate p-Terphenyl-d14	%	104

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Organochlorine Pesticides in soil				
Our Reference		373701-1	373701-3	373701-5
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2
Date Sampled		20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	25/02/2025	25/02/2025	25/02/2025
alpha-BHC	mg/kg	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1
Mirex	mg/kg	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1
Total Positive Aldrin+Dieldrin	mg/kg	<0.1	<0.1	<0.1
Surrogate 4-Chloro-3-NBTF	%	106	101	98

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Organophosphorus Pesticides in Soil				
Our Reference		373701-1	373701-3	373701-5
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH102/0.1-0.2	10640/BH103/0.1 5-0.2
Date Sampled		20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	25/02/2025	25/02/2025	25/02/2025
Dichlorvos	mg/kg	<0.1	<0.1	<0.1
Mevinphos	mg/kg	<0.1	<0.1	<0.1
Phorate	mg/kg	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1
Disulfoton	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1
Parathion-Methyl	mg/kg	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1
Methidathion	mg/kg	<0.1	<0.1	<0.1
Fenamiphos	mg/kg	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1
Phosalone	mg/kg	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1
Coumaphos	mg/kg	<0.1	<0.1	<0.1
Surrogate 4-Chloro-3-NBTF	%	106	101	98

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

PCBs in Soil				
Our Reference		373701-1	373701-3	373701-5
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2
Date Sampled		20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil
Date extracted	-	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	25/02/2025	25/02/2025	25/02/2025
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1
Surrogate 2-Fluorobiphenyl	%	102	97	95

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Acid Extractable metals in soil						
Our Reference		373701-1	373701-2	373701-3	373701-5	373701-6
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH101/0.4-0.5	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2	DUP01
Date Sampled		20/02/2025	20/02/2025	20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	27/02/2025	27/02/2025	27/02/2025	27/02/2025	27/02/2025
Arsenic	mg/kg	<4	<4	5	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	1	6	3	8	1
Copper	mg/kg	2	5	2	7	2
Lead	mg/kg	5	6	4	24	5
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	<1	6	<1	2	<1
Zinc	mg/kg	9	12	20	72	8

Acid Extractable metals in soil			
Our Reference		373701-9	373701-10
Your Reference	UNITS	10640/BH101/0.3-0.4	10640/BH103/0.3-0.4
Date Sampled		20/02/2025	20/02/2025
Type of sample		Soil	Soil
Date prepared	-	27/02/2025	27/02/2025
Date analysed	-	27/02/2025	27/02/2025
Arsenic	mg/kg	<4	<4
Cadmium	mg/kg	<0.4	<0.4
Chromium	mg/kg	13	7
Copper	mg/kg	1	4
Lead	mg/kg	6	4
Mercury	mg/kg	<0.1	<0.1
Nickel	mg/kg	3	8
Zinc	mg/kg	7	20

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Moisture						
Our Reference		373701-1	373701-2	373701-3	373701-5	373701-6
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH101/0.4-0.5	10640/BH102/0.1-0.2	10640/BH103/0.15-0.2	DUP01
Date Sampled		20/02/2025	20/02/2025	20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	24/02/2025	24/02/2025	24/02/2025	24/02/2025	24/02/2025
Date analysed	-	25/02/2025	25/02/2025	25/02/2025	25/02/2025	25/02/2025
Moisture	%	0.6	5.0	6.9	11	0.8

Moisture			
Our Reference		373701-9	373701-10
Your Reference	UNITS	10640/BH101/0.3-0.4	10640/BH103/0.3-0.4
Date Sampled		20/02/2025	20/02/2025
Type of sample		Soil	Soil
Date prepared	-	24/02/2025	24/02/2025
Date analysed	-	25/02/2025	25/02/2025
Moisture	%	5.2	5.5

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Asbestos ID - soils				
Our Reference		373701-1	373701-3	373701-5
Your Reference	UNITS	10640/BH101/0.1-0.2	10640/BH102/0.1-0.2	10640/BH103/0.1 5-0.2
Date Sampled		20/02/2025	20/02/2025	20/02/2025
Type of sample		Soil	Soil	Soil
Date analysed	-	25/02/2025	25/02/2025	25/02/2025
Sample mass tested	g	Approx. 40g	Approx. 35g	Approx. 30g
Sample Description	-	Brown sandy soil	Brown sandy soil	Brown sandy soil
Asbestos ID in soil	-	No asbestos detected at reporting limit of 0.1g/kg Organic fibres detected	No asbestos detected at reporting limit of 0.1g/kg Organic fibres detected	No asbestos detected at reporting limit of 0.1g/kg Organic fibres detected
Asbestos comments	-	Nil	Nil	Nil
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Misc Inorg - Soil		
Our Reference		373701-4
Your Reference	UNITS	10640/BH102/0.7 -0.8
Date Sampled		20/02/2025
Type of sample		Soil
Date prepared	-	24/02/2025
Date analysed	-	24/02/2025
pH 1:5 soil:water	pH Units	5.0

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

CEC		
Our Reference		373701-4
Your Reference	UNITS	10640/BH102/0.7-0.8
Date Sampled		20/02/2025
Type of sample		Soil
Date prepared	-	26/02/2025
Date analysed	-	26/02/2025
Exchangeable Ca	meq/100g	2.4
Exchangeable K	meq/100g	<0.1
Exchangeable Mg	meq/100g	0.3
Exchangeable Na	meq/100g	<0.1
Cation Exchange Capacity	meq/100g	2.8

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Inorg-001	pH - Measured using pH meter and electrode. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Inorg-008	Moisture content determined by heating at 105+/-5 °C for a minimum of 12 hours.
Metals-020	Determination of various metals by ICP-AES. Total Phosphate determined stochiometrically from Phosphorus (assumed to be present as Phosphate). Where salts (oxides, chlorides etc.) are calculated from the element concentration stoichiometrically there is no guarantee that the salt form is completely soluble in the acids used in the preparation.
Metals-020	Determination of exchangeable cations and cation exchange capacity in soils using 1M Ammonium Chloride exchange and ICP-OES analytical finish.
Metals-021	Determination of Mercury by Cold Vapour AAS.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis. Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
Org-021/022/025	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD and/or GC-MS/GC-MSMS. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore" Total +ve PCBs" is simply a sum of the positive individual PCBs.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS.

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Method ID	Methodology Summary
Org-022/025	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-MS/GC-MSMS. Note, the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS and/or GC-MS/MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013. For soil results:- 1. 'EQ PQL'values are assuming all contributing PAHs reported as <PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present. 2. 'EQ zero'values are assuming all contributing PAHs reported as <PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL. 3. 'EQ half PQL'values are assuming all contributing PAHs reported as <PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above. Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PAHs" is simply a sum of the positive individual PAHs.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

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QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
TRH C_6 - C_9	mg/kg	25	Org-023	<25	[NT]	[NT]	[NT]	[NT]	117	[NT]
TRH C_6 - C_{10}	mg/kg	25	Org-023	<25	[NT]	[NT]	[NT]	[NT]	117	[NT]
Benzene	mg/kg	0.2	Org-023	<0.2	[NT]	[NT]	[NT]	[NT]	107	[NT]
Toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	112	[NT]
Ethylbenzene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	120	[NT]
m+p-xylene	mg/kg	2	Org-023	<2	[NT]	[NT]	[NT]	[NT]	122	[NT]
o-Xylene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	124	[NT]
Naphthalene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	81	[NT]	[NT]	[NT]	[NT]	104	[NT]

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QUALITY CONTROL: svTRH (C10-C40) in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
TRH C_{10} - C_{14}	mg/kg	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	86	[NT]
TRH C_{15} - C_{28}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	84	[NT]
TRH C_{29} - C_{36}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	100	[NT]
TRH >C_{10} -C_{16}	mg/kg	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	86	[NT]
TRH >C_{16} -C_{34}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	84	[NT]
TRH >C_{34} -C_{40}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	100	[NT]
Surrogate o-Terphenyl	%		Org-020	82	[NT]	[NT]	[NT]	[NT]	72	[NT]

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QUALITY CONTROL: PAHs in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			26/02/2025	[NT]	[NT]	[NT]	[NT]	25/02/2025	[NT]
Naphthalene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	80	[NT]
Acenaphthylene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
Fluorene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
Phenanthrene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	76	[NT]
Anthracene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	76	[NT]
Pyrene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	76	[NT]
Benzo(a)anthracene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
Benzo(b,j+k)fluoranthene	mg/kg	0.2	Org-022/025	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzo(a)pyrene	mg/kg	0.05	Org-022/025	<0.05	[NT]	[NT]	[NT]	[NT]	76	[NT]
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-022/025	117	[NT]	[NT]	[NT]	[NT]	89	[NT]

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QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			25/02/2025	[NT]	[NT]	[NT]	[NT]	25/02/2025	[NT]
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	84	[NT]
HCB	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	82	[NT]
gamma-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
delta-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	94	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	82	[NT]
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	88	[NT]
Endrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	98	[NT]
Endosulfan II	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
Methoxychlor	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Mirex	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 4-Chloro-3-NBTF	%		Org-022/025	102	[NT]	[NT]	[NT]	[NT]	96	[NT]

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QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			25/02/2025	[NT]	[NT]	[NT]	[NT]	25/02/2025	[NT]
Dichlorvos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	98	[NT]
Mevinphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Phorate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dimethoate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Disulfoton	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Parathion-Methyl	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
Fenitrothion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	114	[NT]
Malathion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	112	[NT]
Chlorpyriphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
Fenthion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Parathion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Bromophos-ethyl	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Methidathion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fenamiphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	114	[NT]
Phosalone	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Coumaphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 4-Chloro-3-NBTF	%		Org-022/025	102	[NT]	[NT]	[NT]	[NT]	96	[NT]

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QUALITY CONTROL: PCBs in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			25/02/2025	[NT]	[NT]	[NT]	[NT]	25/02/2025	[NT]
Aroclor 1016	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	80	[NT]
Aroclor 1260	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 2-Fluorobiphenyl	%		Org-021/022/025	97	[NT]	[NT]	[NT]	[NT]	93	[NT]

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QUALITY CONTROL: Acid Extractable metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			27/02/2025	[NT]	[NT]	[NT]	[NT]	27/02/2025	[NT]
Date analysed	-			27/02/2025	[NT]	[NT]	[NT]	[NT]	27/02/2025	[NT]
Arsenic	mg/kg	4	Metals-020	<4	[NT]	[NT]	[NT]	[NT]	108	[NT]
Cadmium	mg/kg	0.4	Metals-020	<0.4	[NT]	[NT]	[NT]	[NT]	100	[NT]
Chromium	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Copper	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	98	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Mercury	mg/kg	0.1	Metals-021	<0.1	[NT]	[NT]	[NT]	[NT]	101	[NT]
Nickel	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Zinc	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	102	[NT]

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QUALITY CONTROL: Misc Inorg - Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
Date analysed	-			24/02/2025	[NT]	[NT]	[NT]	[NT]	24/02/2025	[NT]
pH 1:5 soil:water	pH Units		Inorg-001	[NT]	[NT]	[NT]	[NT]	[NT]	102	[NT]

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QUALITY CONTROL: CEC						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			26/02/2025	[NT]	[NT]	[NT]	[NT]	26/02/2025	[NT]
Date analysed	-			26/02/2025	[NT]	[NT]	[NT]	[NT]	26/02/2025	[NT]
Exchangeable Ca	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	89	[NT]
Exchangeable K	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	90	[NT]
Exchangeable Mg	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	89	[NT]
Exchangeable Na	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	89	[NT]

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Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

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Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Client Reference: P2410640: 15 Echo Street, Roseville, NSW

Report Comments

Asbestos: A portion of the supplied sample was sub-sampled for asbestos according to ASB-001 asbestos subsampling procedure. We cannot guarantee that this sub-sample is indicative of the entire sample. Envirolab/MPL recommends supplying 40-60g or 500ml of sample in its own container.
Note: Samples 373701-1, 3, 5 were sub-sampled from jars provided by the client.

Appendix M – COC and SRA

Anna Bui

From: Bryson Monaghan <bmonaghan@martens.com.au>
Sent: Monday, 24 February 2025 12:13 PM
To: Envirolab Sydney Sample Receipt
Cc: Gray Taylor; Ben McGiffin
Subject: RE: [10640] Envirolab Ref 373701 amend COC
Attachments: P2410640COC01V02 250224.pdf; P2410640COC01V01.docx

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Hi Envirolab,

Amended COC attached.

Please let me know if sample 10640/BH101/ 0.4-0.5 testing is unable to be changed.

Thank you,

From: Bryson Monaghan
Sent: Monday, 24 February 2025 11:58 AM
To: Envirolab Sydney Sample Receipt <Samplereceipt@envirolab.com.au>
Cc: Gray Taylor <gtaylor@martens.com.au>; Ben McGiffin <bmcgiffin@martens.com.au>
Subject: [10640] Envirolab Ref 373701 amend COC

Hi Envirolab,

In regards to P10640 / Envirolab Ref 373701; **two additional samples** for **Combo 3**, delivered this afternoon.

- 10640/BH101/0.3-0.4
- 10640/BH103/0.3-0.4

Would it be possible to change sample **10640/BH101/ 0.4-0.5** testing to **Combo 3** instead of previous COC requesting Combo 6a.

Thank you,

Bryson Monaghan
Environmental Consultant

T + 61-2-9476-9999 | **M** + 61-424-842-663
E bmonaghan@martens.com.au
Suite 201, 20 George Street, Hornsby, NSW 2077

www.martens.com.au

martens
environmental science & engineering

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Coc 21/2/25 1009

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ANALYSIS CHAIN OF CUSTODY FORM

Project											
Name	P2410640: 15 Echo Street, Roseville, NSW										
Martens Contact Officer	Bryson Monaghan					**Contact Email**	bmonaghan@martens.com.au				
Sampling and Shipping	**Sample Date**	20/02/2025	**Dispatch Date**			21/02/2025	**Turnaround Time**				standard
	Our Reference	P2410640COC01V01				**Shipping Method (X)**	**Hand**		**Post**		**Courier** X
	On Ice (X)		**No Ice (X)**		**Other (X)**	X	Ice Bricks				
Laboratory											
Name	Envirolab Services Pty Ltd										
Sample Delivery Address	12 Ashley Street, Chatswood New South Wales 2067										
Instructions											
Delivery Contact	**Name**		**Phone**	02 99106200	**Fax**		**Email**	Samplereceipt@envirolabservices.com.au			
Please Send Report By (X)	**Post**		**Fax**		**Email**	X	**Reporting Email Address**	bmonaghan@martens.com.au; bmcgiffin@martens.com.au			

	Sample ID	Combo 6a	pH	CEC	8 HMs	BTEX	TRH
1	10640/BH101/0.1-0.2	X					
2	10640/BH101/0.4-0.5	X					
3	10640/BH102/0.1-0.2	X					
4	10640/BH102/0.7-0.8		X	X			
5	10640/BH103/0.15-0.2	X					
6	DUP01				X		
7	Trip Spike					X	
8	Trip Blank					X	X

Envirolab Services
ENVIROLAB 12 Ashley St
Chatswood NSW 2067
Ph: (02) 9910 6200
Job No. 377701
Date Received: 21/02/25
Time Received: 1200
Received By:
Temp: Cool/Ambient
Cooling: Ice/Icepack 12 °C
Security: Intact/Broken/None

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Hornsby NSW 2077, Australia
Ph 02 9476 9999 **Fax** 02 9476 8767

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> www.martens.com.au
MARTENS & ASSOCIATES P/L
ABN 85 070 240 890 ACN 070 240 890

Updated: 24/2/25 1213

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consulting engineers since 1989

ANALYSIS CHAIN OF CUSTODY FORM

Project											
Name	P2410640: 15 Echo Street, Roseville, NSW										
Martens Contact Officer	Bryson Monaghan				**Contact Email**	bmonaghan@martens.com.au					
Sampling and Shipping	**Sample Date**	20/02/2025	**Dispatch Date**	21-24/02/2025	**Turnaround Time**	standard					
	Our Reference	P2410640COC01V02			**Shipping Method (X)**	**Hand**		**Post**		**Courier**	X
	On Ice (X)		**No Ice (X)**		**Other (X)**	X	Ice Bricks				
Laboratory											
Name	Envirolab Services Pty Ltd										
Sample Delivery Address	12 Ashley Street, Chatswood New South Wales 2067										
Instructions											
Delivery Contact	**Name**		**Phone**	02 99106200	**Fax**		**Email**	Samplereceipt@envirolabservices.com.au			
Please Send Report By (X)	**Post**		**Fax**		**Email**	X	**Reporting Email Address**	bmonaghan@martens.com.au; bmcgiffin@martens.com.au			

	Sample ID	Combo 6a	pH	CEC	8 HMs	BTEX	TRH	Combo 3	
1	10640/BH101/0.1-0.2	X							
9	10460/BH101/0.3-0.4							X	
2	10640/BH101/0.4-0.5							X	
3	10640/BH102/0.1-0.2	X							
4	10640/BH102/0.7-0.8		X	X					
5	10640/BH103/0.15-0.2	X							
10	10460/BH103/0.3-0.4							X	
6	DUP01				X				
7	Trip Spike					X			
8	Trip Blank					X	X		

373701

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ABN 85 070 240 890 ACN 070 240 890

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ANALYSIS CHAIN OF CUSTODY FORM

Project											
Name	P2410640: 15 Echo Street, Roseville, NSW										
Martens Contact Officer	Bryson Monaghan				**Contact Email**	bmonaghan@martens.com.au					
Sampling and Shipping	**Sample Date**	20/02/2025	**Dispatch Date**	21-24/02/2025	**Turnaround Time**	standard					
	Our Reference	P2410640COC01V02			**Shipping Method (X)**	**Hand**		**Post**		**Courier**	X
	On Ice (X)		**No Ice (X)**		**Other (X)**	X	Ice Bricks				
Laboratory											
Name	Envirolab Services Pty Ltd										
Sample Delivery Address	12 Ashley Street, Chatswood New South Wales 2067										
Instructions											
Delivery Contact	**Name**		**Phone**	02 99106200	**Fax**		**Email**	Samplereceipt@envirolabservices.com.au			
Please Send Report By (X)	**Post**		**Fax**		**Email**	X	**Reporting Email Address**	bmonaghan@martens.com.au; bmcgiffin@martens.com.au			

Sample ID	Combo 6a	pH	CEC	8 HMs	BTEX	TRH	Combo 3	
10640/BH101/0.1-0.2	X							
10460/BH101/0.3-0.4							X	
10640/BH101/0.4-0.5	*X* Change						X	
10640/BH102/0.1-0.2	X							
10640/BH102/0.7-0.8		X	X					
10640/BH103/0.15-0.2	X							
10460/BH103/0.3-0.4							X	
DUP01				X				
Trip Spike					X			
Trip Blank					X	X		

373701
241116
AW

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ABN 85 070 240 890 ACN 070 240 890

SOIL ANALYSIS CHAIN OF CUSTODY

Page of

Amended COC – Envirolab Ref 373701
- two additional samples for Combo 3 (10640/BH101/0.3-0.4 and 10640/BH103/0.3-0.4).
- 10640/BH101/ 0.4-0.5 change testing to Combo 3.

373701
24/11/25

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

SAMPLE RECEIPT ADVICE

Client Details	
Client	Martens & Associates Pty Ltd
Attention	Bryson Monaghan

Sample Login Details	
Your reference	P2410640: 15 Echo Street, Roseville, NSW
Envirolab Reference	373701
Date Sample Received	21/02/2025
Date Instructions Received	24/02/2025
Date Results Expected to be Reported	28/02/2025

Sample Condition	
Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	10 Soil
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	12
Cooling Method	Ice Pack
Sampling Date Provided	YES

Comments
Additional samples arrived in lab 24/02/2025 1715, updated COC provided as well

Please direct any queries to:

Aileen Hie	Jacinta Hurst
Phone: 02 9910 6200	**Phone: 02 9910 6200**
Fax: 02 9910 6201	**Fax: 02 9910 6201**
Email: ahie@envirolab.com.au	**Email: jhurst@envirolab.com.au**

Analysis Underway, details on the following page:

Envirolab Services Pty Ltd
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12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

Sample ID	vTRH(C6-C10)/BTEXN in Soil	svTRH (C10-C40) in Soil	PAHs in Soil	Organochlorine Pesticides in soil	Organophosphorus Pesticides in Soil	PCBs in Soil	Acid Extractable metalsin soil	Asbestos ID - soils	Misc Inorg - Soil	CEC
10640/BH101/0.1-0.2	✓	✓	✓	✓	✓	✓	✓	✓		
10640/BH101/0.4-0.5	✓	✓	✓				✓			
10640/BH102/0.1-0.2	✓	✓	✓	✓	✓	✓	✓	✓		
10640/BH102/0.7-0.8									✓	✓
10640/BH103/0.15-0.2	✓	✓	✓	✓	✓	✓	✓	✓		
DUP01							✓			
Trip Spike	✓									
Trip Blank	✓									
10640/BH101/0.3-0.4	✓	✓	✓				✓			
10640/BH103/0.3-0.4	✓	✓	✓				✓			

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info
Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.
Requests for longer term sample storage must be received in writing.
Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.
TAT for Micro is dependent on incubation. This varies from 3 to 6 days.

Appendix N – EIL Calculation Sheets

Inputs
Select contaminant from list below
As
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Arsenic generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	20	40
Urban residential and open public spaces	50	100
Commercial and industrial	80	160

Inputs
Select contaminant from list below
Cr_III
Below needed to calculate fresh and aged ACLs
Enter % clay (values from 0 to 100%)
10
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Cr III soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	130	140
Urban residential and open public spaces	230	410
Commercial and industrial	340	670

Inputs
Select contaminant from list below
Cu
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
2.8
Enter soil pH (calcium chloride method) (values from 1 to 14)
5
Enter organic carbon content (%OC) (values from 0 to 50%)
10
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Cu soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	35	35
Urban residential and open public spaces	45	70
Commercial and industrial	60	90

Inputs
Select contaminant from list below
DDT
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	DDT generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	3	3
Urban residential and open public spaces	180	180
Commercial and industrial	640	640

Inputs
Select contaminant from list below
Naphthalene
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Naphthalene generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	10	10
Urban residential and open public spaces	170	170
Commercial and industrial	370	370

Inputs
Select contaminant from list below
Ni
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
2.8
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Ni soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	25	6
Urban residential and open public spaces	30	15
Commercial and industrial	30	20

Inputs
Select contaminant from list below
Pb
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Lead generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	110	470
Urban residential and open public spaces	270	1100
Commercial and industrial	440	1800

Inputs
Select contaminant from list below
Zn
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
2.8
Enter soil pH (calcium chloride method) (values from 1 to 14)
5
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Zn soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	40	95
Urban residential and open public spaces	65	170
Commercial and industrial	85	210

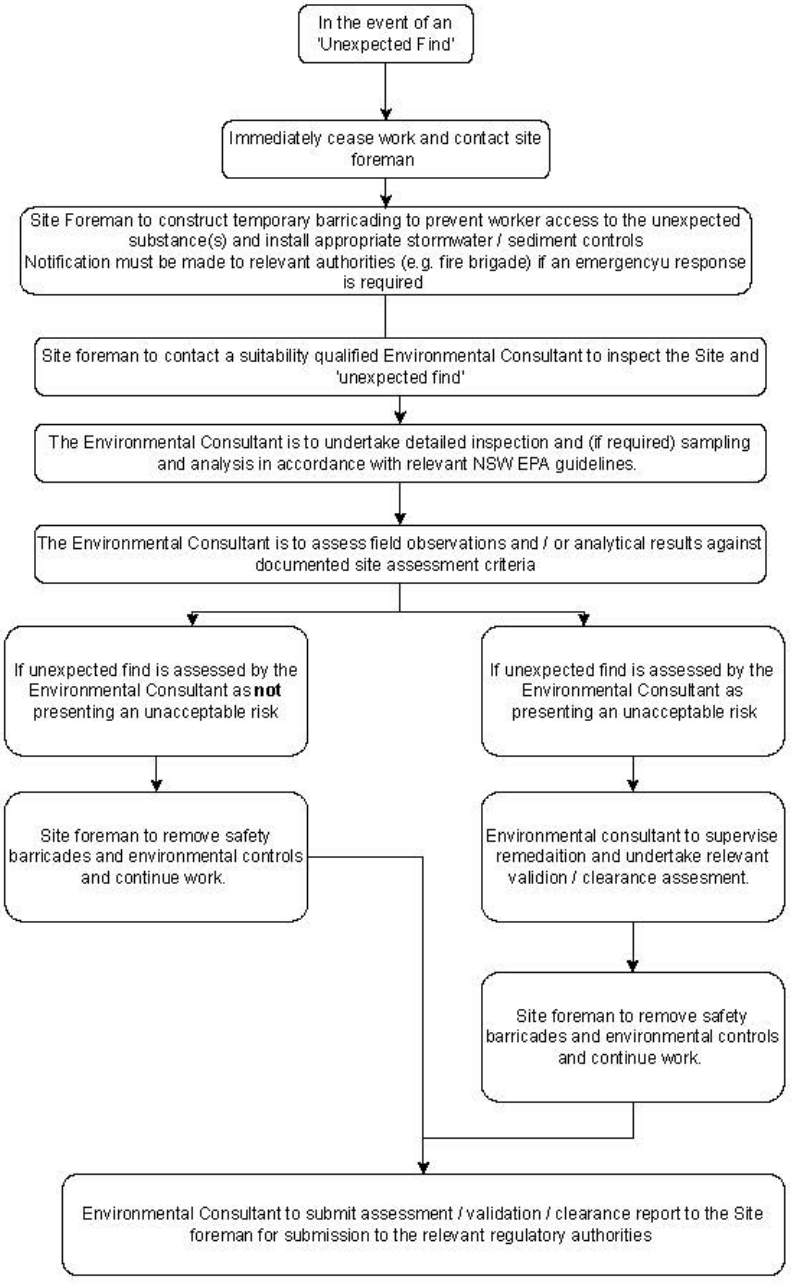
Appendix O – Unexpected Finds Protocol

All site personnel are to be aware of their responsibilities under the unexpected finds protocol and are to report any potential signs of contamination (e.g., observed PACM, petroleum and / or oil spills, chemical odours or staining) to the site foreman immediately.

In the event of uncovering unexpected finds during remedial works, the following steps are to be undertaken by the contractor:

1. Cease all work in the area and notify site foreman / manager and environmental consultant.
2. Notify any relevant authorities (e.g., fire brigade) if an emergency response is required.
3. Construct temporary barricading to prevent worker / public access to any unexpected and / or unknown substances.
4. Install appropriate stormwater diversion and sediment controls as required.
5. Notify relevant authorities that the contractor is legally required to notify (e.g., NSW EPA and / or Council).
6. Site foreman / manager is to arrange site inspection by the environmental consultant to assess the unexpected find and determine if any further investigation, management or remedial action is required in the area.
7. The environmental consultant is to prepare an assessment and, if required, validation of each unexpected find to the contractor prior to the recommencing of works ceased as a result of the unexpected find.

A flow chart outlining general procedures to be adopted is provide below.


In the event of an 'Unexpected Find'
Immediately cease work and contact site foreman
Site Foreman to construct temporary barricading to prevent worker access to the unexpected substance(s) and install appropriate stormwater / sediment controls
Notification must be made to relevant authorities (e.g. fire brigade) if an emergencyu response is required
Site foreman to contact a suitability qualified Environmental Consultant to inspect the Site and 'unexpected find'
The Environmental Consultant is to undertake detailed inspection and (if required) sampling and analysis in accordance with relevant NSW EPA guidelines.
The Environmental Consultant is to assess field observations and / or analytical results against documented site assessment criteria
If unexpected find is assessed by the Environmental Consultant as **not** presenting an unacceptable risk
If unexpected find is assessed by the Environmental Consultant as presenting an unacceptable risk
Site foreman to remove safety barricades and environmental controls and continue work.
Environmental consultant to supervise remedaition and undertake relevant validion / clearance assesment.
Site foreman to remove safety barricades and environmental controls and continue work.
Environmental Consultant to submit assessment / validation / clearance report to the Site foreman for submission to the relevant regulatory authorities

Arboricultural Impact Assessment

15 Echo Street Roseville

Proposed Rezoning Application

Prepared for Chapman Planning Pty Ltd

Prepared 17 April 2025, updated 2 May 2025

by
Jacki Brown
Arboricultural Consultant
BA, Dip. Hort (Arb), Dip. Hort (Landsc.),
Cert. III Cons. & Land Mgmt (Nat. Area Restoration)
Accredited Member Institute of Australian Consulting Arboriculturists (IACA)
Member International Society of Arboriculture (ISA)

Issue Date	Revision Description	Issue No.	Ref.
17/04/2025	Arboricultural Impact Assessment completed & issued	1	NL_15 Echo_AIA_170425
22/04/2025	Arboricultural Impact Assessment updated & issued	2	NL_15 Echo_AIA_2204255
2/05/2025	Arboricultural Impact Assessment amended & issued	3	NL_15 Echo_AIA_020525

Executive Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Chapman Planning Pty Ltd, to assist in the assessment of a Rezoning Application to be submitted to Ku-Ring-Gai Council in relation to a rezoning application of one lot (Lot 6 in DP 14906) from RE2 Private Recreation to R2 Low Density Residential at 15 Echo Street, Roseville.

The proposal consists of rezoning only, from RE2 Private Recreation to R2 Low Density Residential, to allow for future redevelopment of the lot as low density residential (to separate development application/s) as described by Chapman Planning Pty Ltd and shown on concept plans by Spiral Architects Lab (which have been prepared for reference to confirm that the site can be developed for low density housing). No building works are proposed in this application.

This report assesses twenty (20) trees within and adjacent to the site, including eight (8) in neighbouring properties (six in Roseville Golf Course, and two in 2 Niblick Ave) and six (6) in the Council road reserve. Details of the species, dimensions, health, and condition of the assessed trees are contained in the **Tree Survey Information Table** (page 8).

In the context of the proposed rezoning, no trees are proposed for removal. Future development will allow for retention of the majority of trees on the site and adjacent land, with likely removal of two (2) trees in the Council verge to allow for future driveway access, as shown on the **Tree Protection Plan** (page 9) and specified in the **Recommendations** (page 7).

The following are the outcomes of the arboricultural impact assessment regarding the trees in the context of the currently proposed works.

	Tree No.'s	**Trees Retained in this application**	**Trees Removed in future application**
Trees within the proposed future development footprint	14, 15 (2)	14, 15 (2)	14, 15 (2)
Trees with minor future encroachments	1, 2, 3, 5, 12, and 13 (6)	1, 2, 3, 5, 12, and 13 (6)	12, 13 (possible) (2)
Trees with no / minimal future encroachments	4, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19 and 20 (12)	4, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19 and 20 (12)	-
	20 trees in total	20 trees retained	2 trees removed (up to 4 trees)

Tree Sensitive Planning and Design Recommendation

Engage an AQF Level 5 arborist to provide detailed Arboricultural Impact Assessment during the preliminary planning stage of any future development on the site, with the aim to retain as many trees as possible on and adjacent the site, and protect trees on adjoining properties.

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1. Introduction

1.1 Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Chapman Planning Pty Ltd, to assist in the assessment of a Rezoning Application to be submitted to Ku-Ring-Gai Council in relation to a rezoning application of one lot (Lot 6 in DP 14906) from RE2 Private Recreation to R2 Low Density Residential at 15 Echo Street, Roseville. The report is prepared in accordance with Australian Standard *AS4970-2009 – Protection of trees on development sites*.

1.2 Purpose

The purpose of this report is to assess the potential impacts of the proposal on the trees on and adjacent the site, and detail tree protection measures required for retained trees including tree sensitive design and construction measures.

1.3 The Site

The site is a single lot zoned RE2 Private Recreation, located on the eastern side of Echo Street, and is surrounded by low density residential properties to the south, east and west, and Roseville Golf Course to the north, separated by a Council-managed unformed accessway. The property contains a tennis court, verandah and landscaping associated with the residence at 11 Echo Street.

1.4 The Trees

This report assesses twenty (20) trees within and adjacent to the site, including eight (8) in neighbouring properties (six in Roseville Golf Course, and two in 2 Niblick Ave) and six (6) in the Council road reserve. Details of the species, dimensions, health, and condition of the assessed trees are contained in the **Tree Survey Information Table** (page 8).

1.5 The Proposal

The proposal consists of rezoning only, from RE2 Private Recreation to R2 Low Density Residential, to allow for future redevelopment of the lot as low density residential (to separate development application/s) as described by Chapman Planning Pty Ltd and shown on concept plans by Spiral Architects Lab (which have been prepared for reference to confirm that the site can be developed for low density housing). No building works are proposed in this application.

2. Background

2.1 Tree management controls

Ku-ring-gai Development Control Plan (DCP) 2024 Part 13.2 Tree and Vegetation Works applies to any perennial plant 5m or more in height; and plants with a trunk diameter of 150mm or more at ground level. The DCP also applies to natural vegetation. Exemptions include trees within 3m of an existing dwelling or basement where the tree is on the same property as the building, exempt species listed at section 13.2 (11) and pruning of branches over the roof of a dwelling. The trees assessed in this report are subject to the DCP.

2.2 Reference Documents

The following documents were referred to in the preparation of this report:

- Survey Plan: Lawrence Consulting Group, Ref. 241702, 01st March 2024.
- Architectural Concept Plans, Spiral Architects Lab, 26 March 2025.
- Australian Standard *AS4373-2007 Pruning of amenity trees*.
- Australian Standard *AS4970-2009 Protection of trees on development sites*.
- Ku-ring-gai Development Control Plan (DCP) 2024 Part 13.2 *Tree and Vegetation Works*
- Ku-ring-gai Local Environmental Plan (LEP) 2015
- *IACA Significance of a Tree, Assessment Rating System (STARS),* Institute of Australian Consulting Arboriculturists, www.iaca.org.au, 2010.
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

3. Tree Assessment Methodology

3.1 Limitations and Assumptions

The recommendations in this report rely on the provided information, including architectural plans and documents, limited to those listed in section 2.2 (**Reference Documents**).

Care has been taken to obtain all information from reliable sources; however, the author makes no representations, guarantees or warranties as to the accuracy of information provided by others. Similarly, no warranties are made as to the accuracy or completeness of any reproduction of this report. This report is only valid in its entirety and for the purpose for which it was prepared.

Conditions on the site may change after the tree assessment. Liability will not be accepted for damage or injury as a result of unforeseeable events or natural processes.

This report does not constitute or include a tree risk assessment. Where defects are noted, these are recommended for further investigation where warranted. Other tree defects may be present which have not been noted.

3.2 Tree Assessment

Visual tree assessment or "tree survey" was carried out by Jacki Brown, Arboricultural Consultant, in November 2024. The tree inspection was limited to a visual assessment from ground level, without excavation, coring, drilling, climbing or other testing. Trunk diameters were measured at "breast height" (1.4m above ground) and above the root buttress, to the nearest 10mm, using a standard tape measure, crown spreads were paced out on site and recorded in metre diameters or cardinal radii (N, S, E & W) where relevant, and tree heights were estimated by eye and recorded in metres.

The Arboricultural Impact Assessment utilises the Australian Standard *AS4970-2009 Protection of trees on development sites.*

3.3 Tree Survey Data Definitions

Refer to the **Tree Survey Information Table** (page 8).

Retention Values are assigned using the IACA STARS (2010) method and matrix. The method combines the factors of Significance and Estimated or Useful Life Expectancy to provide a value of High, Medium, Low or Remove/Very Low which should form the main metric to inform decision making and prioritising of tree retention.

Useful Life Expectancy (ULE) ranges are estimated for each tree, as either Long (40+ years), Medium (15-40 years), Short (5-15 years) or Remove (less than 5 years). The ratings are based on the assessed health, condition and structure of each tree at the time of assessment, in its specific location and growing context. The ULE does not imply a risk or "safety" measure, or a statement of a tree's retention value. The ratings are not static, and may be revised during future assessments if conditions change.

Significance ratings are given for each tree, based on their Amenity Value, Ecological Value, size and location, and are broadly based on the Tree Significance Assessment Criteria in the IACA STARS (2010) method. While High significance trees provide substantial values to their surroundings, Low and Medium significance trees also contribute to the Urban Forest and in many cases may grow to become High significance trees, given the opportunity.

An ***Amenity Value*** rating of High, Medium or Low has been assigned to each tree, based on the visual, aesthetic, scenic, cultural, heritage, social, and health benefits provided by the tree in its context.

An ***Ecological Value*** rating of High, Medium or Low has been assigned to each tree, based on the species and potential habitat or native animal browsing values, however this should not be taken as ecological advice.

4. Observations and Discussion

4.1 Trees within the Potential Future Development Footprint

Two (2) trees (**Trees 14 and 15**) are located in the Council verge, within the indicative footprint of a future driveway crossover for site access to enable development of the site. These trees are not proposed for removal in the current rezoning application.

4.1.1 Medium Retention Value Trees

One (1) tree (**Trees 14**) is a semimature *Ficus benjamina* (Weeping Fig) located in close proximity to the stone boundary wall at the front of 15 Echo St. This tree's useful life expectancy is limited by its proximity to the wall, as it will increasingly interact with the wall. There are a number of large surface roots within the nature strip/verge, which create a trip hazard at present.

Given the location and eventual size of this species, it is considered that it could, in future, be removed and replaced with a suitable native tree species, further from the property boundary, to replace the urban forest canopy and amenity within the short to medium term. There are currently street tree planting opportunities in the vicinity. Removal and replacement would be subject to future development application and is not proposed within the rezoning application.

One (1) tree (**Trees 15**) is a *Cupressus* (Cypress) tree approaching overmaturity, in average health and condition with sparse foliage and a short to medium useful life expectancy. This tree could also be removed and replaced with a suitable native street tree, to replace the canopy within the short to medium term, as described for Tree 14 above.

4.2 Trees with Minor Encroachment from the Potential Future Development

Six (6) trees (**Trees 1, 2, 3, 5, 12, and 13**) are likely to have minor encroachments from the proposed future residence development, and will require detailed Arboricultural Impact Assessment and tree sensitive design and construction measures at the planning stage of that development, as well as tree protection throughout the works. There is no impact on these trees from the rezoning.

4.2.1 Medium Retention Value Trees Proposed to be Retained

Three (3) large *Cupressus macrocarpa* (Monterey Cypress) trees (**Trees 1, 2 and 3**) will have nominal minor encroachments from the proposed future development of a residential building in place of the current tennis court. These trees are located above a high rock retaining wall over solid rock, and are not considered to have roots existing at the depth of future development (3.5m below the trees' soil surface). Provided that no excavation occurs beyond the retaining wall, these trees will not be impacted by future development.

One (1) *Cinnamomum camphora* (Camphor Laurel) tree (**Tree 5**) will have a nominal minor encroachment from the proposed future development of a residential building. However, the roots of this tree are likely to be mostly constrained by the existing rock wall approximately 1 metre inside the boundary of 15 Echo St. The impacts to this tree could be managed within the future development by maintaining the soil levels behind the existing retaining wall, or carrying out tree sensitive excavation with Project Arborist attendance, to ascertain any roots located behind the wall, and whether pruning of those roots could be done without significant impact on the tree's health or stability. It should be noted that this tree is a nuisance weed species, and weed of bushland.

One (1) large spreading *Ficus benjamina* (Weeping Fig) tree (**Tree 12**) in the Council verge is growing in close proximity to, and has large structural roots growing directly against and along the existing stone retaining wall beneath the tennis court. There are a network of large surface roots in the verge that present trip hazards. As with Tree 14, this tree's useful life expectancy is limited in its current context by the location and eventual size and likely impacts on the stone wall. Future demolition of the tennis court and wall, and development of the site, may result in this tree requiring removal.

One (1) medium sized *Radermachera sinica* (China Doll) tree (**Tree 13**) located in the Council verge, is located less than 1 metre from Tree 12 and approximately 1.5m from the boundary wall. This non-native tree is in average condition, provides a medium amount of amenity, and is being suppressed by Tree 12. This tree may require removal in the context of future development of the site, and can be replaced in the short term with a suitable native tree planting.

4.3 Trees with No Encroachments from the Proposed Development

Twelve (12) trees (**Trees 4, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19 and 20**) are located in positions that will not be impacted by the proposed rezoning, and will have minor or no encroachments from future development of the site, due to their TPZ areas being mostly or wholly outside the subject site.

Tree protection measures will be required to exclude all works access from the retained trees' TPZ areas throughout future works, and further Arboricultural Impact Assessment will be needed during planning stage for future development of the site.

4.4 Conclusion

The proposed rezoning application does not propose or require any works which will impact trees. The indicative plans demonstrate that a dwelling can be designed on the Lot with minimal impacts on trees, and could increase canopy coverage of the site by removing the tennis court.

4.5 Summary

	Tree No.'s	Trees Retained in this application	Trees Removed in future application
Trees within the proposed future development footprint	14, 15 (2)	14, 15 (2)	14, 15 (2)
Trees with minor future encroachments	1, 2, 3, 5, 12, and 13 (6)	1, 2, 3, 5, 12, and 13 (6)	12, 13 (possible) (2)
Trees with no / minimal future encroachments	4, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19 and 20 (12)	4, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19 and 20 (12)	-
	20 trees in total	20 trees retained	2 trees removed (up to 4 trees)

5. Outcomes & Recommendations

5.1 Potential Future Tree Removal

- Two (2) trees (**Tree 14 and 15**) are likely to require removal as part of future site development, as they are within the indicative future driveway crossover, subject to future development consent.
- Two (2) trees (**Trees 12 and 13**) may require removal in the context of future site development, but will be subject to further assessment at the time of planning for the development (to separate application).

5.2 Tree Retention

- Retain and protect all other assessed trees.

5.3 Tree Sensitive Planning and Design

- Engage an AQF Level 5 arborist to provide detailed Arboricultural Impact Assessment during the preliminary planning stage of any future development on the site, with the aim to retain as many trees as possible on and adjacent the site, and protect trees on adjoining properties.

The recommendations of this report do not constitute consent to carry out works. Approval is required in the form of Development Application to prune or remove trees, as well as the consent of the tree owner where trees are on neighbouring properties.

Further information and clarification can be obtained from the author.

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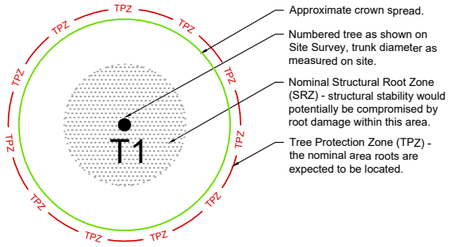
Member of International Society of Arboriculture (ISA)

	Botanical & Common Name	Location	Height	Spread	Calc-ulated Multi Stem DBH (mm)	DBH (mm)	DRB (mm)	Age	Health	Condition	ULE	Significance	Amenity Value	Ecological Value	SRZ	TPZ	Retention Value (STARS)	Site Notes	Development Encroachment	Future Site Development Impact	Outcome
1	*Cupressus macrocarpa* Monterey Cypress	On site	20	6N 3S 3E 6W	970	350/ 900	900	M-O M	G-Av	Av	M	M	H	L	3.2	11.6	Med	Along boundary @ top of high retaining wall & rock fence. Low branches pruned. 2.5m centre to back of wall. Crownlifted. 1 large branch leaning over tennis court 350ø - prune? Soil slumping? In neighbouring property above.	8%	Nominal minor encroachment, but trees are separated from future development area by solid rock 3.5m high wall.	Ret
2	*Cupressus macrocarpa* Monterey Cypress	On site	20	2N 3S 4E 6W		800	850	M-O M	Av	Av	M	M	H	L	3.1	9.6	Med	Along boundary @ top of high retaining wall & rock fence. Large branches pruned. Wound @ base N side - some occlusion, with decay. Crownlifted. Wound on high branch N side. Some dieback. Damage to low branch S side 150ø.	7%	Nominal minor encroachment, but trees are separated from future development area by solid rock 3.5m high wall.	Ret
3	*Cupressus macrocarpa* Monterey Cypress	On site	20	3N 3S 3E 8W		900	900	M-O M	G-Av	Av	M	M	H	L	3.2	10.8	Med	Along boundary @ top of high retaining wall & rock fence. Large rock between T2&3. Termite? E side @ base - possible basal decay. Low branches pruned. Torn collars. Over-extending branch to W over tennis court.	10%	Nominal minor encroachment, but trees are separated from future development area by solid rock 3.5m high wall.	Ret
4	*Lophostemon confertus* Brush Box	Neighbouring	12	8	790	500/ 600	750	M	Av	G	M	M-H	M-H	M	2.9	9.5	Med	4.7m from boundary fence (to N). Somewhat sparse. Deadwood. Wounds on stem S side. Decay @ junction. Exposed roots damaged. Birds nest SE side.	0%	No impact.	Ret
5	*Cinnamomum camphora* Camphor Laurel	Neighbouring	16	10		800	1000	M	G-Av	Av	L	L	M-H	L-W	3.3	9.6	Med	Congested branches & suckers. 4.8m from boundary fence. Surface roots.	9%	Nominal minor encroachment from future proposed dwelling.	Ret
6	*Grevillea robusta* Silky Oak	Neighbouring	18	8		450	550	M	Av	G-Av	M	M	M	M	2.6	5.4	Med	6m from boundary/tennis fence, just W of SMH.	0%	No impact.	Ret
7	*Lophostemon confertus* Brush Box	Neighbouring	10	12	690	500/ 350/ 300/ 100	700 est	OM	P	Av	S	M	M	M	2.8	8.3	Low	1.2m from golf fence & 5m from tennis wall. 2m E of corner of wall. Sparse. Multistem. Lot of deadwood.	0%	No impact.	Ret
8	*Araucaria heterophylla* Norfolk Island Pine	Council verge	9	6		250	300	SM	G	G	L	M	M	M	2.0	3.0	High	1.2m W of brick pillar corner & 3.3m N.	0%	No impact.	Ret
9	*Lophostemon confertus* Brush Box	Neighbouring	11	12		700 est	800 est	M-O M	Av	G	M	M-H	H	M	3.0	8.4	Med	In golf course, somewhat sparse, small foliage size. Surface roots. Deadwood.	0%	No impact.	Ret
10	*Lophostemon confertus* Brush Box	Neighbouring	12	12		800 est	900 est	M	Av	G	M-L	M-H	H	M	3.2	9.6	High	Large branches pruned. Epicormics. Sparse. Dieback. Deadwood - moderate. Small foliage size.	0%	No impact.	Ret

	Botanical & Common Name	Location	Height	Spread	Calc-ulated Multi Stem DBH (mm)	DBH (mm)	DRB (mm)	Age	Health	Condition	ULE	Significance	Amenity Value	Ecological Value	SRZ	TPZ	Retention Value (STARS)	Site Notes	Development Encroachment	Future Site Development Impact	Outcome
11	*Eucalyptus microcorys* Tallowwood	Council verge	15	6		300	350	SM	G-Av	G-Av	M-L	M	M	M	2.1	3.6	High	Lot of large surface roots from T12 populating the verge. Stone kerb, informal gutter.	0%	No impact.	Ret
12	*Ficus benjamina* Weeping Fig	Council verge	10	12	740	400/ 500/ 200/ 300	700	M	G-Av	Av	M	M-H	M-H	M	2.8	8.9	Med	Large exposed roots throughout verge & large buttress parallel against base of stone wall & around corner. Deadwood. Congested branches from 1m. (Trip hazards).	9%	Against existing stone retaining wall. No impact from current proposal if retaining wall is maintained in situ.	Ret
13	*Radermachera sinica* China Doll Tree	Council verge	9	4	250	200/ 150	400	SM	G-Av	Av	M	M	M	L	2.3	3.0	Med	2 stems from base, crossing. Suppressed by T12. Camphor sapling 2m S.	<10%	Nominal minor encroachment from indicative proposed future entry path. No impact from current proposal.	Ret
14	*Ficus benjamina* Weeping Fig	Council verge	8	6	340	200/ 150/ 200/ 100	400	SM	G-Av	Av	M	M	M	M	2.3	4.1	Med	Close to stone wall. Large surface roots toward T15. Branch tearout & large dead branch @ 2m W side (road). Congested branches. Roots around small PVC pipe.	100%	Within future driveway crossover for site access.	Rem
15	*Cupressus funebris* Chinese Weeping Cypress *(or similar)*	Council verge	9	3N 4S 3E 3W	400	300/ 150/ 200	500	M-O M	Av	Av	S-M	M	M	L	2.5	4.8	Med	Sparse. Bulge on trunk. Small girdling Ficus roots.	100%	Within future driveway crossover for site access.	Rem
16	*Lagerstroemia indica* Crepe Myrtle	On site	2.5	4	200	100/ 100/ 100/ 100	300	M	Av	Av-P	S-M	L-M	L-M	L	2.0	2.4	Low	Lopped.	0%	No impact.	Ret
17	*Tibouchina lepidota* Tibouchina	On site	8	5		400	500	OM	Av-P	Av-P	S	L-M	L-M	L	2.5	4.8	Low	Dieback, sparse.	0%	No impact.	Ret
18	*Glochidion ferdinandi* Cheese Tree	On site	6	4	360	250/ 250	450	SM	G	G-Av	M-L	M-H	M	H	2.4	4.3	High	On embankment above shed - not accessible.	0%	No impact.	Ret
19	*Glochidion ferdinandi* Cheese Tree	Neighbouring	8	6		400	500	M	Av	Av	M	H	M-H	H	2.5	4.8	High	Above embankment - location not determined. Not accessible.	0%	No impact.	Ret
20	*Archontophoenix sp.* Palm	Neighbouring	12	3		250	350	M	G	G	M-L	M-H	M-H	M	2.1	3.0	High	Above embankment - location not determined. Not accessible.	0%	No impact.	Ret

Key: Height (in metres) ; Spread (crown spread diameter in metres) ; DBH (Diameter at Breast Height / 1.4m) in millimetres ; DRB (Diameter above Root Buttress) in millimetres ; Age (Semi-mature, Mature, Overmature, or Senescent) ; Health (Good, Average or Poor) ; Condition (Good, Average or Poor) ; Useful Life Expectancy (ULE) (Short, Medium or Long) ; Significance (High, Medium or Low) ; Amenity Value (High, Medium or Low) ; Ecological Value (High, Medium or Low) ; SRZ (Structural Root Zone) radius in metres ; TPZ (Tree Protection Zone) radius in metres

LEGEND



Approximate crown spread.

Numbered tree as shown on Site Survey, trunk diameter as measured on site.

Nominal Structural Root Zone (SRZ) - structural stability would potentially be compromised by root damage within this area.

Tree Protection Zone (TPZ) - the nominal area roots are expected to be located.

Tree to be removed in the context of the proposed development

Tree recommended for removal and replacement in the context of future development, but retained at current stage

Site boundary line

Location of existing dwelling

Exempt tree or shrub

All retained trees (trees not approved for removal) should be protected (with Exclusion/Protection Zone). The following categories are indicative of the relative significance of the trees.

TPZ of High Retention Value tree (Exclusion/Protection Zone)

Works in this area must:
*be above existing soil grades
*avoid excavation as much as possible
*minimise fill
Otherwise may require further investigation such as root mapping prior to main works.
Consult with Project Arborist.

TPZ of Medium Retention Value tree (Exclusion/Protection Zone)

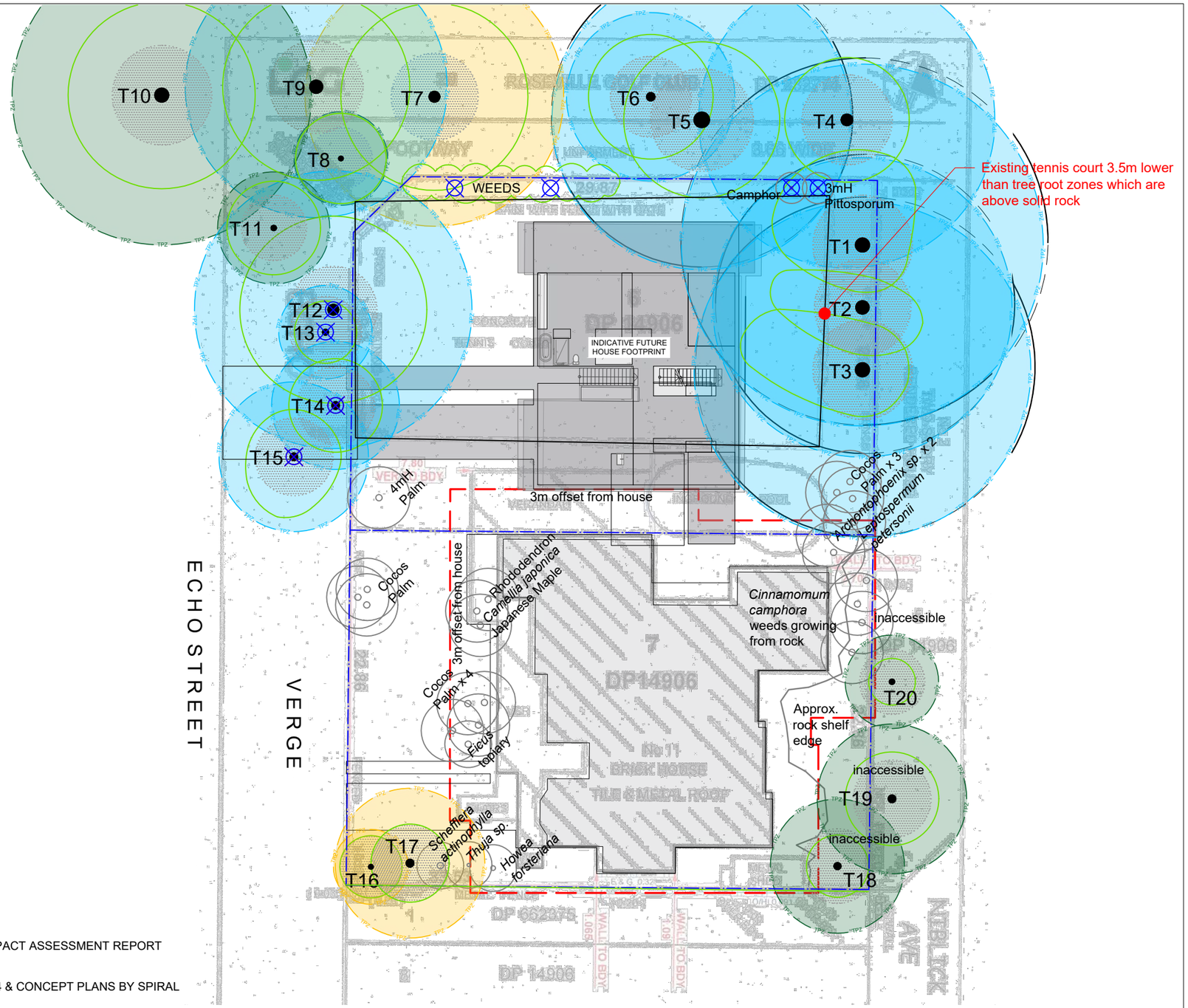
Works in this area must:
*be above existing soil grades
*avoid excavation as much as possible
*minimise fill
Otherwise may require further investigation such as root mapping prior to main works.
Consult with Project Arborist.

