

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 28 APRIL 2026

- Present: The Mayor, Councillor Christine Kay (Chairperson)
Councillors M Devlin & J Pettett (Comenarra Ward)
Councillors I Balachandran & B Ward (Gordon Ward)
Councillors S Ngai (online) & A Taylor (Roseville Ward)
Councillors C Spencer & K Wheatley (Wahroonga Ward)
- Staff Present: General Manager (David Marshall)
Director Community (Meagan Ang)
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)
Acting Governance Team Leader (Eliza Gilbank-Heim)
- Others Present: Manager Urban & Heritage Planning (Antony Fabbro)
Executive Urban Planner (Rathna Rana)

The Meeting commenced at 7:00 PM

The Mayor offered the Acknowledgement of Country and Prayer

52 **APOLOGIES**

File: S02194

The Mayor noted that Councillor Devlin is running late but will be in attendance.

Councillor Ward advised of an apology from Deputy Mayor, Councillor Smith due to family illness.

Resolved:

(Moved: Councillors Ward/Taylor)

That the apologies be accepted and leave of absence granted.

For the Resolution:

*The Mayor, Councillor Kay, Councillors
Balachandran, Ngai, Pettett, Spencer,
Taylor, Ward and Wheatley*

Against the Resolution: *None*

Absent: *Councillors Devlin and Smith*

CARRIED

53 **ATTENDANCE BY AUDIO-VISUAL LINK**

File: S02194

The Mayor advised that Councillor Ngai will be attending the meeting by audio-visual link due to illness.

Resolved:

(Moved: Councillors Wheatley/Taylor)

That the Councillor's request to participate in the meeting by audio-visual link be granted.

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

Against the Resolution: *None*

Absent: *Councillors Devlin and Smith*

CARRIED

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.

No Interest was declared.

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: **GB.23 - Memorandum GB.9 - Draft Delivery Program 2025-2029, Operational Plan 2026-2027 and Resourcing Strategy 2026-2036** - Report by Manager Governance and Corporate Strategy dated 21 April 2026 and an attachment.

GB.24 - Request for supplementary information - GB.21 Town Centres Planning Framework - Report by Manager Governance and Corporate Strategy dated 23 April 2026.

GB.25 - Request for supplementary information - GB.11

Norman Griffiths Oval Upgrade - Project Update - Report by Manager Governance and Corporate Strategy dated 28 April 2026.

54 **CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING**

File: S02499/9

Resolved:

(Moved: Councillors Taylor/Balachandran)

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

GB.11 Norman Griffiths Oval Upgrade – Project Update

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

Attachment A2: Breakdown of the high-level costs to complete

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

Attachment A3: Legal advice

GB.12 Tender NSROC – RFT Asphalt (Linemarking) 2025-2027

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

Attachment A1: 260223_Late Paper - RFT Linemarking 2025-27 - Evaluation report FINAL

GB.16 Planning Proposal – 15 Echo Street, Roseville – Post-exhibition

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

Attachment A3: Submission - 15 Echo Street Roseville

GB.18 Consideration of Submissions Planning Proposal Dual Occupancy FSR

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

Attachment A4: Consolidated Submissions - Dual Occupancy FSR Planning Proposal

GB.19 Amendment to Ku-ring-gai Development Control Plan Part 13: Tree

Vegetation and Protection Post-Exhibition Report

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

Attachment A4: Consolidated Submissions

GB.21 Town Centres Planning Framework

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

Attachment A2: Gordon Town Centre Strategic Use Options Analysis - Confidential Annexures

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

Against the Resolution: *None*

Absent: *Councillors Devlin and Smith*

CARRIED**CONFIRMATION OF MINUTES**

55

Minutes of Ordinary Meeting of Council

File: EM00049/2

Meeting held 17 March 2026

Minutes numbered 31 to 52

Resolved:

(Moved: Councillors Ward/Wheatley)

That Minutes numbered 31 to 52 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

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

Against the Resolution: *None*

Absent: *Councillors Devlin and Smith*

CARRIED**MINUTES FROM THE MAYOR**

56

Community Roundtables: Strengthening Dialogue, Partnerships and Community Impact

File: S04921

Vide: MM.1

I seek Council's support to establish a Community Roundtable Discussions Initiative as a formal engagement framework that reinforces Council's leadership in facilitating meaningful, collaborative discussion on matters of community significance.

Communities today are navigating complex challenges that cannot be addressed through isolated programs or one-off consultations. They require leadership that convenes diverse voices, encourages open debate, and builds partnerships across sectors to drive practical change. This initiative responds to that need by creating a structured and open forum where community leaders, service providers, government representatives, academic institutions, and residents can come together to examine priority issues and identify collaborative responses.

The four proposed focus areas reflect key priorities that require coordinated, community-led engagement:

Social harmony and community relations

Strengthening social cohesion through proactive engagement that builds understanding and mutual respect across our diverse community.

