

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

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

The Meeting commenced at 7:00 PM

The Mayor offered the Acknowledgement of Country and Prayer

237 APOLOGIES

File: S02194

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

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

Resolved:

(Moved: Councillors Ward/Wheatley)

That the apologies be accepted and leave of absence granted.

CARRIED UNANIMOUSLY

DECLARATIONS OF INTEREST

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

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

DOCUMENTS CIRCULATED TO COUNCILLORS

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

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

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CONFIRMATION OF REPORTS AND ATTACHMENTS TO BE CONSIDERED IN CLOSED MEETING

File: S02499/9

Resolved:

(Moved: Councillors Wheatley/Ward)

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

C.1 Project Review

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

GB.13 RFT5-2025 – Bushland Services Tender

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

Attachment A1: List of tenders received

Attachment A2: RFT5-2025 Bushland Services Tender Evaluation Report

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

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

Attachment A1: List of submitters

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

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

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

Attachment A1: List of tenders received

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

C.1 Project Review

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

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

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

239

Minutes of Ordinary Meeting of Council

File: EM00046/10

Meeting held 18 November 2025

Minutes numbered 213 to 236

Resolved:

(Moved: Councillors Devlin/Ward)

That Minutes numbered 213 to 236 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

MINUTES FROM THE MAYOR

240

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

File: S02788/2

Vide: MM.2

Background

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

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

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

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

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

Considerations

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

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

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

- Sites*

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

- Low weed risk, low feasibility of control → Limited Action*

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

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

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





**Resolved:**

(Moved: The Mayor, Councillor Kay)

That Council:

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

CARRIED UNANIMOUSLY

241

Karey & Kareful Storybooks

File: CY00455/13

Vide: MM.3

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

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

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

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

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

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

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

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

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

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

Resolved:

(Moved: The Mayor, Councillor Kay)

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

CARRIED UNANIMOUSLY

242

Condolences for those killed and injured at Bondi Beach

File: EM00046/11

Vide: MM.4

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

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

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

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

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

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

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

Resolved:

(Moved: The Mayor, Councillor Kay)

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

CARRIED UNANIMOUSLY

243

The impact of government cost shifting onto councils

File: EM00046/11

Vide: MM.5

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

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

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

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

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

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

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

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

special rate variation to fund infrastructure.

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

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

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

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

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

Resolved:

(Moved: The Mayor, Councillor Kay)

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

For the Resolution:

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

Against the Resolution:

Councillors Pettett and Spencer

CARRIED

PETITIONS

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

File: S02211/2

Vide: PT.1

Petition to Ku-ring-gai Council

Principal petitioner: Ganesh Ganesan

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

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

Background and reason for the request:

St John's Avenue is widely used by:

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

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

Recent fatal accident:

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

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

Growing residential population:

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

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

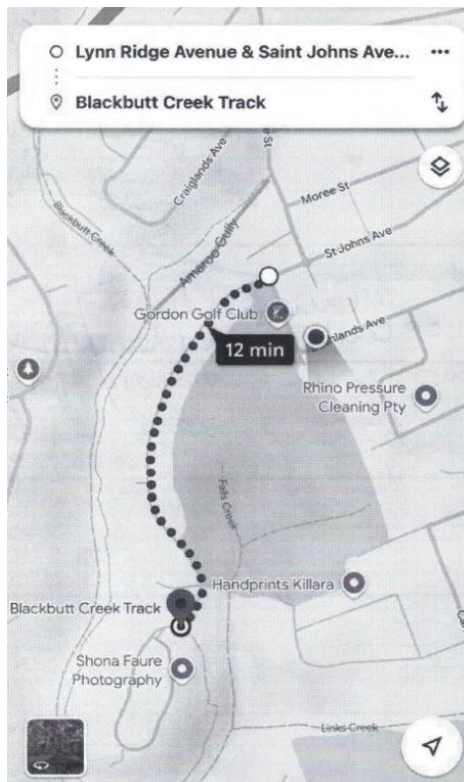
Community support:

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

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

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

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



(12 signatures)

Resolved:

(Moved: Councillors Ward/Balachandran)