TPZ of Low Retention Value tree

Protect unless otherwise approved. Exclusion/ Protection Zone if tree is owned by another party

TPZ of "Remove"/Very Low Retention Value tree

This tree is not recommended for retention, but if retained, should be protected to avoid destabilisation or other impacts, particularly if tree is owned by another party.



MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT REPORT

BASED ON SURVEY BY LCG GLOBAL PTY. LTD. DATED 01/03/24 & CONCEPT PLANS BY SPIRAL ARCHITECTS LAB 26 MARCH 2025.

REV	DESCRIPTION	DRAWN	REVIEW	DATE
A	PRELIMINARY SITE ANALYSIS - TREE CONSTRAINTS PLAN - FOR COORDINATION	HM	JB	26-11-24
B	PRELIMINARY SITE ANALYSIS - TREE IMPACT PLAN - FOR COORDINATION	HM	JB	04-04-25
C	TREE PROTECTION PLAN - FOR REPORT	HM	JB	04-04-25
D	TREE PROTECTION PLAN AMENDED - FOR REPORT	JB	JB	28-04-25

NewLeaf ARBORICULTURE

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2. Verify all measurements on site.
3. Notify New Leaf Arboriculture of any inconsistencies.
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ADDRESS: 15 ECHO STREET, ROSEVILLE
PROJECT: PROPOSED RESIDENTIAL REZONING
CLIENT: CHAPMAN PLANNING PTY LTD

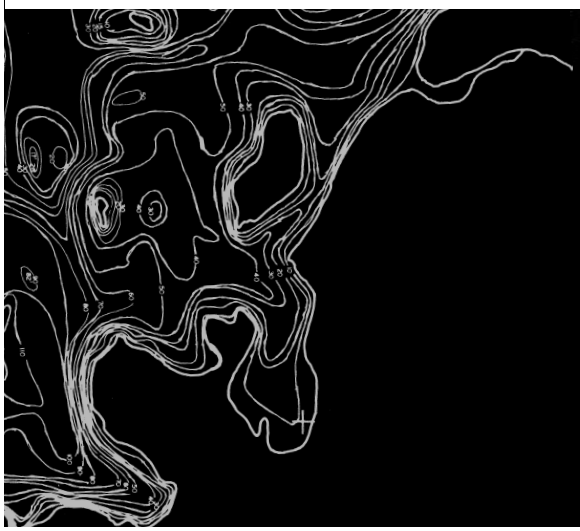
DRAWING: TREE PROTECTION PLAN
DRAWN: HM | REVIEW: JB | DATE: 04-04-25
SCALE: 1:250 @ A3 | ISSUE: DA | SHEET: T - 01 | REVISION: D

DESIGN REPORT

Planning proposal, Rezoning

15 Echo Street, Roseville

June 2025



SPIRAL ARCHITECTS LAB

Design Report:
Planning Proposal, Rezoning. 15 Echo Street, Roseville.
June 2025.

Prepared by:

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Introduction

This Design Report has been prepared to support the planning proposal for the rezoning of 15 Echo Street, Roseville. It outlines the design rationale used to integrate the relevant planning controls into the building form, orientation, internal layout, relation between indoor and outdoor areas and landscape strategies.

This document must be read in conjunction with the Concept Options drawings set prepared by Spiral Architects Lab dated 12 June 2025. The set includes conceptual floor plans, elevations and sections that illustrate the design strategies presented in this report.

1. Site Design (Ku-ring-gai DCP, Part 4, Section 4A)

- Local Character and Streetscape.
  Concept Options were designed with careful consideration of the following principles: maintaining generous setbacks between buildings, preserving the majority of existing trees, minimising work on the front setback to allow greenery to thrive, respecting the natural slope of the terrain, and ensuring a consistent perception of low-scale construction. These elements were prioritised to seamlessly integrate the project into the local character.

- Building Setbacks.
  The new proposed dwellings respect the setback requirements, with the basement placed under the building footprint to maximise the landscape area. This design prioritises solar access, daylight access, ventilation, and privacy while ensuring harmony with the adjoining properties.

- Built-Upon Area
  The proposal simplifies the building's form to reduce impervious surfaces and maximise the presence of soft ladscape.

- Landscaping
  In addition to the above, the building's form preserves the predominant views of nature from the street and enhances the indoor experience by integrating natural surroundings while reducing the impact on the existing trees within the site and adjoining properties.

2. Access and Parking (Ku-ring-gai DCP, Part 4, Section 4B)

- Vehicle Access.
  The dwellings are designed with a functional double garage below the building footprint and set back from the building line to hide and minimise its visual presence from the street, hard surfaces and impact on the landscape.
  The generous front setback allows for a clear separation between the driveway and the pedestrian access.

3. Building Design and Sustainability (Ku-ring-gai DCP, Part 4, Section 4C)

- Building Envelopes.

  The proposed building forms were carefully conceived to mimic the up-to-two-storey character of the local streetscape and ensure greenery dominates the site and surrounds the living areas, while benefiting the living areas with privacy, daylight and ventilation.

  The building envelope for the site will be subject to an increased FSR of 0.4:1 pursuant to Clause 4.4(2A) of the KLEP 2015. The concept plans demonstrate that the area of the lot can comfortably accommodate an FSR of 0.4:1 consistent with the LEP for smaller lots, whilst also achieving compliance with KDCP building envelope controls.

- Density.

  The scale of future development enabled by the proposal is for a single family dwelling house – 2.57 additional residents (in accordance with ABS Census data for NSW average household size) within the locality which is minor and the resultant additional dwelling density can be comfortably absorbed by existing infrastructure within the locality including water, sewer and electricity. It is noted that the site is within close proximity to commercial services, public transit, educational establishments and public open space.

- Building Facades.

  The compact form of the dwellings, combined with the presence of balconies and terraces, allows for a playful, dynamic, simple but tranquil facade composition on each elevation. Furthermore, the generous setback invites natural elements such as shrubs and trees to complement the building's outlook.

- Private Open Space.

  The private open space area is maximised through the building's form and is strategically located to benefit from the northern and eastern sun. The main living areas are adjacent to these open spaces fostering a strong connection between indoor and outdoor living.

- Solar Access.

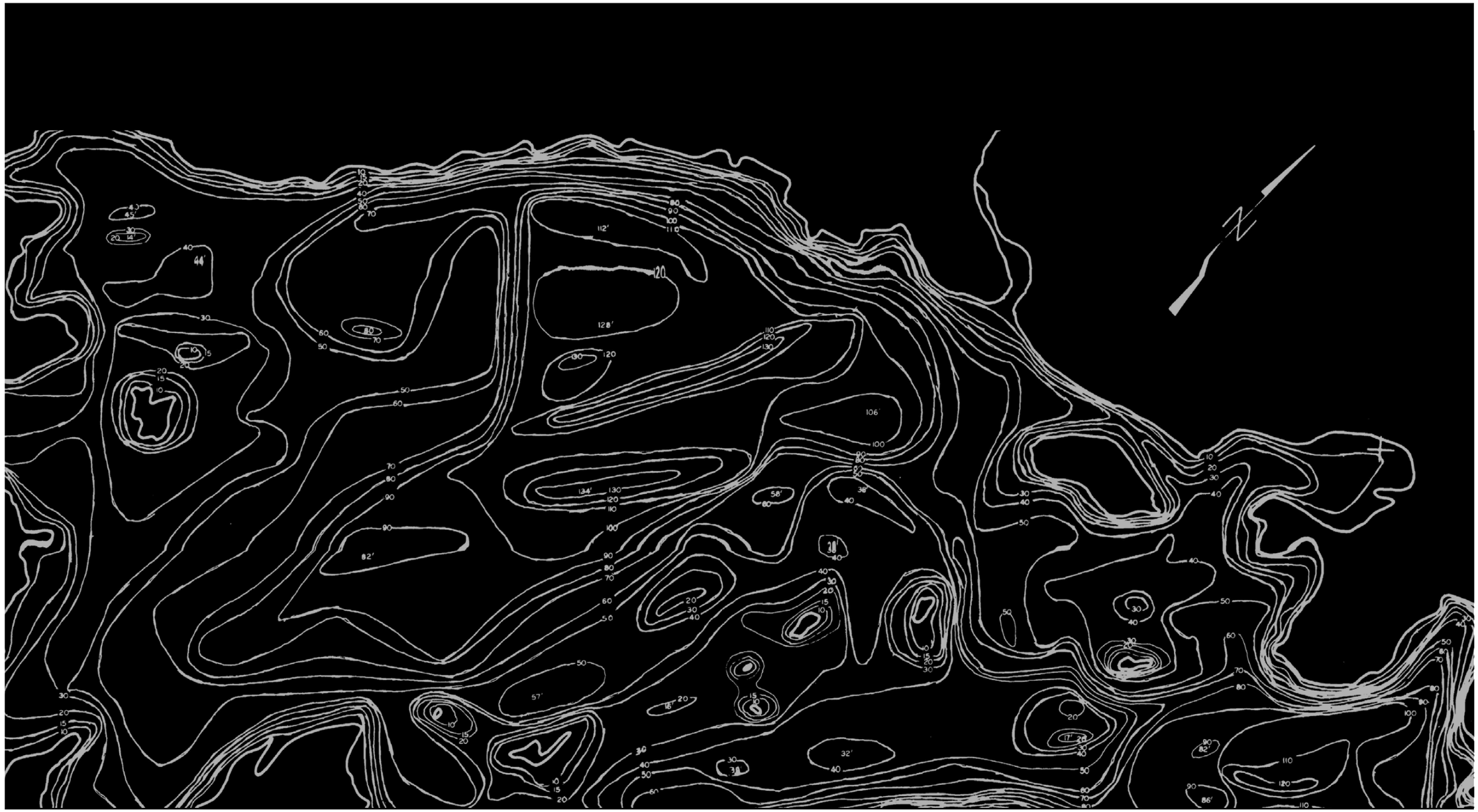
  The main living areas are oriented to capture the northern sunlight, while outdoor areas such as balconies and terraces are integrated to complement indoor living and provide shade from the summer sun.

- Natural Ventilation.

  Recognising natural ventilation as essential for the dwellings' comfort and energy efficiency, the main living areas have been designed to capture breezes from at least two different directions.

- Fencing.

  The generous front setback and the site's slope provide adequate indoors privacy while reducing the need for fencing to the front boundary on Echo Street, aligning with the existing street's character.



15 Echo Street, Roseville, NSW

Concept Options

12 June 2025

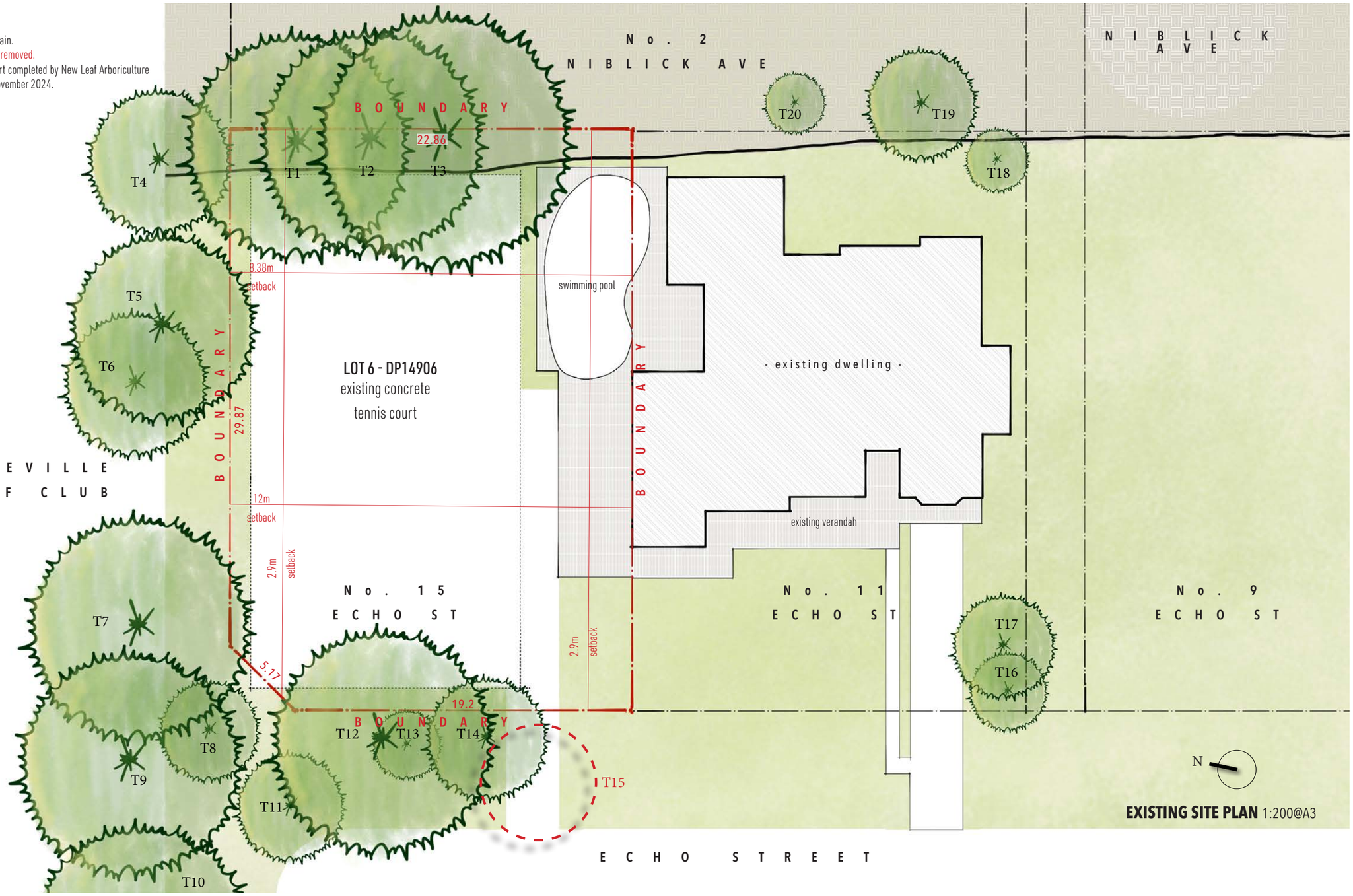
SPIRAL ARCHITECTS LAB

www.spiralarchitectslab.com.au

Tree legend

- T (xx): Tree to retain.
- T (xx): Tree to be removed.

Refer to arborsist report completed by New Leaf Arboriculture Pty Ltd dated 25-26 November 2024.



EXISTING SITE PLAN

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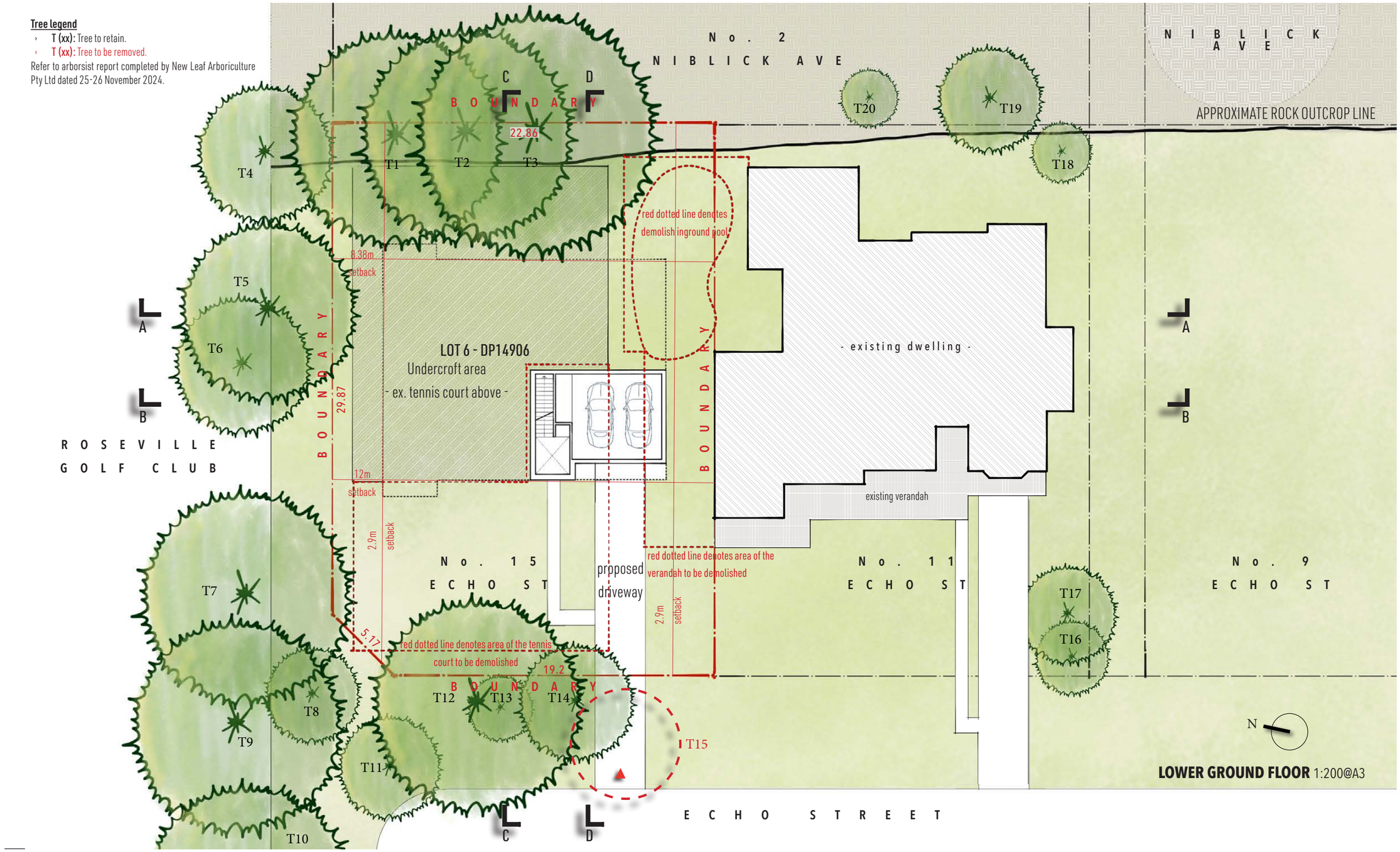
Tree legend

- T (xx): Tree to retain.
- T (xx): Tree to be removed.

Refer to arborsist report completed by New Leaf Arboriculture Pty Ltd dated 25-26 November 2024.



PROPOSED

NEW DWELLING AT 15 ECHO ST, ROSEVILLE. (Lot 6)

New Dwelling

- Lot size: 766m²
- FSR: 0.37:1 (282 m²)
- Built Upon Area: 39% (300m²)

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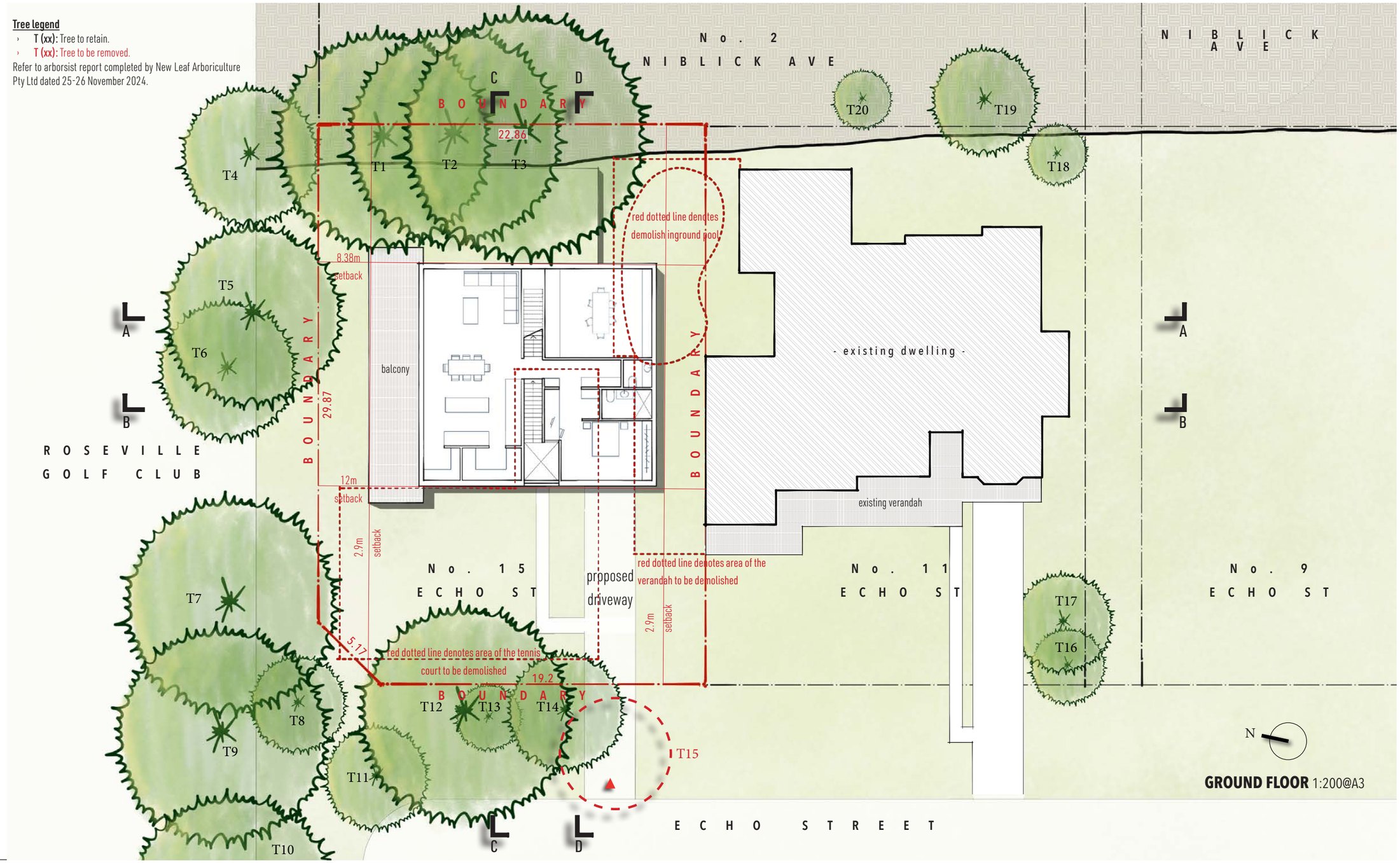

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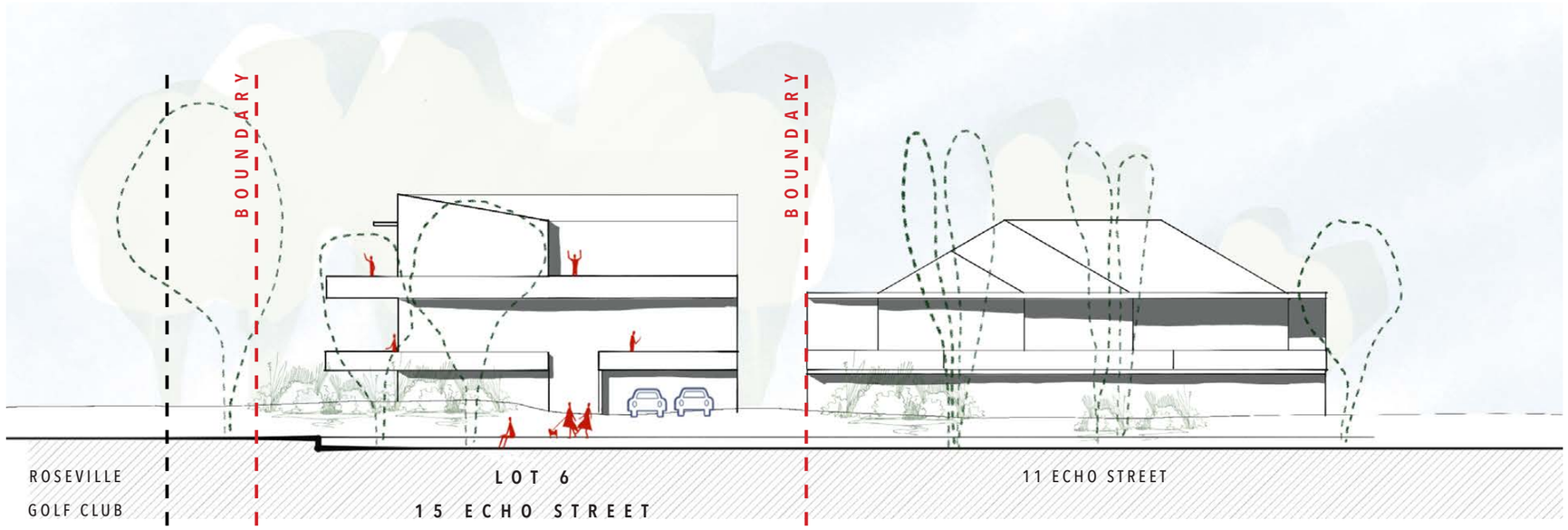
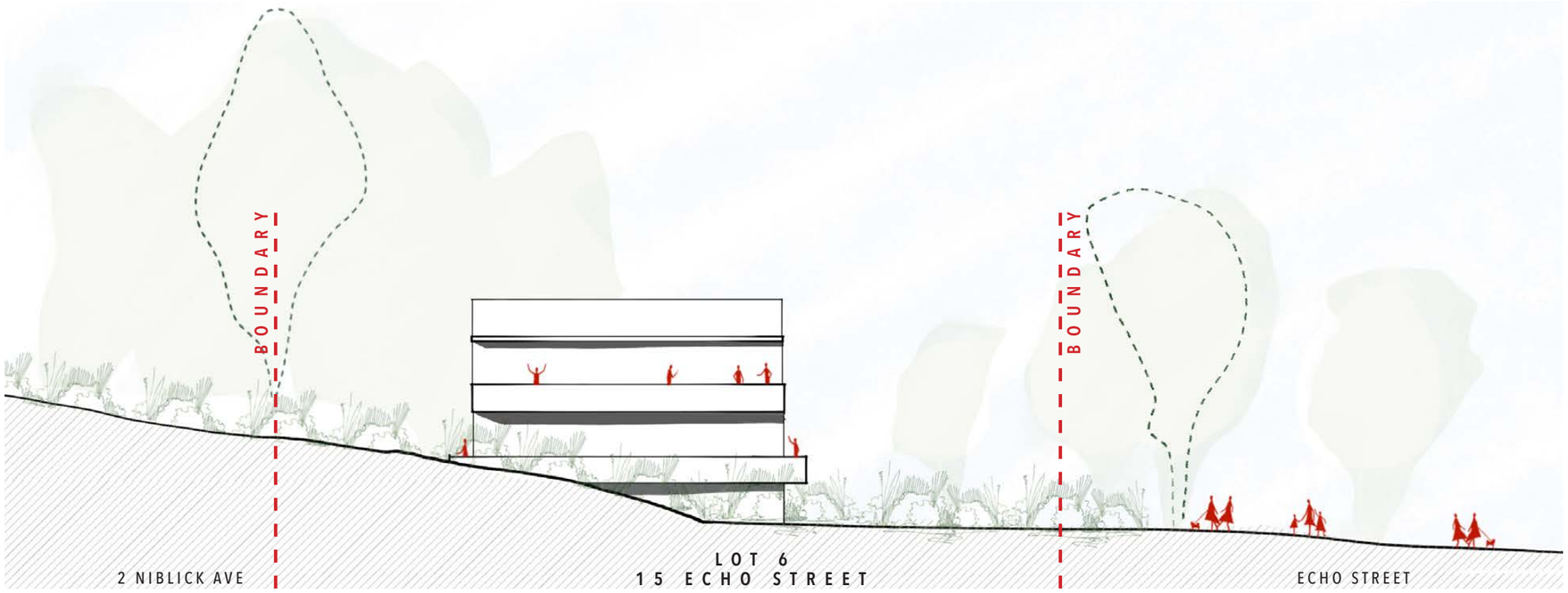


STREETSCAPE ECHO ST 1:200@A3



NORTH ELEVATION 1:200@A3

PROPOSED

NEW DWELLING AT 15 ECHO ST,
ROSEVILLE. (Lot 6)

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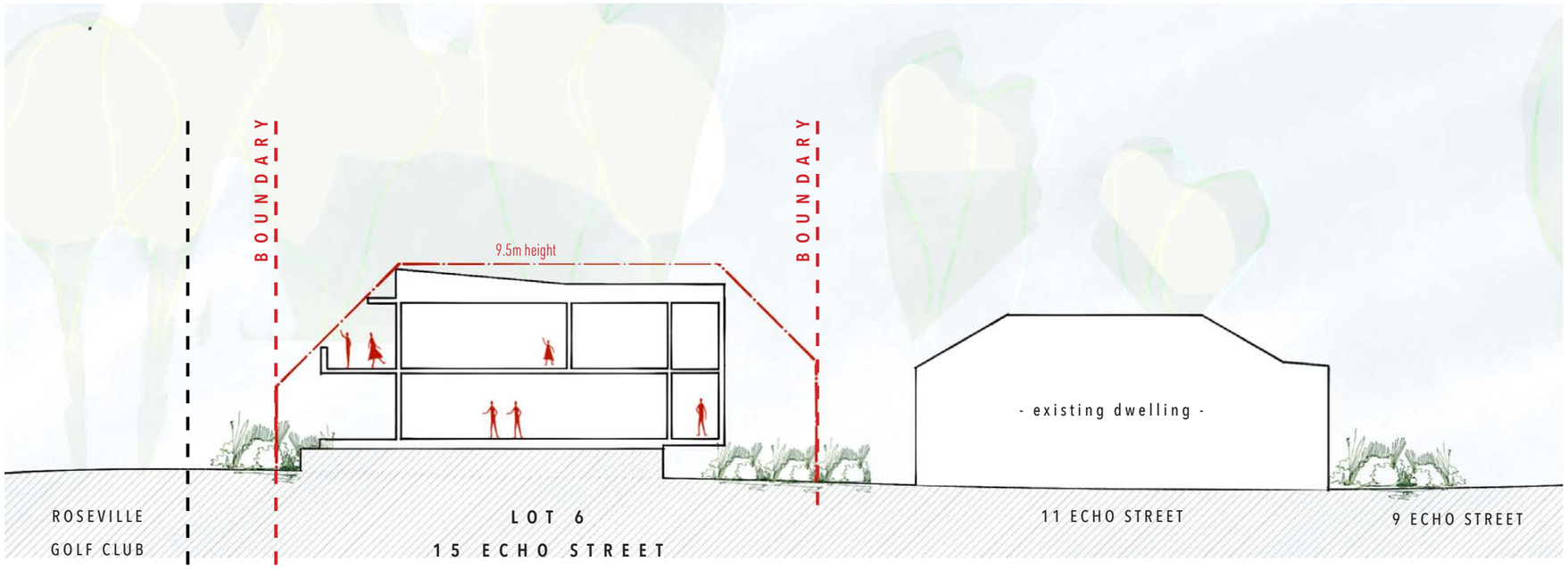
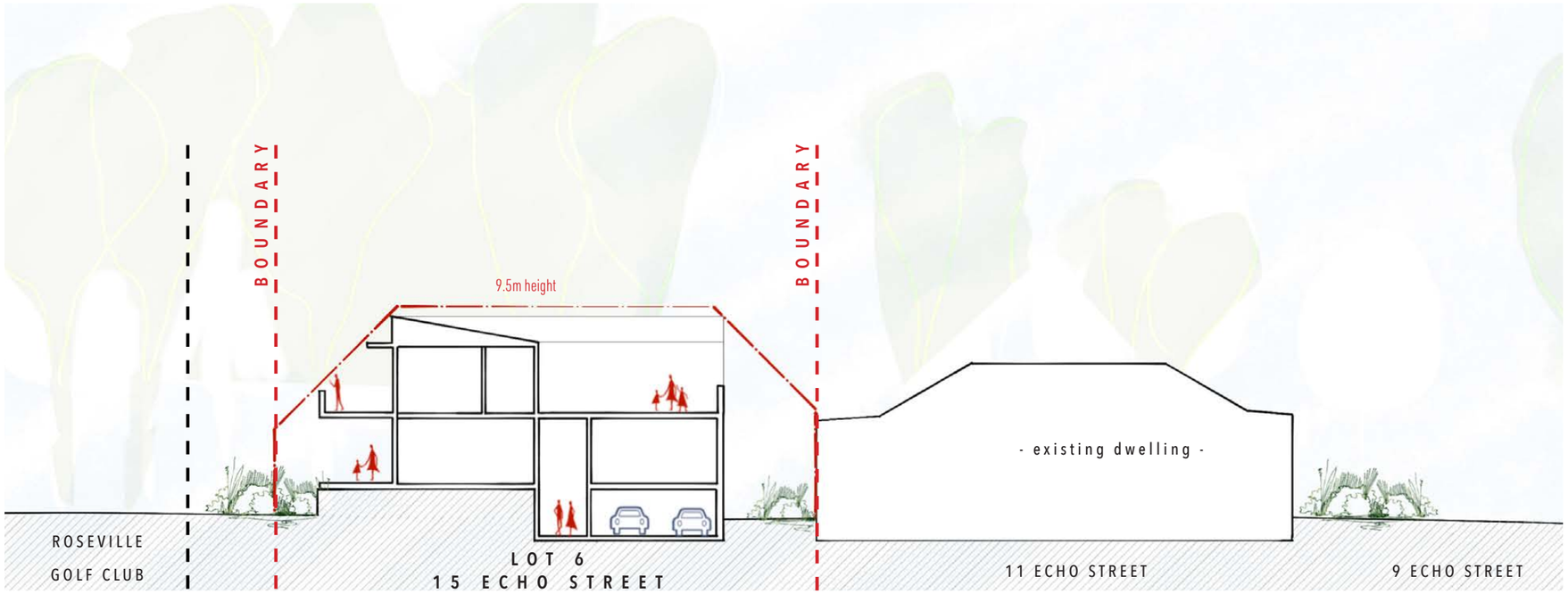


SECTION A-A 1:200@A3



SECTION B-B 1:200@A3

PROPOSED

NEW DWELLING AT 15 ECHO ST,
ROSEVILLE. (Lot 6)

SPIRAL ARCHITECTS LAB
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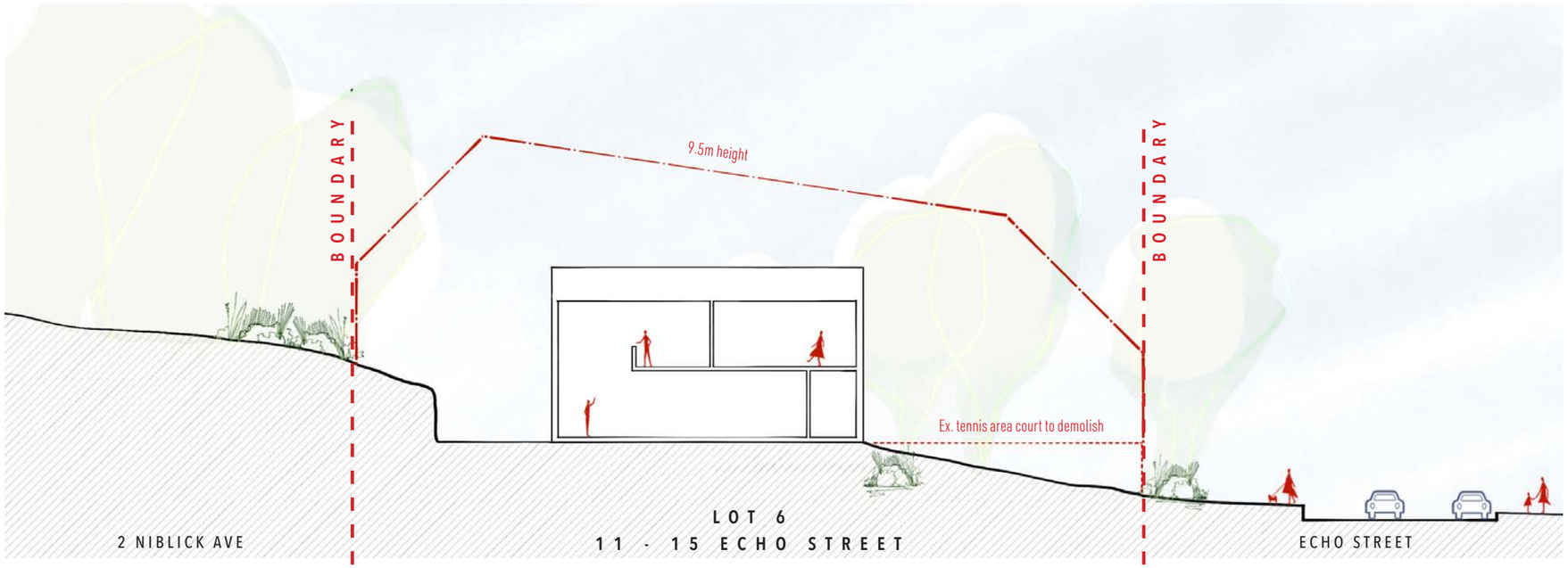

SECTION C-C 1:200@A3

SECTION D-D 1:200@A3

PROPOSED

NEW DWELLING AT 15 ECHO ST,
ROSEVILLE. (Lot 6)

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PLANNING PROPOSAL PRE-LODGEMENT MEETING NOTES

SITE ADDRESS:	**15 Echo Street, Roseville - Lot 6, DP 14906**		
PROPOSAL:	Amend the Ku-ring-gai LEP 2015 to rezone land at 15 Echo Street, Roseville from RE2 Private Recreation to R2 Low Density Residential and include standards for a maximum 9.5m height and 0.4:1 FSR.		
DATE OF MEETING:	Tuesday 27 August 2024		
PRESENT AT MEETING:	**Council**		
	Craige Wyse	*Team Leader Urban Planning*	
	Rathna Rana	*Senior Urban Planner*	
	Joseph Piccoli	*Strategic Traffic Engineer*	
	Nicholas Howarth	*Student Urban Planner*	
	Applicant / Representative		
	Garry Chapman	*Chapman Planning*	
	Gary Ulman	*Land owner (son-in-law)*	
	Rebecca Flax	*Land owner (grand daughter)*	
DOCUMENTS/ REPORTS:	**Document(s)**	**Dated**	**Reference**
	Application form	8 July 2024	2024/280627
	Scoping Report	9 August 2024	
	Survey	1 March 2024	
	Land Transfer Documents	1 March 2024	
	DPHI Attachment C - Supporting Technical Information list		
AFFECTED PLANNING INSTRUMENT:	• Ku-ring-gai Local Environmental Plan 2015		
KEY ISSUES:	• Strategic and site specific merit • Zoning • Urban Study • Traffic and transport • Surrounding trees • Contamination		

DISCLAIMER

The information contained in this pre-planning proposal meeting report does not bind Council officers; the elected Council members or other bodies in any way whatsoever and does not guarantee that a planning proposal will be endorsed by Council.

PLANNING PROPOSAL PRE-LODGEMENT MEETING NOTES

PROPONENT DESCRIPTION OF PROPOSAL

The proponent presented an overview of the proposal:

- 11 Echo Street (Lot 7, DP 14906) and 15 (Lot 6, DP 14906) operate as a single residential property owned by Ulman/Braham.
- 15 Echo Street houses a swimming pool and tennis court and is utilised as an extension to the garden area of the adjacent home on 11 Echo Street. It has no direct access to the Roseville Golf course.
- 15 Echo Street was subject to a 99 year lease from the adjacent Roseville Golf Club to Harold Goldstein, the owner of 11 Echo Street during the 1950s. The lease was transferred to subsequent owners of 11 Echo Street.
- Both 11 and 15 Echo Street have now been transferred to the executors of the Estate (daughter and son-in-law of the previous owners).
- The current RE2 Private Recreation is an anomaly associated with the historical leasing arrangement. The planning proposal seeks to rezone 15 Echo Street from the current RE2 Private Recreation to R2 Low Density Residential and apply associated standards consistent with those of 11 Echo Street and the surrounding area.
- The locality has a minimum subdivision lot size control of 790sqm applied to the R2 zoning. 15 Echo Street has a lesser area of approximately 760sqm, however there are other sites in the locality (5 Niblick Ave and 9 Echo St) with small lot sizes, confirming low density residential accommodation can be accommodated on the subject site.

PREPARATION OF THE PLANNING PROPOSAL

General

- The planning proposal and all supporting documentation must be submitted via the Planning Portal.
- The application must include:
  - **Application Form**; and
  - **Political Donations & Gifts Disclosure** which is required for everyone who has a financial interest in the proposal.

  Both forms are available, with instructions, on Council's Planning Proposal Website under the planning proposal drop down tab.
- Council's **Planning Proposal Template**, based on the *Department's Local Environmental Plan Making Guideline* has been attached. The proponent must use the template and retain the titles, format and page breaks of the template.
- Please do not copy paste slabs of your evidential studies into the planning proposal. Each Part and each answer to the specific Question is to be succinct, direct, factually detailed and avoid motherhood statements that have no evidential backing.
- The planning proposal must be evidence-based to justify the proposed amendment. Evidence is to be provided in the planning proposal appendices, and quoted in the relevant section of the planning proposal Parts in answer to the specific Question.
- Please see recent planning proposals (GB 14 and GB 15) that were reported to Council at OMC 13 August 2024. These will demonstrate the layout, information and evidential studies that will be expected.

  It is noted that your proposal is not as complex as these examples, and therefore does not require the extensive studies; however, it is still important that you provide full and evidenced responses to the Questions.

You can also see the Table of Assessment attached to the Council Report indicating the basis on which your proposal will be reported to Council. Below is a link to Council's Business Paper:
GB 14 and GB 15 Council Reports 13 August 2024

- The planning proposal process flowchart illustrating the various stages has been attached for your information. In general, the process can take from 6 months for very simple, non-controversial proposals to 18 months for complex proposals.
- Your proposal only seeks to amend the zoning and standards of 15 Echo Street; therefore the planning proposal should only refer to this single site. References to 11 Echo Street should only be made in explanation of the history and context.
- Recent planning proposals in the locality include Council's land at Warrane Road. This was rezoned from RE1 Public Recreation to R2 Low Density Residential to enable new housing on the site; however, Council has recently reclassified it to Community land so that it may be retained as public open space for community recreation purposes.
- The RE2 zoning of 15 Echo Street is understood to be a carry over from the previous Ku-ring-gai Planning Scheme Ordinance mapping; however, it is unclear when the site was purchased from the Roseville Golf Club. This needs to be stated in the planning proposal.
- If there are any burdens or easements on the site relating back to its association with the Roseville Golf Course, they should be included in the site description with clarification if they are to be extinguished.
- Council will seek to complete this planning proposal under delegation. This will enable quicker processing of the proposal as we will oversee the legislative amendments instead of the Department.
- In its Gateway determination, the Department may consider this proposal as low impact and reduce the exhibition period to 14 days.

Fees

- Fees are NOT to be paid at lodgement of the planning proposal.
- Council will undertake a completeness check of the documentation submitted and will formally request the fees once the documentation is complete.
- Proposal lodgement fees and additional meeting fees are outlined on Council's Planning Proposal Website.
- The fee to lodge this planning proposal will be: **Standard Amendment - Minor - $35,000.00** plus advertising costs.
- Where an application results in additional assessment or review of the planning proposal at any stage of the process, an hourly rate of $220/hour will be charged for extra work undertaken by Council staff.
- Second and subsequent meetings, following the initial pre-lodgement meeting, required by the proponent have a fee of $2000.00.

  Note: second and subsequent meetings can only continue to clarify requirements and process of the planning proposal. No endorsement will be provided until formal assessment and reporting to Council occurs on the submitted planning proposal.

Strategic / Site Specific merit of the proposal

- As stated in the attached planning proposal Template, all justification of strategic and site specific merit must be placed in response to the relevant Question and utilise facts and figures (including those from your evidential studies) to demonstrate the justifications.
- The planning proposal must demonstrate it meets the strategic requirements including those of:

- Greater Sydney Region Plan—A Metropolis of Three Cities
- North District Plan
- Ku-ring-gai Local Strategic Planning Statement (LSPS)
- Ku-ring-gai Local Housing Strategy 2020 and Approval Letter and Advisory Notes 2021
- Ku-ring-gai Community Strategic Plan

Each relevant objective, priority, theme etc is to be individually stated and then present your case on the consistency/inconsistency of your proposal. This information is to be provided within the relevant Question response.

- Specific justification will be required to address any inconsistency with any Plans, Strategies, Policies.
- The planning proposal must also demonstrate site specific merit in addressing its surrounding context and environmental, social, economic and infrastructure considerations to ensure the site has capacity and is suitable for the proposal.

Evidential Studies

The proponent should consider including studies that will give evidence to the arguments in the planning proposal including but not limited to the following:

1. Urban Design Study

- The change of zoning will enable new residential development on the site.
- Indicative site layout plans, based on relevant controls, are required to show the site's development potential and the maximum number of dwelling that could be delivered under the proposed R2 zoning.
- The potential dwelling number would inform your traffic and transport study and provide factual numbers of dwelling increase in response to the various Questions in the body of the planning proposal.
- An Urban Design Report is required to demonstrate:
    - Potential bulk and scale (including any basement levels) and how these will sit in the broader context of the area.
    - Consideration of built form options including landscape and streetscape.
    - How the built form outcomes can meet the requirements of the KDCP.
- The report diagrams are to include elevations and sections and be to scale, provide RLs indicating ground and building levels on the site and on adjacent sites and key dimensions.
- Plans should clearly indicate proposals for public domain areas including the retention or new tree planting within the footpath areas.

2. Traffic and Transport

- Matters of strategic transport merit – North District Plan
    - Productivity / Integration of land use and transport theme:
        - Provide analysis of journey to work characteristics of where surrounding residents travel to work, mode of travel etc;
        - Carry out assessment of level of access to public transport from the site.
        - Assess degree of access to/number of nearest employment/strategic centres from the site (noting goal of 30-minute city by public transport).

- Liveability theme
  - Undertake assessment of access to local services (retail/supermarket, medical, educational) within 15 minutes/1,000m walking distance.
  - Provide an assessment of access to recreational, leisure, cultural and community facilities within 15 minutes/1,000m walking distance.
  - Assess the level of access to active transport networks (walking and cycling links).

- Matters of strategic transport merit – Ku-ring-gai Local Strategic Planning Statement (LSPS), Future Transport Strategy and site-specific matters

  Transport infrastructure capacity

  - Consider new transport proposals/strategies or capacity improvements foreshadowed in Future Transport Strategy, and its impacts to the proposal in terms of travel behaviour.

    In particular, consideration should be given to the following (where relevant):

    - Greater Sydney Strategic Road Network 2056.
    - Greater Sydney 2056 indicative future rail network.
    - 2036 Rapid bus lines, and
    - Strategic Cycleway Corridors - Eastern Harbour City.

3. Arborist Report

- An Arboriculture assessment is required that includes all trees present on the site and trees on adjacent land parcels that have Tree protection Zones extending into the subject site.

4. Contamination Report

- A Phase 1 Site Investigation Report will be required due to
  - the proposal seeking a rezoning to allow residential uses on a site historically zoned for recreation uses;
  - the site would have previously been maintained as part of the Roseville Golf course and may have potential contamination due to the use of fertiliser and weed management chemicals.

NEXT STEPS

We look forward to receiving your planning proposal. Please do not hesitate to call me if you have any questions.

Rathna Rana
Senior Urban Planner | Urban and Heritage Planning
Strategy and Environment | Ku-ring-gai Council
P: 9424 0000 E: rrana@krg.nsw.gov.au | www.krg.nsw.gov.au
Ku-ring-gai - Sydney's green heart 💚

Chapman Planning Pty Ltd
A.C.N 126 638 248

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ULTIMO NSW 2007

Phone: 9560 1718
Email: garry@chapmanplanning.com.au

9 August 2024

Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

Property: 15 Echo Street, Roseville
Re: Planning Proposal Pre-Lodgement Meeting Request

Dear Sir/Madam,

Chapman Planning has been engaged by the owners of 11-15 Echo Street, Roseville (the subject site) to prepare a planning proposal for the site. The planning proposal is for the rezoning of land at 15 Echo Street, Roseville – Lot 6 in DP 14906.

This letter serves as a scoping proposal for the rezoning of the site and is prepared in accordance with the NSW Department of Planning and Environment *Local Environmental Plan Making Guideline* dated August 2023 and Attachment A – *Scoping Proposal Template*.

Additionally, this letter supports the pre-planning proposal (scoping proposal) application to Ku Ring Gai Council.

This scoping report has reviewed the relevant planning documents and other relevant strategies to inform the strategic merit for the rezoning of the site, including:

- **Greater Sydney Region Plan** – *A Metropolis of Three Cities*
- **Our Greater Sydney 2056 –** North District Plan
- **The Six Cities Region** – *Discussion Paper*
- **Ku-ring-gai Local Strategic Planning Statement**
- **Ku-ring-gai Local Housing Strategy to 2036 –** *Ku-ring-gai's Housing Future* (Note: Council Resolution November 2021 rejected conditions of Department of Planning's Letter of Approval for LHS)
- **Ku-ring-gai Local Character Study**

Introduction and Background

The subject site currently consists of two allotments – Lots 6 and 7 in DP 14906, also known as 11 and 15 Echo Street, Roseville. The subject site is located 100m north of the intersection of Park Avenue and Echo Street, Roseville, and adjoins the southern boundary of the Roseville Golf Course to the north.

A survey of Lot 6 prepared by LCG, a copy of the transfer that created the easement affecting Lot 6 (R347157) and a copy of the transfer that affects Lots 6 and 7 are attached.

Lot 6 in DP 14906 (15 Echo Street, Roseville) is currently zoned RE2 Private Recreation pursuant to the *Ku-ring-gai Local Environmental Plan 2015*. This planning proposal seeks to amend the LEP to rezone the subject site to R2 Low Density Residential zone with a maximum permissible height of 9.5m and a maximum permissible FSR of 0.4:1, consistent with that of the adjoining property – Lot 7 in DP 14906 (11 Echo Street, Roseville).

The planning proposal seeks to rezone the subject land to permit low density residential development on the site. The planning context for the site and surrounding locality provides strategic merit for the rezoning of the subject site and associated increased residential density, being consistent with the R2 – Low Density zoning of the adjoining property and the zoning of Echo Street, the site is within walking distance (500m) of the East Roseville Local Centre zone and well-serviced by public transport – bus stops along Babbage Road serving bus routes to Chatswood, Dee Why, and Warringah Mall.

The subject site (11 and 15 Echo Street) currently contains a dwelling house, with the RE2 zoned portion of the land containing private open space areas – tennis court, inground swimming pool, and veranda of the dwelling.

The sites where part of an original Deposited Plan – plan of subdivision excising Lot 6 in DP14906 for residential development.

It is understood that Lot 6 (15 Echo Street) was subject to a 99 year lease from the Roseville Golf Club to Mr. Harold Goldstein, and his eldest daughter believes the tennis court was built in approximately 1959 and the verandah to the dwelling house (Lot 7 – 11 Echo Street) building is 1964.

Site and Locality

The subject site consists of two allotments – Lots 6 and 7 in DP 14906, also known as 11-15 Echo Street, Roseville. The subject site is located 100m north of the intersection of Park Avenue and Echo Street, Roseville, and adjoins the southern boundary of the Roseville Golf Course to the north.

The lots have a combined frontage of 42.06m to Echo Street, with a total site area of approximately 1,650m^2. The southern portion of the site (Lot 7) currently contains a 1- 2 storey brick dwelling house, with vehicular access from Echo Street via driveway at the south-western corner of the site.

The northern portion of the site (Lot 6) contains a verandah, inground swimming pool, tennis court and mature canopy trees along the northern boundary adjacent to the Roseville Golf Course.

Lot 6 subject of the proposed rezoning has a frontage of 19.2m to Echo Street, a splayed corner of 5.17m at its north-western corner adjacent to the Echo Street cul-de-sac, a site depth of 29.87m, and total area of approximately 760m^2.

The subject site and locality are shown in the aerial photograph below.

Figure 1 *– Aerial photograph*

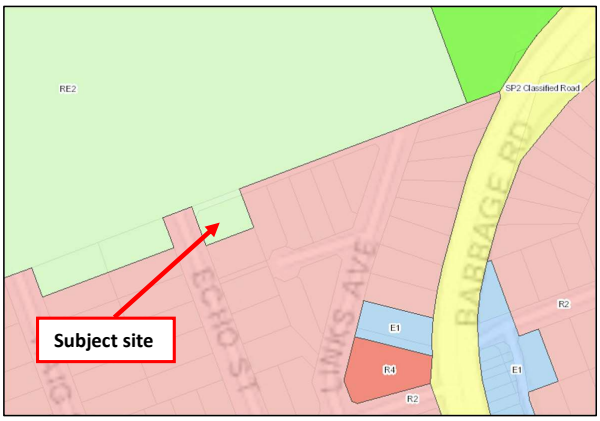
Source*: SIXMaps*

Current Planning Instruments and Controls

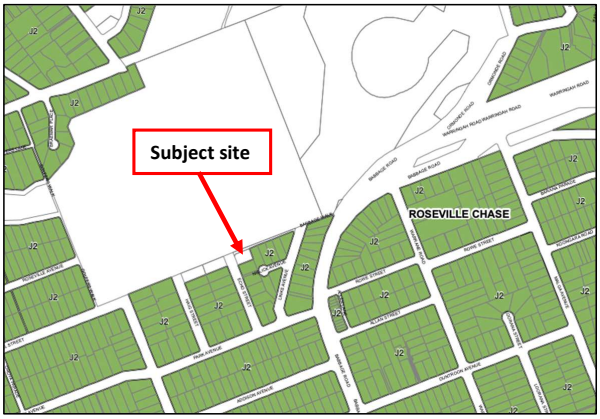
The subject site is zoned RE2 – Private Recreation under the *Ku-ring-gai LEP 2015*.

The subject site is surrounded by low density land uses under the LEP with R2 Low Density Residential zoned land to the south, east and west with a building height of 9.5m. The land adjoining the northern boundary is zoned RE2 Private Recreation and contains the Roseville Golf Course and Golf Club.

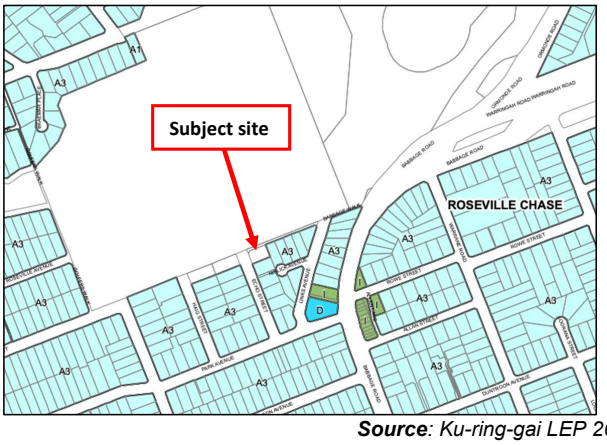
The site is not subject to a maximum height or FSR standard pursuant to the LEP as depicted in the mapping below.



***Source**: Ku-ring-gai LEP 2015 – Zoning Map*



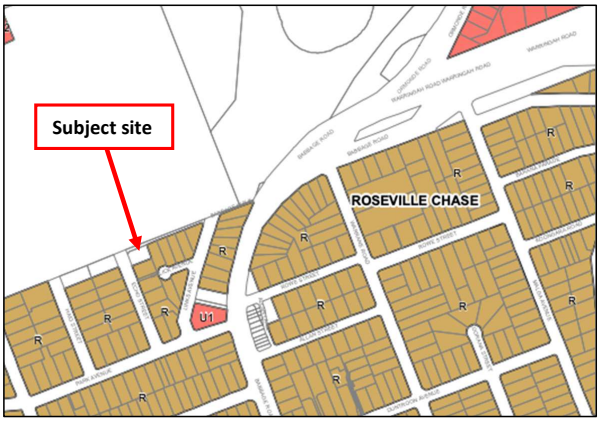
***Source**: Ku-ring-gai LEP 2015 – Height of Buildings Map*



***Source**: Ku-ring-gai LEP 2015 – FSR Map*

The site is not identified on the remaining LEP maps with respect to heritage conservation, terrestrial biodiversity, or riparian land. Further, pursuant to the Ku-ring-gai Council Online map viewer the site is not subject to flooding (mainstream or overland flow mapping), greenweb mapped land, or bushfire prone land.

Clause 4.1 of the LEP contains a minimum subdivision lot size control of 790m^2 which applies to the surrounding Roseville locality – R2 zone. The land subject of the rezoning application has an area of approximately 760m^2, notwithstanding, the site width (dimension) and area is consistent with 5, 7 and 9 Echo Street confirming low density residential accommodation can be accommodated on the subject site.



***Source**: Ku-ring-gai LEP 2015 – Minimum Lot Size Map*

Development Concept

The planning proposal seeks a R2 Low Density Residential zoning for the subject site with a maximum 9.5m – two storey building height (under Clause 4.3 of the LEP) and maximum FSR of 0.3:1 (under Clause 4.4 of the LEP), noting that Clause 4.4(2A) of the LEP permits an FSR of 0.4:1 for development within the R2 zone which would prevail over the mapped FSR.

As a guide, development for the site is summarised as follows:

- ***Built form:*** 2-storey built form consistent with the established streetscape within Echo Street.
- ***Deep soil/Landscaping:*** Private open space area and landscaping within the site boundaries, contributing to landscaped setting of existing canopy trees north of the site within the Roseville Golf Course boundaries.
- ***Private open space:*** The existing lot has a south-west – north-east orientation which provides good opportunity for the location of private open space and living areas within future development which achieves a good level of solar access and natural light, while locating outdoor areas away from adjoining properties' private open space.
- ***Parking and access:*** New driveway crossing and vehicular access to Echo Street cul-de-sac.

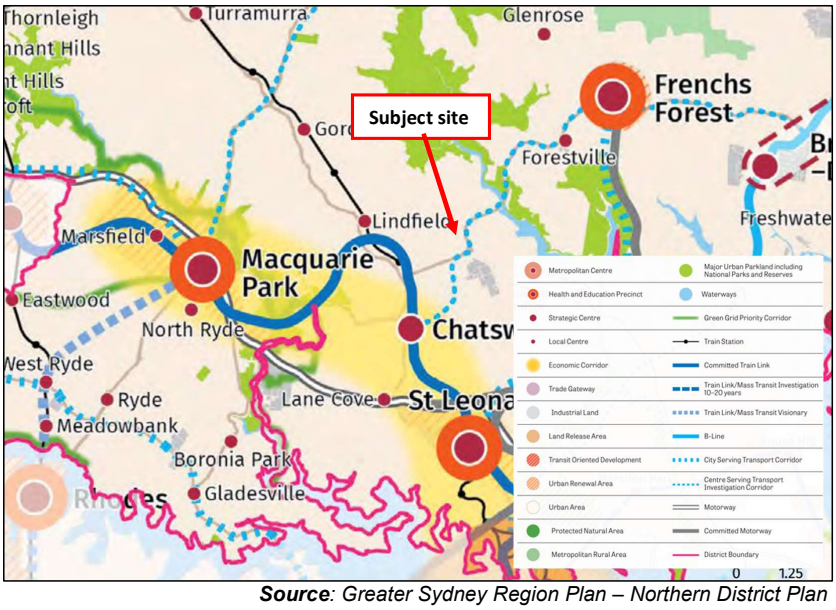
The proposed rezoning application can include indicative building footprints depicting the future development of 15 Echo Street in accordance with the low density residential zoning of the land and established streetscape. The existing dwelling at 11 Echo Street would require alterations and additions to accommodate the future development of the subject site (No. 15 Echo Street) which is to be indicated on the submitted planning proposal documentation.

The proposal presents an appropriate rezoning of the existing land which currently forms part of a *dwelling house* land use on the adjoining R2 Low Density Residential zoned land at 11 Echo Street, Roseville. Unlike the RE2 Private Recreation zoned lots opposite the site to the west, the subject site does not form part of the Roseville Golf Course site. As such, the proposal would contribute to the delivery of additional housing stock – low density residential development within the Roseville locality in a form and scale consistent with that of the surrounding streetscape.

Strategic Merit

The following provides a summary of high level strategic documents which apply to the site:

- ***Greater Sydney Region Plan:*** The Greater Sydney Region Plan prepared in 2018 identifies Roseville within the Northern District Plan boundary of the 'Eastern Harbour City'. The site and the broader Roseville Locality is within close proximity to identified train links and 'city-serving transport corridors' being within 1.5km of the Roseville railway station, 2.2km north-west of Chatswood CBD and the North-West Metro line, and within walking distance of bus stops on Babbage Road providing regular services between the Northern Beaches and Chatswood CBD.



***Source**: Greater Sydney Region Plan – Northern District Plan*

The rezoning of the site to accommodate low density residential development will achieve Objective 10 *Greater Housing Supply* and Objective 14 *Integrated land use and transport creates walkable and 30-minute cities* of the plan, by allowing for the use of a remnant parcel of land to be repurposed to contribute to housing stock within the locality within close proximity to public transport and local commercial centres.

Further, the proposal is consistent with the planning priorities of the Northern District Plan (N5 & N12) as the increase in residential density on

the site resulting from the proposed rezoning will be well-serviced by local centres, public transport, and existing public open space.

The rezoning of the land does not present a significant intensification of development within the Roseville R2 zone, but rather appropriately zones the subject site the same as the adjoining property (11 Echo Street) and is consistent with the zoning of Echo Street, and allows for housing within close proximity to the East Roseville Local Centre and Babbage Road transport corridor.

- ***Ku-ring-gai Local Strategic Planning Statement:*** Council's Local Strategic Planning Statement envisions increase in housing densities close to transport, services and facilities. The proposal is a responsive rezoning of the subject site that will enable development in accordance with anticipated growth for the locality whilst also being consistent with existing established low density development within the Roseville locality.

  The size and dimensions of the land to be rezoned (760m^2 and 22.86m lot width) is consistent with 5, 7 and 9 Echo Street, Roseville. The rezoning applies to an existing subdivided parcel of land currently used for residential purposes in association with an existing dwelling house, and would allow for the orderly and economic development of the land by rezoning an existing parcel of land to accommodate residential development, noting the current use of the site is incongruous with its RE2 Private Recreation zoning.

- ***The Six Cities Region Discussion Paper:*** Released by the Minister for Cities in September 2022, this plan presents a broader strategic vision for NSW incorporating the Illawara, Central Coast and Newcastle regions in addition to the existing districts within the Greater Sydney Area. *Chapter 3 Housing supply, diversity and affordability* of the document provides an increased emphasis on achieving housing targets and increased densities within close proximity to public transport which would be achieved by the proposal.

- ***NSW Future Transport Strategy:*** Chapter 3, Priority 2 of this strategy developed by Transport for NSW provides a target for developing '15 minute' neighbourhoods where transport and services are all within close proximity to planned housing. In this instance, the subject site is located within an accessible area - <400m walking distance from Babbage Road bus stops – Chatswood to Northern Beaches lines, and is located within close proximity of public open space, commercial services, and educational establishments.

- ***Staying Ahead: State Infrastructure Strategy 2022-2024:*** Chapter 10 of this strategy prepared by Infrastructure NSW establishes a vision to integrate infrastructure, land use and service planning within NSW. Section 10.1 states that "*Priority should be placed on using the capacity of the existing and planned transport network. The NSW Productivity Commission White Paper 2021 notes that the existing transport network and planned investments hold development potential – for example: - Sydney Metro City and Southwest"*.

  The infrastructure strategy supports additional residential density in locations such as Roseville under the strategic context for the site, being within the larger catchment of the nearby Chatswood CBD and North-west Metro Line.

  Further, the location of the site in walking distance (500m) of the Babbage Road city-serving transport corridor is consistent with the State Infrastructure Strategy's objective which states "*Higher productivity, such as reduced road congestion and shorter travel times, can be achieved by rezoning transport corridors to accommodate more housing. In doing so, appropriate standards for development are important to minimise adverse amenity impacts and risks of future land use conflicts."*

Based on the above, in our opinion the strategic context for the site supports the opportunity for the orderly and economic development of the subject site for low density residential purposes.

The strategic merit for the proposal is summarised as follows:

- The subject site is 290m walking distance from a 'city-serving transport corridor' identified within the Greater Sydney Region Plan being bus stops along Babbage Road providing regular services to and from the Chatswood CBD and the Northern Beaches. The connectivity of the site to Chatswood CBD presents an opportunity for the activation of a previously subdivided parcel of land for additional residential density in an appropriate location that will benefit from existing infrastructure.

- The subject site adjoins R2-Low Density Residential zoned land and the rezoning would present a consistent zoning of land in Echo Street and allow for residential development consistent with the desired future character of Echo Street.

- The site is within walking distance of the East Roseville local centre. The rezoning of the subject site would allow for the timely and orderly delivery of additional housing within close proximity to public transport and a nearby commercial centre on a lot that can accommodate a built form consistent with that established within the street.

- A 2 storey built form would be suitable for the allotment directly adjoining the Roseville Golf Course, and the lot size and dimensions of the land would comfortably accommodate residential development, noting the site has been historically subdivided for residential purposes.

- The proposal includes public benefit through the activation of an existing portion of land zoned for Private Recreation that has historically been used for residential purposes, providing additional housing opportunities for the broader locality.

- The proposal contributes to housing choice and affordability in Roseville within walking distance of well-serviced bus stops, achieving additional housing and land use improvement that will be serviced by key infrastructure.

- The proposed rezoning presents an appropriate increase in residential density within the *Lower East Character Area* identified within the *Ku-ring-gai Local Character Study* noting Echo Street is not within the vicinity of any heritage items or heritage conservation areas which are a key feature of the broader locality.

- The subject site currently contains a residential land use (existing dwelling's tennis court, pool and landscaping) in a private recreation zone. The rezoning will ensure a more compatible land use for the subject site and surrounding zoning.

- The orientation and corner position of the subject site ensures that a 1-2 storey building form will not result in unreasonable amenity impacts to the adjoining residential properties, and the increased density on the site can be comfortably accommodated with respect to landscaping, private open space, vehicular access, and residential amenity.

- A recent proposal within the locality – Proposal PP-2021-4662 for the rezoning of land at 47 Warrane Road, Roseville Chase from RE1 Public Recreation to R2 Low Density Residential zone was approved on 11 May 2022 by the Department of Planning. This proposal sought the rezoning of defunct public recreation land – East Roseville Bowling Club for residential use to allow for additional housing opportunities within the established low-density locality.

  The proposed for the subject site similarly seeks the rezoning of recreation zoned land which is not utilised for its intended purpose to contribute to residential housing opportunities within the locality. The site being within close proximity to the Roseville Chase local centre, well-serviced public transport, and currently containing a residential land use associated with an

existing dwelling is well-suited for an analogous rezoning as that approved under PP-2021-4662. The proposal will not detract from private recreation opportunities within the RE2 zone noting the site does not form part of the Roseville Golf Course, but rather contains a tennis court and pool area associated with the existing dwelling at 15 Echo Street, Roseville.

Site-specific Considerations

The following is a summary of matters likely to be relevant to the assessment and evaluation of the rezoning of the subject site:

- **Existing development and uses:** The subject site currently contains a residential land use – private open space of an existing dwelling house within RE2 Private Recreation zone relying upon existing use rights. A preliminary site investigation and other contamination investigations confirming the site is, or can be made suitable for residential development will form part of a future planning proposal.

- **Surrounding development and uses:** The site adjoins R2 Low Density Residential zoned land to the south, east and west, and RE2 Private Recreation zoned land to the north. The proposed rezoning of the site would be compatible with the zoning of land in Echo Street, and future development of land in context of the immediate surrounds of the site and broader locality which is characterised by low density residential areas, public open space and educational infrastructure, and the nearby East Roseville Local Centre.

- **Access and Transport:** The rezoning of the land to R2 – Low Density Residential will not result in significant traffic generation. A new vehicular crossing accessing the site is to be considered as part of a future planning proposal in demonstrating the suitability of the site for increased density.

- **Ecological characteristics:** The site is not identified as riparian land or terrestrial biodiversity mapped land pursuant to the KLEP 2015.

- **Major infrastructure:** The site is not within proximity of any major infrastructure.

- **Services:** The site contains existing residential development and has been historically serviced by utilities.

- **Heritage:** The site is not within the visual catchment of any nearby heritage items or conservation areas,

- **Opportunities and constraints:** As detailed previously, the opportunity for rezoning of the site is for the provision of additional housing in line with

current and proposed planning, infrastructure, and transport strategies for the State on a remnant parcel of land which has historically been used for residential purposes.

Preliminary Environmental Considerations

The following requiring further assessment as part of a future planning proposal:

- Built form / concept building envelope for the site
- Traffic-generation and access
- Acoustic/Visual Privacy Impacts
- Residential Amenity
- Site Contamination
- Stormwater Management
- Landscaping and Ecology
- Social and Community Impacts

Investigation for community consultations is proposed to be carried out prior to the preparation of the planning proposal.

Discussion Points and Conclusion

- Any consideration required of Council-led strategic planning within the locality – updates of the Ku-ring-gai Local Housing Strategy
- Technical reporting to support the rezoning and address environmental matters beyond those detailed previously.
- Confirm requirement for reporting to other agencies. In accordance with Appendix B of the LEP Making Guideline, pre-lodgement engagement is not required with any identified government agencies.

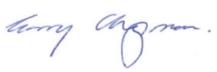
We appreciate Council's review of the scoping proposal for the subject site and are seeking advice on the procedures and information required with the submission of the planning proposal.

If you would like to discuss the matters addressed in this letter or require further information, please contact Garry Chapman on 9560 1718 or email garry@chapmanplanning.com.au

Yours faithfully,

Prepared by Mr. Jason Lambropoulos
Senior Town Planner

Reviewed by



Garry Chapman
Director
Chapman Planning Pty Ltd

Cc: Ms. Rebecca Flax – Echo Capital
603/83 Mount Street
North Sydney NSW 2060

Attachment – Survey report prepared by LCG, Lot 6 easement and transfer

FOR ACTION

KU-RING-GAI LOCAL PLANNING PANEL – 15/09/2025

TO: Urban Planner (Hayes, Philippa)

Subject: Planning Proposal for 15 Echo Street, Pymble
Minute Number: KLPP19
Notes:
File Reference: S14893 2025/306195

The Panel Advised:

The Ku-ring-gai Local Planning Panel advise Council that:

A. The Planning Proposal, as documented at Attachment A1-A6, be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination subject to the proponent re-submitting an amended Site Contamination Assessment (Attachment A3) that satisfies the requirements for a Preliminary Site Investigation as set out in the following two documents:

- *Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites (Office of Environment and Heritage 2011); and*
- *Contaminated Land Planning Guidelines (Draft – NSW Government).*

B. That Council seek authority to finalise the planning proposal under delegation.

C. Date of the decision: 15 September 2025.

D. Reason for the advice:

1. *The Panel concurs with the recommendation in Council's Planning Proposal Assessment Report.*

2. *The planning proposal is consistent with site and local planning instruments and has strategic and site-specific merit.*

Voting: Unanimous

AMENDMENT TO KU-RING-GAI DEVELOPMENT CONTROL PLAN PART 13: TREE AND VEGETATION PROTECTION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	For Council to consider a minor amendment to Introduction to Part 13 of the Ku-ring-gai DCP to clarify the interpretation and intent of the part.
BACKGROUND:	Following internal consultation, an amendment is proposed to avoid misinterpretation of Council's role under Part 13 and clarify its interaction with relevant State legislation.
COMMENTS:	The proposed amendment improves clarity without changing controls. It confirms how the DCP operates alongside SEPP (B&C) 2021 and the Biodiversity Conservation Act 2016.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	That Council endorse the draft amendment to DCP Part 13 for public exhibition under the EP&A Regulation 2021.

PURPOSE OF REPORT

For Council to consider a minor amendment to Introduction to Part 13 of the Ku-ring-gai DCP to clarify the interpretation and intent of the part.

BACKGROUND

Ku-ring-gai Council's Development Control Plan (DCP) Part 13: Tree and Vegetation Protection outlines the requirements and approval pathways for pruning or removing trees and vegetation across the Local Government Area (LGA). It is made under the *Environmental Planning and Assessment Act 1979* and gives effect to *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, specifically Chapter 2 – Vegetation in Non-Rural Areas.

Over time, a number of interpretive issues have arisen regarding the intention and application of Part 13, particularly in relation to works that may also require approval under other environmental legislation—such as the *Biodiversity Conservation Act 2016*, or where exemptions under other Acts (e.g*. Rural Fires Act 1997*, *Electricity Supply Act 1995*) may apply. These uncertainties have at times impacted compliance, enforcement, and inter-agency coordination, especially where threatened species or ecological communities are involved.

To address this, Council undertook internal consultation across the relevant departments responsible for tree permit assessment, development application referral, compliance, and enforcement. This review identified an opportunity to improve the clarity of the introductory provisions of Part 13 to better articulate:

- the interaction between the DCP and other legislative instruments;
- the circumstances in which Council must defer to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) or require a Biodiversity Conservation Act licence;
- the types of exemptions that apply under other legislation; and
- Council's role in managing unauthorised clearing or pruning incidents involving threatened species.

As a result, a minor amendment is proposed to the Introduction section of Part 13. This amendment is administrative in nature and does not alter the substantive assessment criteria or permit requirements, but will ensure that the intent of the DCP is correctly interpreted and consistently applied.

COMMENTS

Part 13 of the *Ku-ring-gai Development Control Plan* specifies the requirements and responsibilities with respect to the protection, retention and replacement of trees and other vegetation in Ku-ring-gai. This part is made pursuant *to Part 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 2, Vegetation in Non-Rural Areas, Part 2.3* and prescribes the trees and other vegetation to which the Part applies.

Part 13 outlines the requirements and approval pathways for pruning or removing trees and vegetation. A person who contravenes, or causes or permits to be contravened, the provisions the Act and of Part 13 of the DCP are guilty of an offence under the provisions of the *State*

Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 2, Vegetation in Non-Rural Areas.

Part 13 also identifies circumstances where approval for pruning or removing trees and vegetation under Part 13 is not required. This includes the following:

> *Injuring a tree or other vegetation does not require consent under this Part,* ***where actions are required or authorised under separate legislation*** (emphasis added), *including:*
> - *bush fire hazard reduction work authorised by the Rural Fires Act 1997. Under Clause 5.11 of the KLEP, these works may be carried out without consent under this Part.*
> - *Vegetation clearing under the 10/50 Vegetation Clearing Code of Practice (Rural Fires Act 1997 Part 4, Division 9).*
> - *works prescribed by the Electricity Supply Act 1995, Roads Act 1993, Biosecurity Act 2015 or the Surveying and Spatial Information Act 2002.*
> - *approval to harm marine vegetation is provided under Part 7 of the Fisheries Management Act 1994.*
> - *a license provided under the Biodiversity Conservation Act 2016.*
> - *works required as part of other works for which a development application is required, the works will be assessed as part of the Development Application (approved under Part 4 of the Environmental Planning and Assessment Act 1979).*
> - *works required as State Significant Infrastructure (approved under Part 5.1 of the Environmental Planning and Assessment*

There is potential confusion on the interpretation of the above wording as to whether or not Part 13 applies in circumstances where authorisations for tree or vegetation removals are required under other legislation. The actual intent is, that where authorisation is required under other legislation and that authorisation has not been provided, then the approval to injure or remove the tree or vegetation is still required under Part 13.

To avoid this potential confusion, the following amendment is proposed:

Existing wording:

> ***'Injuring a tree or other vegetation does not require consent under this Part, where actions are required or authorised under separate legislation, including:'***

Proposed amended wording:

> ***'Injuring a tree or other vegetation does not require consent under this Part, where actions are required and have been authorised under separate legislation. Where required authorisations under other legislation have not been obtained, than this Part will continue to apply. This includes:'***

This amended wording will require a formal amendment to the DCP in accordance with the EP&A Act 1979 and EP&A Regulations 2021.

INTEGRATED PLANNING AND REPORTING

Sustainable urban growth and change

Community Strategic Plan Strategy	Delivery Program Term Achievement	Operational Plan Action
U2: Ensure land use strategies, plans and processes are in place to protect existing character and effectively manage growth and change.	E1.1: The health and function of local ecosystems is maintained and improved and native flora and fauna are conserved.	U2.1.1: Development is assessed against all relevant federal, state and local planning policies and their objectives to ensure consistent quality urban design outcomes for the natural and built environment, that ecologically sensitive areas are protected and enhanced and the natural and built heritage of Ku-ring-gai is conserved and enhanced.
		U2.1.2: Review and improve development assessment processes to increase efficiency, improve decision times and deliver outcomes consistent with Council's policies.
		U2.1.6: Review and monitor Council's design quality and building sustainability standards.
	U2.2: Ku-ring-gai's visual and landscape character is preserved and enhanced.	U2.2.1: Administer and implement Council's tree preservation policies and procedures

GOVERNANCE MATTERS

This amendment does not alter the intent of Part 13 but ensures that Council's vegetation management framework can be applied consistently alongside applicable State and Commonwealth environmental legislation. It reinforces Council's capacity to govern local bushland in alignment with broader statutory responsibilities.

RISK IMPLICATION STATEMENT

This amendment reduces risk by clarifying Council's legislative obligations under both local planning instruments and State biodiversity law, ensuring appropriate application and enforcement. It also mitigates reputational risk by responding to community concerns about potential misinterpretation and ensuring greater transparency and consistency in tree and vegetation management decisions.

FINANCIAL CONSIDERATIONS

The cost of preparing and exhibiting the proposed amendment to the DCP will be covered by the Urban Planning and Heritage budget.

SOCIAL CONSIDERATIONS

Clarifying the DCP ensures consistency in Council's approach to vegetation management, helping build community trust in regulatory processes. It supports transparency and fairness, particularly where tree removal or vegetation clearing intersects with community expectations about environmental protection.

ENVIRONMENTAL CONSIDERATIONS

The amendment strengthens Council's ability to align local controls with State and Federal biodiversity protections. It helps prevent unintended harm to threatened species and ecological communities and supports Ku-ring-gai's broader sustainability goals, including canopy retention, habitat protection, and ecological resilience.

COMMUNITY CONSULTATION

It is proposed that the draft DCP amendment will be placed on public exhibition in accordance with the requirements of Council's Community Participation Plan and the provisions of the *Environmental Planning and Assessment Regulation 2021*.

INTERNAL CONSULTATION

Internal consultation has been undertaken across the relevant departments responsible for tree permit assessment, development application referral, compliance, and enforcement

SUMMARY

A minor administrative amendment to the Introduction of Ku-ring-gai DCP Part 13 Tree and Vegetation Protection is proposed to clarify its role alongside State and Commonwealth legislation. The change does not alter the intent or operative controls of Part 13 but enhances clarity around Council's legislative obligations and the interaction with instruments such as *SEPP (Biodiversity and Conservation) 2021* and the *Biodiversity Conservation Act 2016*.

The amendment has been informed by internal consultation and will support consistent application, improve regulatory transparency, and reduce risk in compliance and enforcement activities. It is recommended that the draft amendment be publicly exhibited in accordance with the *Environmental Planning and Assessment Regulation 2021.*

RECOMMENDATION:

A. That Council endorses, for the purpose of public exhibition, the amendments to the Ku-ring-gai Development Control Plan (KDCP) Part 13 as outlined in this report.

B. That the draft DCP amendment be placed on public exhibition in accordance with Council's Community Participation Plan and the provisions of the *Environmental Planning and Assessment Regulation 2021*.

C. That a report be brought back to Council at the conclusion of the exhibition period for Council to consider any submissions made.

Craige Wyse
Team Leader Urban Planning

Jacob Sife
Manager Environment and Sustainability

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

FASTER ASSESSMENTS INCENTIVE PROGRAM - NOMINATION OF AMENITIES BUILDING AND CLUBHOUSE AT CANOON ROAD NETBALL COURTS AS ROUND 1 GRANT PROJECT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To nominate a new amenity building and clubhouse at Canoon Road Netball Courts as Council's Round 1 project for the Faster Assessments Incentive Program.
BACKGROUND:	The Faster Assessments program aims to help councils meet new housing targets in NSW. Round 1 of the Faster Assessments Incentive Program rewards eligible councils for their performance during the 2024–25 financial year. This round is available to the 53 metropolitan and regional NSW councils with housing targets above 1,000 dwellings. In round one, eligible councils compete for their share of up to $67 million of grant funding to deliver local infrastructure such as roads, open spaces, and community facilities.
COMMENTS:	The Statement of Expectations Order came into effect on 1 July 2024, setting benchmarks for council performance on development assessment and a number of other metrics. The minimum performance standards in the SoEO for determining development applications for which councils are the consent authority (including by a local planning panel) appear to have been met for the 1 July 2024 to 30 June 2025 year.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	Council nominates a new amenity building and clubhouse at Canoon Road Netball Courts as the Round 1 project for the Faster Assessments Incentive Program.

PURPOSE OF REPORT

To nominate a new amenity building and clubhouse at Canoon Road Netball Courts as Council's Round 1 project for the Faster Assessments Incentive Program.

BACKGROUND

The Faster Assessments program aims to help councils meet new housing targets in NSW.

Round 1 of the Faster Assessments Incentive Program rewards eligible councils for their performance during the 2024–25 financial year. This round is available to the 53 metropolitan and regional NSW councils with housing targets above 1,000 dwellings.

In Round 1, eligible councils compete for their share of up to $67 million of grant funding to deliver local infrastructure such as roads, open spaces, and community facilities.

COMMENTS

Statement of Expectations Order

The relevant Statement of Expectations Order (SoEO) came into effect on 1 July 2024, setting benchmarks for council performance on development assessment and a number of other metrics. The minimum performance standards in the SoEO for determining development applications for which councils are the consent authority (including by a local planning panel) are whichever is the lesser of Council's previous financial year average, or an average of 115 days of lodgement between 1 July 2024 to 30 June 2025. At the time of writing, Council understands that it has met the performance benchmarks for the 2024/2025 period.

Eligible councils are ranked according to the assessment criteria outlined in the grant guidelines. The criteria are designed to reward councils that have made significant progress to meet and exceed their average assessment expectations, and to ensure consistent high performance is recognised.

The Faster Assessments Incentive Program

All eligible councils will automatically be considered and do not need to apply. Though successful councils will be notified, they will be asked to nominate an infrastructure project for funding in line with the program's requirements.

The maximum amount of funding a successful council can receive as part of Round 1 is determined by its housing target. Ku-ring-gai sits in the 5000-10000 category which falls into the grant cap category of $2 million.

The anticipated window for documenting and nominating a preferred infrastructure project is somewhat ill defined (October-November 2025), so it is unlikely that Council can delay nominating a project until after the "Infrastructure Nominations" stage actually opens. Staging timeframes are identified in the table below.

Table 5 – Stages and milestones

Stage	Milestone	Indicative timeframe[5]
Announcement of ranking of eligible councils	Council ranking results for round one announced. Successful metropolitan and regional councils requested to nominate an infrastructure project within grant funding cap.	Sept - Oct 2025
Infrastructure nominations	Round one infrastructure nomination period via SmartyGrants for successful councils (6 weeks).	Oct – Nov 2025
Infrastructure assurance	Round one infrastructure assurance period (strategic and technical assessment of nominated infrastructure projects).	Jan – Mar 2026
Investment recommendations	Infrastructure projects to be funded under round one announced.	Apr 2026
Funding agreements / remittance	Round one funding agreement execution and release of funds.	Apr - May 2026
Project delivery	All round one infrastructure projects must be completed.	Jun 2029

Now that the stages and milestones have been released and Council has a reasonable expectation that it has exceeded key program metrics, it needs to identify a suitable infrastructure project to which it would deploy program funding. Once performance is confirmed by DPHI, Council can apply for up to $2 million.

Eligibility Criterion

Nominations by successful councils must meet the following eligibility criteria to be considered for funding under the program. These are set out in Table 6 - Infrastructure eligibility criteria of the grant guidelines.

Eligibility Criterion	Description	Rationale
Maximum nominations	Each successful council can nominate one project for funding.	Priority project that can benefit from program funding up to program funding caps.
Eligible areas	Projects can be located anywhere within the LGA. Councils are encouraged to pick	Projects to enable or service new dwellings.

Eligibility Criterion	Description	Rationale
	projects in key housing growth precincts. The strategic merit of projects will need to be justified as part of the assurance process.	
Ineligible projects	Funding for land acquisition, strategic business cases, planning and design work will only be considered if it can be demonstrated that project delivery is achievable by 30 June 2029.	This ensures funding is directed towards infrastructure projects that can be completed within the Housing Accord Period.
Co-contribution	Funding from other sources, including co-contribution by council, is accepted but not mandatory. There is no limit to the total value of the nominated project, if funding required from the program is within the program funding caps per council.	Program is designed to support projects that align with local needs, regardless of overall project value.
Funding caps	The funding ask is within the maximum amount provided by the program to a council each round. The caps apply as a total per council (see Section 1.4).	Projects remain within funding limits and align with program budget constraints.
Completion	Project must be completed within the Housing Accord Period by 30 June 2029.	Eligible projects must support/enable housing within the Housing Accord Period.
Ineligible expenditure	Operational expenditure post-delivery; infrastructure (including parts of infrastructure) already fully funded by council or other sources including State or Federal grants and local infrastructure contributions; community consultation; legal matters; costs incurred before the funding announcement; salaries of existing staff or staff not involved in the project; administrative overheads such as office equipment and vehicles.	Prevents duplication of grant allocations across funding sources / infrastructure funding programs. Funding is efficiently allocated to key delivery outcomes.
Incomplete nomination	A nomination must include quality information for assessment. Projects may miss out on funding if insufficient information is provided to undertake the assurance process.	Evidence-based decision making to promote the efficient use of public money.

Infrastructure Assurance

The outcomes of the strategic and technical assessments will be reported to the Grants Governance Committee (GGC) indicating the level of support for projects according to the criteria outlined below:

Table 7 - Infrastructure assurance criteria

Assessment type	Assurance criteria	Description	Assessor
Strategic assessment	Servicing new homes	The project enables or supports new housing in the LGA. This includes infrastructure in areas the council has identified as having a strong potential for new dwellings to be built during the Housing Accord period.	The Department will review the project dwelling servicing catchment and housing supply estimates provided by councils. GIS officers will be engaged to provide an assurance of housing benefit claims, in line with the Department's dwelling/population projections.
Strategic assessment	Strategic merit	The project is justified with reference to existing strategic planning documents. Councils can also include other merits in their justification, including climate and natural disaster resilience merits, if relevant to the project.	The Department will review the strategic justification for the project and make a recommendation regarding a level of support for the project considering the project's servicing of new homes and its strategic merits.
Technical assessment	Deliverability	Project is technically sound, and council has demonstrated the project can be completed within the Housing Accord Period.	An independent technical consultant will assess information provided by the council to determine deliverability of the project and provide a report indicating a level of support for the project.

If either assessment supports the project subject to clarification of a particular matter, the project can only be recommended for investment if the matter is clarified.

If either the strategic assessment or technical assessment identify a project as having significant concerns in relation to the assurance criteria and these concerns cannot be clarified or appropriately mitigated, the project will not be recommended for investment. In this case, the council will be guaranteed funding for round one however, they will need to nominate a new project. This new project will be assessed as part of round two, due to a lack of time to assess a new project following the finalisation of the assurance process. A council in this situation would still be eligible for round two, and if it is successful for Round two, it would be able to nominate two sets of projects for funding.

The final list of projects recommended for funding will be submitted for Ministerial approval. Following this, endorsement from Infrastructure NSW and approval from the Treasurer will also be sought, in line with the requirements of the *Restart NSW Fund Act 2011*.

A full copy of the Faster Assessments Incentive Program Round 1 competitive grant guidelines are at **Attachment A1**.

Outline of Proposed Project

The scope of the project is to provide a two-storey, fit-for-purpose community use building to meet the primary needs of the netball community including:

- Stage 1 – Ground floor
    - Toilets
    - Changerooms

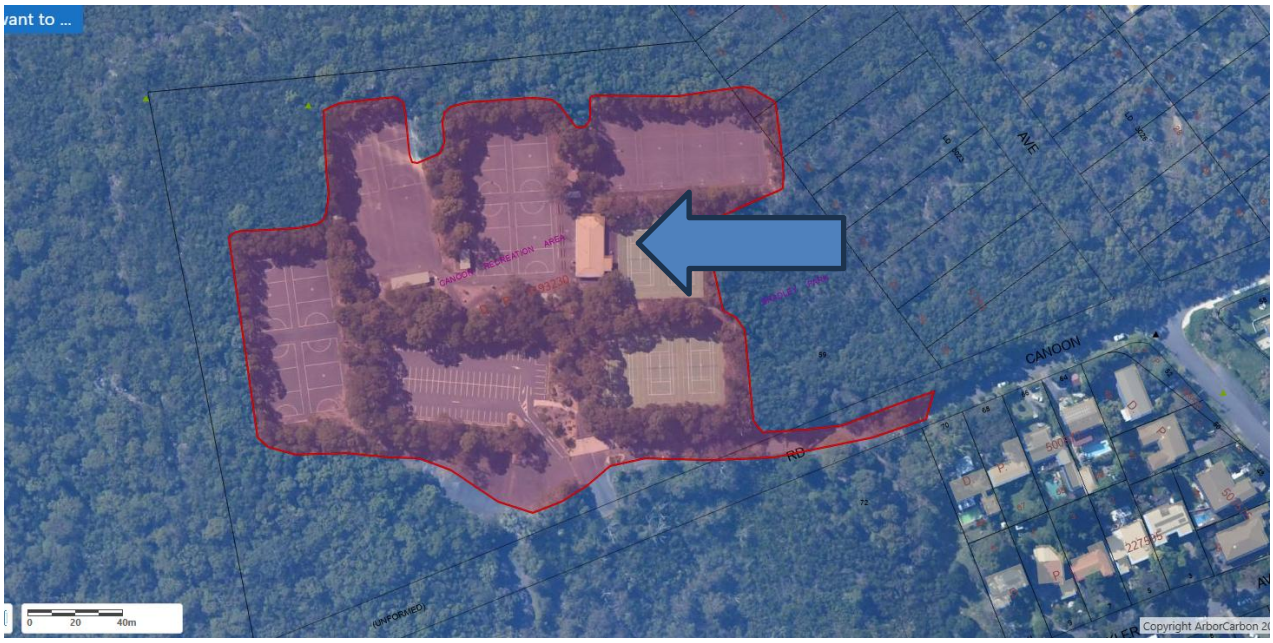
  - Canteen
  - Umpires room
  - Medical rooms
  - Storage
  - Officials rooms

- Stage 2 – 1 First floor
  - Presentation/community rooms
  - Meeting rooms
  - Ancillary kitchen and storage room

It is understood that Ku-ring-gai Netball Association (KNA) are seeking to progress both stages together.

The new building would sit in the location of the existing amenities building at Canoon Road.

To nominate a new amenity building and clubhouse at Canoon Road Netball Courts as Council's Round 1 project for the Faster Assessments Incentive Program.



In addition, the President of the KNA has provided the following commentary:

> *The proposed project at Ku-ring-gai Netball Association, Canoon Road will deliver a modernised clubhouse designed to meet the needs of the Netball Association and wider community. The redevelopment will build upon the existing footprint, with the addition of a new level, improved storage and meeting spaces, training areas for child safety training programs, and a reconfigured canteen to support ongoing revenue generation. The project will include the installation of a lift to ensure accessibility, as well as court resurfacing and surrounding landscaping works. These improvements will provide a functional and welcoming facility for the broader community, enabling the Ku-ring-gai Netball Association to better serve its community as population growth continues.*
>
> *The total project cost is estimated at $3 million. The Association has been saving for this project for 25 years and is prepared to commit $1.2 million towards this redevelopment from its established building fund. Early concept sketches and preliminary designs will be prepared by AUSCO to support accurate costings, with Ku-ring-gai Council to provide specifications around the site footprint, services, and utilities. This investment will ensure long-term sustainability of the facility and strengthen its role as a community hub for sport and recreation.*

A more detailed grant project proposal would be tied back to the *Netball Australia National Facilities Policy* (Attachment A2).

Strategic Merit

The Canoon Road Recreation Area Plan of Management (PoM) was adopted in August 2017.

The PoM sets out a Strategic Management Plan to guide the future use and development of the site for the community. Since it adoption key actions have been implemented as part of the ongoing improvement and amenity provision.

Under section Amenity Action Item 32 – Investigate an additional amenity building to increase the number of male and female toilets, umpires room, first aid room and additional storage.

Representation from the Ku-ring-gai Netball Association has been made to Council to assist in the strategic planning to improve the current amenities of the site. Currently the provision of amenities to the site are not fit-for-purpose with additional storage provided by the use of shipping containers which Council discourages.

The project is to undertake the renewal of the current amenities building to address current and future needs including the provision of community use capacity to be available for hire to the community.

INTEGRATED PLANNING AND REPORTING

Infrastructure and assets support community needs

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
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.	A2.2: Partnerships with community groups and organisations assist to optimise the availability and use of open space, recreation and sporting facilities.	A2.2.1: Engage with community partners to improve sporting, leisure and recreational facilities through partnerships, grant funding and other external funding opportunities. Responsible: Mana

GOVERNANCE MATTERS

Grant assessment criteria and assurance processes are well documented in the program guidelines.

Procurement would be by Council within the framework of existing procurement polies and procedures.

A Heads of Agreement would be prepared as part of project development, with all funds being available to Council prior to contractor engagement.

RISK IMPLICATION STATEMENT

There are no material risks that arise from the recommendations contained in this report other than wherein KNA is not able to provide sufficient project documentation to allow infrastructure assurance as part of the grant process. Minor issues may occur, but these can be managed within Council's current policies, procedures, resources and budget.

A more detailed risk matrix specific to the project will be prepared in it proceeds.

FINANCIAL CONSIDERATIONS

Over the last 10 years Council has spent $1.129 million dollars at Canoon Road Netball Courts.

Funds allocated in Council's development contributions plan for Canoon Road have been fully utilised as part of the above expenditure.

There are no additional funds allocated in Council's Long Term Financial Plan in the next 10 years.

Council's building prioritisation matrix ranks this project as 44. The existing proposed treatment is refurbishment only, with an estimated budget (indexed) of $420,000.

SOCIAL CONSIDERATIONS

Inherent in Council's *Community Strategic Plan* is to ensure that recreation, sporting, and leisure facilities are available to meet the community's diverse and changing needs.

ENVIRONMENTAL CONSIDERATIONS

The project would require preparation of a Review of Environmental Factors under Part V of the *Environmental Planning and Assessment Act 1979* once Council has endorsed the project and KNA has provided construction ready plans and specifications.

COMMUNITY CONSULTATION

Not required at this stage.

INTERNAL CONSULTATION

KNA has been meeting with Council staff over more than 12 months in relation to this project.

Council's Operations Department has been requested to provide details of services for concept and detailed design.

SUMMARY

The Faster Assessments program aims to help councils meet new housing targets in NSW.

Round 1 of the Faster Assessments Incentive Program rewards eligible councils for their performance during the 2024–25 financial year. This round is available to the 53 metropolitan and regional NSW councils with housing targets above 1,000 dwellings.

In Round 1, eligible councils compete for their share of up to $67 million of grant funding to deliver local infrastructure such as roads, open spaces, and community facilities.

The maximum amount of funding a successful council can receive as part of Round 1 is determined by its housing target. Ku-ring-gai sits in the 5000-10000 category which falls into the grant cap category of $2 million.

The anticipated window for documenting and nominating a preferred infrastructure project is somewhat ill defined (October-November 2025), so it is unlikely that Council can delay nominating a project until after the "Infrastructure Nominations" stage actually opens.

Funding from other sources, including co-contribution by council, is accepted but not mandatory. There is no limit to the total value of the nominated project, if funding required from the program is within the program funding caps per council.

The proposed project at Ku-ring-gai Netball Association, Canoon Road will deliver a modernised clubhouse designed to meet the needs of the Netball Association and wider community. The redevelopment will build upon the existing footprint, with the addition of a new level, improved storage and meeting spaces, training areas for child safety training programs, and a reconfigured canteen to support ongoing revenue generation. The project will include the installation of a lift to ensure accessibility, as well as court resurfacing and surrounding landscaping works.

These improvements will provide a functional and welcoming facility for the broader community, enabling the Ku-ring-gai Netball Association to better serve its community as population growth continues.

The total project cost is estimated at $3 million. The Association is prepared to commit approximately $1.2 million towards this redevelopment from its established building fund.

RECOMMENDATION:

That Council nominates a new amenity building and clubhouse at Canoon Road Netball Courts as the Round 1 project for the Faster Assessments Incentive Program.

Andrew Watson
Director Strategy & Environment

Attachments:	A1⇩	Faster Assessments Incentive Program Round 1 Grant Guidelines	2025/325074
	A2⇩	Netball Australia National Facilities Policy - March 2016	2025/325076

Faster Assessments Incentive Program

Round one competitive grant guidelines

August 2025

dphi.nsw.gov.au

Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Overview

1

These guidelines outline the parameters and assessment criteria for round one of the Faster Assessments Incentive Program.

1.1 Purpose

The Faster Assessments Incentive Program is an evidence-based, competitive grant program that rewards medium and high growth councils for reducing and maintaining low average development assessment timeframes. Up to $200 million is available in local infrastructure grants over 3 funding rounds, with up to $67 million awarded to the best performing eligible councils across metropolitan and regional NSW after each financial year.[1] Successful councils each round, being those with the best scores based on the program's assessment criteria, will receive grant funding for infrastructure projects that support new homes including new and upgraded regional walking and cycling facilities, roads and traffic upgrades, open space and social infrastructure.

The program supports the objective of the *Environmental Planning and Assessment (Statement of Expectations) Order 2024* (Statement of Expectations Order) to reduce councils' average development assessment timeframes, targeting councils with the largest share of housing targets/implied dwelling demand in NSW.

Round 1

The first round of the program rewards eligible councils for their performance during the 2024-25 financial year in reducing and maintaining low average development assessment timeframes. Subsequent rounds will reward eligible council's performance in the 2025-26 and 2026-27 financial years, in line with the Statement of Expectations Order. Councils are encouraged to keep striving to reduce their average development assessment timeframes.

Digital Assistance Program

A Digital Assistance Program will also be open to all NSW councils to provide councils with financial assistance towards Application Programming Interface (API) upgrades. Councils must opt in for this separate program. The API upgrades promote better integration with the NSW Planning Portal, streamlining development assessment and approval processes.

1 Eligible councils include those expected to deliver more than 1,000 dwellings in the Housing Accord period.

1.2 Context

The National Housing Accord

NSW has a commitment under the National Housing Accord to deliver 377,000 new well-located homes by 2029. Local, State, and Federal Governments are all signatories to the National Housing Accord and are working together to respond to the national housing crisis.

Councils assess more than 85% of development applications (DAs) in NSW, playing a crucial role in increasing housing supply across the State. The Faster Assessments Incentive Program supports housing delivery by providing infrastructure funding incentives to medium and high growth councils to reduce average development assessment timeframes.

Statement of Expectations Order

The Statement of Expectations Order came into effect on 1 July 2024, setting benchmarks for council performance on development assessment, planning proposals and strategic planning. The minimum performance standards in the Statement of Expectations Order for determining development applications (DAs) for which councils are the consent authority (including DAs determined by a local planning panel) are whichever is the lesser of the council's previous financial year average, or an average of:

- 115 days of lodgement between 1 July 2024 to 30 June 2025.
- 105 days of lodgement between 1 July 2025 to 30 June 2026.
- 95 days of lodgement between 1 July 2026 to 30 June 2027.
- 85 days of lodgement from 1 July 2027 onwards.

The Faster Assessments Incentive Program supports the Statement of Expectations Order by providing a financial incentive to eligible councils to reduce average development assessment timeframes, rewarding top performing councils and those making the most progress in reducing average development assessment timeframes.

Find out more information on the Statement of Expectations Order on the Department's website.

Restart NSW Fund

The Faster Assessments Incentive Program is funded under Restart NSW. The NSW Government established the Restart NSW Fund to enable the funding and delivery of high-priority infrastructure projects that improve the State's economic growth and productivity.

The Restart NSW Fund is governed by the *Restart NSW Fund Act 2011*, which requires 30% of funding to be targeted at regional areas (outside of the metropolitan areas of Sydney, Newcastle and Wollongong). Under the Restart Act, Infrastructure NSW is responsible for assessing and recommending projects.

Grants Administration Guide

These guidelines have been prepared in line with the NSW Cabinet Office's *Grants Administration Guide (2024)*. The key principles of the guide are embedded throughout the program, including transparency, accountability and probity.

1.3 Eligibility

All eligible councils will automatically be considered in the ranking. There is no need to formally apply to the program.

Round one of the Faster Assessments Incentive Program is open to all councils with housing targets (published May 2024) above 1,000 dwellings. Implied dwelling demand for the Housing Accord period is used for councils in regional NSW that have not been provided a LGA specific housing target.

Metropolitan[2] (33 LGAs)	Regional[3] (20 LGAs)
Bayside Council, Blacktown City Council, Burwood Council, Camden Council, Campbelltown City Council, Central Coast Council, City of Canada Bay, City of Canterbury Bankstown, City of Hawkesbury, City of Liverpool, City of Newcastle, City of Parramatta, City of Penrith, City of Ryde, City of Sydney, City of Willoughby, City of Wollongong, Cumberland City Council, Fairfield City Council, Georges River Council, Hornsby Shire Council, Inner West Council, Ku-ring-gai Council, Lane Cove Council, North Sydney Council, Northern Beaches Council, Randwick City Council, Strathfield Municipal Council, Sutherland Shire Council, The Hills Shire Council, Waverley Council, Wollondilly Shire Council, Woollahra Municipal Council.	Albury City Council, Ballina Shire Council, Bathurst Regional Council, Cessnock City Council, City of Lake Macquarie, City of Maitland, City of Orange, City of Shellharbour, City of Shoalhaven, City of Wagga Wagga, Coffs Harbour City Council, Dubbo Regional Council, Eurobodalla Shire Council, Mid-Coast Council, Port Macquarie-Hastings Council, Port Stephens Council, Queanbeyan-Palerang Regional Council, Tamworth Regional Council, Tweed Shire Council, Wingecarribee Shire Council.

Eligible metropolitan councils have a combined housing target of 289,300, representing 76% of the 377,000 homes to be delivered in NSW under the Housing Accord. Eligible regional councils represent 77% of the 55,000 homes to be delivered in regional NSW during the Housing Accord period.

1.4 Grant values

Up to $140 million (70%) in grants will be allocated to successful metropolitan councils and $60 million (30%) to successful regional councils over the 3 funding rounds. This funding split is in line with Restart NSW requirements and reflects the larger share of new homes expected to be built in metropolitan Local Government Areas (LGAs) during the Housing Accord period.

Round one funding

Round one provides up to $67 million to successful councils, with the following indicative funding split:

- Up to $47 million to successful metropolitan councils.
- Up to $20 million to successful regional councils.

2 Metropolitan are Greater Sydney region councils, plus Newcastle and Wollongong, as defined under Restart NSW Act 2011.

3 Regional include all councils outside of Greater Sydney, plus Newcastle and Wollongong. Under Restart NSW Lake Macquarie, Maitland, Port Stephens, Shellharbour and Shoalhaven are classified as regional councils.

The maximum amount of funding a successful council can receive as part of round one is outlined in the tables below. Councils with higher dwelling targets have higher funding caps than those with lower targets.

Table 2 - Maximum annual funding for eligible councils with housing targets

Housing target	Round one grant cap per council	Eligible councils
>10,000	$3 million	Bayside Council, Blacktown City Council, Camden Council, City of Campbelltown, City of Canterbury Bankstown, City of Liverpool, City of Newcastle, City of Parramatta, City of Ryde, City of Sydney, Cumberland City Council, The Hills Shire Council (12).
5,000 –10,000	$2 million	Central Coast Council, City of Canada Bay, City of Hornsby Shire, City of Northern Beaches, City of Lake Macquarie, City of Maitland, City of Penrith, City of Wollongong, Fairfield City Council, Georges River Council, Inner West Council, Ku-ring-gai Council, North Sydney Council, Sutherland Shire Council, Wollondilly Shire Council (15).
1,000-5,000	$1 million	Cessnock City Council, City of Hawkesbury, City of Shellharbour, City of Shoalhaven, City of Willoughby, Lane Cove Council, Municipality of Burwood, Municipality of Strathfield, Port Stephens Council, Randwick City Council, Waverley Council, Woollahra Municipal Council (12).

Table 3 - Maximum annual funding for eligible regional councils without a housing target (Anticipated growth >1,000)

Anticipated growth (2024-29)[4]	Round one grant cap per council	Eligible councils
>1,000	$1 million	Albury City Council, Ballina Shire Council, Bathurst Regional Council, City of Coffs Harbour, City of Dubbo Regional, City of Orange, City of Tamworth Regional, City of Tweed Shire, City of Wagga Wagga, Eurobodalla Shire Council, Mid-Coast Council, Port Macquarie-Hastings Council, Queanbeyan-Palerang Regional Council, Wingecarribee Shire Council (14).

1.5 Assessment criteria

The assessment criteria is evidence-based using data from the NSW Planning Portal to measure development assessment timeframes for eligible councils. Round one scores and ranks councils based on the following two performance criteria for the 2024-25 financial year:

4 Regional councils that do not have a housing target have been classified as per their implied dwelling demand for the Housing Accord period.