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

CARRIED UNANIMOUSLY

GENERAL BUSINESS

245

Environment Committee Minutes - November 2025

File: S14696

Vide: GB.1

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

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

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

CARRIED UNANIMOUSLY

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

File: CY00413/13

Vide: GB.2

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

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

File: S13683

Vide: GB.3

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

248

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

File: S04477

Vide: GB.4

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

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

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

CARRIED UNANIMOUSLY

249

Code of Conduct - Complaint Statistics

File: S08447

Vide: GB.5

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

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

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

CARRIED UNANIMOUSLY

250

Investment Report as at 30 November 2025

File: FY00623/8

Vide: GB.6

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

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

CARRIED UNANIMOUSLY

251

Petitions Policy

File: CY00473/12

Vide: GB.7

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

252

Policy for Covert Electronic Surveillance for Illegal Dumping

File: S02294/2

Vide: GB.9

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

253

Sportsfields Booking Policy and Sportsfield Closure Policy

File: S03881

Vide: GB.10

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

254

Ku-ring-gai Local Transport Forum Dates for 2026

File: CY00022/17

Vide: GB.11

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

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

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

CARRIED UNANIMOUSLY

255

Local Transport Forum - Decision Making Framework and Associated Delegations

File: CY00022/17

Vide: GB.12

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

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

CARRIED UNANIMOUSLY256 **RFT5-2025 - Bushland Services Tender**

File: RFT5-2025

Vide: GB.13

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY257 **RFT10-2025 – Cricket Net Upgrade Turramurra Memorial Park**

File: RFT10-2025/R

Vide: GB.14

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

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

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

CARRIED UNANIMOUSLY

258

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

File: RFT12-2025/R

Vide: GB.15

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

That:

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

CARRIED UNANIMOUSLY

259

Policy Update - Management of Community and Recreation Facilities

File: CY00473/12

Vide: GB.16

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

260

Planning Proposal 77 Kulgoa Rd Pymble - Post Exhibition

File: S14501

Vide: GB.17

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

261

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

File: S14827

Vide: GB.18

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

Resolved:

(Moved: Councillors Wheatley/Pettett)

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

CARRIED UNANIMOUSLY

262

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

File: S14747-1-1

Vide: GB.8

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

Resolved:

(Moved: The Mayor, Councillor Kay/Ngai)

That Council:

- A. adopt the revised Delivery Program 2025-2029 and Operational Plan 2025-2026, Long Term Financial Plan 2025-2035 and Asset Management Strategy 2025-2035 as attached
- B. adopt the updated Asset Management Policy as attached
- C. adopt the updated Asset Management Plans as attached
- D. approve for Council to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) of 24.6% to begin from 1 July 2026 which, when combined with the confirmed 4.4% rate peg, will result in a 29% rate revenue increase in 2026/27, with rates to increase in line with the rate peg in future years.

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

Against the Resolution: *Councillors Pettett and Spencer*

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

263

Refreshing Ku-ring-gai's 2021 Heritage Strategy

File: S12203

Vide: NM.1

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

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

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

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

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

The NSW Government is currently developing its first heritage strategy.

"Heritage in New South Wales includes the places and objects we have inherited from the past and want to protect for future generations. It is also the social values, stories and meanings associated with those places and objects that individuals and communities hold and wish to pass on to future generations. The value of heritage extends beyond conserving the past. It contributes to our sense of identity and belonging, and to our health and wellbeing. While conservation remains critical, we

need to expand our heritage thinking. We need to encompass storytelling, engaging with cultural traditions and acknowledging different experiences of the past if we are to fully recognise the story of New South Wales.” [NSW Draft Heritage Strategy 2025]

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

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

We, therefore, move that:

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

Resolved:

(Moved: Councillors Balachandran/Devlin)

That the above Notice of Motion as printed be adopted.

CARRIED UNANIMOUSLY

264

Planning for Turramurra Town Centre

File: S10467/2

*Vide: NM.2***Notice of Motion from Councillor Devlin dated 28 November 2025**

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

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

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

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

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

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

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

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

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

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

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

I, therefore, move that:

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

MOTION:

(Moved: Councillors Devlin/Ward)

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

Resolved:

(Moved: Councillors Devlin/Ward)

- A. Council staff report back in the first quarter of 2026 with a project scope,

cost and timeline for the development of a new planning framework to guide development across not just the Turrumurra Town Centre, but all town centres, noting the requirements in the draft Sydney Plan released by the NSW Government on 10th December 2025; and,

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

CARRIED UNANIMOUSLY

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

Councillor Spencer departed Chambers and did not return.

265

Project Review

File: S14999

Vide: C.1

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

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

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

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

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

Report by General Manager dated 1 December 2025

Resolved:

(Moved: Councillors Devlin/Ward)

That the report be received and noted.

CARRIED UNANIMOUSLY

*Council resolved to return to Open Council
after a Motion moved by Councillors Devlin and Ward
was CARRIED UNANIMOUSLY.*

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

Nil.

QUESTIONS WITH NOTICE

Nil.

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

Nil.

The Meeting closed at 8:55pm.

The Minutes of the Ordinary Meeting of Council held on 16 December 2025 (Pages 1 - 30) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>

General Manager

Mayor / Chairperson