Table 4 - Assessment criteria Criterion Weighting

Criterion	Weighting
Average development assessment timeframe: Councils are scored on their average assessment days in the 2024-25 financial year based on Planning Portal data. The lower the average, the higher the score.	60%
Reduction in average development assessment timeframe: Councils are scored on their improvement against the average assessment days of the previous 3 years. This is measured as the difference between the average assessment days for the 2024-25 financial year and the average over the 3 financial years prior (2021-24). The greater the reduction, the higher the score.	40%

Each council will receive a total score as a number between 0-100, defined as the weighted average of the two criteria. This weighted scoring is designed to reward strong performers while encouraging councils that have not performed well in previous years to make significant improvements in their average assessment timeframes to meet and exceed their average assessment day expectations.

As part of the data preparation and quality assurance, the Department will undertake a trend analysis of historic versus current data to ensure that average assessment timeframes are accompanied by a clear effort by councils to meet and exceed their housing targets.

Councils that do not meet their average assessment day expectations as per the Statement of Expectations Order will only be considered in the ranking if they have made significant improvements to their average assessment timeframes in 2024-25 compared to the previous 3 years and their average is within 10% of their expectation.

Eligible councils will be ranked within each of the two program categories (metropolitan and regional) using each council's total score. Councils meeting and exceeding their expectations will be ranked first, following data preparation and quality assurance. Only the top performing councils in each of the two categories, those with the highest scores, will be offered infrastructure grant funding for the round. The number of successful councils will depend on the performance of eligible councils during the 2024-25 financial year and the round's funding caps and funding envelopes. In case of a tie between two or more councils that would affect the allocation of funding, the volume of development applications determined and number of homes being delivered will also be taken into consideration.

Infrastructure assurance

Successful councils will be guaranteed funding and asked to nominate a project under the program. All nominated projects to be recommended for funding will be required to meet the infrastructure eligibility criteria outlined in this guide (refer to Section 3).

If a successful council nominates a project that does not meet the program eligibility criteria, the council will be asked to nominate a new project within a timeframe specified by the program team. All eligible projects will undergo an assurance process by the Department of Planning, Housing and Infrastructure prior to being recommended for funding.

Successful projects must be completed within the Housing Accord Period (30 June 2029).

1.6 Guidelines for subsequent rounds

Program eligibility, assessment and infrastructure assurance criteria for rounds two and three may differ from those applying to round one. These may be adjusted in line with the objective of increasing performance requirements for average DA assessment timeframes under the Statement of Expectations Order.

- Program guidelines for round two of the program will be published by June 2026.
- Program guidelines for round three will be published by June 2027.

Key dates

2

The following table provides an overview of the round one program stages, milestones and indicative timeframes. These are explained in detail in Section 3 below.

Table 5 – Stages and milestones

Stage	Milestone	Indicative timeframe[5]
Announcement of ranking of eligible councils	Council ranking results for round one announced. Successful metropolitan and regional councils requested to nominate an infrastructure project within grant funding cap.	Sept - Oct 2025
Infrastructure nominations	Round one infrastructure nomination period via SmartyGrants for successful councils (6 weeks).	Oct – Nov 2025
Infrastructure assurance	Round one infrastructure assurance period (strategic and technical assessment of nominated infrastructure projects).	Jan – Mar 2026
Investment recommendations	Infrastructure projects to be funded under round one announced.	Apr 2026
Funding agreements / remittance	Round one funding agreement execution and release of funds.	Apr - May 2026
Project delivery	All round one infrastructure projects must be completed.	Jun 2029

5 Indicative timeframes are for information only and may be subject to changes. Any variation of these timeframes will be communicated to councils.

Program stages

3

3.1 Ranking of eligible councils

Eligible councils will be ranked on their performance according to the assessment criteria outlined in Section 1.5. To calculate the round one ranking, the Department will use data from the NSW Planning Portal to measure development assessment timeframes for each council in the 2024-25 financial year.

The competitive nature of the program means some eligible councils may miss out on funding, as there are limited funds available in each round. The criteria have been designed to reward councils making significant progress, and ensure consistent high performance is acknowledged.

Councils that do not meet the average DA assessment timeframes set out in the Statement of Expectations Order and have not made significant progress towards reducing their assessment timeframes will not be considered as outlined in Section 1.5.

Councils that miss out on funding can compete for funding in the following rounds.

Data

The program uses Planning Portal data, in line with the performance monitoring under the Minister's Statement of Expectations Order. A summary of this data is published and updated monthly on the council league table. Average assessment days is defined on the council league table as:

> *'Total calendar days between lodgement date and determination date of all development applications determined, divided by the total number of development applications determined within the selected time period. Calendar days include weekends and public holidays.'*

A snapshot of the 2024-25 financial year data will be created at the start of July 2025 and used to calculate council scores. This single static version of the data for the period will ensure data consistency for the purpose of the ranking, as Planning Portal data is regularly updated.

The Department will undertake a review of the snapshot data to ensure there are no data anomalies or inconsistencies prior to the preparation of the scoring, inclusive of a trend analysis of historic versus current data for eligible councils, and the associated reasons for these trends.

You can email any questions about the data used for the program to FAIP@dphi.nsw.gov.au.

Successful councils

Only the top performing councils in each of the two categories (metro and regional), those with the highest scores, will be offered grant funding for the round and asked to nominate one infrastructure project.

3.2 Infrastructure nominations via SmartyGrants

Successful councils will be notified and invited to nominate a maximum of one project for funding via SmartyGrants. A link to the SmartyGrants portal will be provided to the successful councils, together with guidance and resources on how to make a nomination. Councils will be given up to 6 weeks to nominate their project via the SmartyGrants platform.

The following list is an overview of the type of information that will be required to support infrastructure nominations. This information will assist in determining the project's eligibility and inform the strategic and technical assessments during the assurance process:

- project location and extent (in GIS format).
- project geographic catchment (in GIS format): estimated area where existing and future dwellings will benefit from access to the new infrastructure. Catchment methods may include distance-based buffer zones, isochrone (an area based on travel time to access the infrastructure), or an established boundary for a precinct or district.
- number of new dwellings supported or enabled by the project measured in annual forecast intervals from 1 July 2024 to 30 June 2029. Council will need to provide annual forecasts beyond 2029 if relevant.
- strategic justification for the project with reference to existing strategic planning documents such as regional and district plans, local strategic planning statements or other documents prepared by council.
- evidence the project is ready to commence but unfunded or needs top-up funding to proceed to the next stage, including a declaration of secured funding from other funding sources.
- documents to support project deliverability including funding strategy, cost estimates, planning and other approvals obtained (if relevant), project schedule and timeline, milestone tracking, feasibility report, contractor and procurement plans.
- risks and dependencies identified and addressed including bushfire, flooding, site contamination and other environmental risks, delays, approvals and consent timelines, and evidence of contingency planning.
- landowner consent secured (if applicable).
- optional: information on other merits of the project, including climate and natural disaster resilience merits to support the strategic merit review.

3.3 Infrastructure eligibility assessment

Nominations by successful councils must meet the following eligibility criteria to be considered for funding under the program.

Table 6 - Infrastructure eligibility criteria

Eligibility Criterion	Description	Rationale
Maximum nominations	Each successful council can nominate one project for funding.	Priority project that can benefit from program funding up to program funding caps.
Eligible areas	Projects can be located anywhere within the LGA. Councils are encouraged to pick projects in key housing growth precincts. The strategic merit of projects will need to be justified as part of the assurance process.	Projects to enable or service new dwellings.
Ineligible projects	Funding for land acquisition, strategic business cases, planning and design work will only be considered if it can be demonstrated that project delivery is achievable by 30 June 2029.	This ensures funding is directed towards infrastructure projects that can be completed within the Housing Accord Period.
Co contribution	Funding from other sources, including co-contribution by council, is accepted but not mandatory. There is no limit to the total value of the nominated project, if funding required from the program is within the program funding caps per council.	Program is designed to support projects that align with local needs, regardless of overall project value.
Funding caps	The funding ask is within the maximum amount provided by the program to a council each round. The caps apply as a total per council (see Section 1.4).	Projects remain within funding limits and align with program budget constraints.
Completion	Project must be completed within the Housing Accord Period by 30 June 2029.	Eligible projects must support/enable housing within the Housing Accord Period.
Ineligible expenditure	Operational expenditure post-delivery; infrastructure (including parts of infrastructure) already fully funded by council or other sources including State or Federal grants and local infrastructure contributions; community consultation; legal matters; costs incurred before the funding announcement; salaries of existing staff or staff not involved in the project; administrative overheads such as office equipment and vehicles.	Prevents duplication of grant allocations across funding sources / infrastructure funding programs. Funding is efficiently allocated to key delivery outcomes.
Incomplete nomination	A nomination must include quality information for assessment. Projects may miss out on funding if insufficient information is provided to undertake the assurance process.	Evidence-based decision making to promote the efficient use of public money.

Eligibility assessment

Once infrastructure nominations are received and the submission period has closed, the program team will complete a preliminary assurance check. If there are information gaps in a council's submission, the team may request the council to provide additional information within a reasonable timeframe set by the Department. If a nomination does not meet the eligibility or assurance criteria, the council will have the opportunity to submit an alternative project within a timeframe requested by the Department. Should a council choose not to nominate an eligible project, an invitation may be provided to the next eligible council to nominate a project for funding consideration.

3.4 Infrastructure assurance process

All nominations that pass through the eligibility review will progress to the assurance process, which includes a strategic and a technical assessment. The data provided by councils via SmartyGrants will be used to undertake the strategic and technical assessments.

- **Strategic assessment:** The strategic assessment will determine the strategic merit and servicing of new homes by the nominated projects. The Department will complete this assessment.
- **Technical assessment:** The technical assessment will determine the projects' deliverability, including technical soundness, and demonstration that the project can be completed within the Housing Accord Period by 30 June 2029. An independent technical consultant will complete this assessment.

The outcomes of the strategic and technical assessments will be reported to the Grants Governance Committee (GGC) indicating the level of support for projects according to the criteria outlined below.

Table 7 - Infrastructure assurance criteria

Assessment type	Assurance criteria	Description	Assessor
Strategic assessment	Servicing new homes	The project enables or supports new housing in the LGA. This includes infrastructure in areas the council has identified as having a strong potential for new dwellings to be built during the Housing Accord period.	The Department will review the project dwelling servicing catchment and housing supply estimates provided by councils. GIS officers will be engaged to provide an assurance of housing benefit claims, in line with the Department's dwelling/population projections.
Strategic assessment	Strategic merit	The project is justified with reference to existing strategic planning documents. Councils can also include other merits in their justification, including climate and natural disaster resilience merits, if relevant to the project.	The Department will review the strategic justification for the project and make a recommendation regarding a level of support for the project considering the project's servicing of new homes and its strategic merits.
Technical assessment	Deliverability	Project is technically sound, and council has demonstrated the project can be completed within the Housing Accord Period.	An independent technical consultant will assess information provided by the council to determine deliverability of the project and provide a report indicating a level of support for the project.

If either assessment supports the project subject to clarification of a particular matter, the project can only be recommended for investment if the matter is clarified.

If either the strategic assessment or technical assessment identify a project as having significant concerns in relation to the assurance criteria and these concerns cannot be clarified or appropriately mitigated, the project will not be recommended for investment. In this case, the council will be guaranteed funding for round one however, they will need to nominate a new project. This new project will be assessed as part of round two, due to a lack of time to assess a new project following the finalisation of the assurance process. A council in this situation would still be eligible for round two, and if it is successful for Round two, it would be able to nominate two sets of projects for funding.

Table 8 - Decision protocol for investment recommendations

Assessment scenarios	Decision protocol
Technical and strategic assessment both support project	Project can be recommended for investment.
Either assessment supports project subject to clarification of a particular matter	Project can only be recommended for investment if the matter is clarified.
Either assessment does not support project	Project will not be recommended for investment.

3.5 Investment recommendations

The final list of projects recommended for funding will be submitted for Ministerial approval. Following this, endorsement from Infrastructure NSW and approval from the Treasurer will also be sought, in line with the requirements of the *Restart NSW Fund Act 2011*.

3.6 Funding agreements

The Department will oversee the management of funding agreements for projects supported under the program. These agreements will be developed using information submitted by the council through SmartyGrants and are expected to be finalised and executed before the end of the 2025-26 financial year.

Payment of funding under the program is conditional on funds being used only for the project, in keeping with the terms and conditions of the funding agreement. Funding agreements will outline the parameters for unspent funds, and indicative reporting and acquittal requirements, in line with the Grant Administration Guide (2024). Funding will be made available with the milestones and payment schedule set out in the funding agreement. To receive payments, councils must meet their obligations under the agreement. Councils must submit a final acquittal and project report when the project is complete.

Additional information and resources

4

4.1 Program governance

The Department administers the program. The Strategy and Implementation team within the Infrastructure Programs branch manages the day-to-day operation of the program and communicates directly with applicants.

The ranking of successful councils and project recommendations will be endorsed by the Grants Governance Committee (GGC) and will also be reviewed by a probity advisor.

The Minister for Planning and Public Spaces is the final decision-maker for the awarding of program grants to successful infrastructure projects.

Infrastructure NSW will endorse individual infrastructure projects to be funded by the program, with approval from the Treasurer, in line with *Restart NSW Fund Act 2011* requirements.

4.2 Probity

Procure Group has been appointed as an independent probity advisor to the program in accordance with section 6.1.2 of the *Grants Administration Guide 2024.*

The probity advisor's role is to provide probity advice on the design, application, assessment and decision-making phases of the grants program, as per the requirements of the *Grants Administration Guide 2024.* Processes are in place to identify and manage any probity issues that may impact the integrity of the program. This includes conflicts of interest, confidentiality, and codes of conduct.

Councils may contact the probity advisor at adindar@procuregroup.com.au. All correspondence is confidential.

Project responsibility

Grant recipients are responsible for delivering and completing the project in line with the terms and conditions of the funding agreement. Councils will not be relieved of this responsibility because of any involvement with a third party (for example, subcontractors or partners).

Insurance requirements

Grant recipients must maintain appropriate public liability insurance, workers' compensation insurance, and any other relevant coverage as required, in accordance with relevant guidelines.

Signage and branding

In line with the NSW and/or Australian Government's guidelines, where infrastructure projects are funded or co-funded through Government funding, this needs to be acknowledged through appropriate signage and/or branding.

4.3 Publication of grants information

The Grants Administration Guide 2024 requires that certain information is published in relation to grants awarded no later than 45 calendar days after the grant agreement takes effect (see section 6.5 of the Guide and Appendix A to the Guide). This information is also open access information under the *Government Information (Public Access) Act 2009* (NSW) (GIPA Act), which must be made publicly available unless there is an overriding public interest against disclosure of the information.

In accordance with these requirements, relevant information about the grants awarded will be made available on the NSW Government Grants and Funding Finder as soon as possible after the grant funding is approved or declined.

All records in relation to this decision will be managed in accordance with the requirements of the *State Records Act 1998* (NSW).

4.4 Support available to councils

The program team is available to assist councils with any questions regarding the program. Councils can email the team at FAIP@dphi.nsw.gov.au.

A webinar information session will also be arranged to explain the grant process.

Scheduled meetings over Microsoft teams can be arranged to answer questions and resolve issues where a meeting may be better suited. Otherwise, the program team will aim to respond to written inquiries within 1-2 business days.

The program team is mindful of treating all applicants fairly and providing access to consistent information. We will endeavour to share our answers to individual inquiries where it would benefit all applicants while maintaining confidentiality about specific projects or council circumstances.

The program team will endeavour to provide applicants with feedback about their nominations at the end of program. We also welcome any feedback on improvements to our future programs.

Questions, concerns or complaints should be raised with the program team in the first instance. Concerns and complaints can also be forwarded to the probity advisor or escalated to the NSW Ombudsman if needed.

4.5 Complaints procedure

Questions, concerns or complaints should be raised with the program team in the first instance. Any complaints about the grant process must be made in writing.

If you have questions about decisions for this grant opportunity, please email the program team at FAIP@dphi.nsw.gov.au.

If you do not agree with how the Department has handled your complaint, you may raise this with the probity advisor or escalate it to the NSW Ombudsman if needed. The Ombudsman will not usually investigate a complaint unless you have already raised it directly with the relevant Department. Visit the NSW Ombudsman at www.ombo.nsw.gov.au.

4.6 Privacy policy

The Department is required to comply with the *Privacy and Personal Information Protection Act 1988*. The Department collects the minimum personal information you voluntarily provide to enable it to contact an organisation and to assess the merits of an application. Any information provided by you will be stored on a database that will only be accessed by authorised personnel and is subject to privacy restrictions. The information will only be used for the purpose for which it was collected. Applicants must ensure that people whose personal details are supplied with applications are aware that the Department is being supplied with this information and how this information will be used.

4.7 More information

For more information on these guidelines or any related matter, please email the program team at FAIP@dphi.nsw.gov.au. You can also visit the program's website.

Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

NSW GOVERNMENT

netball
AUSTRALIA

National Facilities Policy

DESIGN, CONSTRUCTION AND MAINTENANCE OF NETBALL FACILITIES

VERSION 02: MARCH 2016

NETBALL WORLD CUP Sydney 2015

Australian Government
Australian Sports Commission

Following is a National Facilities Policy for netball in Australia. The guidelines within provide clarity on roles and responsibilities for the provision of community netball facilities in this country.

netball ACT

netball NEW SOUTH WALES

netball NORTHERN TERRITORY

netball QUEENSLAND

netball SOUTH AUSTRALIA

netball TASMANIA

NETBALL VICTORIA

netball WESTERN AUSTRALIA

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1 INTRODUCTION

1.1 BACKGROUND

Facilities play a vital role in the vibrancy of community sport. Proving access to high quality facilities that meet the needs and demands of netball is a critical component of growing and sustaining participation as well as supporting the sustainability of associations, leagues and clubs.

Netball facilities across Australia are owned and/or managed by a variety of organisations including local and state governments, schools and universities, church groups, netball associations and leagues as well as clubs.

Peak sporting organisations are increasingly taking a more hands on approach to facility planning and development including the formation of policy and strategy documents, along with tools and resources to assist key stakeholders in the planning and development process.

These peak sporting organisation are doing so in order to improve the consistency, quality and access to facilities with the ultimate aim of growing the sport.

Netball Australia wishes to provide stakeholders with an overarching policy that can assist in the planning and development of community netball facilities, ensuring the netballers of today and tomorrow can enjoy this great sport into the future.

1.2 POLICY DEVELOPMENT

The National Facilities Policy was developed in consultation with key stakeholders including Member Organisations, Associations, Leagues and Clubs as well as local and state governments.

The process included the review of existing facility planning documentation such as state-wide master plans, technical manuals, and government publications to ascertain the current resources available to key stakeholders.

A number of facility visits were conducted along with interviews with local and regional associations to gain an appreciation of facility management challenges including programming and utilisation.

The process identified that there are a number of gaps in the provision of suitable publications and resources to support facility planning and development including:

- A facility planning and development framework and process
- State-wide master plans including hierarchy and preferred facility guidelines
- Technical manuals and guidance including court surfaces and lighting

Whilst the Policy will not address all the gaps in publications and resources (as other stakeholders also have a role to play) it will provide the overarching policy for facility planning and development along with technical guidelines that can be applied nationally.

2 STRATEGIC CONTEXT

2.1 NETBALL AUSTRALIA STRATEGIC PLAN

VISION
Everyone in Australia values their connection with netball.

We will know we have achieved our vision when:

- Everyone in Australia has an opportunity to be involved in netball in a way that brings them good health, recognition, achievement, enjoyment and a sense of belonging.
- Netball builds communities of healthy, confident and resilient girls and women through participation and world-class competition.
- Netball is a fun, social game that caters for Australia's diverse population.
- Netball has a seat at the table and is a thought leader for sport, women and community issues.
- We retain world number one with female athletes who inspire everyone in Australia.
- ANZ Championship and international tests showcase outstanding sport entertainment and netball is a valued product for broadcasters.
- Netball is the vehicle by which corporate and government choose to reach women.
- We sustain a culture that preserves our heritage and celebrates women.
- Netball is known for outstanding leadership, governance and workforce opportunities.

Strategic Priorities 2014-2018

- Position the sport so that it broadens the appeal and increases the engagement with Australia's diverse population.
- Invest in partners with a footprint that helps to extend netball's connection with communities.
- Meet the demand for contemporary, consumable and convenient sport products.
- Use the NWC 2015 and CG 2018 to deliver a sustainable legacy for Australian netball.

GOAL: Vibrant Community Sport

Objective – Provide a range of products, competitions and events to grow and sustain participation.

Objective – Build the capacity of the netball workforce.

Objective – Increase netball's engagement with Australia's diverse population.

GOAL: The Netball Tribe

Objective – Develop a clear brand position and offering for all national products to take the game to more people.

Objective – Position the Australian Netball Diamonds as a leading sports brand.

Objective – Drive targeted communications with identified market segments via integrated marketing, social media and database strategy.

GOAL: World Number One

Objective – Identify and develop the next generation of high performance athletes.

Objective – Establish a pool of world class high performance coaches working in the Australian system.

Objective – Deliver a world class training environment to win milestone events.

Objective – Deliver an effective domestic and international competition program to prepare athletes for benchmark events.

Objective – Provide leadership that supports an aligned, coordinate and effective national system

GOAL: Financial Success

Objective – Elevate the quality, value and management of our products to maximize core revenue streams, providing greater opportunities to our partners and stakeholders.

Objective – Manage financial efficiencies and a positive culture to risk.

Objective – Maximise the opportunity to grow revenues through participation and major event products.

GOAL: Inspired Leadership

Objective – Foster a unified, collaborative and aligned sport.

Objective – Adopt processes and systems to improve efficiencies and effectiveness across netball.

Objective – Preserve and protect netball's heritage.

Objective – Netball impacts on the social, political, economic, education and health status of women and girls.

3 POLICY OBJECTIVES & PRINCIPLES

3.1 POLICY OBJECTIVES

The key objectives of the Policy are to:

- Support participation growth and sustainability
- Provide key stakeholders with guidance in facility planning and development
- Provide a technical manual that can be applied nationally
- Improve the overall consistency, quality and accessibility of netball facilities

3.2 GUIDING PRINCIPLES

Netball facility planning and development is to be focused on supporting the growth of the sport.

In order to do this, facilities will be planned and developed with consideration of the following guiding principles:

1 Strategic need, facility demand and participation growth opportunities

2 Accessibility and inclusion, catering for multiple formats of the sport

3 Maximising utilisation and improved programming

4 Best practice technical and design standards

5 Alignment with the needs of key stakeholders and partners

4 A NATIONAL FRAMEWORK

The Policy provides Netball in Australia with an overarching framework to guide facility planning and development.

It has been developed with a specific focus on improving facility planning and development practices and providing guidance that can be applied nationally.

The development of consistent, high quality and accessible netball facilities requires involvement from key stakeholders including all levels of Netball as well as government:

Key Stakeholders

4.1 ROLES & RESPONSIBILITIES

Each of the stakeholders has roles and responsibilities in the execution of the Policy:

ORGANISATION	ROLES & RESPONSIBILITIES
Netball Australia	• Develop policy that can be applied nationally to the benefit of all stakeholders. This includes facility planning and development process and technical guidance • Support for funding applications for large scale projects with strategic benefit • Federal government liaison
Member Organisations	• Undertake analysis of facility needs and develop specific plans and strategies to address these needs. This includes facility audits, state wide master plans, preferred facility guidelines and feasibility studies • Funding applications for medium to large scale projects • State and local government liaison
Associations, Leagues & Clubs	• Monitor and evaluate the performance of their existing facilities including the assessment of current condition and future needs • Funding applications for small to medium scale projects • Local government liaison
Federal Government	• Facilitate a strategic approach to the provision of sporting and active recreation infrastructure • Investment in facilities
State/Territory Government	• Provide policy and strategic support to the planning and development of medium to large scale facilities • Assessment of funding applications • Investment in facilities
Local Government	• Facility planning including assessment and prioritisation of local needs • Facility management and operation including maintenance and capital upgrades • Support for funding applications for small to large scale projects • Investment in facilities

5 FACILITY GUIDANCE

5.1 BACKGROUND

The development of preferred facility guidelines is a practice that has been adopted by a number of sporting organisations. These guidelines provide very detailed facility design guidance including core and optional components of a facility along with proposed preferred square metre allowances or estimates for these components.

The development of detailed preferred facility guidelines was contemplated as part of this Policy however it was determined that as the requirements of each state/territory vary widely, such a document would be difficult to develop and apply nationally.

Member Organisations may choose to develop such guidelines however must be cognisant that facilities should be planned and designed based on wider Netball considerations (as outline here) including facility needs, demand, intended use and programming specific to the local or regional area.

5.2 MANAGEMENT PLAN & DESIGN BRIEF

In the planning of a new facility or the redevelopment of an existing facility, the role of the facility, its intended use and occupancy are important considerations that need to be taken into account.

A management plan for the facility will detail how the facility will be used (i.e. competition, events, training, game development, high performance).

The management plan is then used to develop a design brief (functional requirements of the proposed facility). This is best developed with an architect.

In the development of the design brief, the following should be incorporated into the facility:

- Change rooms
- Umpires change rooms
- Public toilets (including accessible)
- Competition / Administration office
- First Aid room
- Kiosk/canteen
- Social area
- Storage

Other functionality such as kitchens, dedicated function space, meeting rooms, warm-up areas, spectator seating and amenities can be considered on a needs basis.

6 FACILITY DEVELOPMENT PROCESS

6.1 OVERVIEW

The development of a new facility or the redevelopment of an existing facility requires careful planning and due diligence to ensure that the project is a success.

When embarking on a facility development project, it is important to understand the steps involved from project inception to completion as this will ensure that fundamental considerations are taken into account and project objectives are prioritised.

There are five key stages in the planning and development of a new or redeveloped facility:

1. Needs Assessment
2. Concept & Feasbility
3. Funding
4. Project Delivery
5. Management & Operation

In each stage there are a number of tasks that should be completed prior to moving to the next stage. It is expected that specialist advice will be required throughout.

It is important to note the information provided here is not definitive and may vary subject to the nature and scale of the proposal or project. It is intended to be a guide and should be used as such.

6.2 NEEDS ASSESSMENT

The Needs Assessment is the first step in the development of a proposal, whether it is a new facility or the redevelopment of an existing facility.

A Needs Assessment will determine the scope of the proposal by clearly identifying what is the gap in the existing service offering.

As part of this, a number of key tasks should be undertaken:

- Establish vision and objectives
- Review and assess existing facility provisions in the area
- Undertake consultation with key stakeholders such as participants, leagues, local government and other potential users
- Determine the facility need
- Prepare development proposal

At the completion of this stage, the need will be determined and a decision can be made whether to move forward with the proposal.

6.3 CONCEPT & FEASIBILITY

The next stage in the process is Concept & Feasibility. It is in this stage that the proposal is further developed including a facility brief, preliminary concept plans and indicative cost estimates. This stage will also include consideration of management, operational revenues and expenses, and life cycle costs.

The key tasks that should be undertaken include:

- Undertake further consultation with key stakeholders
- Estimate key parameters including management, programs, services, usage and pricing
- Develop a facility requirements brief
- Prepare preliminary concept plan and capital cost estimate
- Undertake financial assessment including funding options
- Develop implementation plan including staging options

The extent of documentation will be determined by the audience whether that be internal, association or league, local or state government.

At the completion of this stage, the feasibility of the proposal will have been assessed and a decision can be made to revisit the proposal, progress as is, implement in stages or not move forward with the proposal.

6.4 FUNDING

Once it is determined that the proposal is feasible and a decision is made to proceed, funding will need to be committed to transition to a live project.

Funding may come from a range of sources including local, state and federal governments, local community and the private sector.

In this stage, a number of key tasks should be undertaken:

- Confirm the project budget
- Develop a preferred funding model including project partners
- Prepare (if required) relevant funding applications
- Negotiate funding agreements

Once funding is secured, the proposal then transitions to a live project.

6 FACILITY DEVELOPMENT PROCESS

6.5 PROJECT DELIVERY

Funding has been secured and now the project must be delivered.

The Project Delivery stage has a design team being engaged and detailed design and contract documentation prepared. This stage also includes the appointment of a contractor for construction of the facility.

The key tasks in this stage should include:

- Prepare a Project Management Plan including project governance
- Appoint the design team including architect, engineers and other required specialists
- Undertake detailed design and prepare a detailed cost plan
- Seek relevant planning and statutory approvals
- Appoint contractor for construction
- Construction and commissioning of the facility
- Develop operations plans

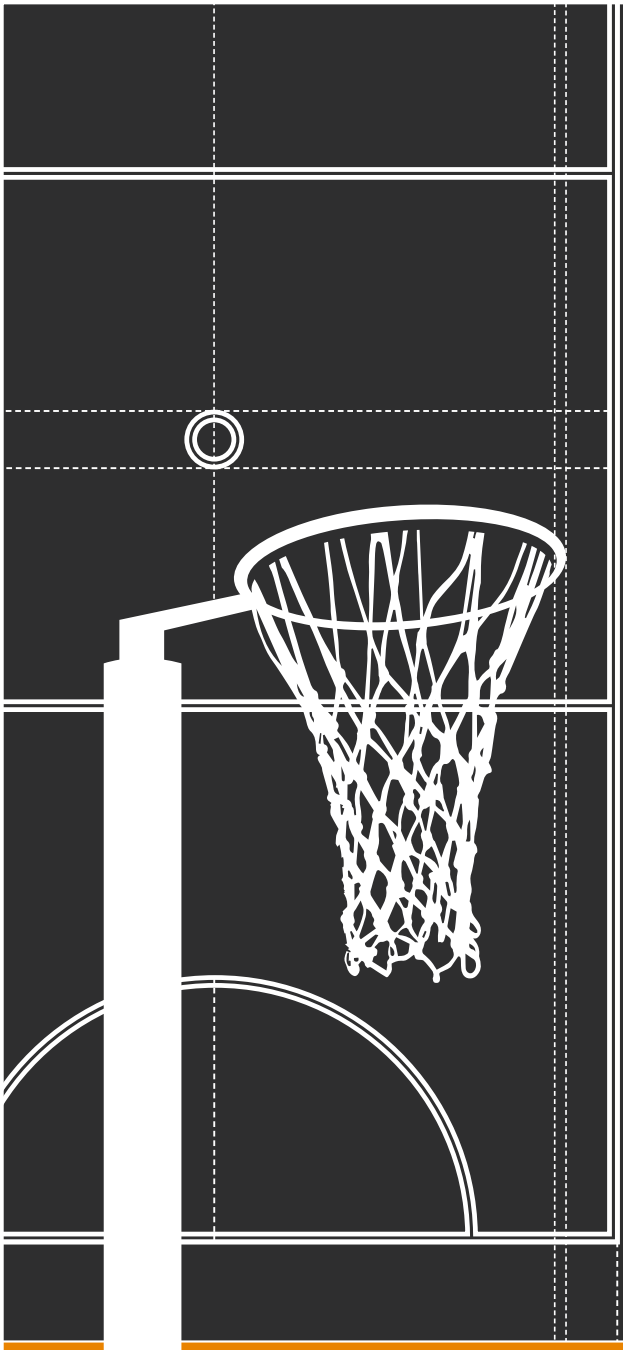
Throughout the Project Delivery stage, progress should be monitored on a regular basis.

6.6 MANAGEMENT & OPERATION

Upon completion of the project and handover from the contractor, the new or redeveloped facility will become operational. The operations plans developed in the Project Delivery stage should be executed now.

Once operational, the key management tasks should include:

- Service delivery
- Facility operations and maintenance
- Risk management
- Ongoing evaluation of facility performance
- Planning for future needs



netball AUSTRALIA

Technical Manual

DESIGN, CONSTRUCTION AND MAINTENANCE OF NETBALL FACILITIES

VERSION 01: JULY 2015

NETBALL WORLD CUP Sydney 2015

Australian Government
Australian Sports Commission

The following manual has been prepared by Netball Australia to help Clubs, Associations, local government, the education sector, contractors and others in the netball community to understand better the technical aspects of netball court design, construction & maintenance requirements.

2MHConsulting

PRODUCED BY 2MH CONSULTING ON BEHALF OF NETBALL AUSTRALIA FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF NETBALL FACILITIES © 2015

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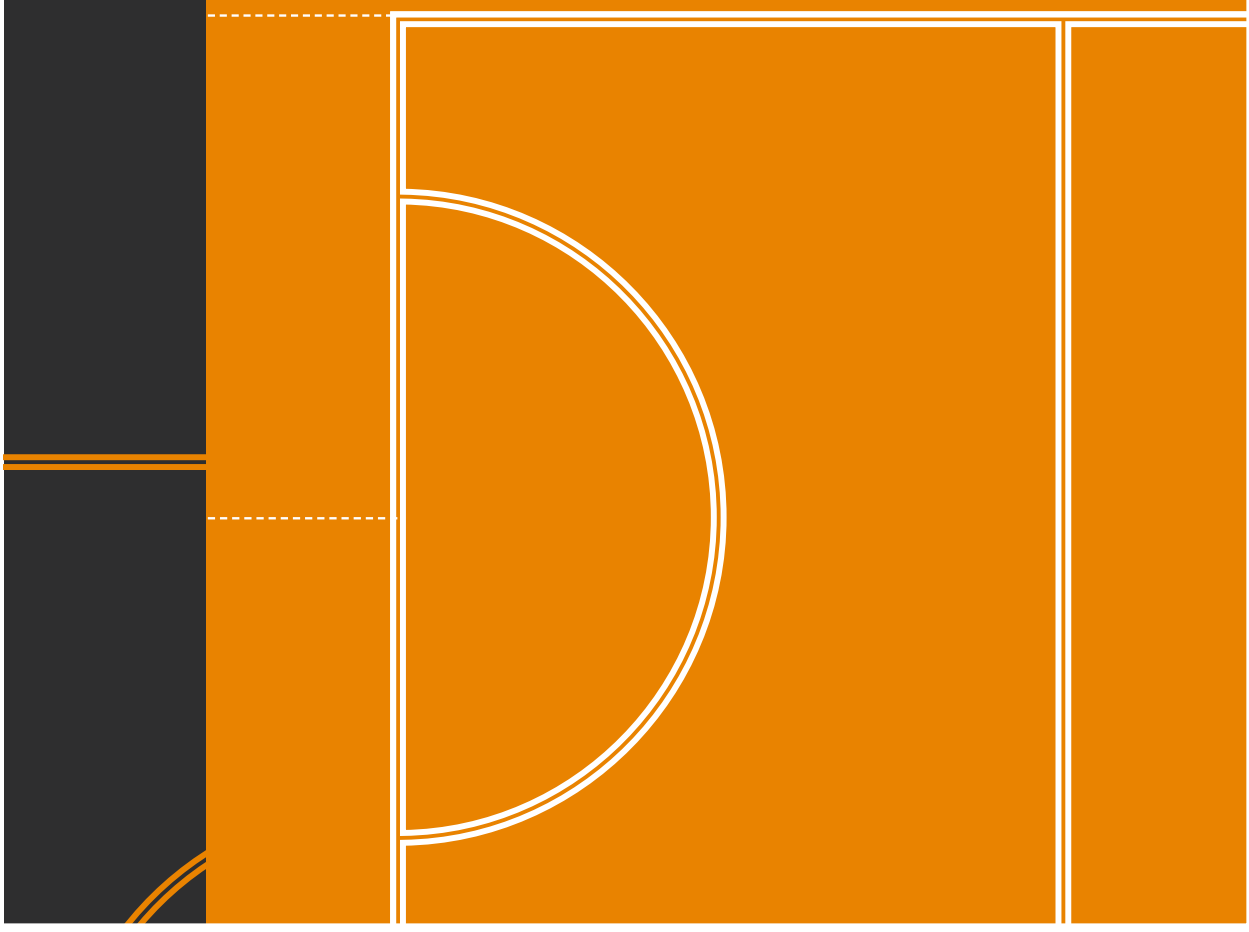


1 INTRODUCTION

There are many reference documents in circulation throughout the industry. However, it is apparent that many are now out dated, contradict one another, difficult to understand or do not specifically relate to the sport of netball. There have been many changes to past recommendations and standards over recent years. It is hoped that this Technical Manual will encapsulate the most current standards, recommendations, design principles and construction techniques in an easily accessible reference document.

It is important to note that this manual is not intended to replace professional site-specific advice from the likes of engineers, design consultants, architects and registered court builders. Nor is this Technical Manual meant to be used as a 'do it yourself' manual for prospective court owners, Clubs, Associations or other organisations in lieu of engaging professional design consultants and project managers. Rather, it provides a framework that will permit people in the netball community to communicate with service providers and make informed decisions on options offered.

Netball Australia, 2MH Consulting and other contributors to this Technical Manual (noted in the acknowledgments) cannot be held liable for any loss or damage incurred as a result of any person who relies upon the information contained within this publication. Advice should always be sought from qualified design and consulting professionals with specific expertise relating to the proposed netball works. Members of the netball community are encouraged to study and refer to this manual at the earliest conceptual stage of a project so that they can proceed with the project in an informed manner.

NOTE: It is incumbent on the user to confirm dimensions and overall design with the national/international sporting body.

2 COMPLIANCE

2.1 COMPLIANCE OVERVIEW

It is very important that facilities are constructed so that they present a firm, level and consistent playing surface. It is equally important that the court dimensions and run-offs are compliant to the current rules and regulations to ensure the safety of the players and umpires.

The following information outlines a summary of requirements for a netball court in relation to compliance. This is a national netball standard that is fully endorsed by Netball Australia. State/Territory Member Organisations, Leagues & Associations may choose to not support certain levels of netball competition on non-conforming courts.

NOTE: Most Local, State and Federal funding bodies now require the current standards and recommendations to be met as part of their funding requirements and project acquittal process.

It is the responsibility of the Project Sponsors to ensure all components of the court build meet the current standards for the level of netball expected on their court(s). It is imperative that these requirements are outlined on the design drawings and in the project tender specification/project brief provided to the contractor for pricing. The current standards required by Netball Australia are outlined throughout this section. Netball Australia recommends that the Project Sponsors confirm that these are still current with the relevant State/ Territory Member Organisations at the time of the court design and/or build stage. Netball Australia recommends the Project Sponsors arrange a compliance inspection and approval check prior to project handover and project acquittal. The contractor should address any non-conformance issues prior to project handover and final payment.

2 COMPLIANCE

2.2 COMPLIANCE – SUMMARY DETAILS

Court dimensions

Length: 30.50m

Width: 15.25m

Court Thirds: 10.167m

Goal Circle Radius: 4.9m

Centre Circle: 900mm

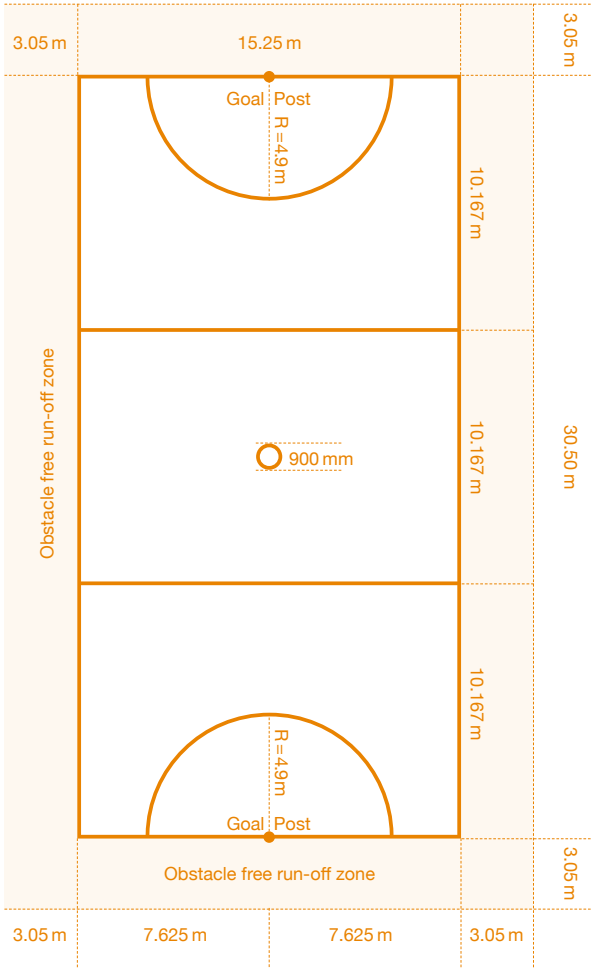
All Line Widths: 50mm

Gradient: 1% cross fall in both directions or 1% fall diagonally on one single constant plane.

Ceiling Height (court & run-off zones): Minimum 8.3m. This includes indoor & outdoor facilities.

All lines must be a textured water based acrylic, straight and have clean, crisp edges.

Important: All above measurements are to the outside edge of lines. All lines form part of the court.



Run-off dimensions

Minimum obstacle free space required:
On all sidelines and baselines: 3.05m
Between multiple courts: 3.65m

Run-off zones must be free of all obstacles and be of the same surface type and consistent level as the court.

Note: This is an International Netball Federation rule introduced to ensure the safety of players & umpires.

Court condition

The court must:

Have a firm consistent surface on a constant plane without gradient change

Have a consistent surface type over both the court and run-off zones

Not pose a trip or slip hazard in either the court or run-off zones

Comply with the current Slip Resistance Classification. See Section 9.12.1 'Acrylic Surface Types & Slip Resistance Testing'

Be fit for purpose.

2 COMPLIANCE

2.2 COMPLIANCE – SUMMARY DETAILS Continued

Goal posts

Vertical Height: 3.05m (Full Size). Can be adjusted to 2.4m for modified netball (NetSetGO)

Post Diameter: 60mm min. to 100mm max. Round post preferred.

(min. diameter deliberately reduced, as the previously specified 65mm min. is not easily sourced in Australia)

Post colour: Painted white preferred

Rings

380mm (internal diameter)

15mm ring thickness

150mm length connection to post

No arms from ring to post to allow for full post length 3m padding

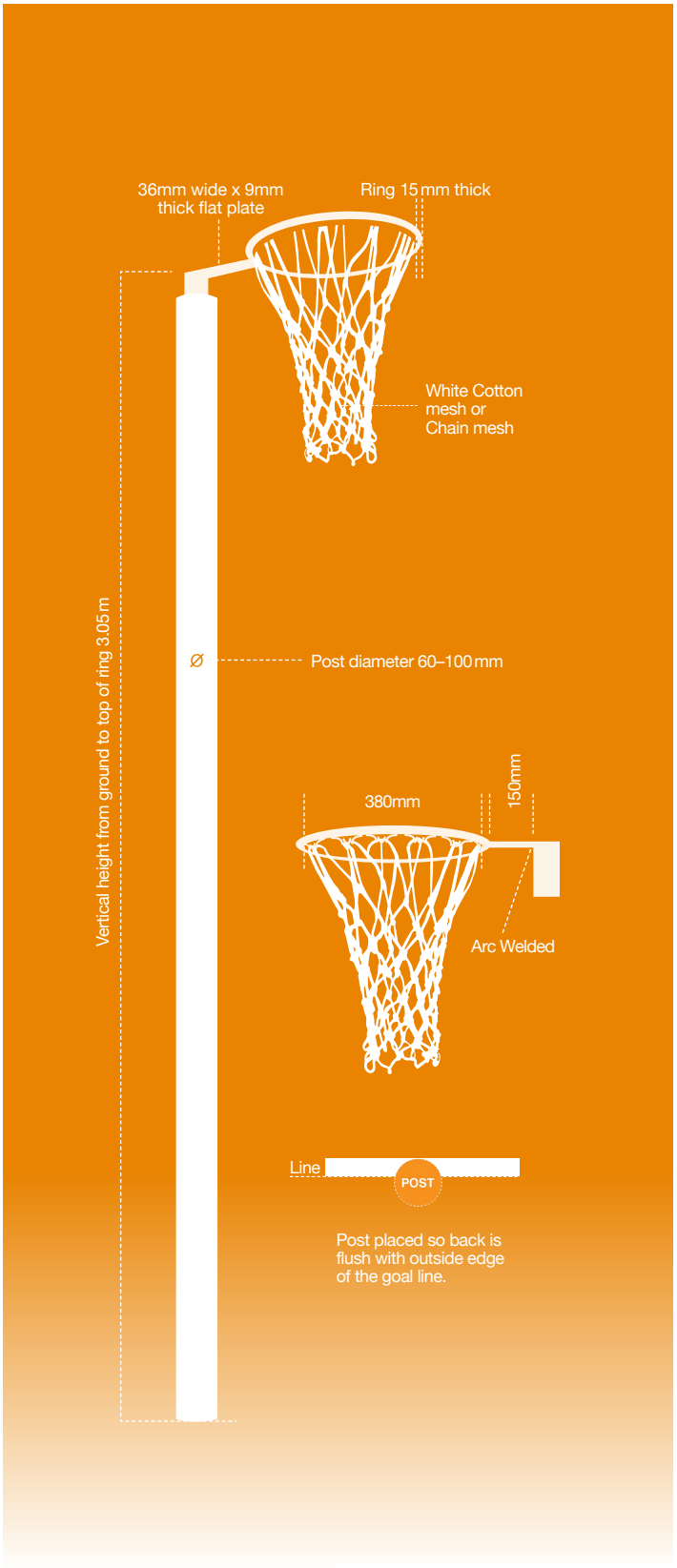
Net: White Cotton mesh or Chain mesh, to be open at both ends

Steel loops/eyelets arc welded to the underside of the ring to allow net attachment preferred

Goalpost padding

3m high to full Length of post. Can be 2.4m high for modified netball (NetSetGO)

Maximum 50mm thick high-density foam core.



2 COMPLIANCE

2.2 COMPLIANCE – SUMMARY DETAILS Continued

Lighting

Outdoor netball courts:

- Class 2 : 200 avg lux: Regional/Club/Local Comp
- Class 3 : 100 avg lux: Low Level/Training

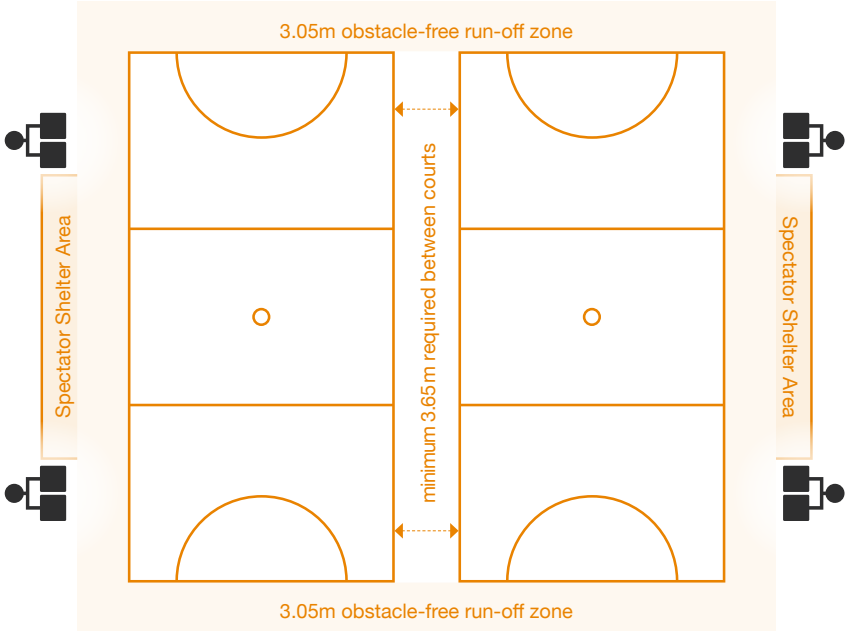
Indoor netball courts:

- Class 1 : 750 avg lux: International/National
- Class 2 : 500 avg lux: Regional/Club/Local Comp
- Class 3 : 300 avg lux: Low level/Training

All outdoor lighting systems should be professionally designed to ensure compliance to standards – AS2560.2.4 including luminosity & uniformity requirements.

Note: Facilities catering for Colour Television (CTV) broadcast will require higher lux averages than those stated above. Therefore, specialist lighting advice should be sought on a case by case basis. A side lighting system is generally used for outdoor courts. Side lighting gives better control of spill light outside the playing area & is more economical for one or two courts. Baseline lighting is not recommended because of glare when shooting for goal. Lighting impacts the environment. Design to AS4282 to minimise spill & obtrusive light.

Further compliance advice and detailed information is provided in Section 9 'Design'.



Example

Two court 200 lux lighting to competition standard (outdoor)

- **Level of play:** competition
- **Average lux:** 208
- **Number of lamps:** 8
- **Number of poles:** 4
- **Pole height:** 12m
- **Floodlight:** 1kw Metal Halide

2 COMPLIANCE

2.3 COMPLIANCE – COURT DIMENSIONS & RUN-OFFS IN DETAIL

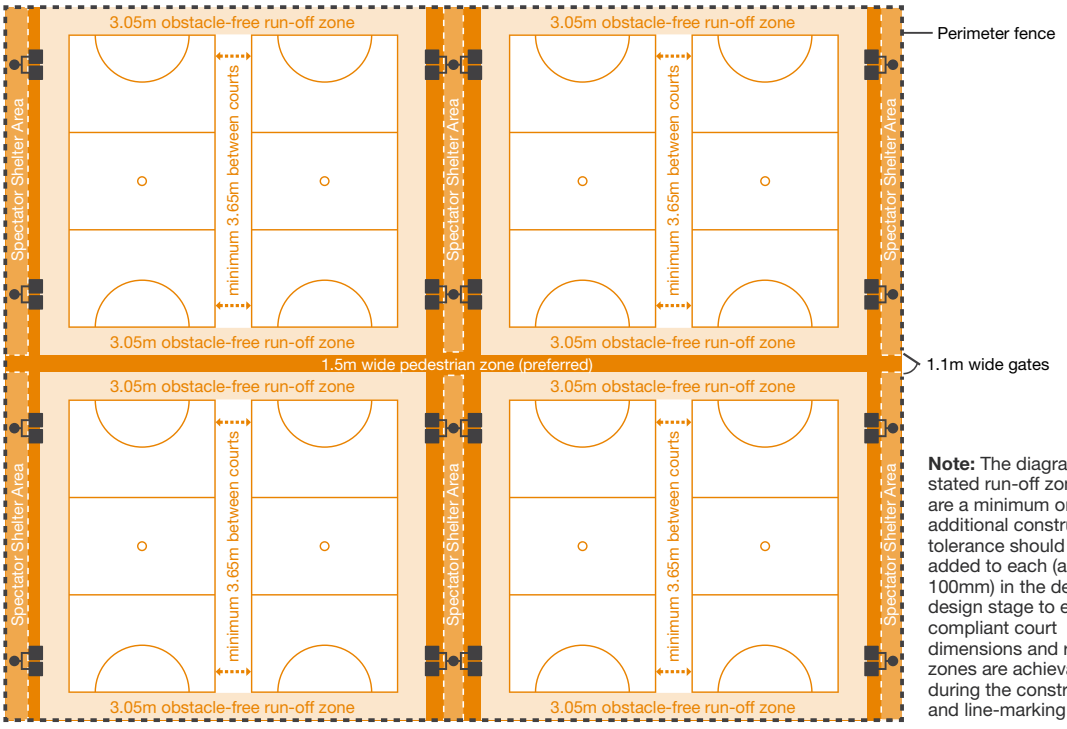
The court measurements and run-offs outlined above form part of the current Official Rules of Netball as provided by the International Netball Federation (2011), which Netball Australia is a member of. Netball Australia and State/Territory Member Organisations follow the facility specifications outlined in the Official Rules of Netball.

All run-off zones must be clear of all obstacles including seating, light towers, fencing, drainage infrastructure and shelters (including the roof overhang). Unlike sports such as basketball and football, netball umpires officiate outside the court boundaries. To ensure the umpires can safely run around the outside of the court as well as providing a run-off space for players, courts must have these clear run-off zones around the court perimeter. **All run-off zones must be of the same consistent surface and level to the courts playing area without gradient or surface type changes or trip hazards.** Note: a +/- 3mm sharp gradient change (step) can be considered a trip hazard.

NOTE: Many older facilities constructed before the current standards were in place have not yet been upgraded to compliant standards. This is mainly due to limited funding budgets and/or site constraints. In any event, these facilities should plan and budget to upgrade their court(s) to bring their facility in line with the current standards. At the very least, safety precautions must be put in place. This includes protective padding on all obstacles that are not easily relocated, such as; large shelters, light towers and building pylons/edges and all other potential hazards that sit within the runoff zones. Outdoor seating and small structures should be relocated outside the run-off zones, as the cost should be minimal in most cases. It is expected that all new or redeveloped netball courts comply with the current standards.

2.4 COMPLIANCE – FURTHER INFORMATION

Further advice and detailed information is provided in Section 9 'Design' of this Technical Manual.



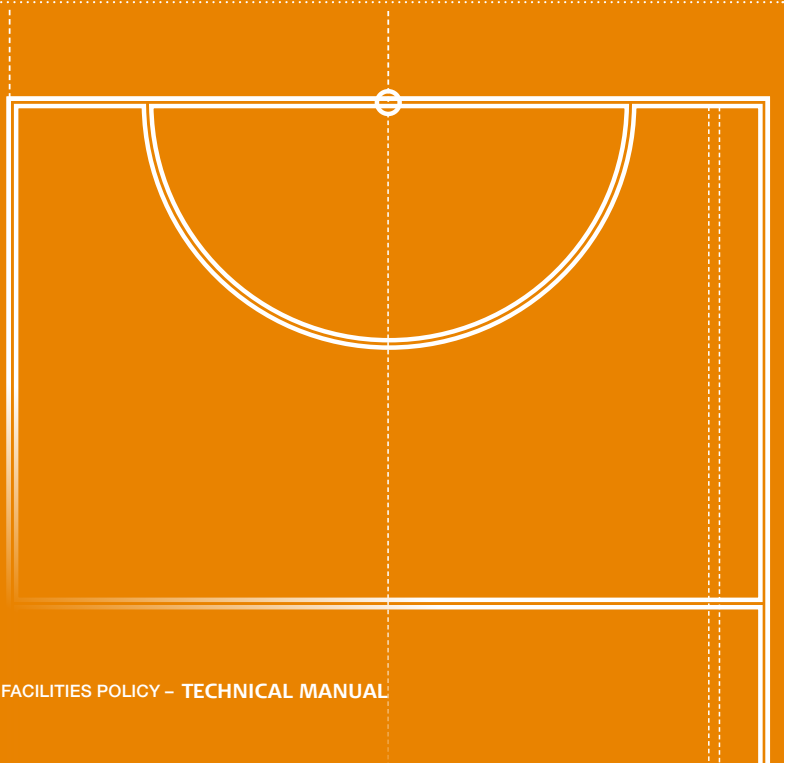
Note: The diagram's stated run-off zones are a minimum only. An additional construction tolerance should be added to each (approx. 100mm) in the detailed design stage to ensure compliant court dimensions and run-off zones are achievable during the construction and line-marking works.

3 UNDERSTAND THE STEPS IN THE NETBALL COURT PROJECT JOURNEY

Not all projects are the same. Small remedial works or partial rebuilds & resurfacing projects may not need to cover every item in the process below. However, the general process is the same and this general guide should still be referenced to ensure a sound project delivery no matter what the size.

FROM INVESTIGATIONS TO PROJECT COMPLETION

1	Contact your Local Council & State/Territory Member Organisation	Independent 'Facility inspection', 'Audit & Works Recommendation Report'	Confirm your preferred site & Concept Design
2	Budgets, cost estimates & funding	'Feature survey' & 'Geotechnical report' (Soil test)	Detailed civil design, Lighting design, Electrical design (if applicable)
3	Detailed technical specifications	Tender / Quotation process	Award of the Works to selected provider(s)
4	Commence construction / Project management	Compliance & Quality checks	Acquit the project
5	Plan for the future		



4 CONTACT YOUR LOCAL COUNCIL & STATE OR TERRITORY MEMBER ORGANISATION

4.1 LOCAL COUNCIL

If you are part of a Club, Association or League then you should consult with your local Council about your project first. They are aware of the various funding opportunities and most funding bodies require you to have the support of your local Council in order to receive funding.

4.2 NETBALL MEMBER ORGANISATION

Councils, Clubs, Associations and Leagues should contact their State/Territory Member Organisation at the very start of the project journey.

Netball Australia does not have a facility advisory service but some State/Territory Member Organisations do. Either way, we strongly recommend that you liaise with your relevant State/Territory Member Organisation throughout the project (e.g. Netball Victoria if your facility is in Victoria). The relevant State/Territory Member Organisation may provide initial basic technical advice where possible to affiliated Clubs and Associations in their relevant state. The local State/Territory Member Organisation should be the first port of call for Clubs, Associations, Leagues and Councils – from project concept through to project completion.

Works recommendations and more detailed advice can be provided on a fee for service basis through independent service providers.

Services range from:

- Site inspections
- Facility condition & compliance audit reports
- Project cost estimates
- Concept designs
- Preparation of technical specifications
- Detailed design drawings
- Management of the tendering processes
- Full project management & project sign off including compliance checks.

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5 INDEPENDENT FACILITY INSPECTION, AUDIT & WORKS RECOMMENDATION REPORT

Asphalt cracking

Non-compliant court

An independent assessment of your project is an important step in achieving a successful outcome. Examples of issues that a facility audit may determine include:

- **The condition of the existing court base, pavement and court surface:** Will crack repairs, resurface, re-sheeting or partial rebuild suffice, or is a total reconstruction required?
- **The constraints,** issues and design possibilities of your greenfield site or existing facility
- **The possible reasons for pavement failures**: Quite often insufficient pavement design and construction, poor drainage and/or tree root invasion are major contributors to pavement failure. These identified issues will need to be addressed and corrected to ensure a long term outcome once your redevelopment works are complete
- **Is the facility compliant?** All court dimensions, run-off zones and goal post heights are measured and compared to the current standards required for netball courts
- **The condition of the supporting infrastructure:** The goal posts and light towers assessed and notations made on their condition
- **Shelters, seating, car parking, clubhouse, change room/toilets and accessibility provisions:** It is important to identify where the facility can improve in regards to these amenities
- **Recommendations for works required:** To improve the playability and functionality of the netball court facility. Short term and longer term recommendations can be provided for planning & budgeting purposes.

NOTE: Take the time to invest in a facility audit. Identifying the issues and works required in a holistic way can reduce project risk and greatly improve project outcomes.

6 SELECTING A SITE

6.1 SITE SELECTION OVERVIEW

On many occasions the available land set aside by Councils for recreational activities is leftover land that is not suitable for the construction of buildings and/or housing. A mandatory investigation of the soil and drainage conditions of the existing or proposed site is crucial. This will determine whether the land is suitable for the construction of new netball courts and what type of pavement construction is required.

Netball courts should be positioned in relation to the service they are to provide to the community. For example a football/netball Club court would most often be positioned near the football amenities and existing supporting infrastructure.

There are two major benefits to doing this:

Visibility between the football oval and clubrooms and the netball court are recommended to facilitate a cohesive relationship between the two sports

Financial benefit to the project; new toilet or change facilities, additional car parking or shelters can add many dollars to a project.

Larger Association court facilities are best placed where the number of courts can increase as demand increases. It should be accessible to the community it services and ideally provide space for increased pavement sizes to accommodate walkways between courts, marshalling/warm up areas, shelters and lighting. Many large netball facilities are well positioned near indoor sports stadiums to take advantage of the existing change/toilet facilities and car parking.

All netball facilities should be well supported with toilet/change room amenities, car parking and accessible path connections.

6.2 SITE PREFERENCE

Preference should be given to a site that provides the following:

- Adaptable to the surrounding area with good supporting infrastructure already in place
- Compactable soil - avoid highly reactive clays where possible
- No large trees within a reasonable distance (approx. 15-20m) from the proposed courts, or else root barriers or selected removal will be required (removal can be costly and require Council permits)
- No overhead electrical wires or major underground services infrastructure, such as; mains sewer, mains water, Fibre Optic Cable – build over permits may not be possible for certain underground assets
- Scope to construct the court and surrounding areas so that the court drains freely and does not allow water to enter or pond around the pavement area.
- Sufficient space to build full sized courts with correct clear runoff zones and space for walkways, shelters and marshalling/warm up areas
- Provide good machinery access and a reasonably level ground. Sites with large gradient/level changes can be built on but the construction costs can be much greater with extensive earthworks and retaining wall works required.

6.3 SITES TO AVOID

Sites should be avoided if they:

- Contain uncontrolled fill
- Have a high water table or are prone to flooding
- Have poor drainage
- Have a poor soil rating
- Have a history of having unsuitable fill material; including buried waste, tree stumps
- Cannot accommodate compliant courts and future growth predictions
- Cannot service the expected traffic flows, power supply demand or car park and toilet requirements.

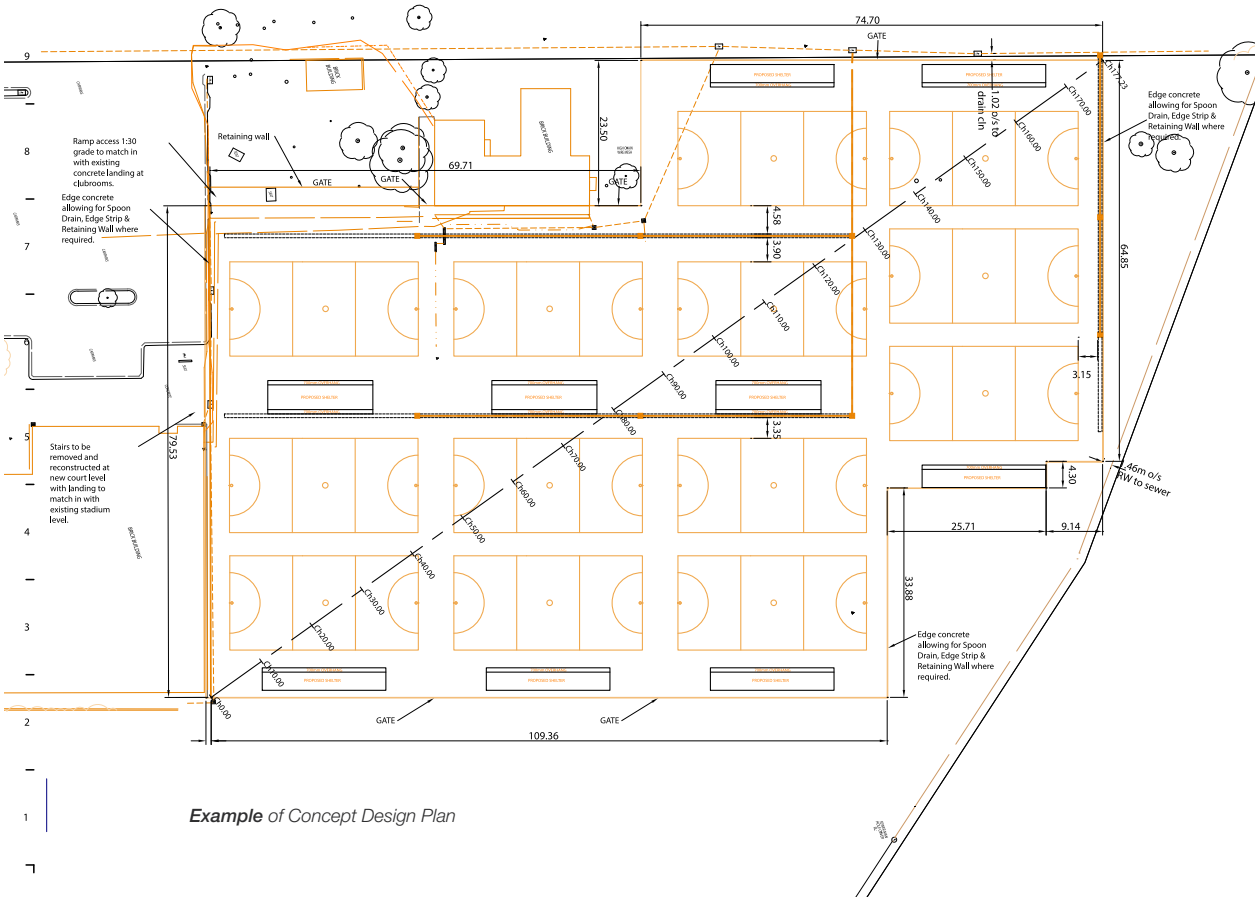
A thorough site inspection and site history can provide valuable information but a comprehensive geotechnical report will determine the most accurate recommendations to ensure a long lasting pavement. This will minimise premature base failures.

NOTE: On no account should the design or construction process commence without appropriate soil testing and reporting. The likelihood of premature pavement failure can increase greatly if this vital step is ignored. Fixing a failed court can end up costing more than the original construction cost. See Section 8 ‘Site Investigations’ in this manual.

6 SELECTING A SITE

6.4 CONCEPT DESIGN

Once the site is selected engaging an industry expert to develop a concept design plan is recommended. This will ensure that all future needs are met. This can clearly illustrate the proposed works and confirm that the project is viable on the proposed site. Potential stakeholder communications and funding applications can be greatly improved by including this type of information. It also minimises any confusion regarding the nature and scope of the proposed project. The concept design should ensure current standards for court dimensions and minimum run-offs and accessible pedestrian access/ walkways are accommodated. Where possible it should also depict spoon drains and tree root barriers. A concept design can be drawn over a scaled aerial photograph or for a more accurate plan a feature survey should be used. The courts should be orientated North/South wherever possible. See Section 8.4 and Section 9.4 in this manual.



***Example** of Concept Design Plan*

7 BUDGET & FUNDING

7.1 BUDGET OVERVIEW

Obtain enough funding to build the courts right, **first time!**

One of the biggest mistakes Clubs, Associations and Councils make is not estimating a large enough budget to build the court(s) properly. Important design components such as pavement type and construction standards, drainage and tree root barrier works quite often drop off a project or are altered simply because the Club/Council did not budget correctly in the planning and funding stage. The courts can fail quickly when this happens and subsequent rectification costs can balloon rapidly.

Poor drainage and tree root damage contribute to the vast majority of premature pavement failures.

NOTE: IT CAN COST MORE TO FIX A FAILED COURT THAN WHAT THE COURT COST TO BUILD IN THE FIRST PLACE!

If the budget doesn't exist to build the court with the proper provisions then don't build it – wait a little longer, get the right amount of money together and build it properly or alternatively, stage the project.

7.2 COST ESTIMATES

Obtain an independent cost estimate for the project early in the process to ensure accurate costings are considered in the search for funds. This should allow the construction of a quality, long-lasting netball court for each specific site.

Must have items to consider in your cost estimate & budget:

- Costs for Site investigations, Feature & Title Surveys and Soil Testing (Geotechnical) works
- Concept design works
- Include a minimum 10% design and construction cost contingency – see Contingency (Section 7.3) on the next page for more information
- Allow a nominal sum for feasibility study, permits and fees
- Surrounding ground shaping and drainage works
- Demolition of existing infrastructure (if required) and/or preparation of the site
- Court base construction including, subgrade, crushed rock & pavement layers:
  - **MUST** ensure sufficient budget to allow a sound pavement to be constructed for your sites soil type or else the court will fail
  - **MUST** allow a large enough pavement to accommodate compliant court dimensions & run-off zones – (see Section 2 'Compliance' of this manual)
- Tree root barriers to all external pavement boundaries to help protect the pavement from tree root invasion and moisture changes caused by existing trees and any future tree plantings
- Concrete plinths and spoon drains to support the entire pavement perimeter (especially for asphalt pavements). Install agi drains and a number of large drainage pits to carry storm and ground water well away from the pavement area
- Independent project management to ensure the project is designed and delivered according to the site investigations, design and specifications.

7 BUDGET & FUNDING

7.2 COST ESTIMATES Continued

Items to also include, if relevant to the project:

- Circulation space for pedestrian access and shelter/ seating areas between courts (in addition to the minimum run-off areas) for larger multiple court facilities – 1.5m wide additional space is preferred where possible. See Section 9.10 'Inclusivity, Accessibility & Signage' in this manual.
- Accessible pedestrian connections to the court from the car park and change/clubroom facilities
- Acrylic surface – Ensure the entire court and run-off areas have a consistent surface in order to be compliant. Preference is to surface to the outside edge of pavement or in a straight line to the face of any fencing
- Fencing – Low level is more welcoming and preferred if court security is not an issue
- Court and pedestrian/access lighting
- Supporting utilities including power supply to the site (Power supply upgrades can be very costly if they are required)
- Marshalling/Warm up pavement area(s) with a number of goal posts (ideal at large multiple court facilities)
- Change room / clubhouse / toilet facilities (dependent upon venue size and usage)
- Car park facilities (size dependent upon the number of courts and predicted usage)
- Construction of supporting infrastructure including seating, shelter, drinking fountain(s)
- Accessible storage room/shed for maintenance, game day and training equipment
- Landscaping to improve aesthetics and provide a welcoming environment. This will also reduce court maintenance issues such as loose stones, dirt and dust on the court surface
- Any site-specific issues that may result in potential liability insurance issues should be allowed for.

IMPORTANT: If the need for an asphalt or concrete base is not yet known, a geotechnical (soil test) report at this stage will be needed. This will determine the sites suitability for an asphalt or concrete pavement and therefore the predicted costs. Alternatively, budgeting for a worst-case scenario (concrete base) is recommended.

7.3 CONTINGENCY

Whether on a tight budget or not, a contingency allowance should always be set aside in addition to the quotation price accepted. This will provide a buffer for the unexpected or accidentally forgotten items or unforseen subgrade issues that can crop up throughout construction projects. A safe allowance is normally around 10% of the accepted contract price, however, lesser amounts can be used where there is minimal "in-ground" works required or the specification documents produced are considered to be of a high quality standard. If the geotechnical report indicates a poor soil type or excessive ground moisture then a larger contingency may be required as the likelihood of identifying soft spots/unstable ground during the sub-grade construction stage may increase.

7.4 FUNDING

There are numerous funding opportunities available. However, funding for netball court projects is highly sought-after in a highly competitive grants market. Clubs, Associations and Leagues are advised to follow the advice in this Technical Manual and do their homework. Many funding bodies require Council support for the project and quite often require the Club, Association or League to submit the application through their local Council (auspice).

Your relevant State/Territory Member Organisation may also be able to point you in the right direction and offer support and assistance where possible, see Section 4 *'Contact your local Council & State/Territory Member Organisation'* in this Manual.

8 SITE INVESTIGATIONS

Thorough site investigations are critical to every redevelopment project; whether it be reconstructing an existing court or starting from scratch on a greenfield site. Sound investigations may save you many thousands of dollars or even a life! Before any detailed design works can proceed, the following are essential:

- Geotechnical report/Soil report
- Title survey
- Service detections
- Feature survey.

8.1 GEOTECHNICAL REPORT/SOIL REPORT

No major construction works should ever be planned without a site specific soil report from a geotechnical engineer.

Before the design and construction stages commence there is the need to ascertain the sites soil type. It is essential that a Geotechnical Engineer conducts soil tests of the project site and provides a report with sports pavement recommendations. Light tower footing recommendations should also be provided, if applicable.

This specialist consultant will undertake site investigations by means of drilling bore holes and taking soil samples in and around the proposed court site to ascertain the existing soil type and condition. The results of these samples and tests are then used to determine the structural requirements of the netball court; excavation depth, sub-grade treatment, sub-base and base detail for construction (depth of excavation, crushed rock layer depths and pavement type and thickness).

NOTE: Light tower construction requires a deeper soil test (approx. 3m depth) than a pavement only construction (approx. 2m depth), so it is important to let the civil engineer and/or geotechnical company know if you intend to install light towers.

The civil engineer will determine how the subgrade should be prepared and design a pavement structure based on their site inspection and review of the geotechnical report. One, two or even three layers of Fine Crushed Rock (granular material) may be required at the sub-base stage in the court construction. The number of layers and their depths will be dependent on the soil type and the type of base (asphalt or concrete) proposed. There is no 'one pavement design fits all'.

NOTE: Each site will be different, therefore, don't ever presume that the depth of the sub-base material and type of base used at a neighbouring town's netball club will be ok for your netball court project.

The results of the soil tests are classified based on the expected movement of the soil; this is generally related to the capacity of the soil to shrink and swell.

The typical classifications are:

CLASS 'A' – Little or no ground movement

CLASS 'S' – Slightly reactive site

CLASS 'M' – Moderately reactive site

CLASS 'H' – Highly reactive site

CLASS 'E' – Extremely reactive site

CLASS 'P' – Problem site.

The geotechnical report should also advise the following:

- The depth of the top soil
- If there is any fill and if so whether it is likely to compact adequately
- If there are any signs of decomposing vegetation and/or rubbish within the subgrade.
- If the soil profile is excessively moist and/or over a perched water table
- The depth to which a solid and firm sub-grade is likely to be found.

Soil types and ground conditions can vary greatly from site to site; sometimes it can even vary within the one site. Therefore, it is critical that soil testing is carried out on every netball construction project.

NOTE: NEVER assume that you know what the soil type/condition/classification is for a particular site.

8.2 TITLE SURVEY

A Title Survey should be undertaken to determine the actual title boundaries in which the courts can be built. Title boundaries can have a major impact on designs and it is important to note that many physical boundaries (fences) are not accurate. Title boundaries within a reserve can also impact power supply requirements.

NOTE: Never assume that fence or visible boundary markers are accurate. It can be very costly to find out that the courts have been built over someone else's land after the fact.

8 SITE INVESTIGATIONS

8.3 SERVICE DETECTIONS

Service Detections should be undertaken to determine what underground services are present. This is required before any geotechnical drilling can take place and will also identify what services may be affected by the court build. Some underground service providers do not allow their assets to be built over. A query to 'dial before you dig' (DBYD) is an absolute must (telephone 1100 or query online at www.1100.com.au), but never assume that this will tell you everything. Some services are not known to DBYD and many private or reserve land parcels are not included in the DBYD documents. You should always engage a professional service detection company to scan the site and mark out all underground services. An accurate plan with the services plotted should be provided as markers can wear or wash away quickly in heavy rain. Services should be taken very seriously as some (such as power) can have life threatening consequences if they are accidentally hit during soil test drilling or construction. The locating of underground services may also save many thousands of dollars. Never assume that there are no underground services at a greenfield (clear) site. Often there are no visible markers to alert prospective designers or court builders.

8.4 FEATURE SURVEY

A feature survey should be undertaken to produce a topographical/feature survey of the site. Feature surveys are used as a base for the concept and detailed design stages. This allows the designers to plot the courts/ pavement areas and the supporting infrastructure (eg shelters & light towers) accurately.

A feature survey shows the following:

- Existing levels over the site
- Existing path of overland water flow so that this can be considered and incorporated into the civil and drainage design
- The extent of earthworks that will be required to create a platform for the netball court construction
- The exact location of any existing features on the site – such as trees, fences, buildings, concrete pathways, power supply lines and water meters. It is important to know if any existing features will impact the proposed construction works (the courts may need to be designed around certain features or some features may need to be removed, demolished or relocated)
- The existing services as identified and marked during the service detections works (as noted above)
- The title boundaries as identified and marked during the title survey works.

9 DESIGN

Design

To achieve a desirable long-term outcome, a sound design process should be followed.

9 DESIGN

9.1 DESIGN OVERVIEW

To achieve a desirable long-term outcome, a sound design process should be followed. The following design considerations for a netball court facility are recommended:

- **Determine the needs of your facility** – Consulting with the Club and/or community to determine future usage requirements is recommended; How many courts are required? How will the facility interact with the surrounding infrastructure? Identify any gaps where additional infrastructure is required (i.e.: paths, car parking, change rooms, shelters, seating).
- **Ensure appropriate investigations are undertaken such as soil testing, feature survey, title survey & engineering advice** – These coupled with the concept design plan will assist in determining the appropriate base for the courts (i.e.: asphalt/concrete), appropriate subgrade treatment, crushed rock layer numbers and overall depth, positioning, and overall success of the project. See Section 8 'Site Investigations' in this manual.
- **Engage an industry expert to develop a concept design plan** to ensure all future needs are met. Ensure current standards for court dimensions and minimum run-offs and accessible pedestrian access/walkways are accommodated. The courts should be orientated North/South wherever possible (see Section 9.4 'Court Orientation' in this manual).
- **Liaise with your State/Territory Member Organisation** (i.e. Netball Victoria in Victoria) from the project scoping stage through to the construction stages and project completion. See Section 4 'Contact your Local Council & State or Territory Member Organisation' in this manual.
- **Ensure the courts are compliant** – Netball courts must be 30.5m long x 15.25m wide and have a minimum 3.05m run-off clear zone to the outside of each sideline and baseline and have a minimum 3.65m between courts. They must be of the same surface and level as the court. This is an International Netball Federation rule introduced to ensure the safety of players and umpires. See Section 2 'Compliance' in this manual.
- **Ensure court works are designed specifically for each site** to ensure all facets of the facility upgrade are considered. Soil type, existing drainage issues, water catchments and previous pavement failures in and around the site should be considered in any design work. Ensure the pavement is designed to allow compliance to the current standards for court dimensions and run-offs for netball. See Section 2 'Compliance' in this manual.
- **An independent design and specification package should be prepared wherever possible** – An independent engineer will utilise industry best design principles and consider the soil & site conditions when designing the court. If a design and construct method is considered, research is important. There are some very reputable design and construct companies in the industry that can offer a great result but this can be an area where you get what you pay for, so don't base your decision on cost alone.
- **Ensure the court/pavement has adequate fall (1:100)** – Either in both directions or diagonally across the courts on a single constant plain. This should fall to a formed drainage system by way of concrete spoon drains to allow storm water to outfall efficiently and away from the pavement area. In multiple outdoor court facilities, spoon drains should be provided between every second court, as a minimum, to prevent unplayable conditions on the lower courts. Ensure all drainage infrastructure (including spoon drains and pits) is outside of the required minimum run-off zones See Section 2 'Compliance'. Where fencing is installed, perimeter drainage infrastructure should be positioned outside the line of fencing wherever possible.
- **Ensure the courts perimeter drainage is also designed** to allow stormwater to drain efficiently away from the pavement areas. Spoon drains should be installed at the base of retaining walls and earthen swales should be provided around the court pavement to minimise water ingress onto and under the pavement from the surrounding areas. Perimeter agi-drains should be installed to protect the pavements subgrade and sub-base from moisture variations to avoid major pavement damage (such as cracking and collapsing).
- **Tree root barriers should be installed to all boundaries** where existing and future plantings may occur within 10-15m of the pavement. This will minimise tree root damage in the future. Avoid planting near courts as moisture variations and tree root invasion in the subgrade around and under the pavement can cause significant damage to the pavement.
- **The courts surface should not hold water.** The surface tolerance is +/- 3mm maximum deviation when measured in any direction under a 3 metre straight edge. There should be no obvious water ponding areas across the pavement. Low areas hold water and collect silt, making the court slippery underfoot and creating ongoing maintenance issues. Ponding areas are also unpredictable underfoot and prevent the foot from contacting firmly with the court surface when in play. This can result in an unplayable court in wet conditions – this should be avoided at all costs as netball is often played in wet conditions.

9 DESIGN

9.1 DESIGN OVERVIEW Continued

- **Ensure goal posts are specified correctly** as per Section 9.6 'Goal Posts' in this manual; they need to be 3050mm high and fitted with full length high density foam padding.
- **Provide clear direction regarding line marking** – Ensure all dimensions and run-offs are compliant with the current Standards for Club competition (see Section 2 'Compliance' in this manual). All lines must be 50mm wide with clean sharp edges and be a textured water based acrylic (see Section 9.5 'Line marking' in this manual).
- **Address accessibility throughout the site** to ensure compliance with the Disability Discrimination Act (DDA). Netball facilities should be inclusive and accessible to all members of the community. Path connections and/or ramps should be provided between the court(s) and the car park, changeroom, toilet and clubroom facilities (A brief guide to the Disability Discrimination Act is available online at www.humanrights.gov.au/our-work/disability-rights/guides/brief-guide-disability-discrimination-act).
- **Consider installing seating and shelters** to the sideline boundaries of the court to accommodate and support the players, coaches, scorers and spectators. These must be outside the required run-off zones (including shelter veranda/overhangs).
- **Install a drinking fountain** in close proximity to the court facility (if possible).
- **Fencing is not essential for netball, but if included it should comply with the current standards** AS1725-2010 Part 1, 2 or 5 (depending on height). Fencing should allow access gates for emergency/maintenance access and sufficient pedestrian access gates for practical reasons. Preference is for 1.2m high black powder coated chainmesh fencing with top and bottom rails to improve game day functionality whilst maintaining a welcoming feel. If security is an issue 3m high fencing would suffice (see Section 9.8 'Fencing' in this manual).
- **Lighting should adhere to the current standards for sports lighting standard AS2560.2.4** and Netball Australia's indoor lighting recommendations outlined in Section 9.7 'Lighting' section of this manual. Ensure the lighting infrastructure is designed and installed outside the required clear run-off zones. The design, layout and illuminance (lux) ratings should be suitable for the type of facility and level of play expected. Lighting should also be non-obtrusive to nearby residences and meet future growth/needs. (see Section 9.7 'Lighting' in this manual)

9.2 BASE CHOICE (ASPHALT OR CONCRETE?)

As noted previously, a geotechnical report is required to determine whether an asphalt or concrete base will be required. Some facility managers or Councils may prefer to opt for a longer lasting concrete base regardless of the geotechnical report recommendations if budget permits or if pavement failures are known in the area.

Asphalt is an affordable option if the site has one or more of these factors present:

- Good soil with little shrink/swell characteristics
- A compactible subgrade
- Is not in a problematic drainage or flood prone area
- Multiple courts being constructed
- Easy access to an Asphalt plant
- Access to an asphalt that is free of Pyrites or other Ferrous (Iron) material. See Section 13.4.8 'Rust Stains / Pyrites'.

A reinforced concrete base may be the better long-term alternative if;

- The soil type and/or condition is poor
- The soil report indicates high reactivity
- The site has poor drainage
- The site is flood prone.

Even though concrete has a greater up front cost, a concrete base is most likely the only choice if the soil classification is poor. Getting expert advice at this stage is vitally important, as the right base design will often deliver much better long term outcomes. It may also lower the projects whole-of-life cost when future repairs and rectification works are taken into account. Concrete will also have a much greater life expectancy than asphalt when designed and constructed well, so the costs can be favourable when looking long term.

Once again we reiterate the importance of a thorough geotechnical / soil report before the design and construction processes start. Sites with problematic soil types require expert civil engineering advice and design work. There are a number of concrete slab options available and so it is recommended that a qualified civil engineer be engaged to determine which is appropriate for your specific site. Budgets must be determined based on this advice early in the planning and design process, as the cost can vary greatly between an asphalt and concrete base.

NOTE: Budgets should not determine the base design. Courts constructed with under-designed or insufficient bases are likely to fail within a short time frame.

Budget and lifecycle costs should be considered in addition to the geotechnical report and engineers recommendations when selecting a base type. Asphalt pavements may have a cheaper capital cost however, they can have a shorter predicted lifespan and higher ongoing maintenance cost than concrete pavements. For more information, see Section 17 'Lifecycle Costing' in this manual.

9 DESIGN

9.3 COURT LAYOUT

It is recommended that netball courts are designed in relation to the service that they provide to the individual site and user group. For example:

If the court is part of a football reserve and it services a football/netball level competition, it may be beneficial if the court:

- Was positioned as close to the football ground and clubhouse/pavilion amenities as possible
- Was positioned as close to the car park facilities as possible with firm & stable path connections to assist access
- Provided sightlines between the football ground and the netball court to encourage a cohesive connection to the football community. This encourages spectator/player cross overs between the two sports
- Provided scorers', coaches' and spectator shelters positioned on the court sides (outside the required clear run-off zone).

If the courts are part of a multiple court Association facility it may be beneficial to have:

- Adequate change room/toilet facilities in close proximity.
- Access to potable water
- Adequate shade provision
- Adequate seating, dependant on level of competition and expected spectator numbers
- Adequate scorers and coaches shelters (to the sidelines - outside of the required clear run-off zones)
- Adequate spectator shelter and viewing areas (outside of the required clear run-off zones)
- Sufficient pedestrian/spectator access walkways (outside of the required clear run-off zones). These should be positioned between and to the ends of courts in high pedestrian movement corridors (an additional 1.5m is preferred in addition to the required run-off zones if considered). See diagram in Section 2.3 'Compliance - Court Dimensions & Run-Offs In Detail.'
- Warm up/marshalling area with a firm pavement
- Accessible path connections between the courts and the courts supporting infrastructure, such as car parks and clubrooms/changeroms.

NOTE: These are recommendations only (not a standard) provided for club/association/council consideration. Stakeholders can benefit from consulting with the user groups. This will assist in determining the most suitable layout and supporting infrastructure required for the particular venue and use.

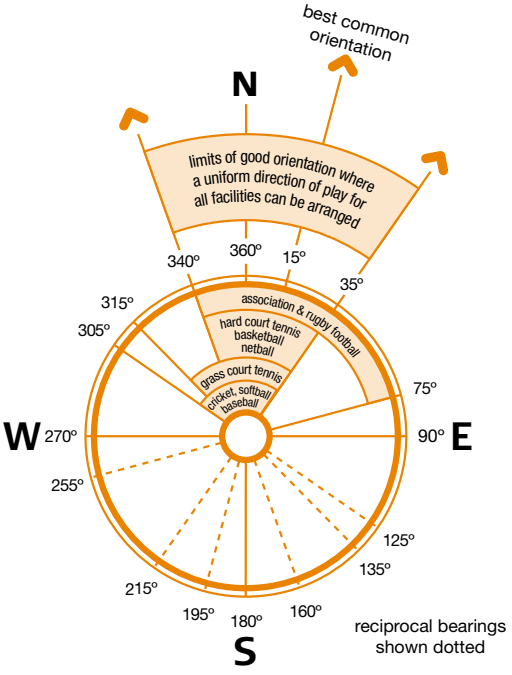
9.4 COURT ORIENTATION

A North-South court orientation is preferred to minimise the effects of the suns glare.

The time of day for play (early morning or late afternoon) as well as the time of year the sport is played (winter or summer) may have a bearing on optimal orientation. The aim, however, is to determine the advantages and/or disadvantages of the sun's direction and other natural factors. It is generally recommended that playing areas are orientated in a north-south direction to minimise the effect of a setting sun on players. The best common orientation is 15° east of north.

You can alter this by various degrees to increase player comfort or site constraints. There is an allowable limit within the current standards, netball allows between 20° west of north and 35° east of north. This is outlined on Page 6 of the 'Sports Dimensions Guide for Playing Areas July 2008' produced by the Department of Sport and Recreation Western Australia.

It should, however, be noted that there are some existing netball courts with an East/West orientation. Although this is not ideal, it may be required where a North/South orientation within the noted tolerance is not possible due to site constraints.



9 DESIGN

9.5 LINE MARKING

All netball line marking should have the following:

- 50mm wide lines
- Textured water based acrylic paint suitable for wet weather netball use (in no circumstance should oil based road or traffic paint be used)
- Line marking paints that are approved for application on asphalt sports pavements
- A finish that is the same texture and level as the surrounding court surface so that it is stable underfoot
- Straight lines with clean, crisp edges – taping the lines will produce sharp lines and is recommended

It is also important that:

- New asphalt needs to cure for a minimum of 14 days before line marking can commence
- The paint is applied in thin layers to a clean & dry surface – heavy coats will result in cracking and curling along the edges.

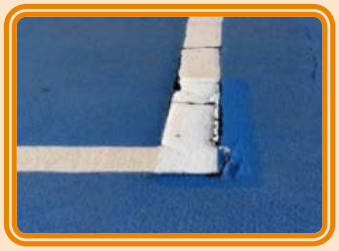
NOTE: The method of line marking will vary between each applicator. One approach uses a string line and masking tape machine, while the other uses a special gravity fed line-marking machine. The masking tape method will enable two coats to be applied, this can offer superior durability. Both methods should produce a sharp defined line with no fogging at the edges.

When using the masking tape approach, it is recommended that the non-slip textured water based line-marking paint is applied with a paintbrush or a 50mm wide roller. Care should be taken to ensure the paint does not 'bleed' under the tape (which results in messy and unsightly lines). Line-marking airless spray units and aerosol cans are not recommended. The use of these methods results in overspray and rough edges, leaving a poor quality finish.

The masking tape method

The gravity fed line marking machine method

Spray unit used resulting in unsightly overspray



Asphalt damage due to oil based paint used

Line marking allowed to 'Bleed' under the tape

Well installed line marking – crisp & sharp edges

9 DESIGN

9.5 LINE MARKING Continued

Colour

The choice of line-marking colour is important but it is usually determined by the user group(s). There are no international standard colour schemes for netball court markings. Most sports require white lines for major competitions and the Official Rules of Netball state that white is preferred. Where netball courts are the only sport marked on the pavement, white is usually adopted. In multi-sport court facilities there are some varied industry practices available to help determine which sport has which line marking colour, such as:

- The most frequently used sports are usually marked out in White, followed by Yellow, Blue & Red
- The faster the ball game the lighter the line marking colour i.e.: the lightest colour represents the fastest sport to the darkest represents the slowest. In a situation where tennis, basketball, netball and volleyball are played on the same court, tennis would be rated as the fastest sport and therefore white would be used for the line marking. Basketball is the next fastest and therefore yellow would be used. Netball is classified slower than basketball so red is used for the line marking and so on.

This is outlined on Page 8 of the 'Sports Dimensions Guide for Playing Areas July 2008 produced by the Department of Sport and Recreation Western Australia.

Note: These are industry practices only - not a standard.

9.6 GOAL POSTS AND PADDING

In addition to the goal post specification in Section 2 'Compliance' of this manual, the following items should be considered:

Goal Posts

- The contractor must ensure the exact 3050mm goal post height from the courts finished surface level to the top of the goal ring is achieved
- Painted white preferred
- Must be fitted with full length padding for training and match play. See the following Goal Post Padding references.
- The top of the goal post should be steel capped and must not project above the height of the goal ring
- The goal ring is to be especially strong in public outdoor settings where rough play can be experienced and vandalism is prevalent. The ring may need additional support in these circumstances, if so this should be conveyed to the goal post supplier. The ring shall be arc welded to the goal post and preferably have small steel loops to which the chain or cotton mesh net attaches. All outdoor court goal nets should be strong all weather nets
- The goal posts should be hot dipped galvanised steel as they have a longer lifespan than ordinary galvanised steel. This will help resist rusting at ground level
- The goal posts can be installed directly into a concrete footing or installed into a ground socket. If they are to be inserted into a ground socket, they should have a reasonably tight fit inside the sleeve so that it does not wobble or allow the post to turn. A locking pin welded on to the goal post that slots into a small hole near the socket will stop the goal post moving around and stabiliser bars or rods can be used to help 'lock' the posts into a fixed and stable position
- The goal post concrete foundation (footing) dimensions and installation and/or ground socket installation should be determined by the manufacturer's recommendation for their product. In lieu of this, the court builder or engineer will be able to determine a suitable footing design based on the sites ground conditions. At a minimum the concrete goal post footing should be a minimum of 460mm x 460mm x 610mm deep. Note: The concrete footing should be poured using job mixed concrete i.e.: crushed rock, sand and cement or plant mixed concrete. Do not use rapid set concrete as this has a tendency to rise out of the ground with the sleeve and/or post
- The goal post should be installed so that the internal face of the post is positioned on the internal face of the baseline so as not to encroach on the Playing Area of the court inside the baseline -any excess post width and/or post support base or socket is to impede on the run-off area outside of the court instead
- Ensure that water does not pond at the post/footing connection, this is especially important in salt-water environments
- If there is any doubt about the safety or stability of a goal post installation, consult a structural engineer.

NOTE: The type of goal post specified in this Technical Manual is readily available across Australia and does accommodate both the 3.05m & 2.4m goal post height adjustments.

This manual has intentionally nominated a 60mm minimum goal post diameter, as the previously specified 65mm minimum is not readily sourced in Australia.

9 DESIGN

9.6 GOAL POSTS AND PADDING

Continued

Padding

Goal Posts must be fitted with padding for the entire length of the post (3m) for competition play. NetSetGO court goal posts can be fitted with reduced height padding of 2.4m due to the adjustable goal ring height, low level of play and expected height of the participants in this playing group.

The length of padding specified in this Technical Manual is readily available across Australia.

All padding must have no more than a 50mm maximum thickness. It should also have the following characteristics as a minimum:

- Premium quality high density foam core for maximum protection and safety
- Heavy Duty PVC outer lining for outdoor use
- Start at the base of the goalpost and extend up the goalpost to the standard height required
- Full length Velcro fastening for maximum stability
- Velcro fastening to be installed so that is at the back of the goal post at the mid-point at all times to ensure maximum protection to the face of the post for players on court.

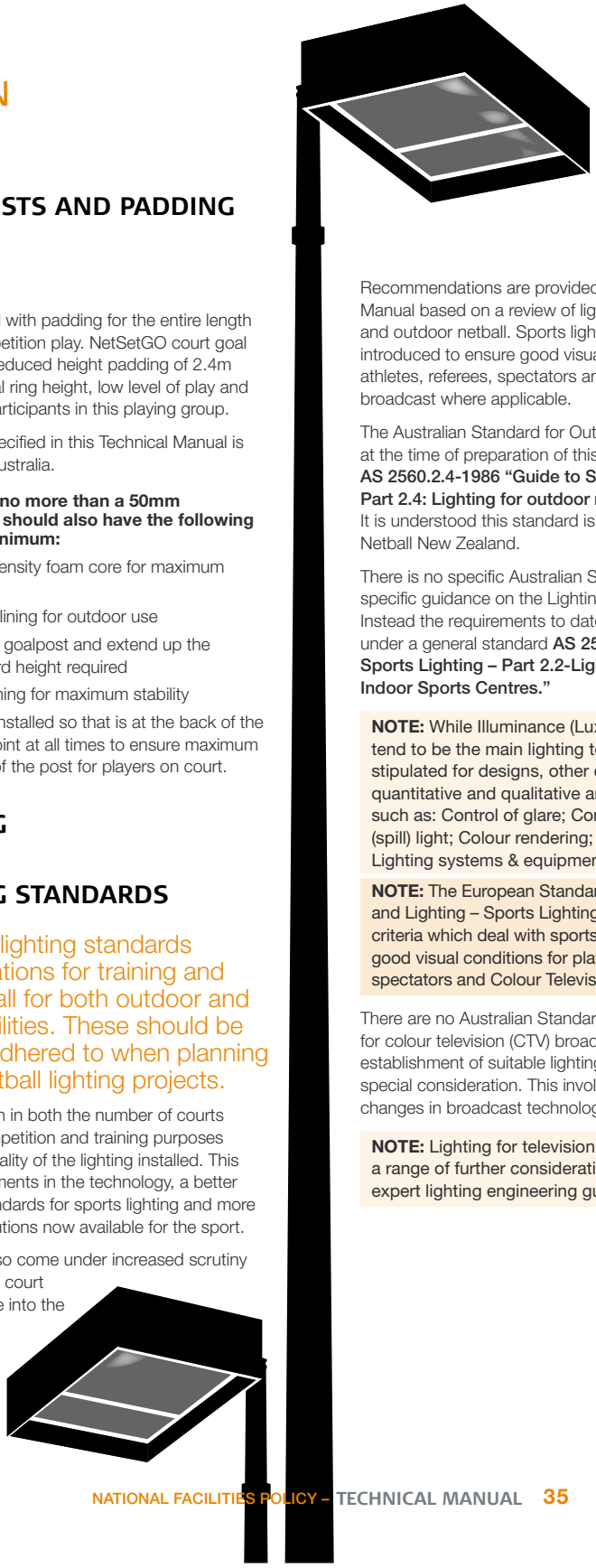
9.7 LIGHTING

9.7.1 LIGHTING STANDARDS

There are certain lighting standards and recommendations for training and competition netball for both outdoor and indoor netball facilities. These should be considered and adhered to when planning and designing netball lighting projects.

Netball has seen a growth in both the number of courts that have been lit for competition and training purposes and an increase in the quality of the lighting installed. This is largely due to improvements in the technology, a better understanding of the standards for sports lighting and more cost effective lighting solutions now available for the sport.

Lighting systems have also come under increased scrutiny due to a requirement that court lighting should not intrude into the lifestyles of people away from the court. This includes neighbours and vehicular traffic.



Recommendations are provided within this Technical Manual based on a review of lighting standards for indoor and outdoor netball. Sports lighting standards have been introduced to ensure good visual conditions for players, athletes, referees, spectators and colour television (CTV) broadcast where applicable.

The Australian Standard for Outdoor Netball current at the time of preparation of this Technical Manual is **AS 2560.2.4-1986 "Guide to Sports Lighting – Part 2.4: Lighting for outdoor netball and basketball."** It is understood this standard is also adopted by Netball New Zealand.

There is no specific Australian Standard that offers specific guidance on the Lighting for Indoor Netball. Instead the requirements to date have been covered under a general standard **AS 2560.2.2-1986 "Guide to Sports Lighting – Part 2.2-Lighting of Multipurpose Indoor Sports Centres."**

NOTE: While Illuminance (Lux) and Uniformity tend to be the main lighting technical criteria stipulated for designs, other criteria both quantitative and qualitative are also important, such as: Control of glare; Control of Obtrusive (spill) light; Colour rendering; Backgrounds; Lighting systems & equipment.

NOTE: The European Standard EN 12193:2007 "Light and Lighting – Sports Lighting" has published lighting criteria which deal with sports lighting to ensure good visual conditions for players, athletes, referees, spectators and Colour Television (CTV) transmission.

There are no Australian Standard recommendations for colour television (CTV) broadcast. The establishment of suitable lighting criteria requires special consideration. This involves consideration of changes in broadcast technology.

NOTE: Lighting for television broadcast involves a range of further considerations and require expert lighting engineering guidance.

9 DESIGN

9.7.1 LIGHTING STANDARDS Continued

Netball lighting guidelines recommendations

Netball Australia conducted a review of the available Australian Standards in regards to outdoor and indoor Netball specific lighting.

The following interim recommendations have been adopted by Netball Australia pending review with Standards Australia as to whether **AS 2560.2.2** and **AS 2560.2.4** are destined for further revision / reissue.

NOTE: Australian & New Zealand Standards relevant to Netball have not been updated for nearly 30 years.

Netball lighting play level classifications

Lighting specifications now align with the Class 1, 2 and 3 specifications listed in the European Standard **EN 12193:2007** as follows:

Lighting Class 1 – International and National play shall meet this Classification:

- Class 1 is set for top level competition
- Venues will be designed to accommodate international and national competitions which generally involve large spectator capacities with long potential viewing distances.
- Top Level Training can also be included in this class.

Lighting Class 2 – Regional Level Competition or Local Club Competition play shall meet this Classification.

- Class 2 is set for mid-level competition such as regional and local Club competition which generally involves medium size spectator capacities with medium viewing distances.
- High level training can also be included in this case.
- The Level of play "Competition with large spectator galleries" in AS 2560.2.4-1986 is expected to fall into this category

Lighting Class 3 – Low Level Competition play shall meet this Classification.

- Class 3 is set for local or small Club competitions which do not generally involve spectators.
- General training, physical education (school sports) and recreational activities will also come into this category.
- The Level of play "Recreation or training and competition with few spectators" in AS 2560.2.4-1986 is expected to fall into this category.

Note: Class 1 has been introduced as an additional class to cover Non-Televised Top Level Competition such as International and National.

Netball lighting recommendations – Outdoor netball (Non-televised)

The lighting criteria for Outdoor Netball lighting (Non-televised) has been adopted per the European Standard but adapted to ensure levels all comply with the minimum values specified and widely used throughout Australia in current **Australian Standard AS 2560.2.4.**

9 DESIGN

9.7.1 LIGHTING STANDARDS Continued

Table R1: Outdoor Netball (Non-televised)

Lighting Class	Horizontal Illuminance Maintained Average Lux [1]	Uniformity U1 (Min to Average)	Glare Rating Max [2]	Colour Rendering Ra8
Class 1 Top-Level Competition	500	0.7	50	65
Class 2 Mid-Level Competition	200	0.66	50	65
Class 3 Low Level Competition/ Training	100	0.5	50	65

[1] *All illuminance measurements apply at the court surface level. Illuminance Values pertain to the Principal Playing Area (PPA) being a court 30.5m x 15.25m. Illuminance values 75% of these are recommended in the Total Playing Area (TPA) being a court with safety run-offs defined as an area 37.5m x 22.5m and using the measurement grid of points setout in EN 12193 being 13 x 7 for PPA and 15 x 9 for TPA.*

[2] *Glare Rating Observer Positions at which maximum GR rating apply are taken as PPA positions 1.5m above court surface at the 4 corners of the court and at each of the 3 points along the one-third of court lines being each sideline and the centre position along these lines. Total observer positions = 10 No.*

NOTES:

- Class 1 relates to International and National competitions, this level of competition is rarely (if at all) played on outdoor courts
- These outdoor netball lighting recommendations have now included a specification for the Glare Rating (GR) Parameter.
- GR = 50 maximum for all Classes of play has been adopted for all non-televised outdoor Netball venues.
- Glare Ratings must be less for Televised sport with GR < 40 toward cameras a common requirement and reinforces the need to be cognisant of any CTV broadcast requirements at project inception.
- Further detail on the calculations of glare rating can be found in CIE112-1994 'Glare Evaluation System for use within Outdoor Sports and Area Lighting'.

9 DESIGN

9.7.1 LIGHTING STANDARDS Continued

Netball lighting recommendations – Indoor netball (Non-televised)

Lighting criteria for Indoor Netball lighting (Non-televised) has been adopted per the European Standard but adjusted with regard to the minimum values specified in current AS 2560.2.2 dealing with Multi-purpose Halls. This considers the likely reality that Indoor Netball Courts will generally need to anticipate multi-purpose sports use to maximise the utility of a venue.

Table R2 – Indoor Netball (Non-televised)

Lighting Class	Horizontal Illuminance Maintained Average Lux [1]	Uniformity U1 (Min to Average)	Colour Rendering Ra8
Class 1	750	0.7	65
Class 2	500	0.7	65
Class 3	300[2]	0.5	65

[1] *All illuminance measurements apply at the court surface level. Illuminance Values pertain to the Principal Playing Area (PPA) being a court 30.5m x 15.3m. Illuminance values 75% of these are recommended in the Total Playing Area (TPA) being a court with safety run-offs defined as an area 37.5m x 22.5m and using the measurement grid of points setout in EN 12193 being 13 x 7 for PPA and 15 x9 for TPA.*

[2] *AS 2560.2.2 is a multipurpose standard and recommends 300 Lux at 1m above court surface. While EN12193:2007 permits a lesser illuminance of 200 Lux specified at the court surface and is a Netball sport specific recommendation. It is accepted that a 200 Lux recommendation at court surface, while suitable for Netball only, would not meet the minimum level recommended in AS 2560.2.2 of 300 Lux 1 m above court for multi-purpose sports. Given the likely reality that Indoor Netball Courts will generally need to anticipate multi-purpose sports use to maximise the utility of a venue, the minimum Illuminance Maintained Average for Lighting Class III has been intentionally set to also ensure compliance with AS 2560.2.2 Multi-Purpose sports minimum lighting recommendations for training.*

Netball lighting recommendations – Colour television (CTV) lighting

Netball lighting recommendations for colour television lighting include:

- Venues for which Colour Television broadcast requirements may exist require consideration of higher lighting levels and other more stringent lighting criteria than are listed in Tables R1 and R2
- Venues for which Colour Television broadcast requirements may exist require specialist lighting advice at the inception phase of a project to consider and reflect the changes in the technologies associated with CTV broadcast
- Recommendations for Colour Television Broadcast requirements may be found in the current publications CIE Technical Reports 83 and 169 and these should be considered in formulating the Sports Lighting CTV specification
- Reference is recommended to Lighting Criteria given in the “Free TV Australia Operational Practice OP-31 Lighting Requirements for Television” and the documents referenced by it. This is with a view to meeting future television standards as they evolve
- Free TV Australia has published a range of outdoor public broadcast requirements dealing with specific sports. Reference shall be made to any specific future publication dealing specifically with Netball and/or Basketball when setting the CTV lighting criteria
- Reference is also recommended to European Standard EN 12193 :2007 which also contains CTV broadcast lighting criteria for companion reference in formulating the Sports Lighting CTV specification
- The International Netball Federation (INF) lighting specifications of 1500 Lux (TV) for “Indoor Netball Facility Requirements” is a single criteria only. It is not recommended to be used in isolation of specialist advice and development of a comprehensive set of Lighting Criteria that adequately address the CTV broadcast requirements and with regard to the specific venue.

There are a number of other lighting parameters other than the obvious Horizontal Illuminance on the Court surface that are important to consider and specify for venue sports lighting suitable for CTV. These include, but are not limited to:

- Vertical illuminances
- Uniformity
- Glare rating towards cameras
- Colour temperature
- Colour rendering
- 50/60 cycle flick
- Qualitative requirements.

9 DESIGN

9.7.1 LIGHTING STANDARDS Continued

NOTE:

There is a need to consider CTV Lighting requirements at the outset of a project where a venue is proposed to be designed with this capability.

There is a requirement for specialist lighting advice which should particularly consider changes occurring in the technologies associated with CTV broadcast in drawing up the Lighting Specification.

When considering CTV at a venue, reference should be made to relevant CIE Publications and the publications of 'Free TV Australia'. The recommendations for CTV contained in EN12193 should also be considered.

CIE Publications

The International Lighting Commission (CIE) has published several technical reports relating to Lighting of Sports Events for Colour Television Broadcast.

CIE Publications of relevance include:

- **CIE-83 – 1989** (*) "Guide to the Lighting of Sports Events for Colour Television and Film Systems"
- **CIE-169 – 2005** "Practical Design Guidelines for the Lighting of Sports Events for Colour Television and Filming"

It is intended that CIE-169 technical report be read in conjunction with CIE-089 which contains the quantitative requirements.

*(*CIE 83 – 1989 superseded CIE 28 referred to in the Australian Lighting Standards and is understood to now be currently subject to further revision and update at the time this guideline has been written.)*

NOTE: Recommendations for Colour Television Broadcast requirements may be found in CIE Technical Reports 83 and 169 that should be considered in formulating the Sports Lighting CTV specification.

Free TV Australia

New Venue Development and Upgrade Projects at venues likely to host international and nationally significant events, should be designed with regard to the recommendations both quantitative and qualitative given in: 'Free TV Australia Operational Practice OP-31 Lighting Requirements for Television' and the updates to this criteria and be constructed with a view to meeting future television standards as they evolve.

Netball lighting recommendations – Additional criteria

Improved technical standards have been widely adopted in sports lighting design since the publication of the Australian Standards governing Netball Lighting in the specific areas of Glare Control and Obtrusive Lighting.

- **Glare restriction (Outdoor netball)** – Netball has now adopted the Glare Evaluation System that is already prevalent in other sports. Outdoor Netball Lighting standards are recommended to include a specification for the Glare Rating (GR) Parameter. It is proposed this be set at GR = 50 maximum for all Classes of play in non-televised outdoor Netball venues and is embodied into Tables R1 and R2 above. Glare Rating <40 to be considered for CTV requirements.
- **Obtrusive Light (Outdoor netball)** – An Australian Standard to control obtrusive light **AS 4282** was published in 1997, more than a decade after the Australian standard specifying Outdoor Netball Lighting was published. It is widely referenced to improve environmental planning control of exterior lighting, including floodlighting installations

NOTE: It is recommended that all netball lighting projects comply with Australian Standard AS 4282: 1997 'Control of the obtrusive effects of outdoor lighting'.

9 DESIGN

9.7.1 LIGHTING STANDARDS Continued

Netball lighting recommendations – Other lighting considerations

European Standard **EN 12193:2007** contains further lighting recommendations beyond that contained in AS 2560.2.2 & AS 2560.2.4 which are considered of general merit and to result in better installation standards. Compliance is considered advisable for:

- **Spectator area lighting** – The European Standard specifies a minimum lighting level of 10 Lux for visual comfort of spectators. Given the requirements of AS 1680.0.2009 for 20 Lux as an indoor minimum for safe movement in publicly accessible space, 10 Lux as a criterion is restricted to outdoor applications only.
- **Continuation of an event in case of lighting failure** – The European Standard specifies lighting to at least a Class 3 level be provided for continuation of a sport.
- **Lighting Total Areas (TA) not just Principal Areas (PA)** – The European Standard specifies lighting in the Total Areas (TA) being the safety 'run-off' spaces' at 75% of the Principal Areas (PA).
- **Vertical illuminance** – The European Standard specifies a minimum vertical illuminance not less than 30% of the horizontal level.
- **Prohibited luminaire locations** – Indoor netball and basketball are specified not to have luminaires positioned in that part of the ceiling, which is above a 4m diameter circle around the basket (goal).

NOTE: The above recommendations can be used to augment requirements given in current Australian Standards.

Netball lighting recommendations – Transitional arrangements

Whilst Netball Australia looks to amend lighting standards and/or recommendations it is important to consider transitional arrangements to aid sporting clubs and venue operators to adapt.

Transitional arrangements to permit competitive play at venues that do not comply with this guideline may be agreed to by the Member Association. This is envisaged to be likely under specific circumstances, for example in cases where venues have been designed to comply with a previously applicable lighting standard and/or are proceeding with a defined infrastructure upgrade program.

9.7.2 GENERAL LIGHTING INFORMATION

All netball court lighting projects should be designed by a qualified lighting & electrical engineer. The information contained in this section is provided as a guide only.

Getting started

The lighting and electrical engineer will require some detailed information before they can proceed with their design works. They will generally require the following:

- A feature survey and/or civil detailed design drawings to overlay the lighting design on. This will ensure you achieve the most accurate design outcomes.
- Information regarding the existing site
- Detailed plans showing all overhead and underground services.
- Details regarding existing and future power supply & demand – Sites often require power supply upgrades and/or power supply consolidation works as part of a netball court lighting project. This should be considered early in the project as the costs for such works, if required, can be expensive.

In addition to the lighting and electrical engineers drawings, you will need to seek the services of a structural engineer to provide a light tower footing design for each different type of pole and fitting combination you intend to install or design all of the light towers footings according to the tallest and largest/heaviest light fitting combination if the budget allows. Some light tower suppliers can provide standard drawings, however, each project can differ. The number and type of light fittings per tower (wind sail area and weight), the site's wind rating and the site's soil type can all affect the depth and outside diameter of the concrete footing required.

9 DESIGN

9.7.2 GENERAL LIGHTING INFORMATION Continued

Lamp types

Lighting systems are defined by the type of lamp used in the luminaire and the placement of the luminaire relevant to the playing area. For example, the lighting for a court may be described as corner mounted Metal Halide, side mounted Metal Halide, or a hybrid scheme (both corner and side mount) Metal Halide.

Early court lighting was predominantly tungsten halogen. Relatively cheap to install these provided poor lighting for netball and were energy wasteful with a short lamp life. This would not be considered for new lighting installations. Most of these systems have been phased out and those that have not been should be looking to do so.

Modern Netball court lighting systems consist predominantly of Metal Halide lamp luminaires.

In saying this, the lighting industry continues to evolve and at the time this manual has been prepared the rapid advancement in light output and control from Light Emitting Diode (LED) lamps has seen LED lighting recently introduced for the lighting of large areas and sports lighting.

On the basis of what has occurred in other sectors of the lighting market, such as external public lighting, LED lamps sources are well poised to become the preferred lamp choice for future Sports Lighting including Netball installations.

It is anticipated this will likely see a progressive transition away from the current Metal Halide lamp technologies. Given the rapid change in lamp technology there may also be other new lamp and controls technologies worthy of future consideration.

As LED sports lighting is relatively new, the up-front supply and installation capital costs can be much higher, however, the long term running costs and notably the lifespan of the LED light fittings should be considered. These are attractive in comparison to Metal Halide light fittings and may repay the investment over time.

It is also important to note that the Metal Halide light fittings may start to be phased out of the market if LED light fittings quickly take hold to the same extent they have in other lighting sectors. Therefore, purchasing and parts replacements may become an increasing consideration.

Existing Metal Halide lighting systems (legacy systems) may be able to be converted to an LED lighting system using, for example, ‘one for one’ fixture replacements. Luminaires need to be determined as photometrically suitable to meet the Lighting Standards. Depending on the age and condition of the existing infrastructure this may well be worth investigating.

LED lighting is claiming to offer up to a 70% energy savings using a smart management system and with dimming capabilities and individual lamp switching. LED also has a very long lifespan.

When weighing energy savings, carefully consider the projected hours of use at each lighting level and electricity charges.

When weighing maintenance savings, consider that luminaires will still accumulate dirt regardless of the technology, and will still need to be cleaned periodically eg 3-5 years, even if lamps do not have to be replaced.

It is recommend that a lighting engineer is contacted/engaged for more information particularly around the selection of the most appropriate lamp technology for the project application. When doing so, carefully consider the full cost of ownership, that is, capital cost, energy, maintenance running costs and disposal costs, not just the initial capital cost.

9 DESIGN

9.7.2 GENERAL LIGHTING INFORMATION Continued

Pole configuration and heights

Light towers and luminaire placement are generally along the sides of a netball court. However, there are also many multiple court facilities with corner light configurations.

The layout below is for a two-court facility. It complies with the relevant standards and recommendations for netball court competition standard lighting for a Class 2 facility. (Mid-level, Regional & Club competition level play)

The light fittings should also be mounted on cross arms at the top of the light towers so they effectively illuminate the Principal Playing Area (PPA). These cross arms can be up to 1.0m in length. The light fittings should be professionally aimed to achieve maximum illuminance and light uniformity across the court(s).

Local Council light spillage regulations and Obtrusive Light Standards can also have an impact on luminaire positioning. Therefore, any light spillage beyond the property fence line should be kept to a minimum and adhere to Australian Standard AS 4282:1997 'Control of the obtrusive effects of outdoor lighting'.

Corner lighting configurations are not ideal, however, they can be a good alternative when you are lighting multiple courts, where site constraints don't allow side lighting and where ongoing maintenance on side lighting towers or budget is an issue.

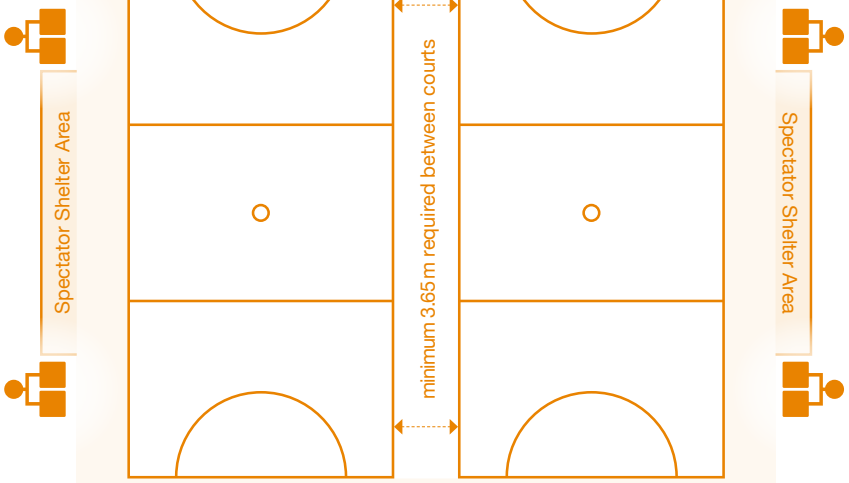
Where a corner lighting project can seem more cost effective in the initial installation/capital outlay, they can be more expensive to run due to limitations in switching individual courts on.

The mounting height of the luminaires varies within the different configurations to increase uniformity and reduce glare.

The placement of the light poles - luminaires - is determined by the luminaire design. Every luminaire has a particular photometric distribution or light 'footprint' that determines its exact placement relative to the playing area. The lighting engineer or light fitting supplier can provide information on the exact point of placement of the luminaire and this, in turn, determines where the light pole will be placed.

NOTE: The pole must be placed clear of the netball court and the clear/obstacle free run off zones for obvious safety reasons.

Pole footings and foundations should be designed by a Structural Engineer.



9.7.2 GENERAL LIGHTING INFORMATION Continued

Choice of lighting system

The critical elements when choosing a lighting system are illuminance and consistency of light over the principal playing area, run-off areas and glare. Of course, capital cost of the lighting system may also influence the choice. Generally, a more expensive lighting system often results in less maintenance and running costs. So make sure you do your homework.

Illuminance

Illuminance can be improved by using higher light output lamps or a greater number of lamps.

Increases in illuminance result in increased capital and running costs and a balance needs to be sought. The Australian Standard provides illumination levels suitable for the various levels of netball played. Ensure that your lighting adheres to the requirements described in Section 9.7.1 'Lighting standards' in this manual.

An illuminance (lux) level test can be conducted easily by using a calibrated light meter. A standard plotting diagram will be used to ensure the illuminance values are taken at a regular grid on the court and run-off areas. The averages are then calculated to determine the illuminance averages and uniformity across the Principle and Total Playing Areas. This test should be undertaken at the completion of your lighting installation to ensure that the required illuminance levels have been achieved. It is also important to check the values again periodically to ensure the light system is maintaining the required minimum illuminance (lux) averages.

Uniformity

Consistency of light is measured as 'uniformity'. This is also reported in the Australian Standard and Clubs should specify lighting to meet the appropriate Standard for their use. The measure of uniformity describes mathematically how even the light will be on the court. Where uniformity is poor, the eye struggles to follow the flight of the ball and predict its speed and when it will reach the player.

Ensure that your lighting adheres to the requirements described in Section 9.7.1 'Lighting standards' in this manual.

Uniformity is improved by installing more luminaires and/or choosing luminaries with reflectors and other components designed to provide even light. The placement of the luminaires relevant to the principal playing area is important to maximise uniformity and this placement is determined by the optical design. Placement includes positioning relative to the court as well as mounting height. A lighting plan designed for one luminaire may not suit another luminaire.

Light loss factors

Light loss occurs due to 2 factors termed 'lumen depreciation' and 'dirt depreciation'. All floodlights suffer from both. Lumen depreciation is particularly important to consider with metal halide floodlights. Dirt depreciation is affected by a number of differing environmental /atmospheric conditions (e.g.: airborne dust) and the interval selected between cleaning of the light fittings. It is worth noting the light loss factor is greater if the interval between regular cleaning of the light fittings is extended. Therefore, consideration needs to be given to the anticipated frequency of such maintenance when designing the lighting system to ensure the expected lighting levels at the end of the planned maintenance period remains greater than the desired minimum lighting levels.

Where possible, floodlight wiring should be sized to take account of voltage drop. Voltage drop increases as the length of cabling increases, which in turn affects light output of lamps. This is a common oversight when installing lighting systems and is usually a contributing reason to why lighting levels are unable to be sustained to the desired levels over time.

Voltage drop causing reduced lighting levels and premature lamp failure can also be experienced when electricity suppliers reduce the electrical supply through their networks (e.g. from say 240 Volts back to around 220 Volts). If this problem is suspected, you can request your sites voltage supply from your local electrical supplier. However, this verification should only be sought after ascertaining if there is not a voltage drop issue resulting from undersized cabling or excessive cable length.

Glare

Glare can occur when the placement of the lamp is in the line of sight of the ball in main player view directions. Glare is reduced through lamp and reflector design, positioning of the light towers, height of light towers. Luminaire manufacturers develop designs to suit their particular luminaires when they are used for netball court lighting.

All outdoor court level of play classifications require a maximum on court glare rating GRmax= 50. For more information see the standards and recommendations provided in Section 9.7.1 'Lighting Standards' in this manual.

9 DESIGN

9.7.2 GENERAL LIGHTING INFORMATION Continued

Circuit switching

Switching needs consideration, particularly when Metal Halide lamps are used. If turned off, these cannot be re-ignited until they have cooled. This may take fifteen minutes or more. The switching can be configured so that the lights are not able to be turned on within this time frame and therefore save premature wear and luminaire replacement costs.

A 'per court' lighting design, rather than using floodlights to light multiple courts, can enable individual courts to be turned on. This can save energy and replacement costs when the court usage is low. Facilities should investigate this switching option.

Obtrusive/Spill light standards

Spill light is a growing issue for Councils as neighbours and road users demand that spill lighting not intrude on their lives.

Lighting standards now reflect these concerns. These standards have maximum lighting limits that must not be exceeded at the property boundary. Where courts are close to property boundaries, or neighbours are located downhill from the netball court, the standard may be more difficult or even impossible to achieve and therefore the lighting of some courts may not be possible.

All lighting designs should adhere to the Australian Standard **AS 4282:1997 'Control of the obtrusive effects of outdoor lighting'.** Netball Australia recommends that Clubs, Associations and Leagues contact their local Council and consult with a lighting & electrical engineer to ensure that their lighting design complies with the current standards and Council requirements.

Maintenance of lighting

As with other aspects of netball court operation, thought must be given to maintenance of the lighting installation. A number of aspects of this should form part of the Club's ongoing management plan. The management plan should include costing of these elements so that funds are reserved for this purpose.

Lamp maintenance

Lamp life varies according to the type of lamp used. For example, newer LED sources will have a substantially longer life than the present day metal halide. A lamp replacement schedule will need to take account of the lamp life, court usage, type of luminaire. Generally, group replacement of all lamps simultaneously will deliver savings in access costs (cost of cranes, cherry pickers, travel, and site visit).

Luminaires

Luminaires require periodic servicing. Lenses become dirty, as do the reflectors. Lamp usage causes the air inside the luminaire to heat and cool. The expansion and contraction of the air draws in airborne contaminants, pollutants, insects and the like as the seals age. Contaminants are also deposited on the outside of the lens and baked on by the heat of the lamp. Court owners should seek advice from luminaire manufacturers on cleaning regimes and appropriate chemicals to use. The facility manager should not forget access needs when servicing luminaires. Generally this maintenance will require an experienced electrician with a 'cherry picker' or other approved access method.

Luminaire housings and electrical control gear should also be maintained. Cabling will require periodic checking by a qualified electrician, as will electrical distribution boxes, switchgear, and timers.

Access by heavy vehicles onto the pavement area should be avoided. Light equipment or access via the surrounding areas is advisable. The court pavement and surface must be protected from maintenance personnel and equipment.

Light towers

Light towers should also be inspected periodically. Footing bolts, welds and attachments may each deteriorate over time and a visual inspection during routine maintenance is recommended.

There are also non-invasive structural integrity testing available if you are worried about the condition of a light tower. Contact your State/Territory Member Organisation for more information. It is important that all structural assessments are undertaken only by structurally qualified persons.

9 DESIGN

9.8 FENCING

Fencing is not required for netball to be played; however, there are some practical benefits to installing a barrier around the court perimeter.

A perimeter fence can:

- Stop the netball from leaving the court playing areas, minimising the need to chase the ball across uneven ground, car park areas or roads
- Define the court and maintenance areas
- Secure the courts from misuse in built up residential areas
- Create a barrier to prevent vehicle access.

If a fence is preferred, there are several standard industry heights readily available, being; 1.2m (low level), 3m (high) and 3.6m (multipurpose tennis). These are all acceptable depending on the usage and security requirements of each individual site.

Fencing should allow double access gates for emergency/maintenance access and sufficient pedestrian access gates for practical reasons for each enclosure. **Gate opening widths are to be a minimum of 3m wide for double emergency/maintenance access and 1m wide for pedestrian access as a minimum (although 1.1m and 1.2m wide pedestrian gates can offer increased access wherever possible).**

All fencing should comply with the relevant Australian Fencing Standards. The selection of the relevant Standard depends on the finished height required. The following information is provided as a guide to the above mentioned standard fence heights. This information can be referenced when communicating with contractors or when writing a project brief, request for quote or project specification. In saying this, it is the users responsibility to ensure these details are correct at the time of each netball court/fence construction project and reference the relevant standards and their details as required.

AS1725-2010 Part 5 – 1.05m nominal height black powder coated chainmesh fencing with top and bottom rails can improve game day functionality whilst maintaining an open & welcoming feel.

It is important to note that using a 1.05m high chainmesh will result in an overall finished height of approx. 1197mm (often referred to as 1.2m high in the industry) once the top and bottom rails are fitted.

Note: There are 3 chain mesh heights available for low level fencing; 900mm, 1050mm and 1200mm. The height of the chainmesh will determine the finished height of the fence. This section relates to the mid point height of 1050mm for ease of reference.

AS1725.5-2010 Sports Ground Chain Link Fabric Fencing Type 2, Heavy Durability Commercial grade, including but not limited to:

- 1050mm high chainmesh with a 50mm max. space between the bottom rail and the finished court surface
- Heavy Duty 3.15mm wire chain link fabric with a 50mm pitch and no support wires
- Black powder coated posts and rails with black PVC coated chain link fabric
- Class 1 (medium quality) Pipe Grade with minimum 60.3mm OD corner posts and 60.3mm OD intermediate posts with 3.6mm Medium Grade Galvanised Pipe. Intermediate posts to have 2400mm nominal maximum centres
- Type A design with top & bottom rail each being 48.3mm OD x 3.2mm Medium Grade Galvanised Pipe
- Post Foundations as per the associated drawings in the relevant standard as a minimum or as per engineer's advice.

9 DESIGN

9.8 FENCING Continued High Netball Fencing

AS1725-2010 Part 1 – 3m nominal height (netball only) or AS1725-2010 Part 2 – 3.6m nominal height (multipurpose netball with tennis overlaid). If security is a concern or a lockable facility is required then a 3m high fence will suffice. Alternatively, is the courts are multipurpose use with tennis overlaid a 3.6m high fence will be required as per tennis requirements.

3m (3000mm) high – high netball fencing:

It is important to note that using a 3m high chainmesh will result in an overall finished height of approx. 3127mm (referred to as 3m high fencing in the industry) once the top and bottom rails are fitted.

AS1725.1-2010 Tennis Court Chain Link Fabric Fencing Class 1 Type A, Heavy Duty Commercial grade, including but not limited to:

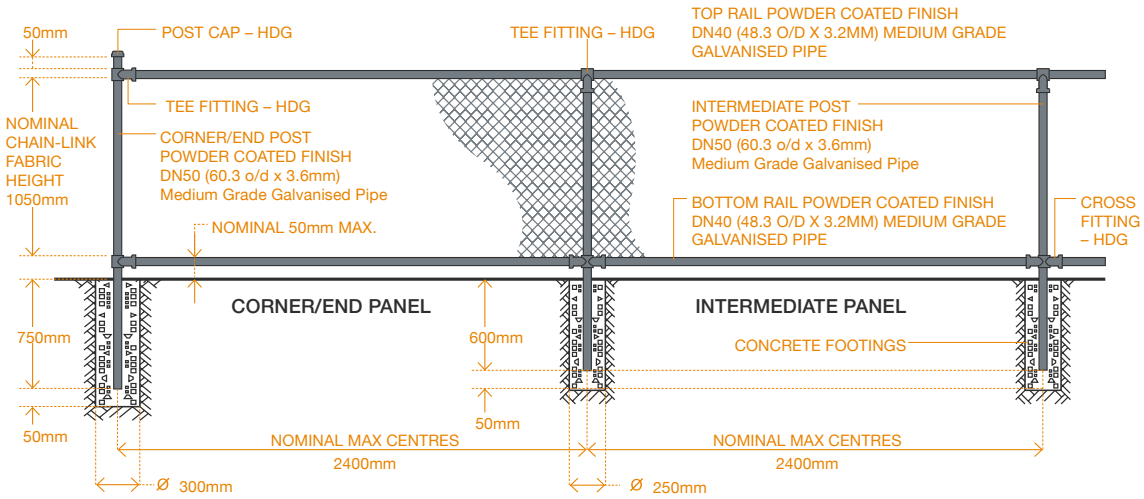
- 3m (3000mm) high with a 30mm space between the bottom rail and the finished court surface:
- Heavy Duty 3.15mm wire chain link fabric with a 50mm pitch and 2 support wires
- Black powder coated posts and rails with black PVC coated chain link fabric
- Class 1 (medium quality) Pipe Grade with minimum 88.9mm OD corner posts and 60.3mm OD intermediate posts with their associated minimum wall thickness and strength grade as per Appendix B Table B1
- Intermediate posts to have 3330mm nominal maximum centres
- Type A design with top & bottom rail each being 48.3mm OD x 3.2mm Medium Grade Galvanised Pipe
- Post Foundations as per the associated drawings in the relevant standard as a minimum or as per engineer's advice.

3.6m (3600mm) high chainmesh – Multi-purpose (netball/tennis) Courts:

This has an overall finished height of approx. 3727mm (referred to as 3.6m high fencing in the industry) once the top and bottom rails are fitted.

AS1725.2-2010 Tennis Court Chain Link Fabric Fencing Class 1 Type A, Heavy Duty Commercial grade, including but not limited to:

- 3.6m (3600mm) high chainmesh with a 30mm max. space between the bottom rail and the finished court surface
- Heavy Duty 3.15mm wire chain link fabric with a 45mm pitch and 3 support wires
- Black powder coated posts and rails with black PVC coated chain link fabric
- Class 1 (medium quality) Pipe Grade with minimum 88.9mm OD corner posts and 60.3mm OD intermediate posts with their associated minimum wall thickness and strength grade as per Appendix B Table B1
- Intermediate posts to have 3330mm nominal maximum centres
- Type A design with top & bottom rail each being 48.3mm OD x 3.2mm Medium Grade Galvanised Pipe
- Post Foundations as per the associated drawings in the relevant standard as a minimum or as per engineer's advice.



IMPORTANT: This is a detailed drawing of a typical 1.2m high fence only. The detail is different depending upon the finished fence height required. The relevant standards for each as noted in this Fencing section of the manual should be referenced according to the finished fence height required.

9 DESIGN

9.8 FENCING Continued

NOTE: If facility management requires the installation of wind break mesh material or large signs on any fence structure then the standard AS 1725-2010 states in Appendix A Purchasing Guidelines, that *'The intermediate fence members within this Standard make no allowance for signage, wind break materials or creepers attached to tennis court fencing'* (Note: There is no netball purpose only literature regarding fencing). *'Purchaser should separately obtain an engineer's recommendation and design for fence members and or attachment of backstays, depending on wind break materials proposed and wind category area the fence is exposed to. Options for double arm backstays for attachment to fence members have been included in this Standard for purchaser's consideration, see Appendix E'*.

Local wind rating, type and size of windbreak material and the 'to be built' fence minimum standards/ drawings/specifications will need to be considered if the Club/association want to install the wind break material in the future. Upgrading the Outside Diameter (OD) of the intermediate posts as opposed to installing backstays is the preferred option for aesthetic reasons. In most cases this will strengthen the fence without the need for backstays. For this reason it is much better to design to suit future needs rather than retrofitting after construction. Consult with a reputable fencing company or structural engineer for site and project specific advice and site specific fence designs.

9.9 SHELTER, STORAGE & SEATING

The provision of shelters along the sidelines of netball courts is an important consideration. Netball is a wet weather sport and play often continues when it is raining and windy. It is recommended that shelter from the weather be provided for game officials, scorers, coaches, first aid trainers, spectators and interchange and injured players.

Provisions to keep game day equipment dry is recommended. Items such as the player's bags, team game day equipment, score sheet, first aid equipment, game day checklists and paperwork are required courtside during the game.

There are many different shelter options available in the market, some with individual units (coaches and scorers boxes) and some large span structures that can accommodate many people at a time. The size and position of the shelter will be determined by the available space and the position of any existing or proposed infrastructure items, such as light towers.

Adequate seating. The amount of seating provided should adequately cater for the expected spectator numbers on game day and training sessions. There are a number of good seating options available in the market place. The quality, lifespan and available budget should be considered on a case by case basis.

Storage positioned close to the courts. This will enable coaches and officials to store their equipment in close proximity to the courts and lessen the need to lug heavy padding, balls, bibs and training equipment bags long distances.

NOTE: All Shelters (including veranda overhang), Seating and Storage items must be positioned outside of the required 3.05m (3050mm) clear run-off zones.

9 DESIGN

9.10 INCLUSIVITY, ACCESSIBILITY & SIGNAGE

It is important that good netball facility design ensures netball courts, supporting infrastructure & amenity are welcoming, accessible & inclusive to all members of the community.

It is important to provide;

- Safe, firm and accessible pathways to connect the netball courts to the car park areas and other amenities such as clubroom, pavilion, changeroom and toilet facilities
- Pedestrian circulation zones/walkways between or around courts in high pedestrian areas – these are in addition to the required obstacle free run-off zones
- Safe surfaces to all paths, access areas, ramps and steps. All surfaces should be firmly fixed and slip resistant in wet and dry weather conditions
- Clear informative and directional signage
- Public lighting to path connections and car park areas
- Car parking with accessible car park spaces in close proximity to the court and supporting amenity areas.

The information contained in this section should be used as a guide and specifically relates to outdoor netball courts. All design works should follow Universal Design principles and comply with the DDA Act 1992 and provide all abilities access as per Australian Standard AS1428.1-2009. Design should also comply with the current National Construction Code (NCC) Series 2012 vol.2 Building Code of Australia Class 1 and Class 10 Buildings where relevant. Other good practice documents in circulation should be considered along with local government and/or specific funding requirements for each individual project.

Pathways

Pathways should consist of a hard pavement such as asphalt or concrete. These are preferred as they provide superior stability underfoot. If budgets are minimal, a firm stable path can be constructed using pavers or a granular type material, however, it is important to note that granular materials can be problematic and migrate onto the court surface, therefore creating possible slip hazards and higher court maintenance requirements.

Path connections should be wide enough for the intended use and be without trip and slip hazards. If gradient changes are an issue then ramp access should be provided. Paths should adhere to the current Disability Discrimination Act (DDA) and the Australian Standard AS1428.1-2009. Where access to and within buildings and stadiums is required the current National Construction Code (NCC) Series 2012 vol.2 Building Code of Australia Class 1 and Class 10 Buildings should also be referenced.

Signage

It is recommended that signage is provided to welcome, inform and reassure visitors. Signage should also:

- Introduce & direct people to the courts & supporting facilities & amenities.
- Signs should be obvious, clear & consistent throughout the facility.
- Incorporate commonly used words & symbols that are easy to understand.

Placement is important:

- Position where visually impaired people can get close to it.
- Signs should not cause obstruction or create a safety risk.

Circulation/Movement Zones

The provision of accessible circulation and movement zones is preferred wherever possible.

This includes:

- 1.5m wide Circulation Space between spectator/shelter/seating areas and the court run-off zones and
- 1.5m wide Movement Corridors between multiple courts and/or to the sides or ends of the courts.

These recommended spaces are in addition to the netball courts required obstacle free run-off zones. The aim is to keep the court's run-off zones free of pedestrians and spectators whilst providing safe uninterrupted passage for pedestrians from the facility entrance to spectator areas and other courts and amenities within the facility while games are playing. Circulation and movement zones are particularly important in large multiple court facilities. These areas should be clearly marked to guide the players, officials and spectators safely through the facility without interrupting player or umpire movement. In the absence of an existing netball specific width recommendation for these circulation zones, it is recommended that the designer is guided by the DDA Act 1992 and relevant Australian Standards as stated above and aim to provide a minimum 1.2m wide (or 1.5m wide preferred) pedestrian movement /circulation zone in addition to the required run-off zones in high pedestrian movement areas and in front of spectator/shelter/seating infrastructure. See the compliant multiple court diagram in Section 2 'Compliance' in this manual for a diagram depicting these preferred circulation/movement zones. As noted, this is a recommendation only and is provided to encourage greater facility performance and greater player, umpire and pedestrian safety, especially for large multiple court facilities. Budget and site constraints may determine that this ideal is not possible, however, it will greatly improve the functionality of a netball facility if considered.

9 DESIGN

9.11 LANDSCAPING

Landscaping is a very important part in the general appearance and attractiveness of a netball complex.

Well-kept green court surrounds can also greatly reduce the amount of ongoing court maintenance required. A carefully installed irrigation system can assist, however, make sure that water from the irrigation system does not spray onto the court surfaces or encourage excess water to sit on or around the pavement areas. Additionally, there should be hose fittings placed so that each court surface can be washed without having to resort to long lengths of hose.

Drinking fountains placed at strategic positions can be of great benefit to players. Natural shade and made structures offer greater player and spectator comfort. Shelters should be placed along the sides of the courts for optimum vision for spectators and officials. It is very important that all parts of the shade structure, including veranda overhangs are placed outside of the required obstacle free run-off zones.

Be very selective when choosing landscape materials and vegetation. Do not plant large trees or plants that have invasive root systems within 10-15m of a court pavement. Existing tree limbs and shrubs should be kept trimmed or lopped away from the court pavement. Ongoing maintenance issues are caused by trees and shrubs planted too close to netball courts. Leaf litter drop, algae from shaded court areas, limb drop and tree root damage are just some of the issues you will want to avoid. Loose path materials such as blue metal, granitic sand etc can migrate or be carried on to the courts by the player's shoes and should be avoided wherever possible.

An attractively landscaped netball centre can attract players. A regular inspection will detect areas that need attention or replacement.

NOTE: If plantings are considered, ensure a tree root barrier is installed along the planted boundaries to protect the pavement. Select small attractive non-invasive tree and shrub varieties that have minimal leaf, berry or flower drop. Look for attractive small bushes and shrubs that are compatible with the soil and climatic conditions of your area. Low maintenance and low water dependant plants are desirable.

9.12 COURT SURFACE

The selection of a netball court surface is critical to the overall playability & enjoyment of the netball court. It must be fit for purpose and outdoor courts should be safe for all weather netball play.

9.12.1 COURT SURFACE TYPES & SLIP RESISTANCE TESTING

In Australia there are generally five (5) types of netball surfaces in use:

- Timber Sprung Floor courts (Netball Australia's Preferred Indoor Surface)
- Acrylic surfaced hard courts – non-cushioned (basic) and Cushioned Types (Netball Australia's Preferred Outdoor Surface)
- Asphalt hard courts
- Natural grass courts
- Synthetic grass courts.

As stated above the Timber Sprung Flooring system is recommended for indoor courts and Acrylic systems that offer good slip resistance in wet conditions are recommended for outdoor courts.

Testing

There are currently two main identified standards for the testing of slip resistance properties in sports acrylic surfaces for netball courts. These are:

1. Achieving a temperature correction value (TCV) for a mean British Pendulum Number (BPN) of at least 75 for wet slip resistance testing - in line with AS 4663:2004 Slip Resistance measurement of existing pedestrian surfaces.
2. AS 4586-2013 Slip Resistance Classification of New Pedestrian Surface Materials: Appendix A (Wet Pendulum Test Method) achieving a P5 Classification as a minimum.

In the absence of any formal testing by Netball Australia and any official adoption of a set testing standard by Netball Australia, project sponsors are encouraged to research the two different recognised testing methods and decide which of the 2 is the most appropriate for their individual application.

There are known acrylic surfacing companies that are meeting Item 1. above being a BPN of 75 or greater and therefore clubs, associations and Councils may want to aim for this higher slip resistance value where possible.

9 DESIGN

9.12.1 COURT SURFACE TYPES & SLIP RESISTANCE TESTING Continued

Clubs, Associations, Leagues and Councils should ensure that the contractor provides a warranty that stipulates their approved products slip resistance value and the number of years they guarantee the slip resistance properties will achieve this for. The products value stipulated by the contractor should be in line with the required P5 classification or the BPN of at least 75 – whichever is adopted and specified for the individual project.

Note: It is important that the preferred slip resistance standard requirements be stipulated in the project brief/specification. This should be the contractor's responsibility to achieve and treated as a true project cost.

Testing by a company accredited by the National Association of Testing Authorities (NATA) is recommended.

NATA accredited slip resistance testing companies are available throughout Australia.

A minimum of five (5) individual locations should be slip resistance tested on each playing court using both slider 55 and slider 96 and shall achieve Pendulum Classification P5 or the BPN of at least 75 as a minimum for both sliders. As netball is played in both dry and wet weather, testing should be completed in both wet and dry conditions.

Indoor courts are not playable when they are wet and therefore it is logical that they should be tested in dry conditions.

Outdoor courts should be playable in both wet and dry conditions and therefore should be tested for both wet and dry conditions.

This slip resistance testing is not appropriate for all court surfaces. For example, some testing equipment will not report on synthetic grass or natural grass courts. These types of surfaces offer minimal slip resistance in wet conditions and therefore it is recommended that competition play not be allowed in these conditions.

Surface Types

When selecting a surface, it is essential that Councils, Clubs or Associations consider all elements including the advantages and disadvantages of the different surfaces/ products before choosing the ideal surface. The different court surfaces are outlined as follows;

Double Sprung Timber Floor – Known as the premier indoor surface:

Advantages: Excellent slip resistance in dry conditions and with a very long life span – used indoors for netball competition including the highest level of competition (international). Offers multi-sport use.

Disadvantages: Limited to indoor use only.

Acrylic Surfaced Hard Courts – See the following extended sections

Asphalt Hard Courts – A bare asphalt base

Advantages: Affordable as there is no additional acrylic surfacing required. It has good slip resistance in wet and dry conditions.

Disadvantages: The asphalt will break down prematurely without the protection of a protective surface, such as acrylic. Therefore, the renewal rate of the base can be greater and more costly. Small stones may dislodge from an aged asphalt surface, regular removal may be required.

Natural grass courts – Found in the warmer regions of Australia

Advantages: Affordable courts for junior players in warmer regions.

Disadvantages: Has very limited slip resistance. Should not be played on when wet.

Synthetic grass courts – Indoor or multipurpose facilities

Advantages: Affordable courts for indoor netball or multipurpose facilities

Disadvantages: Has limited slip resistance. Should not be played on when wet.

NOTE: Sand Filled Artificial Grass (SFAG's) which are common with outdoor tennis courts are not recommended for netball.

Only proven acrylics or cushioned acrylics backed with a manufacturer's warranty should be considered by Clubs, Associations, Leagues and Councils. Generally in Australia there are three types of acrylic surfacing systems: Non-cushion, Liquid applied cushion and Mat laid cushion.

9 DESIGN

9.12.2 ACRYLIC HARD COURT – NON-CUSHION

Non-Cushion – This Acrylic is simply 3-4 acrylic coatings (combination of filler & top coats) applied on concrete or asphalt pavements:

Advantages: Affordable sports surface with excellent slip resistance in wet/dry conditions

Disadvantages: Needs resurfacing every 7-10 years (depending on use) to maintain optimum slip resistance, playability and base protection. Slip resistance, playability and longevity is subject to brand and/or quality of the acrylic surfacing product used on Acrylic hard courts are very common and widely used; it is by far the most popular surface for outdoor netball due to its affordability. A non-cushion (basic) acrylic sports surface will reflect damage (such as cracks & pyrite damage) in the asphalt or concrete base it is installed on.

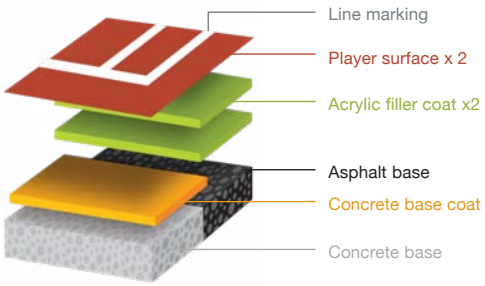
Acrylic hard courts are generally 3–4 coats depending on the base (asphalt or concrete). When a bare concrete or asphalt surface needs to be coated it is important to identify the condition as to ascertain the number of coats required. This will help during the budgeting process.

As a basic rule of thumb, Clubs and Associations should apply the following:

Asphalt base – 3 to 4 coat system depending if it's a tight dense finish or open and bony weathered asphalt

Concrete base – 3 to 4 coat system depending on new or weathered concrete

Existing acrylic recoat – 2 coat system.



9.12.3 LIQUID APPLIED CUSHION

Liquid Applied Cushion (Wet Laid) is a cushioned system designed for concrete or asphalt. They are a combination of multiple layers of rubber-filled acrylic resin coatings sandwiched between the base/filler coats and the playing surface topcoats:

Advantages: Excellent slip resistance in wet/dry conditions with cushioning

Disadvantages: Due to the application method, it can create inconsistency between courts. The binders in many products available in the market can breakdown over time losing the cushioning properties. The installation of additional cushioned layers may be required when resurfacing

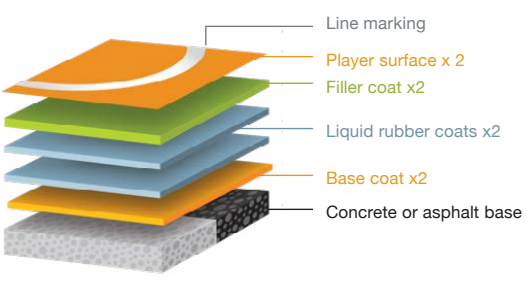
The cushion system is also known as a "Wet Lay" system and can range from an 8 coat system with a nominal thickness of 1–2mm up to a 12 coat system with a nominal thickness of 3–5mm. (Due to the application method of using a squeegee to apply the rubber, only nominal thicknesses at best can be achieved).

The wet lay system consists of 2 types of rubber granules:

Liquid Rubber Coarse (LRC) – Used to give the surface body and a base for the nominal thickness

Liquid Rubber Fine (LRF) – Used to fill in the voids and to give a smooth and even surface.

This system is applied in layers and spread with a rubber squeegee over the entire surface. Some applicators may use a notched squeegee for the first coat that is primarily set at the desired depth for even coverage and consistency but ultimately it is up to the applicator and their level of skill and experience that determines the method used.



9 DESIGN

9.12.4 MAT LAID CUSHION

Mat Laid Cushion is the most advanced cushion system that can be applied to concrete, asphalt or timber bases:

Advantages: Excellent slip resistance in dry or wet conditions with the highest shock absorption rating of all the cushioned acrylic sports surfaces. Low maintenance and designed for both outdoor and indoor use. 100% consistent and even playing properties between courts

Disadvantages: Price. This is at the higher end and often unaffordable by smaller facilities. May not be appropriate for public facilities due to potential costly repairs due to vandalism and misuse.

NOTE: BEWARE – Non cushion and cushion systems must be applied to a properly constructed asphalt or concrete base. In saying this, there is a newly developed mat laid cushion surface available for loose lay application to a variety of bases including cracked (flat) asphalt and concrete bases.

A pre-fabricated rubber mat also known as “Mat Lay” is made to specific densities to maximise the biomechanical properties that has proven to significantly reduce fatigue and sports related injuries with all the characteristics of a hard court.

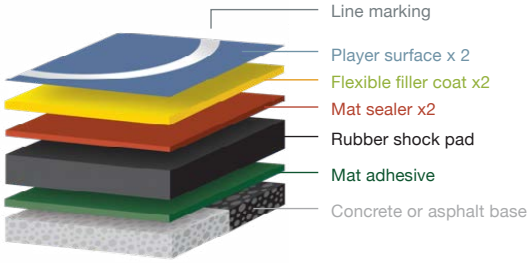
Many netball centres in Australia have selected the “Mat Lay” system for the benefit and preservation of their players and also for the life cycle savings compared to the liquid rubber systems.

Netball is now beginning to adopt more cushioned courts than ever before for their injury reducing benefits and can now be widely found throughout Australian Clubs and Associations.

The high shock absorbing rubber mat is guaranteed to provide an even and consistent surface and is designed for maximum performance.

Installation of an Acrylic surface on a concrete base can be fraught with danger. Concrete pavements can draw water up from the subgrade and result in the acrylic surface peeling off (delamination). This is likely if a plastic membrane has not been installed directly under the concrete or the top of the pavement not sealed with a special acrylic sealant product. Acrylic products vary from supplier to supplier, so make sure it is suitable for a concrete pavement and ensure that the concrete is protected from ground moisture/water ingress.

The quality of the Acrylic product can vary greatly between brands. The quality of the installer can also dictate the quality and longevity of the surface. Research into the product supplier and the installer is highly recommended. Asking the supplier and installer for a list of nearby courts that can be inspected will be beneficial. Talk to Clubs and/or Associations that have installed the same acrylic surface before engaging a company is recommended.



NOTE: Ask for an acrylic surface to be supplied and installed ‘fit for purpose’ for dry and wet weather netball competition play for outdoor courts.

Other factors to consider include:

- There are a small number of other cushion acrylic surfaces available in Australia, remember to do your homework and ask questions to avoid disappointment and costly repairs or resurfacing
- Even the best acrylic products require regular maintenance to keep them in optimal playing condition. They should be fit for purpose at all times and be clean and free of silt, water ponding and algae
- Even the best acrylic products require resurfacing every 7-10 years, depending on the amount of use and whether the surface has been maintained adequately. Each facility should budget accordingly. (see Section 17 ‘Lifecycle costing’ and Section 17.1 ‘Sinking fund’ of this manual)
- Cushioned acrylic surfaces appear, to the eye, similar to a standard acrylic hardcourt surface. However, these highly technical surfaces are ‘soft’ underfoot, providing cushioning to reduce fatigue and injury
- Acrylics come in a wide variety of colours - colour charts are available from the manufacturers. Generally the darker colours absorb more heat than the lighter colours. As the surface can become hot, this should be kept in mind when choosing the colour for your court
- The acrylic product usually consists of a binder [latex, acrylic, or a combination of these materials], colour pigments, fillers, extenders, additives and preservatives. The better quality coatings will generally have an acrylic binder, a high proportion of solids; fade resistance, colour stability, good coverage, and mildew and fungus resistance
- Some or all of the acrylic coatings should contain silica sand. The particular grading and particle shape of the sand content and the amount of sand incorporated in the colour coating will dictate the texture and therefore the performance, longevity and level of slip resistance of the surface
- Both non-cushioned and cushioned acrylic surfaces have excellent playing characteristics, with good traction. Both surfaces provide an all-weather surface for year round play with relatively low maintenance.

9 DESIGN

9.12.5 SURFACE ADVANTAGES AND DISADVANTAGES

A netball Club focussed on the development and well-being of their players may choose any of the non-cushion and cushion systems. The cushioning benefits and playing characteristics of the wet lay, mat lay or timber surfaces may come at a cost but the benefits are obvious.

The previously stated outdoor surface systems are designed for low maintenance. However, routine maintenance is still required.

Many netball courts are in large open areas with no shade and in unfenced public parks which are vulnerable to abuse and vandalism. A cushion system may not be appropriate due its capital cost and its repair cost associated with misuse or damage of the courts. Therefore, consideration should be given to a sports surface that suits the facility location and type of use (member or public access).

Only proven acrylics or cushioned acrylics backed with a manufacturer's warranty should be chosen by the Clubs or Associations. Low maintenance, longevity, easy to repair and cost effectiveness are the main points to identify.

There are a number of acrylic products in the Australian market. Some of the leading acrylic systems are outlined as a guide in the table shown on the next 3 pages.

9 DESIGN

Acrylic Court Surface Systems

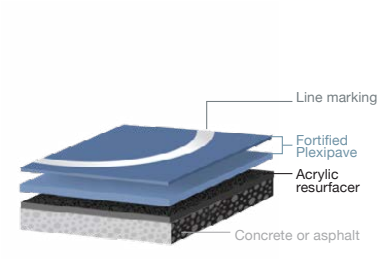
9.12.5 SURFACE ADVANTAGES AND DISADVANTAGES Continued

HARD COURTS BASIC ACRYLIC

Easily maintained, which may include the provision of an annual high pressure wash; Most acrylics can be simply and economically recoated.

Can also be upgraded by adding cushion layers – either wet-laid or pre-formed (as per the following options)

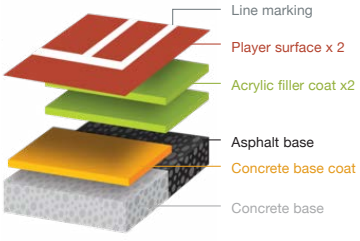
Left uncoated, asphalt will oxidise due to UV exposure and weathering. Stones loosen and the surface becomes abrasive, causing player injury & discomfort when falls occur. By applying an acrylic coating to existing court surfaces, you are in effect giving it a sunscreen that preserves its lifespan for a fraction of the cost of a new asphalt surface.



Plexipave (AUS/Netball)

Plexipave is an acrylic multi-layer coating system. Generally applied in three or four coats with a combination of filler and finish coats that's suitable for hot mix asphalt or suitably prepared concrete. The result is a durable, richly coloured non glare surface providing a uniformed texture suitable for netball venues.

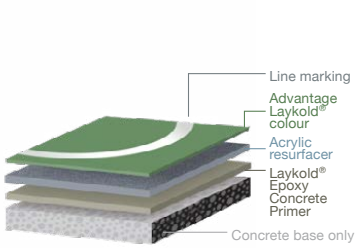
Based on 100% acrylic water based coatings, the Plexipave System dries rapidly and allows surfaces to breathe enabling moisture vapor to pass through the dried film.



Rebound Synpave

Synpave provides a durable, economical, high performance surface which retains its colour and performance properties for years despite heavy use and extremes of weather and temperature.

Fully manufactured in Australia, Rebound Synpave is based on pure acrylic resins, proven and tested for in excess of 30 years in the marketplace and is fully biodegradable and water-based. The Synpave topcoat formulation provides excellent slip resistance qualities suitable for netball venues.



Laykold Advantage

Laykold Advantage is a 3-4 coat acrylic sports surface comprised of factory textured colours using a select blend of silica sands. Batch mixing is simplified, resulting in superior quality control and a constant surface performance regardless of location or applicator. Laykold Advantage is environmentally friendly and does not contain lead, mercury or asbestos. The wide variety of colours are UV stable and long lasting.

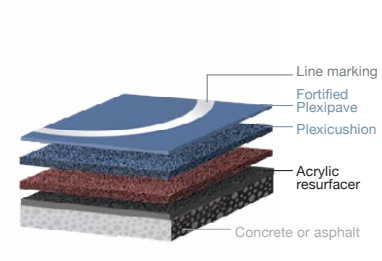
9 DESIGN

Acrylic Court Surface Systems

9.12.5 **SURFACE ADVANTAGES AND DISADVANTAGES** Continued

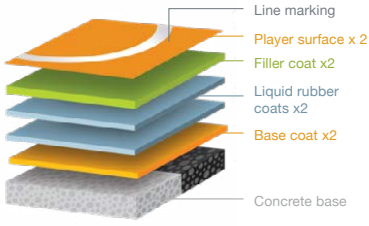
CUSHIONED COURTS WET/LIQUID SYSTEMS

Wet-laid / liquid-applied cushioned court systems combine multiple layers of rubber-filled acrylic resin coatings sandwiched between the base/filler coats and the playing surface topcoats.



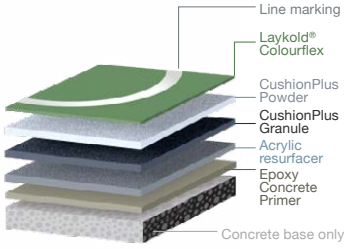
Plexicushion PRESTIGE

The Official Surface of the *Australian Open Grand Slam* tennis event, can also be tailored to suit netball's unique playing requirements. Plexicushion is a special blend of latex, rubber and plastic particles, forming a resilient layer that absorbs body shock and reduces muscle fatigue. The surface texture options of the 100% acrylic Fortified Plexipave finish coats means it can be tailored to provide the slip resistance qualities required for outdoor netball facilities.



Rebound PRO

Rebound PRO cushioned acrylic surfacing provides a high performance surface for sport surfaces at the professional, amateur and social level. The resilient cushion provides a sure comfortable feel underfoot and is easier on the body than non-cushioned hard court surfaces. Utilising a specially formulated netball topcoat, the playing surface also provides excellent grip – even in wet conditions for outdoor netball facilities.



Laykold Cushion Plus

The Laykold Cushion Plus series are a 9-12 coat cushioned system. The multiple layers of rubber are encapsulated within a highly flexible proprietary 100% acrylic binder. The firm, yet resilient, uniform footing for unsurpassed safety delivers a more comfortable play and post-play experience.

The Laykold Cushionplus series are environmentally friendly and do not contain lead, mercury or asbestos. The wide variety of colours are UV stable and long lasting

9 DESIGN

Acrylic Court Surface Systems

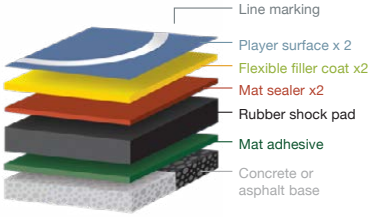
9.12.5 **SURFACE ADVANTAGES AND DISADVANTAGES** Continued

CUSHIONED COURTS MAT SYSTEMS

Netball is a physically demanding sport, with impact injuries to player's rotational joints & ligaments at the time of landing, a common & unfortunate side effect…until now.

It stands to reason that the advanced cushion characteristics inherent in the pre-formed rubber shock-pad layer, provides greater impact absorption than typical hard courts.

No products in the Plexi range



Rebound Ace HSA Club

Rebound Ace HSA Club provides the perfect balance between firmness under foot & player comfort levels. Combining a polyurethane bound 4mm rubber granulated shock pad with Rebound Ace Sports specially formulated netball topcoat technology; it can extend the playing-life of netballers at all levels of the sport.

No products in the Laykold range

9 DESIGN

9.12.6 INDOOR COURT FLOORING

A timber sprung flooring system is recommended for indoor netball.

Timber sprung floors have been synonymous with basketball for many years and throughout time have been adopted for netball. There are various timber floors on the market today that suit all types of budgets. The timber floor varieties have their strengths and their weaknesses so it is essential that you consult the experts before you make your choice.

When selecting an indoor surface it is essential that the product suits the Clubs/association requirements. To select a surface suitable for one sport only is limiting the potential and a revenue stream for the user groups. For example; if a netball club was to choose a timber surface it will cater well for both netball and basketball in addition to a variety of other indoor sports.

Indoor surfaces are designed flat and level as they are not exposed to the outdoor weather conditions. All indoor court surfaces must be kept clean and dry for netball use to minimise slip hazards.

Other indoor surfaces include PU cushioned systems. These provide elasticity that can offset impact forces like a shock absorber – potentially reducing the risk of injury, however timber sprung floors are recommended.

When researching these products, and particularly if it's for a multipurpose centre, it is handy to have a check list, for example:

Surface Requirements

- Suitable for a variety of indoor sports i.e.; netball, basketball, volleyball, futsal
- Durable and long wearing
- Low maintenance and easy to clean
- Solvent free installation
- Free of toxic fumes
- Water based technology

Player Performance Requirements:

- Promotes player development
- Reduces strains and sports related injuries
- Consistent surface underfoot

10 CHOOSING A CONTRACTOR

Netball Australia cannot recommend specific contractors or service providers as the checking process required would be extensive, constantly changing and difficult to manage.

Netball Australia can, however, recommend that Clubs and local governments do the following to minimise the risk associated with selecting a contractor:

- Obtain technical guidance
- Prepare a technical specification and design package
- Request tenders or quotes from the construction industry
- 'Compare apples with apples' when choosing between tenderers
- Ensure appropriate contracts and project acceptance.

10.1 GET A QUOTE

Once you have decided to build new courts or repair and upgrade your existing courts, your first action is to get quotes, right? This is a common mistake that Councils and Associations make every day.

What a reputable contractor will include in their quote, an unqualified contactor may not - this can result in a big difference in the price. The best and easiest way to safe guard your money and minimise the risk of ending up with a poor job is to write a specification to set the project standards.

To write a successful specification you must first identify the underlying problem with the facility and then know the right solution to accurately fix it. Again, let the costs of the repairs determine the budget and don't let the budget determine the costs of repairs.

Note: Don't rush – Get the sound professional advice you need first and then approach the contractors.

10.2 OBTAIN TECHNICAL GUIDANCE

There are very few independent, professional design groups/ consultants that have this specialised expertise with regards to all aspects of a typical netball court related project. Therefore, the best source of such information will generally be the relevant State/Territory Member Organisation.

These bodies generally have access to expert advice and technical consultants. They may also have access to other vitally important professionals with a wealth of experience in specific aspects of netball courts, such as Geotechnical Engineers, Electrical & Lighting Engineers, Civil / Structural Engineers and Court Surfacing Specialists.

10.3 PREPARE A TECHNICAL SPECIFICATION & DESIGN PACKAGE

It is recommended that the Club, Association or Council engages an industry expert to prepare the detailed design and specification so there's no confusion or misrepresentation.

A civil engineer should always be engaged to design a netball court construction. This design should include a suite of drawings outlining the pavement detail, levels, drainage detail and supporting infrastructure detail. This will be used in the tender/quoting stage and throughout construction.

A detailed specification document should accompany the detailed design drawings. This outlines the terms and conditions and contains a detailed outline of the works required and the schedule of quantities and rates for the contractors to price.

A good design and specification package will have the following:

- A well prepared technical specification that clearly details the required scope of works. This will minimise disputes during or at the completion of the construction as to what the intended scope of works were.
- A detailed design drawing package provided by a civil engineer or independent consultant (for major or reconstruction works).
- A detailed Bill of Quantities or a Schedule of Rates. This document should itemise all the works required so that all contractors pricing the project are doing so on the same basis, thereby providing a set criteria to compare the quotes received.

Note: Australia is littered with netball courts in poor and unsatisfactory condition due to a poor design/ specification produced or no design/specification package at all. Do not make the same mistake.

When you don't issue a specification, you are effectively allowing the contractors to determine the level, quality and amount of materials and workmanship they think is required. This can create low project costs but result in a poor outcome.

10 CHOOSING A CONTRACTOR

10.4 REQUEST TENDERS OR QUOTES FROM THE CONSTRUCTION INDUSTRY

Unfortunately, as with most other sectors in the construction industry, there can be less desirable contractors in the marketplace. Some can have little understanding of the technical aspects of netball court construction and can underestimate the special requirements of a sports pavement.

So why do netball court owners or managers continue to find themselves in this situation?

Generally it is a question of money. Some contractors can offer significantly lower prices to construct their courts in comparison to their more recognised and higher quality competitors. Given that many clubs/associations struggle to raise funds to undertake works, the temptation to minimise their outlay is often very appealing.

The old adage that "you get what you pay for" is particularly relevant when it comes to netball court construction. On the other hand the more reputable contractors may be able to offer competitive rates due to their buying power.

By following some basic processes, common mistakes can be avoided:

Do Your Homework

Take the time to research the contractors and choose wisely. Ask other Clubs and Councils who they used, do background checks on references and go and see some of their completed projects in person. Asking the following questions may assist:

- Is the contractor experienced and have they completed many similar projects to a high standard?
- Was the contractor good to work with, professional, good on communication and timelines?
- Did they construct the project within their tendered price or did they sting the client on variations?
- Have they been easy to contact and attentive after construction? Did they address all reported defects during the defects liability period within a timely period and without fuss?
- Did they achieve a high quality finish to the court and surrounds?
- Has the court had any signs of failure since project completion and if so what is the contractor doing about it?

Price

Choosing a contractor based on the cheapest quotation is not necessarily the best in the long term:

- You certainly do not want to accept the lowest price and end up with unplayable courts in a few short years because the cheapest contractor didn't build them as well as the slightly more expensive contractor would have – major crack repairs and reconstructions are very expensive - again do your homework to avoid this.
- Assessing the 'value for money' instead of 'price' alone is recommended at the quotation or tender assessment stage. This considers the long term value of your investment not just the initial construction phase.

Sub-Contractors

A principle contractor/company will often outsource different trades to complete a project.

- For example, fencers, acrylic surface applicators and concreters. It is very important to find out who they intend to use to complete the netball court project – ask them for a list of their sub-contractors. Ensure they are experienced and have a good reputation in the industry by again doing your homework and asking local clubs and your local council. This is especially important for the court base and surfacing works.
- A potentially great project can easily end up being the worst as a result of just one bad sub-contractor.

Insurance, Warranties & Occupational Health & Safety (OH&S)

- Insurance – Contractors can carry multiple insurances depending on the size of their company. This can include personal, vehicle and/or workers compensation. It is essential that the contractor carry a Public Liability Insurance with an accepted standard minimum value of $10,000,000.
- Installation Warranty - All works performed by the contractor must have a warranty against failures for a reasonable time frame. Reputable contractors will offer installation warranties for a reasonable time frame of 3–5 years + as standard practice. The longer the better!
- Product Warranty – The product must also contain a warranty that is NOT issued by the contractor, as happens in many cases, but directly and independently from the manufacturer. Product Warranties are commonly issued in a certificate or official letter form when requested. This should be requested in the specification and provided by the contractor upon project completion/handover.
- OH&S – Reputable contractors will have a prepared OH&S package including Safe Work Method Statements (SWMS) for their proposed works, products & machinery. Councils often require these as a mandatory requirement in tender submissions.

Note: When requesting a quotation from contractors give them at least 2-3 weeks to review the project design and/or specifications package. This allows sufficient time to review and comprehend all the documentation provided as well as obtain any prices they may require from their suppliers and/or sub-contractors.

10 CHOOSING A CONTRACTOR

10.5 'COMPARE APPLES WITH APPLES' WHEN CHOOSING BETWEEN TENDERERS

This process can be made considerably easier if all quotes are based on a clear and well detailed design, project specification and, as mentioned previously, a well compiled Bill of Quantities/Schedule of Rates. This can assist when comparing the tender submissions/quotes as it is much easier comparing apples with apples.

Note: If a design and construct method is adopted, it may be very difficult to compare each contractor and even more difficult to ascertain if the contractor's submitted price is for an adequate for the particular site or not. The market is very competitive and contractors can price and win a job based on a bare minimum construction standard where a more substantial standard was needed. This can lead to premature pavement failure and very unsatisfied Clubs, Associations, Leagues & Councils.

As stated in Section 9 'Design' of this manual, an independent engineers design considering the soil & site conditions & using industry best design principles may offer the Club, Association, League or Council the greatest surety of a quality long term outcome.

Consideration should also be given to the contractor's performance on recent projects (based on their references), the demonstrated quality of their workmanship (as evidenced from inspections of previously completed projects) and your own impressions from communications up to this point (and references obtained).

Depending upon the emphasis placed on each of these criteria, the choice may be simple or very difficult. On larger projects or local government run projects, it is not uncommon for each of these criteria to be given a weighting (say 40-50% for value for money, 20% for previous performance / references, 20% for demonstrated experience & workmanship and 10% for local engagement). The weightings for each of these items (and others that may be applicable to your project) can be modified to reflect the nature of the project and priorities.

Each tender/quote submission is then marked against each of these weighted criteria so as to arrive at the "best" value for money offer. Having undertaken this exercise, it is possible that the leading two or more contractors require an interview to arrive at a preferred contractor. This is an opportunity to confirm project specifics and/or discuss key areas of concern with regards to each submission.

There may be alternative methods of reviewing and recommending a tender submission/quotation, however, it will generally be along the lines of the process outlined above.

Note: Take your time and choose wisely!

10.6 ENSURE APPROPRIATE CONTRACTS AND PROJECT ACCEPTANCE

Once a decision has been made to accept a contractor's quotation or tender, the next step is to advise them of your intention to accept their offer and advise all other contractor's that their bids have been unsuccessful. This allows both the successful and unsuccessful contractors to either begin planning and preparations for works or to move on.

The next step is to come to an agreement with the successful contractor on a set of contract conditions that you can both work with. If the contractor nominated a specific form of contract in their quotation, this needs to be taken into consideration when comparing this tender with others received. If there is a specific form of contract that is required by the club/association or council, it could be nominated in the project specification and provided to contractors during the tender/quotation period.

11 PROJECT MANAGEMENT

Many Clubs and Associations have tried to manage the design and construction stages of their projects with varying degrees of success. Some Clubs and Associations are fortunate enough to have had a committee and/or Club member/s with sufficient skills to manage this task. A project can take anything from a few months to a few years to progress from the feasibility stages right through to the completion of construction. At times this can be a very time consuming role, and given most Clubs rely on volunteers, this can impact on the ability of these people to maintain control and progress the development through to completion.

Whilst many of these people are familiar with the basic requirements of a netball court and associated ancillary structures, many have very little comprehension of the specialist engineering knowledge that is required in the design of such structures. Some of these design considerations will be discussed in detail throughout this manual to give the average club member at least a rudimentary understanding of these requirements.

There are all too many horror stories of courts that have been built without taking into account the prevailing soil conditions, insufficient provisions for site drainage, using the wrong materials, poor construction practices or even misunderstanding the compliance requirements, standards and local government regulations. A failure to take some or all of these sorts of issues into account can lead to substantial or even catastrophic failures of the courts themselves, all in a relatively short space of time.

Significant ongoing maintenance costs or rectification works could end up being as expensive as the original installation costs or more, especially if it means demolition and starting again. In many instances, these Clubs and Associations would have been far better off engaging a specialist Project Manager to oversee their project to ensure they are not exposing themselves to such risks

For the sake of a small proportion of the overall development costs, the engagement of a well-qualified Project Manager should considerably minimise their client's risk exposure. Not only could a good project manager save these bodies from costly mistakes during design and construction, they should also be able to provide advice regarding life cycle costing issues, which are equally important to all court owners. (see Section 17 *'Lifecycle costing'* and Section 17.1 *'Sinking fund'* in this Manual). The last thing a client wants, after outlaying good money for their facility, is to be burdened with the heartache of considerable ongoing maintenance and repair costs for many years to come due to ill-conceived decisions made during design development.

The nominated project manager should have the ability to inspect the contractor's work at various key points during construction. These intended key points or 'hold points' should be identified in the project specification so that the contractor is aware of the process and can plan the inspections. The contractor should not proceed with any further works on the project until the works at each hold point have been inspected and approved.

An example of a typical netball court project hold point would be the provision of soil compaction test results to demonstrate that the prepared sub-base (crushed rock layer(s)) meets the specified compaction requirements and is therefore suitable for subsequent base construction works to commence. Another example would be an inspection of the pre concrete pour inspection which includes approval of the under slab plastic membrane, tied reinforcement mesh, bar chairs, construction joints and edge formwork prior to concrete pour.

If for any reason, the works up to each Hold Point stage are not of an acceptable standard, the contractor should be instructed to rectify this situation in accordance with the project specification requirements before proceeding to the next construction phase. The best-placed person to make these inspections will be the person who wrote the specification documents relating to that aspect of the works, or a competent project manager with a professional background relevant to the works they are inspecting. For example, the completed civil/earthworks and associated test results should be reviewed and approved (or otherwise) by the Design Consultant, Civil or Geotechnical Engineer who prepared the plans and specification for this aspect of the works (if required).

Regular hold point and spot inspections should minimise the risk of poor workmanship or building practices that may arise during construction. It is far better and more cost effective for all parties if potential issues are corrected throughout the construction stage rather than post construction. This is particularly important for any "in ground" problems that subsequently get "built over" in the natural course of events.

As previously stated in the 'Where to get Further Help' section of this manual, the best and most up to date advice is likely to be available by contacting the relevant State/Territory Member Organisation. Some states have a Technical Services Team who may be able to offer services from expert advice on simple issues right through to full Project Management of major capital works projects.

12 COURT CONSTRUCTION – PAVEMENT

The most important design and construction element of a netball court is the pavement. The court will be rendered unplayable if the base fails. The expense to rectify a failed pavement requires the dismantling of other elements, namely the surface, goal posts, light towers, fencing. This can cost more than the initial cost of constructing the courts.

NOTE: During this phase of construction there are no shortcuts! The recommendations outlined in the Design and Construction sections of this manual should be considered to achieve a successful project outcome.

12.1 CUT AND FILL

When the site is on uneven or sloping ground, the high areas will need to be cut and the low areas filled to create a level platform. The fill used must be compactable. It is imperative that 'cut and fill' sites are compacted well, as per the engineers recommendations and in layers with no more than 150mm maximum thickness from the cut location or using imported fill or granular materials. This is essential to ensure a stable platform is provided.

Stormwater must be channelled away from the filled slope via a spoon drain or kerb outside the runoff area to avoid erosion. See Section 12.5 'Drainage' in this manual for more details.

Where retaining walls are required, appropriate drainage both behind and in front of the wall will be required to achieve a long lasting pavement. There are many types of retaining walls available and each individual site & budget will determine the type used. Retaining walls may require a building permit. It is important to seek advice from a civil or structural engineer for retaining wall detail specific to the individual netball court project.

12.2 PAVEMENT PLATFORM

The platform created should be longer and wider than the total area of the courts (including runoffs) where it should slope away from the intended pavement area in all directions.

The court platform is cut to remove all top soil and provide a firm base. The depth and level of the cut will be dependent on the depth of the pavement structure the civil engineer has designed so that the finished court levels required are achieved. The court platform should also reflect the drainage fall required, being; either a 1% cross fall in both directions or 1% fall diagonally on a single plane.

To achieve the right plane a laser leveller is used to create the desired falls once the platform has been cut.

12.3 SUBGRADE PREPARATION

The preparation and compaction of the sub-grade is crucial in achieving a long lasting court pavement.

Firstly the site must be cleared of all vegetation, topsoil and any saturated foundation materials to establish a firm court platform on which to construct the pavement. The sub-grade depth is dependent on the final excavation depth required to locate the firm base layer in which to build up from. The subgrade should reflect the fall required in the finished pavement, be free of tree roots, foreign objects such as old drainage pipe, uncompactable material and the like. It should be trimmed and rolled ready for proof rolling. In situations where trees need to be cleared, the roots must also be removed. In these situations the earth placed in the void must be compacted to ensure filled areas match the condition of the natural ground. The void area to be filled must be built up in layers with each layer compacted as it is placed. The thickness of each layer depends on the type of machinery used. The layers can vary from 100mm to a maximum 150mm depth depending on the compaction equipment being used.

During the compaction process, the FCR (Fine Crushed Rock) is spread out by the use of a small grader, bobcat or similar machinery and then compacted with a smooth drum roller. It is critical to maintain the moisture content to the recommended tolerances to achieve maximum compaction.

12 COURT CONSTRUCTION – PAVEMENT

12.3 SUBGRADE PREPARATION Continued

The subgrade layer should be proof rolled and checked by the Project Manager to identify any "soft spots". Proof rolling is a process whereby a fully-loaded (20 tonne) truck passes in runs across the prepared pavement area. Any signs of surface displacement (cushioning) should be marked and quantified for rehabilitation. In severe cases a civil engineers inspection and advice will be required to obtain the correct rehabilitation technique for the failed area.

An engineer is likely to require a minimum 95% standard compaction for natural subgrade and 98% modified compaction for any imported granular (fine crushed rock) filling.

The compaction testing should be carried out by a certified testing company to ensure the required compaction levels have been achieved. The reports should be kept on file for future reference.

If a stable subgrade cannot be achieved, the subgrade may need to be stabilised. In this case, advice should always be sought from the designing civil engineer.

In most cases the geotechnical (soil test) report obtained in the investigation/design phase of the project will indicate the likelihood of issues within the subgrade. However, it is important to note that a Geotechnical test will only test a select number of 100mm diameter locations per court. There are Australian Standards that can provide guidance on the correct number of test holes required for any given pavement size. It is impossible to test every inch of the pavement area and therefore soft spots and isolated unstable ground can go undetected until the site is excavated, prepared and proof rolled. Variations to the project can quite often occur at this stage of the project and therefore a good contingency should be allowed for in the budget. For more information regarding Budgets and Geotechnical testing see Section 7 *'Budget & Funding'* and Section 8 *'Site Investigations'* in this manual.

12.4 SUB-BASE PREPARATION AND COMPACTION

The preparation and compaction of the sub-base crushed rock layers are also critical elements in providing a sound base for the court pavement. This is the 'structural' layer which gives the overall pavement its strength. The civil engineer will design a pavement structure based on their site inspection and review of the geotechnical report. One, two or even three layers of Fine Crushed Rock (granular material) may be required at this stage in the courts construction. The number of layers and their depths will be dependent on the soil type and the base proposed by the civil engineer. There is no 'one pavement design fits all'. Each site will be different, therefore don't ever presume that the depth of sub-base material used in this layer at a neighbouring towns Club will be ok for your site.

It is important to note that these compacted granular layers give the pavement its strength. The granular layer (FCR) is made up of different particle sizes. These angular shapes will bind together when compacted to form a strong and rigid base.

Compaction of the sub-base material is essential. It involves the process whereby imported crushed rock materials, as specified by the civil engineer, are placed in compacted layers to a maximum 150mm per layer depth. This is done with a static or vibrating roller to achieve a hard, dense finish that achieves a 98% modified compaction or better.

The sub-base layer should be proof rolled and checked by the Project Manager and/or Civil Engineer to identify any "soft spots". As stated in previous sub-grade section, proof rolling is a process whereby a full loaded (20 tonne) truck passes in runs across the prepared pavement area. Any signs of surface displacement (cushioning) should be marked and quantified for rehabilitation.

A civil engineer is likely to require a minimum 98% modified compaction for all imported granular filling (ie: crushed rock – normally Class 3 and/or Class 2 Fine Crushed Rock (FCR)).

The compaction testing should be carried out by a certified testing company to ensure the required compaction levels have been achieved. The reports should be kept on file for future reference.

12 COURT CONSTRUCTION – PAVEMENT

12.4 SUB-BASE PREPARATION AND COMPACTION Continued

Importing the crushed rock layers – sub-base

Spreading the crushed rock layer

Compacting with a roller

Compacted FCR

12 COURT CONSTRUCTION – PAVEMENT

12.5 DRAINAGE

NOTE: Good drainage is one of the most crucial elements in court construction for both asphalt and concrete pavements but unfortunately it is often over looked. Do not make this mistake.

The lack of efficient drainage systems often leads to premature pavement failures, this can be evident within a short period of time after construction! The addition of good drainage infrastructure is a very good investment into the longevity of your netball court.

Considering three main drainage design elements when designing a court is recommended:

- Good court surface drainage
- Good drainage surrounding the pavement
- Good sub surface drainage surrounding the pavement.

12.5.1 GOOD COURT SURFACE DRAINAGE

Outdoor netball courts should have the recommended fall of 1:100 which is 1%. This can either be (a) 1% fall in both directions (which gives you 1.4% or 1:70 fall diagonally) or (b) 1% diagonally on a single plane (which gives you .7% on all sides. This was introduced many years ago to achieve a good balance between efficient court drainage and court playability. The courts should fall to a formed drainage system. This is usually provided by the installation of concrete spoon drains along the lower outer perimeter boundaries of the court pavement. The spoon drains should fall to a large grated inlet pit where the stormwater is collected and directed well away from the pavement areas.

Surface water should not be allowed to drain across more than two courts as it will delay the drying time and will affect play on the lower courts. To alleviate this problem the courts can fall 1% diagonally and have spoon drains and pits installed so that stormwater does not empty over more than two courts before being collected. It is important to note that drainage infrastructure such as this cannot be positioned within the required 3050mm clear run-off zones surrounding each court, therefore additional pavement space will be required to accommodate this drainage infrastructure.

To Clarify: If drainage infrastructure like spoondrains or pits are placed between courts then the 3650mm between court run-off zone standard becomes irrelevant. Instead, a minimum 3050mm will be required between each courts sideline and the spoodrain or pit edge (whichever is closest). Therefore if an average 600mm spoondrain runs between two courts 6700mm minimum will be required. This will add cost to the overall project due to the increase in pavement area but will offer superior play & drainage outcomes.

12.5.2 GOOD DRAINAGE SURROUNDING THE PAVEMENT

The areas surrounding the pavement should also be shaped so that water is directed away from the pavement areas. Adequate drainage to the pavement surrounds can be achieved in a number of ways:

- The court platform should be higher at the lowest point than the surrounding land, if possible. This will minimise the possibility of ground water ponding and seeping under the courts
- The platform and the surrounding area should be shaped so that storm water can be directed away from the pavement areas
- Earthen swales can be cut in around the pavement to capture water and prevent it from emptying onto the pavement areas.

12.53 GOOD SUB-SURFACE DRAINAGE SURROUNDING THE PAVEMENT

Moisture variations within the subgrade, which is where the subgrade is saturated and then dries out or vice versa, often leads to base cracking, heaving and lifting, and base collapse.

This can also cause certain areas of an acrylic surface to delaminate, create new cracks and cause existing cracks to enlarge and widen. As a result, this allows more moisture to enter the pavement, sub-base and subgrade which can lead to further pavement damage and rapid deterioration of the court.

Ideally the subgrade underneath the pavement should remain at a constant moisture level, without dramatic moisture variations. This can be achieved by preventing water ingress under the pavement.

Surface and subsurface drainage systems work hand in hand, one should not be without the other.

Sub surface drains can be placed around the pavement perimeter by installing slotted agi drains approx. 500-700mm below the pavement level – this will depend upon the depth of the pavement and crushed rock design and will be nominated by the civil engineer. There should be inspection shafts placed periodically around the agi drain to assist with maintenance and performance inspections. Agi drains should be fitted with a geotextile sock and be connected into all adjacent pits to ensure efficient drainage away from the pavement areas.

12 COURT CONSTRUCTION – PAVEMENT

12.53 GOOD SUB-SURFACE DRAINAGE SURROUNDING THE PAVEMENT Continued

In conclusion, correct drainage systems include the combination of:

- Platform raised above the surrounding land
- Swale / Batter drains around the perimeter of the courts
- Sub-soil trenches around the perimeter of the courts with an agi-drain bedded in crushed rock, wrapped in a geotextile fabric (sock)
- Spoon drains along all lower pavement boundaries
- Large grated inlet pits to collect and drain water away from the pavement areas efficiently
- A 1% gradient fall across the pavement on a single plane

12.6 TREE ROOT BARRIERS

Tree root barriers should be installed to all boundaries where existing and/or future plantings may occur within 10-15m+ of the pavement to minimise pavement failures. Moisture variations caused by the trees drawing moisture from the surrounding ground and tree root invasion, cause significant damage to a netball court pavement. A narrow trench is usually excavated, and a 1.2m deep tree root barrier installed and backfilled using suitable site excavated soil free of organic matter. Moderate compaction should be carried out to the fill material avoid water ingress and 'wetting up' in the trench.

12.7 CONCRETE PLINTHS

Concrete plinths should be installed around the perimeter of the courts to help secure the asphalt and minimise the effects of ground movement and consequent pavement damage along the pavement boundary edges. The concrete plinths also provide strength and support to the pavement and minimise structural cracks from occurring at the edges due to the normal shrink/swell characteristics of the asphalt base. Where fencing is installed along the pavement edge, concrete plinths should be installed on all asphalt and concrete pavement boundaries so that the fence is supported and fits neatly with the court pavement. This will also assist with perimeter maintenance. Concrete plinths are designed to prolong the life of asphalt courts and also help reduce and control the growth of vegetation from creeping onto and through the court pavement.

13 COURT CONSTRUCTION – COURT BASE

13.1 FACTORS TO CONSIDER WHEN DECIDING WHETHER TO USE CONCRETE OR ASPHALT BASE

There are four main factors to consider when deciding on the court base:

- Soil type
- Initial construction cost
- Ongoing repairs required
- Cost of total reconstruction or major rehabilitation at the 40-50 year mark.

It is important to consider the longevity of both pavement types, as poor resistance to the elements and the need for frequent repairs can make any pavement costlier in the long run.

It is very important that you carry out geotechnical testing of the proposed construction site and seek advice, recommendation and design drawings from a civil engineer to detail the type of base is required. An asphalt base may not even be an option. Reactive soil types or siting in a flood prone area is likely to require a concrete base if a long term outcome is desirable. Asphalt pavements are likely to fail rapidly in these conditions.

The following lists are provided to ease the confusion surrounding pavement bases. It is important to note that concrete bases can be chosen even if the soil test and site conditions indicate that an asphalt base would suffice but not vice versa.

Concrete pros and cons include:

- The initial outlay for a concrete pavement is approx. 30-35% more than asphalt. However, the long term repair costs are minimal in comparison to asphalt
- The expected lifespan can be 50yrs to a lifetime if the subgrade and crushed rock base course layers are constructed well and the concrete depth is adequate and installed well, with adequate and constant fall gradients
- Good court drainage and surrounding ground drainage is paramount and root barriers must be installed if there are trees near the pavement area
- Concrete pavements are more resistant to high temperatures and will not become soft like an asphalt pavement. However, if not constructed well they can be susceptible to frost heaving
- Concrete cannot be played on without an acrylic surface due to slipperiness. Concrete bases need to be resurfaced with an acrylic every 7-10 years depending on the degree of use and maintenance. This will be a concrete bases major ongoing costs plus minor repairs, at the time of resurfacing
- A plastic membrane is required under the concrete slab to prevent water ingress through the slab and delamination of the acrylic surface.

Note: Construction Joints and saw cuts are required to minimise random cracking of the concrete and they allow for movement. The Construction Joints (CJ) open and close as the weather conditions/ground conditions change. These CJ's should be placed outside of the Principle Playing Areas (PPA) usually within or outside the run-off zones.

Asphalt pros and cons include:

- The initial outlay for an asphalt pavement is approx. 30-35% less than concrete. However, the long term repair cost is greater over time as it is not as durable as a well-built concrete base
- Usual lifespan is 20-30 years if the subgrade and crushed rock base course layers and asphalt layer are constructed well and the pavement and surrounding areas are maintained. If it is not constructed well this can be shortened dramatically to 3-5 years, or even less, leading to costly repairs or total reconstruction
- Good asphalt pavement support is very important. Concrete plinths and spoon drains installed around the entire perimeter of the pavement to 'hold' the pavement together is important. Court drainage and surrounding ground drainage is paramount and root barriers must be installed if there are trees near the pavement area
- Asphalt courts are more adapted to colder climates, because constant exposure to high temperatures tends to make asphalt soft. In such circumstances, cracks and grooves may appear on the court, necessitating increased repairs
- Asphalt is petroleum based. It is very elastic at the time of installation. Over time, the oils are oxidized and lose their moisture. The colour of the asphalt lightens to grey, and the structure becomes more brittle, making it prone to cracking. Sealing the Asphalt with an acrylic can help
- A good asphalt pavement doesn't need a surface treatment to enable play, however, expect a lesser lifespan if it isn't surfaced, as the asphalt does deteriorate faster without the protection of a surface material
- If surfacing with an acrylic then these costs will need to be considered also. Expect the pavement to require resurfacing with an acrylic every 7-10 years, depending on degree of use and maintenance
- Asphalt will most likely develop some form of cracking or pavement damage over its life even if constructed well. Any cracks or signs of pavement damage should be repaired immediately to prevent further deterioration as water penetrates and undermines the pavements subgrade and sub-base material. Periodic repairs are a worthwhile ongoing investment for an asphalt pavement.

The main advantage of asphalt is the low installation cost. If you consider durability and maintenance costs, concrete pavements can be the economical choice in the long run if designed and installed using best industry practice

13 COURT CONSTRUCTION – COURT BASE

13.2 ASPHALT BASE – ALSO KNOWN AS: ASPHALTIC CONCRETE (AC), HOT MIX, TARMAC

Standard asphalt is a mix of Bitumen, Sand & Aggregate.

An asphalt base used for netball courts usually has a 5-6mm or 7mm aggregate compared to the asphalt used for roads which contain the larger 10mm or 14mm aggregate.

An asphalt road is continually trafficked by heavy vehicles which continually binds the asphalt together. A netball court however, is not trafficked by vehicles and therefore has a tendency become brittle and weaken over time.

7mm Type L consolidated asphalt to a depth of approx. 30mm, provides a firm and tight surface that binds well for light trafficked asphalt sports pavements. It is important that a Civil Engineer stipulates the type and depth of asphalt pavement required for each project and if a certain standard is required ie: Council standard drawing, traffic authority standard.

If the asphalt is to be coated with an acrylic sports surface it is especially important that the aggregate material in the asphalt mix is free from Ferrous materials such as mineral Pyrites and Marcasite. It should also be free of wood particles, clay or other deleterious materials which may cause staining/discoloration or interfere with the planarity, structural stability or aesthetics of the netball court and/or an acrylic sports playing surface installation and expected lifespan. See Section 13.4.8 ‘Rust Stains / Pyrites’ in this manual for more information.

Asphalt can be porous or non-porous. Porous asphalt or Popcorn asphalt (vernacular) has no sand and can be found in many European countries however in Australia the more typical construction methodology uses a non-porous asphalt for netball court construction.

There are two main elements that make up an asphalt base. The first is the structural layer also known as the “sub-base”, “granular layer” or “fine crushed rock (FCR) layer” which consists of compacted layer(s) of FCR. The thickness of this structural layer(s), the class of fine crushed rock used and the number of layers required is best determined by a Civil Engineer. This will be largely based on a review of the geotechnical report (soil test) findings. (The layer(s) should be spread and compacted in maximum 150mm depth layers). See Section 12.4 ‘Sub-Base Preparation and Compaction’ in this manual for further information. Once the FCR has been spread out and compacted in layers to achieve the right density and tested, as per the engineer’s drawings and specification, a bituminous or polymer material will be sprayed over the granular layer as a “prime coat” also known as “asphalt primer”. This will be allowed to cure before the asphalt is installed. The purpose of the prime coat is to bind the compacted material in the granular layer to preserve its integrity, stabilise moisture levels and to provide the essential bond for the asphalt.

The unsatisfactory alternative to the prime coat is known as a “tack coat”. This cheaper method is not recommended as it has less FCR binding and sealing properties.

This is then covered with a layer of hot mix asphalt, usually at about 30mm minimum thickness. Depth to be determined by the Civil Engineer.

A paving machine is used to install the asphalt pavement. The asphalt is laid in strips, usually 2.74m or 3.66m wide depending on the type of paving machine used.

The operator should take great care to ensure the joins are essentially negligible whilst the machine controls the plane tolerance of the finished surface.

The machine paver uses bitumen with a high melting point of 180°C. In Australia the temperature during the laying and compacting process can vary between 100°C to 160°C.

The finished asphalt is rolled continuously until it achieves a “close and dense” finish. Particular attention to the seams between the asphalt runs is required. These should be flat and as seamless as possible. These joins if not installed and compacted sufficiently can become weak and open over time.

The asphalt layer must be compacted to industry standards of minimum 95% density, or as per the civil engineers instructions.

The asphalt layer provides a sound and smooth surface for playing as well as a moisture barrier to protect the sub-base (FCR layers) from erosion and water ingress.

A concrete plinth/edge beam and/or concrete spoondrains should be installed around the perimeter of the sub-base and asphalt base layers, these should be set accurately to the height of the finished asphalt surface. In addition to providing a strong and stable edge to the court, the concrete edge allows the asphalt to be compacted right up to the edge without the edge collapsing or flaking. The installation of concrete spoondrains will also allow efficient catchment and movement of stormwater away from the pavement area. Insufficient drainage infrastructure or pavement support can result in premature pavement failures. See Section 12.7 ‘Concrete Plinths’ and Section 13.1 ‘Factors to consider when deciding whether to use concrete or asphalt base’ in this manual for more information.

13 COURT CONSTRUCTION – COURT BASE

13.2 ASPHALT BASE – ALSO KNOWN AS: ASPHALTIC CONCRETE (AC), HOT MIX, TARMAC Continued

Prime coat on the FCR

Surveyed and marked

Asphalt paving machine

Asphalt laid in runs

13 COURT CONSTRUCTION – COURT BASE

13.3 CONCRETE BASE – ALSO KNOWN AS: REINFORCED CONCRETE (RC)

Standard concrete is a mix of Aggregate, sand, cement and water.

Concrete is the more substantial base when compared to asphalt, particularly when the geotechnical investigations indicate that the existing sub grade condition is expansive, has a reactive soil type, is made up of uncontrolled fill or is in a flood prone area. The concrete base can be designed to suit once the soil report has identified the severity of the sub grade issues, a standard concrete slab may not perform well in severe conditions.

The concrete required for a netball court is likely to have a recommended strength of 25MPa, 32mpa or 35mpa (depending on the civil engineers advice) with a slump specification of 80%. The concrete is made to various strengths according to the particulars of the job and this should be specified by the civil engineer. The strength is measured in 'MPa' (Mega Pascals) and is delivered to site ready for installation.

Concrete slabs have a high compression strength and withstand heavy loads without crumbling, unfortunately it has a low tensile strength, and therefore, it will crack easily. The tensile strength in concrete is raised by the use of reinforcing mesh.

The most common concrete base is between 100-150mm depth reinforced concrete base (must be advised by a civil engineer). When the subgrade is of poor quality then a post tensioned concrete base or a waffle pod design may be considered.

Post tensioned or waffle pods are designed to float on top of the subgrade without causing structural cracks. Although significantly dearer, these can outlast any conventional concrete slabs making them an attractive investment.

A standard concrete base will usually consist of; a sub-base with compacted layer(s) of FCR. The thickness of this structural layer(s), the class of fine crushed rock used and the number of layers required is best determined by a Civil Engineer. This will be largely based on a review of the geotechnical report (soil test) findings (the FCR layer(s) should be spread and compacted in maximum 150mm depth layers).' See Section 12.4 'Sub-Base Preparation and Compaction' in this manual for further information. The FCR is then covered with a moisture barrier consisting of a layer of plastic overlapped and taped. This plastic will stop water being drawn up through the concrete from the subgrade and sub-base layers and prevent delamination of the acrylic sports surface. There is a reinforcing mesh (reo) installed in large sheets across the entire pavement area. The reo is installed on bar chairs set at a height to allow an approx. 40mm cover of concrete over the mesh. The strength of the mesh required is determined by the engineer. Normally an SL82 mesh is used for a standard court but this can increase to an SL92 or even a SL102 for slabs on problematic sites with reactive soil types. SL stands for "Size & Length" this first number relates to the thickness of the steel and the last number relates to the size of the squares. For example SL92 mesh has 9mm thick steel and 200mm squares/centres.

The concrete should be installed with construction joints and numerous saw cuts to minimise and/or control cracking. In saying this, construction joints positioned through the Principle Playing Area of a netball court should be avoided. If possible, aim to install construction joints in the run-off areas between courts.

NOTE: Most concrete slabs will suffer from shrinkage cracks. These are normally referred to as 'superficial surface cracks' or 'hairline cracks' and should not cause any 'structural issues'. The biggest issue with these types of cracks is usually the aesthetics. The reinforcement mesh within the slab should prevent the pavement from shifting vertically. The cracks should remain flat and not cause a trip hazard. Like the asphalt base option, all cracks should be sealed and/or repaired quickly to avoid further deterioration or issues. See Section 13.4.6 'Surface and Base Cracks' in this manual for further information.

All sub-base and prep works must be completed according to the Engineers advice and detailed design and approved by the Project Manager before the formwork (boxing), plastic membrane and reinforcing mesh is set up. The boxing is usually set to the finished slab height. The timber formwork should be straight without dips or warping.

The steel mesh sheets are normally overlapped by one square and securely tied with wire. The mesh is to be fully suspended by being evenly seated on bar chairs at the nominal design height.

13 COURT CONSTRUCTION – COURT BASE

13.3 CONCRETE BASE – ALSO KNOWN AS: REINFORCED CONCRETE (RC) Continued

All plastic membrane joins should be overlapped and taped. All holes and joins must be taped to avoid moisture being drawn up through the concrete slab.

The concrete is normally designed and ordered as a slump of 80% and is usually delivered in batches of 6m3. A crew of 6 - 10 people is considered necessary depending on the size of the court/s to adequately finish the concrete and achieve the standard tolerances required.

The crew is broken into groups where some are spreading the concrete, some setting the levels with the aid of laser levels and others screeding.

Finally workers will be assigned to “Bull Floats” and “Helicopters” to achieve the necessary surface tolerances.

The finished surface tolerance for concrete is +/-3mm under a 3 meter straight edge when measured in any direction on the court.

13 COURT CONSTRUCTION – COURT BASE

13.3.1 SAW CUTS

Saw cuts should be installed to a concrete slab to minimise random cracking and encourage cracks along a set alignment and therefore appear more aesthetically pleasing. Please note that random hairline/shrinkage cracks can still occur and will reflect through a basic acrylic sports surface. The only way to completely eliminate these cracks from being visible is to install a cushioned acrylic sports surface to the concrete slab. See Section 9.12 'Court Surface' and 14.2 'Cushioned Acrylic Installation' in this manual for further information.

Saw cuts are usually 25mm deep and are best installed while the concrete is still 'soft' – usually 7am the day after the concrete was poured (depending on temperature and weather conditions). Saw cutting mature concrete slabs is generally a waste of time and money.

The saw blade must be sharp and not tear or chip the concrete at either side of the cut. The saw cuts are usually placed in line with every adjacent fence post (approx. 3m spacing's if there is no fence). The contractor must take care to continue the saw cut or trowel cut to the fence post and/or light towers. A relief joint or trowel cut should also extend from the fence or light tower posts to the outer edge of any spoon drains or plinths.

13.3.2 SHRINKAGE CRACKS

Shrinkage or commonly known as hairline cracks, appear during the first days or weeks of the curing process. During this time, shrinkage occurs and the concrete strength increases. Shrinkage cracks will appear and is quite common. It is important to note that the strength and structure of the finished slab will not be affected by these cracks. Shrinkage cracks should sit flat and not cause a trip hazard. The main negative of shrinkage cracks is the aesthetics, as they will be noticeable through a non-cushioned (basic) acrylic surface.

13.3.3 EXPANSION JOINTS

Expansion or construction joint/s (CJ) should be installed depending on the size of the court or playing area and soil type.

The purpose of the joint is to divide the courts and/or slabs and allow each section to expand and contract without generating potentially damaging forces within the slab itself or to the surrounding structures.

Expansion/Construction joints are usually a complete 'gap' between adjacent slabs, i.e.: there is a definite break between the concrete and reinforcing steel sections. Where adjacent slabs are 'tied' together by dowel bars, these dowels are sleeved in one of the slabs to allow expansion and movement to take place without generating stresses within the concrete slabs.

There are a variety of expansion/construction joints available and they can vary in cost. The civil engineer will determine which joint is suitable for each particular project/site.

13.3.4 PROPRIETARY METAL FORMERS OR TOBY JOINTS

These are popular and are a quick method as the slab can be laid in one pour.

13.3.5 CRACKER JOINTS

These joints are designed to be hammered into the centre of the court to force a crack through the slab, using this method the slab can be laid in one pour too.

13.3.6 DOWEL JOINTS

These are rods that secure the slabs to allow natural movement. With this method, the slab must be laid in two pours while securing the rods to the first half of the slab and greasing the second half prior to the second pour to allow free movement.

13.3.7 LAITANCE

Latency is caused by excessive water in the concrete or by over working the concrete with a helicopter that can cause slurry to rise to the surface. Latency must be removed from the surface before applying any acrylic coatings by using a mix of Hydrochloric or Phosphoric acid diluted with water at a 4:1 ratio, scrubbed with a brush and pressure wash cleaned.

13 COURT CONSTRUCTION – COURT BASE

13.3.8 EFFLORESCENCE

This is the calcium salts that have risen to the surface by water after the concrete has set. An excessive amount of calcium salts rising from the concrete usually indicates poor quality concrete or a high level of trapped subsurface moisture escaping through the surface.

The salts are deposited on either side of cracks in the concrete slab leaving a tell-tale sign of a tram line appearance or a white streak following the fall of the court.

This is a key indicator of none or inadequate sub-surface drainage.

13.3.9 ACCELERATORS

Accelerators are used in concrete to help the concrete cure at a quicker rate. This is a practice done in colder environments when the temperature won't allow the concrete to cure naturally.

Curing membranes are used to hold the moisture in the concrete longer which allows for the hydration of the cement, the result being a much stronger/harder slab. However, wax and hydrocarbon type membranes remain on the surface and inhibit adhesion of the subsequent acrylic coatings. These need to be totally removed adding extra cost to the project.

There are specially developed sealing products that are applied to the concrete slab after it is installed. These are designed to seal the concrete to allow surfacing with an acrylic sports surface earlier than the recommended 28 day curing period. This can enable a reduced project timeframe and where timeframes are tight it can mean the difference between surfacing the pavement prior to the cold and wet weather season or delaying the project many months until more favourable weather conditions return.

Note: All concrete accelerator and sealing products should be researched well and the advantages and disadvantages considered before installation. Ensure the same acrylic surface related warranties apply to the concrete slab and surfacing components of the project with and without the use of the sealing product.

13.4 COMMON BASE ISSUES

13.4.1 BASE ISSUES INTRODUCTION

There are many netball facilities across Australia where the courts have failed. This can be due to a number of reasons, such as:

- Inadequate site investigations and engineering advice
- Inadequate detailed design and specification
- Insufficient budget for the works required
- Poor selection of the principle contractor and/or the sub-contractors
- Poor workmanship and attention to detail during the construction period
- Inadequate contractor supervision/project management
- Deterioration failures including flood, tree root damage and/or poor drainage issues
- Poor selection of construction materials.

Advice should always be sought from the experts in the relevant industry as noted in Section 4 of this Technical Manual.

NOTE: There are no shortcuts in building a quality sports pavement. Any short cuts taken during the planning, design and construction periods will result in more expensive pavement repairs or even total replacement.

It is much better to follow the recommended process outlined in this manual than dealing with disgruntled stakeholders and possible financial implications as a result of a failed netball court pavement.

NOTE: It is important to note that most land allocated for recreational purposes is leftover land not suitable for the construction of buildings or houses.

13 COURT CONSTRUCTION – COURT BASE

13.4.2 CONSTRUCTION FAILURES

Base failures can be caused by one or more of the following during construction:

- Insufficient compaction of the subgrade
- Failure to thoroughly remove all vegetation and detritus in the sub grade. This is known as “soft spots”. This will cause subsidence creating voids under the granular layer and in time this will collapse leaving a depression and/or cracking on the surface
- Insufficient compaction of the granular (fine crushed rock) layer
- Incorrect specification of the granular type and depth required in the sub-base layers
- Incorrect specification of the concrete base type, depth, and strength
- Poor installation of the concrete or asphalt base
- Poor application of, or damage to the asphalt primer coat
- Insufficient compaction of the asphalt layer
- Insufficient time allowed for the asphalt to cool below the threshold before installation. This will cause delaminating and similar problems
- Insufficient rolling and treatment of the asphalt cold joints (the join between runs with the paving machine). This will cause cracking over time and allow moisture to penetrate the sub grade.

13.4.3 DETERIORATION FAILURES

Deterioration failures are failures that are caused over time such as:

- Inadequate compaction of the subgrade, sub-base & base layers
- Excessive moisture changes under and around the pavement
- Uncoated asphalt will degenerate much quicker than coated asphalt by the loss of oils and binders from the constant exposure to UV
- Tree roots and other vegetation will cause severe cracking resulting in an uneven surface and allowing the penetration of moisture through the damaged areas
- Water (flood) inundation
- Lack of appropriate surface and surrounding court drainage
- Lack of a regular pavement, surface & drainage maintenance program
- Deleterious or mineral particles in the courts base material, such as clay or Ferrous particles (also known as Pyrites or Iron particles) in asphalt. This can be especially damaging when asphalt courts are surfaced with an acrylic sports surface - rust stains, blisters and pitting can occur depending on the severity. See Section 13.4.8 ‘Rust Stains / Pyrites’ in this manual for further information.

Note: Construction and deterioration failures are very much preventable. By applying a standard measure of quality from the planning stage through to the construction and maintenance stages of a netball court project, many failures can be avoided.

13.4.4 SUBSIDENCE

Subsidence can be caused by poor compaction of the subgrade and/or sub-base materials. It can also be caused when existing soft spots or deleterious/organic materials such as tree- stumps, roots, grasses, timber and rubbish were not removed during the construction period. All of these materials will eventually decompose, settle and shrink, causing the courts pavement above these decomposing items to also settle over time. This can result in base movement and surface collapse in these weak areas.

13 COURT CONSTRUCTION – COURT BASE

13.4.5 LOW SPOTS OR 'BIRD BATHS'

This is another form of subsidence however, low spots can also be created during the construction of a new court. The industry standards state that the planarity of a sports surface is to be no more than +/-3mm under a 3m straight edge when measured in any direction. A depth within this tolerance should allow water to easily run off due to the 1% cross fall of the court or quickly dry out. Achieving this limited cross fall whilst also achieving the recommended tolerances requires an experienced court builder with an experienced crew.

When the asphalt or concrete is initially laid, the required finished levels are incorporated into the base preparation. If at any time during this construction, the ground is not properly compacted or evenly graded, the result will be low ponding areas (puddles). The severity of these puddles will depend upon the degree by which the grade or compaction was not properly designed or constructed. The repair options and long term results will also depend on the design and construction mistakes and the likelihood of further base movement. See Section 14.1 'Surface & Court Repairs' in this manual for more information.

Untreated Birds Baths are clearly visible on a netball court by the mould (dark patches) or silt areas left behind when the water finally evaporates. Leaving the courts in this condition and untreated will result in the mould eventually working its way through the surface causing the acrylics to de-laminate and break away and silt deposits can be very slippery underfoot. Mould & silt are a potential slip hazard, especially in wet conditions and should be treated & removed immediately.

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13.4.6 SURFACE AND BASE CRACKS

Introduction

There are generally two types of cracks: structural and superficial. Structural cracks carry completely through the asphalt or concrete base and perhaps through the sub-base layers as well. Superficial cracks are commonly referred to as surface or hairline cracks. Superficial cracks do not penetrate the entire layer of the asphalt or concrete, only the extreme exposed skin of the acrylic or pavement. Structural cracks are permanent whilst superficial cracks can be repaired.

Structural Cracks

As stated above, structural cracks penetrate the entire asphalt or concrete layer of the netball court. They also penetrate through the entire base and sub-base. Structural cracks may vary in width and they may vary in length from a few inches to many metres. Some possible causes and solutions are offered for consideration below:

SETTLING OR SHIFTING SUBGRADE

The most common cause is a settling or shifting subgrade (the ground on which the court is built) and/or sub-base (crushed rock layer). For a netball court to remain free of structural cracking the material on which the court is built must be compacted well, as per the civil engineers advice, design drawings and specification. If the compaction varies greatly across the court area, different areas of the court will respond differently to the same external conditions (such as freezes, saturating rains, weight of equipment and heat). These inconsistencies of compaction can result in the subgrade and/or sub-base shifting and adjusting at different rates and therefore resulting in separation of the pavement in isolated areas. This can cause stress and torqueing of the court pavement, ultimately causing cracks.

SOLUTION

Reconstruct: The only permanent solution here is to remove the asphalt or concrete, re-compact the subgrade, lay a new sub-base and then re-lay new asphalt or concrete. If however, the court has finished settling, isolated crack repairs may offer a possible solution. This approach will only prove effective if the crack has stopped opening and the ground has finished shifting. If the subgrade is still moving, the repair will split just as the original crack did. Unfortunately there is no test to see if the ground has finished shifting, so there can be no assurance that crack repairs will work.

Geotechnical borings and cone penetration by an engineering firm is one way to dentify possible causes of structural cracking. The hiring of an engineering firm to do these boring before any attempt to repair cracks is highly recommended. There are a number of “guaranteed” crack repair systems and surface overlay systems in the market, however there can be no guarantee that these will work. The money spent on doing the geotechnical testing may offer the best outcomes in regards to understanding and treating courts that are affected by structural cracks.

COLLAPSE

Another cause of structural cracks is when organic materials are left in the sub-grade material. Organic materials will eventually decompose and rot, resulting in soft or collapsed areas. As the materials (eg: stumps, roots, timber, grasses or rubbish) degrade, they shrink and air voids appear. This shrinking causes movement of the materials above the organic mass which results in pavement settling and eventually cracking. These cracks are generally distinguished by a sunken low area (ponding) adjacent to the cracks.

SOLUTION

The solution here is to remove the area that is sinking, re-fill and re-compact the excavated area and then add new sub-base material, a new base, and new pavement. The problem with this solution is that there is no clear method of determining cost prior to beginning excavation. If the area to be removed turns out to be much larger than expressed by the surface depression, then the cost could be equivalent to building a whole new court. It may be more beneficial to patch the cracks and fill the sunken area upon the surface, unless the problem area is severe. Filling depressions and cracks from the surface may offer only short term results, but it may be enough time to further consider other more permanent solutions, while sourcing a suitable budget.

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13.4.6 SURFACE AND BASE CRACKS

Continued

Structural Cracks Continued

POOR COMPACTION

Improper compaction of the sub-grade and/or sub-base layers or poor application of the asphalt or concrete itself can create cracks. Again, the most important and critical area of a netball court is the supporting structural layers under the asphalt or concrete. If this is not of adequate thickness, density, compaction and consistency, then everything laid upon it will be inferior. If the material below the asphalt or concrete base is not solid, then no amount of money or material above the surface will solve the problem. You can't have movement below asphalt or concrete and not expect to have cracking in the asphalt or concrete. This applies to the acrylic materials also. If the asphalt or concrete is not solid and firm, then the acrylic material laid upon it is likely to also crack.

SOLUTION

Reconstruct the affected area of the court. The key is to make sure that construction is monitored and that proof rolling and independent compaction testing is conducted on every pavement layer, including the subgrade, each sub-base (crushed rock) layer and pavement (asphalt or concrete) layer. The civil engineer will have specified the compaction rate required for each layer and this should be strictly adhered to, tested and approved by a project manager before commencing work on the next layer throughout the court construction process.

POOR DRAINAGE & TREE ROOTS

The lack of adequate surface and/or perimeter drainage can allow water to infiltrate the subgrade and sub-base material of the pavement. Trees that are in close proximity to the court pavement can result in tree root invasion under and through the pavement. The trees also draw moisture from the ground (subgrade). In both cases, poor drainage and tree root issues, cause the subgrade to expand and contract as it dries out, and conversely, gets saturated. These moisture variations create movement in the subgrade and pavement layers and can result in significant pavement cracking.

SOLUTION

Reconstruct the affected area of the court. The key is to make sure the design and court construction includes adequate surface and perimeter drainage design and protection from tree roots.

Drainage: Agi drains installed to the outside perimeter of the entire pavement area to capture and direct subsurface water away from the pavements subgrade is very important. This should include inspection shafts so that their efficient operation is monitored and they should also connect into the surrounding drainage pits. Ensure adequate fall (1:100) across the pavement is achieved. This should fall to a formed drainage system, with wide concrete spoondrains to all low boundaries of the pavement and at the base of any raised or retained surrounding areas. These spoondrains should empty into large drainage pits to capture surface water and direct it away from the pavement area. It is also beneficial if the surrounding ground falls away from the pavement. Selecting a site that offers good natural drainage and is not flood prone is recommended.

Tree Roots: Tree root barriers should be installed to all boundaries where existing and future planting may occur within 10-15m of the pavement to ensure tree root damage is not an issue now, and in the future. Avoid planting near pavements as moisture variations and tree root invasion in the subgrade both around and under the pavement can cause significant damage to the pavement. If tree removal is required, an arborist report and/or a tree removal permit may be required. It is best to check with your local council or relevant government organisation or land owner. Selecting a site that is clear of large trees and/or problematic vegetation is recommended.

Summary Of Structural Cracks:

Structural cracks can be prevented by following best practice construction standards, but they cannot be repaired permanently unless the area affected is removed and then replaced. This process is usually very expensive.

It is vitally important that cracks do not create a trip hazard for the intended users. If the crack is heaving or sunken to the point where a player may trip or slide, resulting in a loss of balance, then the area must be repaired. Any deviation that is +/-3mm is considered a trip hazard. If, however, the crack is level and flat with no discernible footing problems then the crack (with the knowledge that it will eventually get worse) is nothing more than an eye sore. It is advisable to repair the crack in the short term, to minimise further deterioration of the pavement caused by water ingress.

The only long term repair of a structural crack is to remove the area affected, compact the subgrade and install new sub-base and base material. Any other method such as patching, or overlaying will not keep the ground from moving and therefore not prevent the re-occurrence of the cracking. Every situation is different, as every crack is different, but generally structural cracks come back. The question is not if, but when.

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13.4.6 SURFACE AND BASE CRACKS

Continued

Superficial Cracks In Asphalt

Superficial cracks penetrate only the outer skin layer of the asphalt and/or just the acrylic surface. These cracks are generally caused by the drying out of the base (asphalt) or the acrylic materials. In some instances they can be caused by spilled soft drinks, petroleum product, insecticides, tree droppings, etc. These cracks are always very fine and random in their path.

Superficial cracks are easily repaired. Although they do not pose immediate concern, it is very important to note that if left unattended for a prolonged period of time (over six months), especially in the winter months, these cracks can become structural cracks quite quickly as the open cracks allow water ingress to the sub-base and subgrade materials.

In the winter when rain, frost or snow occurs, water can settle into any small cracks in the court surface. If this water then freezes, the expansion of the freezing water can also cause the crack to widen. A succession of freezes and thaws will turn a relatively small superficial crack into a structural crack in a matter of months. An annual or even bi-annual inspection should be carried out to identify cracks and repair them.

SOLUTION

Generally superficial cracks require patching with a recommended sports surface patch material/filler product. Where a court is surfaced with an acrylic, the most important prevention of these cracks is to have the court surfaced at least every 7 years to prevent the drying out process that takes place after months of being exposed to the sun's ultraviolet rays. The resurfacing of the court/s will minimise the superficial cracks, they may also help to prevent a superficial crack turning into a much costlier structural crack.

As with any product, preventative maintenance is always the cheapest form of repair. Weekly checks of the court surface for small slits or cracks could save future dollars. Remove any spilled softdrinks or petrol as soon as it is evident. Use a squeegee or broom to remove standing water after rain, as standing water can erode the surface and cause cracks. Above all, address problems as soon as possible.

Cracked court filled with Liquid Bitumen Emulsion

LBE leeching through splits in the acrylic surface

Surface cracks are often treated by maintenance departments with LBE "Liquid Bitumen Emulsion" as an easy form of repairing. This practice is not recommended due to the following:

- Liquid Bitumen Emulsion (LBE) never sets, which makes it sticky under foot on a hot day. This is often a complaint issue with netball players
- Liquid Bitumen Emulsion is extremely difficult to remove and will eventually bleed through acrylic if surfacing is required in the future.

See Section 14.4.5 'Crack Repairs' for further information.

13.4.7 BARE ASPHALT

Bare asphalt degenerates over time and constant exposure to the natural elements will eventually break down the surface exposing the aggregate. This is also known as "weathered Asphalt" or "Open and Bony Asphalt". (The best way to preserve the quality of asphalt and prolong its life span is to coat the entire surface with an acrylic coating).

In almost all occasions, with Open and Bony surfaces, stress cracks will appear at various points on the asphalt. These cracks are often along the joins and can vary from hairline size to larger structural cracks. The asphalt joins are normally 2.74m or 3.66m wide (standard width of a paving machine) and usually run lengthways on a court (or the longest run).

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13.4.7 BARE ASPHALT Continued

The asphalt is laid in strips and when they lay the adjoining run, the temperature often differs between the freshly laid asphalt and the previously laid asphalt. This is called a "Cold joint" and this may split or crack along the join over time. This is also known as a Construction failure.

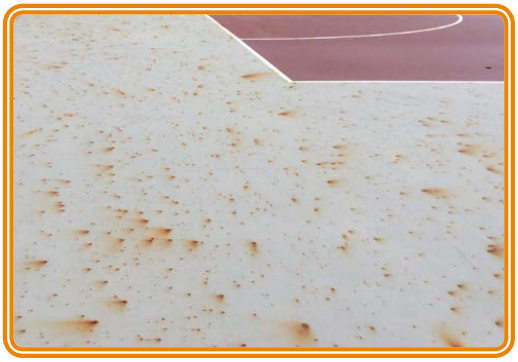
Random cracking throughout the courts can be due to a variety of reasons such as sub-base movement, moisture and/or poor compaction. When you have random 'bird baths' in addition to the cracks, this indicates poor base preparation and subsequent pavement collapse. 'Bird baths' are easily located on a court by the collection of dirt and/or silt left behind once all the moisture has evaporated.

13.4.8 RUST STAINS/PYRITES

A secondary mineral such as ferrous particles (Pyrites) can be present in the asphalt mix of an asphalt base netball court.Asphalt containing these ferrous particles should be avoided especially when the court is to be surfaced with an acrylic sports surface.

This is naturally occurring in aggregates from certain geographical locations and can cause unsightly brown stains, blisters and pitting to appear on new acrylic surfaces.

This is seen too often in many areas of Australia. Caused by Pyrite (iron particle) in aggregates used in the manufacture of the asphalt mix. As rain falls on the courts the moisture permeates through the acrylic colour surface system which moistens the aggregate in the asphalt layer. If pyrites are present, the oxidation (rust) process is initiated and with time the particles migrate to the court surface and become evident by a rust colour observed above these aggregate particles. These rust spots and streaks can create merely an aesthetic issue or they can be capable of causing localised surface & pavement failures when they swell and blister as it oxidises and subsequently pops through the surface. It can take approx. six (6) to twelve (12) months after the courts are completed for the rust stains to appear and ultimately rust streaks form in the direction of the slope of the netball court. They can continue to increase in number over the following twelve (12) months or more.



Treatment

Some courts can be severely affected and unfortunately once Pyrites are in the asphalt base, not much can be done to prevent their effect on an acrylic surface.

Raised and/or blistered spots and pitting of differing severity can expose the asphalt to water ingress and increased pavement deterioration if left untreated. The remedial works required will depend upon the severity and quantity of the rust spots and pavement damage. Blisters may be ground down, patched or sealed and then resurfaced or in minor cases dug out and patched/sealed and then resurfaced. In saying this, it is very important to note that this is not guaranteed to stop the problem from recurring.

Some acrylic surface manufacturers have special sealers such as an Epoxy Moisture Seal available which may minimise the recurrence of the rust stains however this adds cost and is not guaranteed to stop the reappearance of the stains. When resurfacing affected areas it is a good idea to pick acrylic colours that closely match and don't contrast the rust colour (i.e.: Brown, Maroon, and Red) to minimise the appearance of any new stains.

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13.4.8 RUST STAINS/PYRITES Continued

Prevention

Due to the lack of a known guaranteed permanent solution for courts affected by the appearance of rust, blisters and pitting on an acrylic surfaced asphalt pavement that already contains Pyrites, it is clear that prevention is the best mitigation strategy. Perhaps highlighting the potential issue to the proposed contractor/asphalt company may in turn result in assurances from the proposed asphalt plant or at least promote a discussion regarding the type and source of the asphalt proposed. It may be of great benefit to ensure the project brief, request for quote or project specification clearly articulates the need for a Pyrite free asphalt to the contractor. Something to the effect of *"The aggregates used in the mix shall be free from mineral pyrites, marcasite, wood particles, clay or other deleterious materials which may cause staining/ discoloration or interfere with the planarity, structural stability or aesthetics of an acrylic sports playing surface."*

Properly informed contractors/asphalt producers who, through the course of time, have been shown to supply aggregate in their asphalt that fails to meet this specification should be held accountable and avoided for future netball court construction projects where an acrylic surface is required.

Some asphalt producers may not otherwise be attuned to such issues because they provide asphalt pavement primarily for roadways and carparks where the presence of Pyrites is not as obvious. In contrast, if the asphalt contains Pyrites and is used in an asphalt base surfaced with an acrylic sports surface, it will be noticed by many due to the acrylics coloured surface.

Given that Pyrites occur in natural geologic deposits in the earth. Pyrites are most commonly found in crushed stone and are not discernible in an aggregate pile by observation. Although there are tests for determining the presence of pyrites in aggregates, the difficulty is finding a representative sample of the crushed aggregate that contains pyrite. The ferrous bearing particle could be one-in-one thousand or more particles – making it extremely difficult to detect by random testing of aggregate samples. Fortunately, ferrous bearing aggregate is well-known by geographical source and each asphalt producer should be aware of the presence of aggregate contaminants based upon each source as well as documented by local historical evidence.

Summary of Tips:

- Avoid the use of recycled asphalt.
- Avoid any asphalt source that is known to contain Pyrites or other Ferrous bearing aggregate.
- Research the type and source of the asphalt and aggregate proposed for your project.
- Talk to an experienced court builder, nearby acrylic surfaced netball facility owners & local councils.
- If in doubt use dark acrylic colours or colours similar to the colour of rust when surfacing your courts.'

13.4.9 CONCLUSION

It is essential to have a good understanding of a netball court pavements design & construction elements. It is very important to adopt industry best design and construction principles to not only avoid the above common failures but to successfully address them if they do occur. Soil tests, sufficient excavation depth, preparation and compaction of the subgrade and sub-base, root barrier and drainage works are very important components of a netball court construction. Unfortunately these important components are ignored too often, downgraded, or simply left out due to insufficient budgets. Cutting costs during the construction and remedial repair stages are likely to add many more dollars to the pavements lifecycle costs and/or reduce the predicted pavements lifespan.

14.1 ACRYLIC SURFACE APPLICATION

14.1.1 APPLICATION ON ASPHALT – NON-CUSHIONED ACRYLIC

A new asphalt surface should be left to cure for at least 2 weeks, and preferably four weeks before applying an acrylic surface. UV light from the sun as well as rain or other water will assist in the curing period. If surfacing is attempted while the asphalt is still volatile, splitting may occur through the acrylic coatings.

Before commencing surfacing, the asphalt should be water blasted clean and flooded or inspected shortly after rain to identify any ponding areas. Allow the court to drain for a period of half an hour at a temperature of around 21°C or for a shorter period if the weather is hotter. Any low areas or 'bird baths' holding water greater in depth than 2-3mm [this can be measured using a 20 cent coin] should be clearly marked to be patched out with filling compounds prior to surfacing.

Additionally, carefully check the asphalt for small blisters while the court is wet. Blisters could indicate some foreign materials are present in the asphalt. Small blisters containing these materials can be remedied by water blasting. Larger blisters or bumps may have to be dug out and repaired with fillers. Asphalt containing ferrous particles (iron) such as Pyrites can cause damage to an asphalt base netball court surfaced with an acrylic sports surface. It is best to avoid asphalt mixes that contain these particles. See Section 13.4.8 'Rust Stains / Pyrites' in this manual for further information.

14 COURT CONSTRUCTION – COURT SURFACE

14.1.1 APPLICATION ON ASPHALT – NON-CUSHIONED ACRYLIC

Continued

Carefully check the area where the asphalt run joins the next asphalt pass. These areas are 'bony' and the asphalt is less dense. Ideally these should be filled and re-compacted during the asphalt installation. However if this does not occur, then these areas should be compacted by hand, and then filled to the correct profile prior to surfacing. Always use fillers as recommended by the acrylic manufacturer.

If ingrained mud is present it will be necessary to water blast these areas clean. All patching and filling work should be carried out utilising the manufacturer's recommended products and specifications. Using alternative products may void the guarantees provided by the manufacturer/applicator.

On completion of patching and filling, all repair work must be sanded down or ground to produce a smooth even surface, with relatively uniform texture. The surface should then be thoroughly cleaned using a heavy duty blower to present a spotlessly clean area ready for the acrylic coatings.

Filled and patched areas should be inspected, and a preliminary coating of the base coat applied to these areas, if required, to obtain the desired texture.

The base coat usually consists of an acrylic binder and a heavier grading of silica sand, so that small voids and variations of texture in the asphalt is masked. This coat is applied to the entire court area [fence to fence].

When the base coat is thoroughly dry, inspect for ridges and 'up-jumps' [squeegee marks], and scrape or grind smooth before proceeding with the topcoats.

Normally one or two base coats and approx. two topcoats are applied to a new asphalt surface, depending on the quality of the asphalt. No coating work should be contemplated if rain is imminent.

Additionally, the air temperature should be a minimum of 12° and rising. Coating will become difficult once the temperature passes 30°. Most experienced applicators will use an infra-red thermometer to measure surface temperature, and will only apply material in the surface temperature range of 12° minimum to 35° maximum surface temperature.

All acrylic coatings are applied with a rubber squeegee. Sometimes a fine hair broom immediately follows the squeegee pass. If the surface is level, a well trained and experienced squeegee operator should not require a following broom pass. However, on uneven surfaces such as old asphalt or concrete, a squeegee finish can result in 'bald' patches on high spots, and following the squeegee with a broom can eliminate this. A broomed finish is often better for surfaces such as netball where extra grip is required.

There are differing theories regarding the application of acrylics. Some manufacturers and contractors recommend that the topcoats be applied in an alternate direction to the base coat. Others say all coats should be applied in the same direction. Most experienced contractors tend to squeegee across the court, particularly on warmer days, as the shorter pass enables achievement of a more evenly textured surface.

On hot days the materials will tend to 'chaff up' and become unworkable. This tends to support the theory that the coatings be applied across the court for the playing area, and to utilise the shortest distance possible when applying the surrounds. In any event, the coatings should be applied evenly and to a uniform thickness over the entire court area. This will require an experienced applicator, and care should be taken in choosing the contractor.

14.1.2 APPLICATION ON CONCRETE

A new concrete slab must be allowed to cure for a minimum of four weeks (28 days minimum) before any surfacing is contemplated. The longer it is allowed to cure the better.

It is imperative that the concrete itself is spotlessly clean, and no laitance or concrete salts are present on the surface. A simple test is to rub the palm of the hand on the concrete. If a whitish residue is apparent on the palm then surfacing should be delayed until the migration of concrete salts stops.

Generally a concrete slab is acid etched, that is treated with hydrochloric acid, using four parts water/one part acid solution, and then water blasted clean prior to any surface application. The surface should be thoroughly dry and clear of all concrete salts. All saw cut residues must be removed during the acid etch and water blasting treatment.

As with coating asphalt based courts, all depressions holding water should be patched to correct the profile, utilising materials and methodologies recommended by the manufacturer, and any high spots removed by grinding with a concrete planer. Expansion/construction joints can be filled with an elastomeric polyurethane joint-filler. This however is not essential. To ensure a bond with the surfacing materials, some fine sand should be rubbed into the joint-filler surface prior to the curing process. Do not use acrylic caulking materials for expansion joints.

When patching is completed, a prime coat as recommended by the manufacturer should be applied to the entire court.

If a two-part epoxy primer is used, it is very important that the manufacturer's specifications are closely adhered to. The first acrylic coating should be applied while the epoxy primer is still 'tacky' to touch. This will ensure a strong bond with the concrete base while still allowing a degree of vapour transmission from the slab.

Once the initial coating of acrylic has been applied, it is best to leave the surface overnight. The remaining two top coats can then be applied on the following day, given good drying conditions.

Line marking can then be completed in a similar fashion as described previously in Section 9.5 'Line Marking' of this manual.

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14.1.3 TWO COLOUR APPLICATION

If the court is to be in two colours, with a contrasting colour for the surrounds, the four corners of the playing area should be established and marked with a washable marker. Do not use timber crayon. A chalkline can then be applied to the marked out area.

Two topcoats are then applied to the playing area using a squeegee or a broom finish. Each coat should be thoroughly dry before proceeding with the next coat. Drying time will vary according to the ambient temperature and humidity.

Once the playing area is completed it should be accurately taped off using a taping machine, then one to three coats applied to the surrounds in contrasting colours as chosen by the owner. The edges of the court should be finished off neatly with the bottom sections of the fencing posts taped off to prevent the acrylic coating marking the posts. A strip of masking tape around the edge of the court will provide a neat, straight line finish.

It will take some time for the court surface to fully cure. This can vary depending on the weather conditions, so it is best to avoid playing on the court until the acrylic installer has given the all clear. Using the court before the surface has fully cured may result in colour and line distortion and can even result in premature surface wear.

Some important points to be aware of:

- Newly applied colour coatings may have slight variations in the surface. The squeegee blade moving across the court from side to side (or end to end) will cause the textured surface to reflect the sun and light so that it can appear 'streaky'. This is a somewhat similar effect to that made by large mowers on cricket or football ovals. A finished surface should be inspected for uniform colour and texture at a distance of 8 to 10 metres, with the sun directly above or behind the viewer.
- Some sports shoes will leave scuff marks on a newly surfaced court. This is caused by the sand content in the acrylic materials. It will decrease as the sand becomes polished with play, and should not be of any concern. Black soled shoes (even those claimed to be 'non-marking'), however, leave very unsightly marks which are almost impossible to remove, and should be banned from use on any acrylic court.
- After the first few rainy spells, soap bubbles may appear on the surface of a newly coated court. Detergents are added to the coating materials to assist with colour dispersion. After several periods of rain the detergents will be washed out, and this will no longer occur. On indoor courts the detergents are not washed out, so if washed or wet, the surface may be slippery for a few weeks, and care should be exercised when initially using the courts.
- If the court is in an area where bird and flying-fox droppings are prevalent, it is best to have a regular inspection and maintenance program. These droppings are acidic, and can eat through the acrylic surface, causing a small piece of the court to lift out. They should be washed off with mild detergent and warm water before damage occurs.

14.1.4 DRYING REQUIREMENTS

It is important for the water in the coating to evaporate out of the mix within three to four hours after application. Water remaining in the film too long could affect uniformity of colour, adhesion, and sand retention. If the temperature is towards the lower threshold, do not apply the acrylic late in the afternoon.

14.1.5 PROCEDURES TO BE AVOIDED IN APPLYING ACRYLIC COATING MATERIAL

Do not apply coatings unless the surface temperature is 12°C and rising
Do not apply coatings if the surface has been exposed to freezing temperatures the night before; i.e. allow the surface to rise to 12°C
Do not apply material if surface temperature is above 40°C
Do not apply subsequent coat until previous coat is completely dry. The interval between coats is related to the drying conditions. Heat and low humidity accelerate drying
Applying acrylic coatings during the night time hours of darkness is NOT recommended
Do not apply acrylic coatings if the surface is wet
Do not permit excessive material to remain in low spots on the final coat, otherwise these areas will mud-crack and shine
Do not pull material more than 18 metres in hot or windy conditions
Do not play on court surface until the installer has advised that the surface is fit for purpose.

14 COURT CONSTRUCTION – COURT SURFACE

14.2 CUSHION ACRYLIC INSTALLATION

14.2.1 CUSHION ACRYLIC BASE PREPARATION

Base tolerance for cushion surfaces is similar to that for basic acrylic (non-cushioned) hardcourts. Planarity is reported by measuring the deviation beneath a 3m straight edge. The target is +/-3mm beneath the 3m straight edge tested in any direction and placed anywhere on the surface. The intention of this tolerance is to ensure that the court drains quickly following showers or storms and that the surface does not produce an uneven surface. The +/-3mm tolerance may be difficult to achieve on some bases such as asphalt, therefore only experienced sports court pavement experts should be engaged.

Asphalt must cure for a minimum of 14 days before installation of the cushion acrylic system. Concrete bases require longer curing times with a minimum 28 days required before application of the cushioned acrylic surface.

Asphalt is cleaned by blasting with a high pressure water cleaner and must be free from all dust, dirt and grease. The surface must be thoroughly dry before application of the cushioned system.

Concrete is acid etched with a hydrochloric acid solution to the manufacturer's specification. All acid residue is then removed using fresh water under pressure and all dust, dirt and grease must be removed. The concrete must be thoroughly dry before application of the cushion system.

14.2.2 TYPES OF CUSHION ACRYLIC SURFACES

Cushion acrylic surfaces fall into two broad groups, "Liquid Applied Cushion" systems (also known as Wet Lay) and "Mat Lay Cushion" systems. They are quite different surfaces in the way they are installed. Costs can also vary significantly depending upon the composition of the system selected (i.e. the number of layers of each material type used). Mat lay systems are further divided by the thickness of the cushion used and design parameters.

Cushion layers are complex technical/chemical systems and should be installed by trained applicators approved by the product manufacturer.

14.2.3 LIQUID APPLIED CUSHION SYSTEMS

Installation of Liquid Applied Cushion involves the spreading of a liquid rubber compound over the specially constructed asphalt or concrete base, building up in layers until the desired cushion thickness is achieved.

The thickness of the rubber installed determines the cushioning achieved and of course, the cost of the surface.

An advantage of a Liquid Applied system is that the thickness of the cushion can be adjusted to suit the individual projects cushioning or budget requirements. Following installation of the cushion layers, an acrylic surface is then installed over the top. Typically, Liquid Applied systems range from 1mm to 5mm in thickness.

14.2.4 INSTALLATION OF LIQUID APPLIED CUSHION SYSTEMS

The base is prepared as described above.

Asphalt is firstly treated with an acrylic "resurfacer", applied using a rubber squeegee. The resurfacer serves two purposes, it provides a primer coating to assist adhesion of the cushion material and fills imperfections and pores in "bony" open surfaces.

Concrete is prepared using different sealers. The concrete sealer is applied using either squeegee or roller and promotes adhesion of the cushion material to the concrete base.

Cushion material is delivered to site in drums and mixed, on site, with potable water in accordance with the manufacturer's recommendations. The cushion material is then applied in layers, again using a rubber squeegee. Initial layer(s) consist of a coarse material; subsequent layer(s) are a fine material. Cushion material must be allowed to cure between coats.

Ideally, three coats of specially formulated acrylic are applied in a similar fashion to a standard acrylic hardcourt. The court is finally line marked for play.

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14.2.5 MAT LAY CUSHION

The base is prepared as described on the previous page.

Asphalt is treated with an acrylic "resurfacer", applied using a rubber squeegee. The resurfacer serves two purposes, it provides a primer coating to assist adhesion of the cushion material and fills imperfections and pores in "bony" open surfaces.

Concrete is prepared using different sealers to those specified for asphalt. The concrete sealer is applied using either a squeegee or a roller and enables adhesion of the cushion material to the concrete base.

Mat lay systems differ in that the cushion layer is delivered to site in pre manufactured rolls of predetermined thickness. These are rolled out and placed accurately in position with all edges tightly fitted, and then lifted and adhered to the surface using purpose developed adhesives. A significant feature of the adhesive is the lack of "tack". This makes it difficult for the installer and it is most important that mat lay systems are installed by experienced applicators trained and approved by the surface manufacturer.

Within the family of mat lay systems, several different types are in common use. The various mat lay systems currently available are generally supplied in either 4mm or 7mm cushion thickness, although the 4mm thickness seems to be preferred for netball.

14.2.6 INSTALLATION OF MAT LAY SYSTEMS

Adhesives used for Mat lay courts consist of a two-part poly urethane system. The adhesive is mixed on site using mechanical mixers and has a limited "pot life", that is, it must be used before it commences to 'set'. This places demands on the surface installer in regard to quantities mixed, number of applicators on site, and the area covered with each mix. As with all adhesives, application rates are critical.

Adhesive is applied to the dry, dust and grease free concrete using hand trowels and squeegees. Sealing of joins and court edges to prevent water ingress is a critical stage of installation.

When curing has been achieved, the mat is then sealed using a proprietary two-part polyurethane sealer that is also mixed on site. Great care is taken to ensure no imperfections exist on the surface. Any irregularities need to be ground off when the seal coat has cured.

Finishing varies depending on the system installed. Impact systems are sealed and then surfaced with the colour coats. Some systems are covered with an additional layer of reinforcing material prior to the application of the colour coats and line marking.

14.3 RESURFACING

Before calling for quotations to resurface an existing acrylic surface, the owner should make a careful inspection of the court surface. A list of defects should be made and discussed with the contractor/s so that both parties are aware of the scope of works to be carried out. All of the items to be attended should form part of the quotation. Generalised quotations simply stating "Repair existing surface and apply new acrylic coating" should not be considered.

Work to be carried out should be itemised in as much detail as possible. Quotations should also be accompanied by a copy of the manufacturer's specification for the use and application of the product to be applied.

Acrylic resurfacing of an existing acrylic surface may include some or all of the following:

Cleaning of existing surface

All mould and mildew must be killed and removed from the surface. Simply water blasting the mould will not eliminate all the spores, and new growth will occur within a short period of time. An appropriate algaecide must be applied to the entire area and then washed clean. The contractor shall be totally responsible for the collection and disposal of the waste products of this cleaning process.

Grinding back existing lines

All existing cracked, raised or glossy line marking paint should be ground back to the upper coating of the acrylic surface. If existing lines are level with the court surface and no build-up is apparent, then full removal of lines should not be necessary. It would be wise, however, to apply a wash coat to the lines prior to resurfacing to prevent the new product sliding across the polished lines.

Pressure cleaning

The entire surface should be pressure cleaned prior to applying any new product to the court surface. This pressure cleaning is prior to all patching work, filling of depressions, tack coating. The contractor is to be responsible for appropriate disposal of all waste materials.

14 COURT CONSTRUCTION – COURT SURFACE

14.3 RESURFACING Continued

Delamination of surface

Pressure cleaning will reveal any weak spots or delamination in the existing surface. These areas may be ground back to remove all unstable product. Areas ground back are then bought back to the correct profile with the surrounding surface. The contractor should only use products recommended by the manufacturer of the acrylic coating to be applied. The patching materials should only be applied according to the manufacturer's specification, which should be made available on request.

Areas holding water

The pressure cleaning will also reveal depressions that hold water. These are termed "bird baths", and are defined as areas that after 15–30 minutes of drying are still holding water in excess of the thickness of a 20 cent coin at its deepest point. These areas are deemed to be unacceptable, and should be patched to correct the profile. This definition should be clearly understood by both client and contractor and areas to be treated agreed to by both parties. Depressions are identified and defined only with a washable marking chalk to avoid permanent marking of the surface. These are then patched to the correct profile using specific products as recommended and specified by the acrylic surfacing manufacturer. Deep depressions may require two or three applications of patching materials to correct the profile. Each application must dry thoroughly before proceeding to the next layer. Inadequate drying may result in "ghosting" of the patch appearing in the finished court surface.

Repairing cracks

Invariably, most old court bases will have some degree of cracking that reflects through the surface. These can be defined as minor or major cracks.

- Superficial (minor) cracks are generally of a shallow depth and are due to the combined effects of shrinking and ageing of the base materials. As a guide, minor cracks and "alligator" crazing can often be successfully repaired with the use of fibreglass mesh or scrim. It must be accepted that over time, however, some evidence of cracking may again reflect through the surface materials.
- Structural (Major) cracks are of a structural nature mainly due to movement beneath the base. Typically such structural cracks are of appreciable depth, and may be full depth through the entire base construction. The treatment of cracks may vary from contractor to contractor. However, both client and contractor should have a clear understanding as to the scope of the work and the likely results. Due to their nature, major cracks will inevitably re-appear within a relatively short period of time. The only long term remedy with such cracking is to either rebuild or reconstruct the base after consultation with an engineer.
- Clients should be made aware that not all cracking can be eliminated by a resurfacing procedure, and contractors should also make this clear in their quotations.

See also Section 13.4.6 'Surface and Base Cracks'.

Workmanship for repairs

Depressions should first be tack coated to ensure proper adhesion of the patching materials. All patches should be feathered out at the edges so that no ridges are apparent. The patch should be sanded down so that the patch is blemish free. It is then advisable to apply one coat of base coat material over the patch to obtain a textured surface finish similar to the surrounding existing court surface. This procedure should be carried our prior to applying the first coating of resurfacing materials to the entire court.

Cracks should be thoroughly cleaned out, and all debris removed prior to any treatment. Major cracks should be treated by grinding out or using a V shaped chisel to compact and 'V out' the crack (asphalt only). All chiselling or grinding dust must then be removed from the crack. Crack filler or patching compound as recommended by the manufacturer can then be applied according to specifications. All crack filler materials should be thoroughly worked down into the crack. The materials should then be allowed to dry, and then ground off to correct the court profile. All repair work should be pre-coated (as for depressions) prior to resurfacing.

Cleaning of surface

Once all repair work has been completed and the repair work pre-coated, the entire court surface should be cleaned with a heavy-duty air blower, combined with an operator using a hand scraper to thoroughly clean the court surface.

Application of new surface

Two or three coats (contractor should clearly specify in their quotation) of an approved netball court surfacing product should then be applied strictly according to the manufacturer's specifications. Mixing of the materials should take place on site, and immediately prior to commencing the resurfacing procedure. Materials can be applied solely by a squeegee, or by squeegee followed by a fine hair broom, but should never be spread by broom only. It is preferable to keep the squeegee 'runs' as short as possible so that material does not 'chaff up' in hot weather. Each coat must be allowed to dry thoroughly prior to proceeding with the next coat. All work marks and minor blemishes must be scraped prior to a following coat. The surface can have either a squeegee or broom finish.

Line Marking

The Linemarking Section in this manual should be referenced for detailed information relating to line marking preparation and application.

Limitations

Acrylic materials should not be applied in high wind conditions. Surface temperature should be in the range of 12°C to 40°C. The material will dry too rapidly in surface temperatures above 40° C, and will not cure properly in temperatures less than 12° C.

14 COURT CONSTRUCTION – COURT SURFACE

14.3 RESURFACING Continued

Finished courts

14 COURT CONSTRUCTION – COURT SURFACE

14.4 SURFACE & COURT REPAIRS

14.4.1 IDENTIFYING & PATCHING BIRD BATHS/PONDING AREAS

Perhaps the most neglected area of surfacing or resurfacing netball courts is the identification and treatment of depressed areas that pond an excessive amount of water. Filling and levelling a depression is one thing, but doing it in such a manner that it does not reflect through the final coating takes experience and 'know-how'. Patching is best performed by an experienced applicator.

The traditional method of locating 'bird baths' is to flood the surface, wait 15-30 minutes, and identify any depression that holds water deeper than the thickness of a 20 cent coin. At this point the area in question should be outlined with a marker to show how far the patch is to be applied.

Any depression that is outside the required construction tolerances of +/- 3mm in any direction under a 3m straight edge should be filled. If the low area is 6mm depth or more, two or more applications of patch mix may be needed. On the first application, the deeper the depression, the larger the sand particle used in the mix. A deep depression should use a 30-60 mesh sand. The larger sand will make a stronger patch as well as minimise mud cracking. The second application should use the same sand as used in the filler coat mix. If only one application is used, it is better to use the same sand as the filler coat mix.

Note: It can be difficult to totally eliminate ponding areas. The aim should be to minimise the ponding areas as much as possible and ensure the tolerance of +/- 3mm in any direction under a 3m straight edge is achieved.

Causes and Solutions:

SINKING/COLLAPSE OF SUBGRADE AND/OR SUB-BASE

Sinking can be the result of improper compaction of the subgrade (natural dirt) and/or the sub-base layer (crushed rock) prior to laying the base (asphalt or concrete). Also, all organic materials such as tree stumps, roots, grasses, timber and rubbish must be removed from the subgrade prior to compaction and construction of the pavement. All of these materials will eventually decompose, settle and shrink, causing the courts pavement above these decomposing items to also settle over time. This can result in base movement and surface collapse in these weak areas

SOLUTION

Geotechnical core boring in the low area can be made to establish how large the underlying problem is. After the borings are assessed, a decision can be made to excavate the problem area or simply fill the existing low area with an acrylic filler material. If the puddle is caused by settling or decomposition, there is no solution to the problem until the entire area has stopped settling or the area is excavated, and reconstructed.

Water Puddle Caused by Sunken Area

14 COURT CONSTRUCTION – COURT SURFACE

14.4.1 IDENTIFYING & PATCHING BIRD BATHS/PONDING AREAS

Continued

Causes and Solutions:

UNEVEN ASPHALT OR CONCRETE

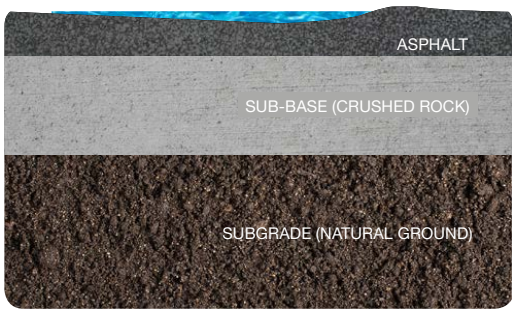
Unevenness caused by improper rolling of the asphalt or the screeding of the concrete. The direction of fall is interrupted by a high area in the surface. This high area acts as a dam, stopping the water and causing a puddle.

SOLUTION

One of two things may be done in this case. First, the high area may be ground down to allow the water to continue its flow, or second, the low area may be built up enough to re-establish the necessary grade.

In the first instance, the degree of material that may be removed depends entirely on the thickness of the asphalt or concrete.

Many times in dealing with puddles, reduction, not elimination is the only possible goal. If you try and lift an area too much you simply instigate another damming effect to a different area. This is referred to as “moving a puddle”. Sometimes this will be done to get a puddle out of the play area and the outside of the run-off area.



Water Puddle Caused by Raised Asphalt

DAMMING CAUSED BY BLOCKING WATER DRAINAGE PATH

This is generally caused by the accumulation of vegetation or dirt along the low side of a netball court. These items build up a dam or wall by which the water cannot penetrate or pass, thus holding the water on the inside of the court. Sometimes these areas can build up so high that the water will encroach back into the court area.

SOLUTION

Remove the debris and scarify around and down the low side of the netball court. If this problem is caused by roots or plants, they must be removed or at least cut back. Landscaping around a netball court adds to the beauty of the court but unless carefully planned, it can cause expensive damage to the court surface and in some cases require the removal and re-laying of the pavement.

Summary of Bird Bath/Ponding

Low ponding areas can create a hazard for netball players and they should be repaired. In some cases, a puddle can turn into a very dangerous slip hazard on a netball court. If water sits in an area for a prolonged period of time, algae will grow and silt will accumulate on the court surface. Algae and silt can be very slippery and unpredictable underfoot causing players to slip and fall. This can result in serious injuries. All low areas should be monitored, treated and cleaned regularly to minimise potential slip hazards. This is especially important prior to training and competition play commencing on the courts. This will also minimise the damage algae can cause to the courts acrylic surface and/or base.

14 COURT CONSTRUCTION – COURT SURFACE

14.4.2 AREA PREPARATION

On new courts the patch area should be clean. New concrete surfaces should be acid treated prior to any patching. Once the patches are dry the court may then be primed with the manufacturer's recommended product. On old courts it may be necessary to chemically clean the area with an algaecide.

On old courts it is recommended the area be tack-coated with a dilution of 2 parts water and 1 part binder. A good method of applying the tack-coat is to use a pump sprayer and mist a uniform film over the entire depressed area. Do not allow the material to puddle. The tack-coat should dry in 10 – 15 minutes and enhance adhesion. The area is now ready to be levelled.

14.4.3 APPLICATION OF PATCHING MATERIAL

The professional installer (recommended) is likely to pour the filler mix at the edge of the marked depression and pull the metal screed across the low area, making certain no voids are left behind. If the viscosity of the mix is correct it will require a slow, steady pull of the metal screed straight edge, i.e. there is no need for a saw-cutting action. The metal screed should be held at an angle to the court surface so that the mix is forced down under the screed.

Once the body of the patch is acceptable, the edges are feathered to a fine edge using a steel trowel and brush.

NOTE: Misting the patch surface with the water solution does not affect the mix, because the water is on the surface of the patch mix and evaporates quickly. However care should be taken to only apply a fine mist and not to leave any liquid solution lying on the screeded surface, otherwise skinning can occur, leaving the surface water sensitive and prone to surface delamination later.

14.4.4 GRINDING PATCHES

Often properly installed patches do not require much grinding or sanding. However, if the planarity of the patch is not uniform and/or the edges are not properly feathered, it may become necessary to use a mechanical means to correct the condition. Minor problems may be corrected with a rubbing stone; however a disc or belt sander is fast and thorough.

As a final step in hiding patches, it may be helpful to pre-coat the patches with the filler coat mix.

14.4.5 CRACK REPAIRS

One of the most difficult tasks a contractor faces when surfacing or resurfacing netball courts is related to crack problems. It is relatively easy to fill cracks so that they do not reflect through subsequent acrylic coatings for a short period of time. However, cracks are more than likely to reappear again over the longer term.

Cracks on outdoor surfaces are almost inevitable. The challenge is to keep the cracks to a minimum, and hope those cracks that do return will be minor in nature. In this case, minor means 'hairline' cracks, which do not affect the playability of the surface. Cracks which are flat and do not create a trip hazard will still need to be repaired to minimise further deterioration.

Any surface is subject to cracking regardless of whether hot or cold mix asphalt, or concrete base is constructed. It is likely that post-tensioned concrete courts experience the least amount of serious cracking. Furthermore, cracks that do appear only amount to hairline cracks because the tension on the cables keeps them closed.

There are three common causes of cracks:

- Thermal expansion and contraction in which a surface reacts to rapid temperature changes
- Shrinkage cracks which usually result from a volume change of the surface material soon after installation
- Structural cracks which can be the result of subgrade movement and/or failure.

Cracks from volume change can occur in asphalt due to the nature of the mix design, or inadequate compaction. Rapid curing causes volume change in concrete. Of the three, structural cracks are the most severe and the most difficult to resolve.

14 COURT CONSTRUCTION – COURT SURFACE

14.4.5 CRACK REPAIRS Continued

The forces of nature are unpredictable and therefore the appearance or reappearance of cracks cannot be guaranteed. Many types of crack fillers and different covering systems have been used over the years, however, there is no known material or system that has proven 100% successful. However, some fillers and systems can deter the reappearance of cracks better than others, but inevitably they do return if there is movement in the surface or sub-surface.

Some contractors put considerable credence in the overlaying of cracks with a membrane; however nature's force will tear or distort the membrane if the cracks are of a structural nature. Membrane overlays are best used only on hot or cold mix asphalt surfaces that have ravelled, or experienced hairline cracks from volume change. A more expensive method is to overlay the surface with hot-mix or emulsion asphalt; however this type of overlay system is not completely successful and reflective cracking often appears.

Once ground to a level and smooth finish, the surface then needs to be pressure washed with a rotary washer to thoroughly remove all loose and foreign materials before any acrylics can be applied.

Once the surface is thoroughly dried, then all cracks and bird baths can be addressed. The most expedient and economical approach is to 'V' cut the cracks and clean out all dirt and/or vegetation, and then fill with an appropriate crack filler. All cracks are filled in and smoothed over with a rubber squeegee or trowel. Normally the crack filler is worked well into the crack with a broad knife. Simply bridging the crack with the filler will not produce satisfactory results. Pressure should be applied on the filler in all directions in order to fill all of the voids, and all excessive material should be removed so that the filler will not reflect through any subsequent acrylic coatings. Once dried, some grinding may be necessary to remove any ridges. Usually a rubbing stone is used for this purpose.

Crack repairs can be filled with a proprietary polyurethane sealant or similar, however, Liquid Bitumen Emulsion is not recommended as outlined in Section 13.4.4 'Surface and Base Cracks' in this manual.

The advice provided in this manual should be used as a guide only, as the manufacturer's instructions for each individual filler product should be followed for mixing, application and drying procedures.

NOTE: REMEMBER: 1. 'V' cut and clean out cracks **2.** Tack coat **3.** Fill cracks **4.** Remove ridges

14.4.6 RECOMMENDATION FOR LARGE STRUCTURAL CRACKS

Make a dry mix of sand and cement (3 parts sand to one part cement), and work the DRY mix into the crack. The dry mix will fill the entire depth of the crack, thus eliminating any voids. Sweep off excessive dry mix to a depth of about 1cm from the top. Pour a solution of binder and water (mixed 1:1) on the dry mix. This will wick into the mix causing it to harden. After the mix dries, use a regular binder mix to fill and level the crack.

The only long term treatment of a structural crack is to remove the area affected, compact the subgrade and install new sub-base and base material. Any other method such as patching, or overlaying will not keep the ground from moving and therefore not prevent the re-occurrence of the cracking. Every situation is different, as every crack is different, but generally structural cracks come back. The question is not if, but when.

NOTE: CLIENTS SHOULD BE ADVISED THAT STRUCTURAL CRACKS WILL REAPPEAR – repairs are likely to be short lived in most cases and are best referred to as short term fixes until a more permanent treatment is possible. See Section 13.4.6 'Surface and Base Cracks' in this manual for further information.

14 COURT CONSTRUCTION – COURT SURFACE

14.5 COURT SURFACE MAINTENANCE

14.5.1 MAINTENANCE OVERVIEW

Every court surface requires regular maintenance.

- The courts should be routinely maintained following the contractors maintenance manual provided once works are completed including the consistent removal of algae, dirt, silt and leaf litter as it collects.
- Ensure all water ponding and silt/slippery areas are removed regularly, this is especially important prior to play commencing.
- Ensure periodic cleaning of the court surface.
- Ensure any spills or contaminants, such as drinks & bat droppings are removed immediately.
- Do not permit portable chairs or tables to be placed directly on the court surface.
- Protect the pavement perimeter by maintaining drainage systems and clearing vegetation to minimise encroachment on to or over the court surface.

NOTE: Not maintaining courts properly leads to costly repairs & premature reconstruction. The lifespan of the surface and pavement will be dramatically reduced if the courts are not maintained as per the contractor's maintenance manual recommendations.

14.5.2 MAINTENANCE EQUIPMENT

Outdoor courts maintenance equipment:

- A leaf blower to remove all loose and foreign materials before play
- A pressure washer to clean the surfaces every 1–5 years depending on your location. Alternatively Clubs can hire this equipment or employ a qualified contractor
- A squeegee to remove trapped rain water in ponding areas is recommended to prolong the life of the acrylic surface. This is a must prior to competition play commencing
- A metal or plastic spatula, or similar type of scraper to safely remove all bird and animal droppings as they occur.

Indoor courts maintenance equipment:

- Floor sander & Floor polisher. Alternatively Clubs can hire this equipment or employ a qualified contractor
- Scissor mop to keep the surface free of dust, dirt and debris.

14.5.3 MAINTENANCE RECOMMENDATIONS

All courts require maintenance. This can be minimal for hardcourts, however, the local environment and type of surface installed will influence the amount of maintenance required. I.e.: if the court is placed in a damp environment with large trees positioned close to the court it will require more frequent maintenance due to the likelihood of increased algae removal, tree limb lopping, leaf removal and additional crack repairs.

Dirt and debris

Courts subject to moist environment, heavy airborne pollution such as dust, tree leaf litter and traffic fumes are classified as high maintenance areas.

- Minimise the dirt and dust on the court surface by landscaping the surrounding grounds and keeping them green and well kept
- Lop any tree branches or trim all vegetation away from the pavement area to minimise the shade and amount of debris on the pavement
- Wipe shoes before entering the court to prevent stones, twigs or other sharp objects being ground onto the surface
- Erect signs at the court entry points, listing the most important dos and don'ts
- Sweep courts with a broom or air blower approximately once per week depending on the severity of surface contamination. Where practical, foreign deposits should be spot cleaned or hosed-off with clean water
- Indoor surfaces should be cleaned regularly with a commercial scissor mop to remove any dust/dirt. Heavy contamination or staining should be removed using a wet scrubber/vacuum machine with soft brush attachment
- If these contaminants are not regularly removed, they will be ground into the topcoat and, with prolonged use, will cause staining and unnecessarily premature surface wear
- A proprietary non-residual liquid organic cleaner, can be utilised. The percentage of cleaner to percentage of water will largely depend on the degree of surface contamination, and should be used in accordance with the manufacturer's specifications for the particular surface type and stain. After light scrubbing, hose-off with fresh water to remove any residual cleaning agent in an outdoor environment, or wet scrub/vacuum with clean fresh water in indoor environments.

Note: Contact your local authority prior to the commencement of cleaning to ensure the intended works conform to the environmental requirements in your area.

Drainage infrastructure

Ensure all court and surrounding drainage infrastructure, including spoon drains and pits are kept clear of dirt and debris to maintain efficient water flows away from the pavement area. This will minimise the ingress of water into the subgrade & sub-base material beneath the pavement and through any pavement damage areas. The base and subgrade material must be protected from water ingress or it is likely to create severe pavement damage as the subgrade swells and contracts.

14 COURT CONSTRUCTION – COURT SURFACE

14.5.3 MAINTENANCE RECOMMENDATIONS Continued

Food/drink, mould growth & tree/plant contamination

It is recommended that overhanging trees/plants are controlled to prevent excessive maintenance issues. Some trees/plants in particular will cause staining and drop significant debris onto the courts surface.

Food and/or drink spills should be cleaned immediately. Mould contamination may also build up on areas of the surface where plant/leaf contamination occurs or where pooling of water occurs after rain. These areas should be cleaned on a regular basis, using the following method:

- Hose-off foreign deposits with the aid of a stiff bristle broom
- Saturate the surface with clean tap water
- Use a diluted solution of sodium hypochlorite (liquid pool chlorine) dilution rate is dependent on the severity of mould growth
- Broom solution over the mould area and soak for 10-15 minutes. Do not allow to dry
- Hose-off the surface thoroughly with clean tap water to remove all of the residue solution. Keep away from plants/animals/children and wear protective clothing, as the solution is a strong bleach (it is a stronger solution than domestic bleach products eg. Snow White)
- More heavily contaminated surfaces may require additional treatments or in severe cases, high-pressure water blasting and sodium hypochlorite treatment. Other algaecides are commercially available.

Test First: Testing of all cleaning methods in a discreet portion of the facility to inspect their effect on surfaces is recommended before any general use.

Note: Do not use powdered Calcium Hypochlorite solution as this will leave a white deposit on the surface after drying. Contact your local authority prior to commencement of cleaning to conform to the environmental requirements in your area.

Specific contaminations: Wildlife droppings, shoe marks, chewing gum, oil and grease

- **Fruit Bat `Droppings'** – A known threat to acrylic surfaces is flying fox faeces. This sets hard on the surface and bonds tightly to it. As the faeces dries, it hardens and curls up, stripping the acrylic surface from the base. This is easy to identify as it ranges from the size of a 10 cent coin to a 50 cent coin in size. In severe cases they will cause blistering and peeling, not only of the surface, but also the asphalt underneath to a depth of 3-6mm. In short, bat droppings are the most natural efficient paint strippers on the market. In areas with flying foxes, it is recommended that regular inspections be carried out to immediately remove the faeces by mechanically scraping them off or by water `jet' washing. The surface should be patched with the recommended Acrylic surface materials. This will require specific instructions to be followed. The use of an approved Acrylic installer is recommended.
- **Bird/Wildlife Contamination** – This can usually be removed by a non-residual organic cleaner with a stiff bristle brush/broom and hose-off with plenty of clean tap water.
- **Shoe 'Sole' Staining/Rub Marks** – Only white soled or non-staining/marking shoe types should be used when playing on an acrylic surface. Some 'black' rub marks are put on the surface by the type of soles on the footwear. These marks can usually be removed with a non-residual organic cleaner and stiff bristle brush. Some rubber types are quite difficult to remove when they are fresh, weathering will usually allow their removal some time later – prevention is obviously the better method. Shoe sole marking will be more noticeable and more prevalent with new surfaces.
- **Chewing Gum Contamination** – It is very difficult to remove gum from the court surface. Mechanical scraping of the gum is all that is recommended.
- **Grease/Oil Stains from Bikes/Toys** – Non-residual organic cleaner is recommended. It may require several applications to remove grease/oil contamination. Thoroughly hose-off the surface with clean tap water after the application of the detergent solution.

Note: Contact your local authority prior to commencement of cleaning to conform to the environmental requirements in your area.

Repairs

Deep cuts into the base layer of cushioned acrylic surfaces may be caused by sharp implements such as metal chair legs, heavy steel wheeled trolleys, stiletto heels, vandalism. Chairs and umpire stands should have wooden bases on the legs to minimise damage to the surface. Contact your court builder or a reputable acrylic installer immediately after any damage occurs to prevent further damage from the ingress of water.

Drying the court surface after rain

Good Asphalt and Acrylic surfaces should be slip resistant even in wet conditions. If there is ponding identified simply remove any excess water with a wide sponge roller or squeegee and play should be able to recommence immediately.

15 PROJECT COMPLETION OR HANDOVER

It is essential that several main items are checked and signed off prior to project completion/handover, such as:

Check that all required standards have been met, these can be:

- Court Dimensions & Run-offs (see compliance section)
- Lighting performance levels – An illuminance (lux) and uniformity test will be required to verify contractors results – alternatively request a copy of the contractors illuminance (lux) and uniformity test independent report
- Acrylic surface slip resistance – The applicable testing results from the wet pendulum testing should be provided to verify that the sports acrylic surface has met the parameters set in the project specifications.
- Accessibility requirements – Ensure all paths are to DDA standards as a minimum. The contractor should sign off on this

All installed systems and standards required in the specification and design package should be tested and signed off by the contractor prior to handover. This also includes the flushing of all drainage infrastructure.

Pavement layer Compaction Testing & Concrete Strength Testing – the various results reports should be provided to verify that the required parameters set in the project specifications have been met.

Ensure the contractor provides electrical and drainage as-built drawings and all product maintenance manuals

Ensure the contractor is accountable for all defects for a 12 month period as a minimum. Any defects should be reported to the contractor as they are noticed.

All documents and test reports should be provided to the relevant stakeholders at project handover

Ensure that all handover document requirements are included in the specification

Note: All relevant standards and works related to the project must be outlined in detail and requested in the request for quotation/tender/ brief/specification to avoid unnecessary conflict at the completion of a netball court project. Never assume that the contractor is aware of the current standards or the quality of works you require.

In saying this, there is a level of quality that would be reasonably expected as part of a court construction project. Selecting suitably qualified and reputable contractors will provide greater certainty that a positive outcome will be achieved.

See Section 10 ‘Choosing a Contractor’ and Section 11 ‘Project Management’ in this manual for further information.

16 DEFECTS LIABILITY PERIOD

Most contracts should incorporate a Defects Liability Period of some reasonable time period (usually 12 months) to allow for any defective works that may not have initially been evident at the completion of a project to be identified and subsequently rectified by the Contractor.

The Defects Liability Period does not commence until it has been agreed that the project has reached Practical Completion. Practical Completion is achieved when all aspects of the project have been completed and it is considered ready for use and fit for purpose.

This status may be granted where the works are essentially completed except for some small items which although specified is not critical for the functioning of the facility. An example of this would be where all works were completed except the supply of a specified leaf sweeper for the court was delayed by a week due to a misplaced order by the manufacturer. In this case, Practical Completion could be granted for the project, subject to the supply of this outstanding item as soon as possible.

Any defects should be reported to the contractor as they are noticed. It is very important that a final inspection is conducted prior to the defects liability period ending to ensure all defects are rectified by the contractor within the designated defects liability period.

17 LIFECYCLE COSTING

When choosing elements of a facility the ongoing maintenance, resurfacing and renewal costs need to be considered in addition to the capital/establishment cost. For example, choosing a low price acrylic surface with a shorter service life may cost more in the long run than if a quality product was installed in the first place. Replacing a budget product may also require significant effort and expense to remove the failed product/infrastructure prior to replacing it with a quality product.

Similar issues apply for fencing, lighting and in particular, base construction.

17.1 SINKING FUND

A Sinking Fund is recommended to ensure that the Club, Association, League or Council can afford to keep their courts in good working order and renew them when required. **Some costs to consider and allow for are:**

17.1.1 ROUTINE MAINTENANCE

All Courts approx. $500 minimum per court per year:

Clubs and Councils should budget to have the court facility regularly maintained. Including:

- The clearing of all drainage infrastructure – spoon drains, swale drains, agi drains, drainage pits and pipes
- The cleaning of all light fitting lenses and lux level testing for functionality.

Note: The cost for this item will be greater if the court surrounds are heavily treed.

17.1.2 COURT CLEAN

Acrylic Surfaces approx. $450 per court every 2-3 years

Professional Cleaning: should be done every 2-3 years, however; if there are trees nearby and the courts are in a cool climate they may require a clean every 2 years. Cleaning courts within these time frames will maximise the longevity of the courts and prevent the surface becoming slippery over time.

The price to professionally clean is approximately $450 +gst per court plus travel expenses (at current 2015 rates). Alternatively, the Club could hire the machines and clean the courts themselves, however, keep in mind that this can be a big, time consuming job. Poor volunteer numbers may jeopardise the DIY approach leading to the courts being left in a slippery and unsafe state.

17.1.3 ACRYLIC RESURFACE

Resurface approx. $7,500 per court every 7-10 years

Resurface Timeframe: Time between re-surfacing is approximately 7-10 years depending on the courts usage, the court surrounds, environment and climate.

This would involve:

- Cleaning
- Minor repairs
- Two top-coats
- Reline-mark.

Note: If a cushioned acrylic has been installed, there is no need to replace the rubber component of a Matt lay cushioned system as the cushioning lasts indefinitely. A basic resurface is all that is needed. If a Liquid Applied Rubber (Wet Pour) has been installed, there may be a need for additional cushion layers prior to resurfacing with the acrylic coatings. This will be at an additional cost.

The price to resurface is approximately $7,500 + gst per court plus travel expenses (at current 2015 rates).

17.1.4 FULL RECONSTRUCTION

Asphalt Courts approx. $70,000-$100,000 per court per 20-25 years

Asphalt courts require routine pavement repairs if and/or when damage occurs. Small cracks can turn into large pavement failures if water is allowed to penetrate to the sub-base material. Recommend regular repairs to maximise an asphalt courts lifespan.

Asphalt courts can require resealing or total reconstruction within 25 years. It is important to plan for this renewal and equally important to make sure the works are done to a high quality to minimise ongoing repairs and premature rebuilds.

Note: the lifespan of an asphalt court can vary greatly depending on the quality of the original design and construction, random environmental factors (floods), degree & timing of ongoing maintenance & repair works. The above estimates are to be used as a guide only.

17 LIFECYCLE COSTING

17.1.4 FULL RECONSTRUCTION Continued

Concrete courts approx. $100,000-$130,000 per court per 40 years

Concrete courts are long lasting if designed and constructed well. They should require minimal routine pavement repairs and only require repairs and resurfacing with an Acrylic as per the manufacturer's recommendations (approx. every 7-10yrs).

It is important to plan for this renewal and equally important to make sure the works are done to a high standard and quality to minimise ongoing repairs and premature rebuilds.

Note: The lifespan of a court with a concrete base can vary greatly depending on the quality of the original design and construction, random environmental factors (floods) and degree & timing of ongoing maintenance & resurfacing works. The above estimates are to be used as a guide only.

NOTE: 1. Cost escalation from the 2015 figures provided should be added to the above costs. **2.** Costs for maintenance and reconstruction do not include fencing, shelters or light infrastructure as many courts do not have these or the level of infrastructure varies greatly from site to site. Quotations or cost estimates for these items should be sourced if they are applicable to your facility. **3.** Actual project costs may vary markedly, depending on market conditions at the time of construction. **4.** The above cost estimates are to be used as a guide only. Up to date, current cost estimates should be sourced from an independent industry professional when budgeting for maintenance and/or court renewal programs.

18 INDOOR NETBALL COURT FACILITIES

This manual does not provide detailed indoor netball court facility design and construction recommendations.

In saying this, indoor netball court lighting and surface specific recommendations are provided in the following sections:

Section 2 'Compliance', Section 9.7 'Lighting' and Section 9.12.6 'Indoor Court Flooring'.

Clubs, Associations, Leagues and Councils who are considering an indoor netball court development are encouraged to seek professional advice when planning for a netball court project. State/Territory Member Organisations may be able to provide advice and guidance regarding indoor court developments.

Like outdoor netball facilities, all indoor facilities should be designed and constructed to ensure compliance with the current relevant standards, this includes (but is not limited to); compliant lighting, court dimensions and run-off zones. Netball facilities should comply with relevant current standards including the Disability Discrimination Act (DDA) 1992, provide all abilities access as per AS1428.1-2009 & comply with the current National Construction Code (NCC) Series 2012 vol.2 Building Code of Australia Class 1 and Class 10 Buildings. Other good practice documents & standards in circulation should also be considered along with local government and/or specific funding requirements for each individual project.

It is recommended that indoor netball facilities are designed to be inclusive to all members of the community and have provision for appropriate amenities and supporting infrastructure to support the level of play expected at the venue.

19 DOCUMENT CONTROL

Disclaimer:

As stated in Section 1 'Introduction' of this manual, it is important to note that this manual is not intended to replace professional site-specific advice from the likes of engineers, design consultants, architects and registered court builders. This manual has been primarily produced to provide members of the netball community with assistance to understand the concepts and technical aspects of netball court planning, design, construction and maintenance.

The information provided within this manual is the most accurate known to the writer at the time of publication. The opinions and methodology used and known to others may differ to that of the writer. This manual is to be used as a guide only. It is incumbent on the user to confirm dimensions with the state/national/international sporting body and source guidance from technical experts as outlined in this manual prior to commencing a netball facility project.

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It is envisaged that this manual will help to further develop and improve the sporting facilities for Netball in Australia.

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