Gambling harm awareness and prevention

Addressing the often hidden but significant impacts of gambling on individuals, families, and vulnerable members of the community. This roundtable will be supported by targeted input from relevant agencies, community support providers and researchers to ensure Council is informed by:

- local trends in gambling activity, including electronic gaming machines and online/ mobile gambling
- the social and economic impacts of gambling harm within Ku-ring-gai
- the availability and capacity of local support services
- approaches undertaken by other councils to minimise harm within existing legislative frameworks including engagement with relevant State agencies and consideration of appropriate notification and information-sharing arrangements relating to gaming machine applications within existing regulatory frameworks.

The outcomes of this Roundtable will also inform a Councillor briefing or workshop to consolidate key findings on local trends, impacts, service capacity, and comparative approaches.

This work will further inform Council's understanding of its current policy position, advocacy opportunities, and the role of gambling-related considerations within planning and place-based decision-making.

Disability access and inclusion

Ensuring all residents can fully participate in community life by improving accessibility and fostering a more inclusive environment.

Mental health and wellbeing

Supporting coordinated, prevention-focused approaches that go beyond traditional

services to improve community wellbeing.

The roundtables are designed to raise awareness, stimulate public conversation, and bring together cross-sector partners to address these issues holistically. The aim is to translate dialogue into practical action, strengthen collaboration and build momentum for measurable impact over time.

Future roundtables may identify priority issues requiring further investigation and deeper exploration, which can then inform subsequent sessions or become the focus of future roundtables or additional thematic engagements. They may be delivered in partnership with universities, research institutions, community organisations and government agencies to strengthen expertise, broaden participation, and build a stronger evidence base. This approach ensures the framework remains responsive and capable of adapting to emerging community priorities.

It is proposed that the initiative be supported through collaboration with the Macquarie University PACE Program, subject to final arrangements. Student involvement will contribute research capacity, policy analysis and facilitation support, reinforcing implementation while building valuable academic-community partnerships.

Key outputs will include background research, policy mapping, structured discussion materials, and documented outcomes with actionable recommendations to support Council decision-making and follow-up.

This initiative positions Council as a strategic convener that brings together key stakeholders, strengthens collaboration, and translates dialogue into practical community outcomes.

I therefore seek Council's endorsement to establish the Community Roundtable Initiative and proceed with implementation

Resolved:

(Moved: The Mayor, Councillor Kay)

That Council endorse the Community Roundtable Initiative, including delivery of four thematic roundtables on social harmony and community relations, gambling harm awareness and prevention, disability access and inclusion, and mental health and wellbeing by June 2027.

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

Against the Resolution: *None*

Absent: *Councillors Devlin and Smith*

CARRIED

57 Tree loss and the need for greater protection measures

File: S12227/2

Vide: MM.2

The purpose of this Mayoral Minute is to draw our Council and community's attention once more to the issue of tree canopy loss in Ku-ring-gai.

Ku-ring-gai's urban forest is one of the greatest tree canopies in Sydney and it is no accident that Ku-ring-gai is often referred to as 'Sydney's green heart'. Trees make our environment healthy, resilient and liveable. Our urban forest also includes vegetation, soil systems and waterways, as well as both natural and built landscapes that support plant and tree systems.

This month the issue of tree loss through human-made intervention was again highlighted in the media. It's clear that community concern is growing over the extent of this loss, which is being driven largely by the pressure of new development, increasing density and I'm sad to say, pure profit-making motives.

The Ku-ring-gai Urban Forest Strategy provides a strategic framework to guide how Council protects, manages and enhances its urban forest into the future. The Strategy establishes clear, measurable targets and directions to safeguard our existing tree, vegetation and soil assets and strives to increase canopy cover.

The Strategy set ambitious and necessary targets to protect Ku-ring-gai's tree canopy. Similarly, the NSW Government's own 5 Million Trees initiative, which aims to increase canopy cover across Greater Sydney to 40 per cent by 2030, reinforces the importance of our Strategy's goals.

While both the Council's Strategy and the 5 Million Trees initiative were very worthwhile when developed, they now look very difficult to achieve.

Despite the Council's policy initiatives and the state government's own pledge to increase Sydney's tree canopy, both are hamstrung by current legislation to penalise those deliberately and illegally removing trees.

Councils across NSW are awaiting the implementation of proposed new measures to prevent illegal tree removal put forward by the NSW Department of Planning, Housing and Infrastructure in 2025. This includes increasing fines for illegal tree removal which are currently too low at \$3000 for an individual and \$6000 for a company.

The current value of fines fall far short of what is required to reduce the loss of valuable trees, as anecdotally we know that developers and private property owners build this cost into their project estimates. When millions of dollars are at stake in a development, these fines frankly resemble loose change. Recent incidents of illegal tree removal have underscored the need for stronger education, financial penalties and enforcement responses. These cases highlight that greater vigilance and deterrence measures are required to protect our urban forest.

Council has a zero-tolerance approach to unlawful tree removal and will continue to educate developers, builders and the broader community on the need to comply with conditions of consent, implement appropriate tree protection measures during work and not remove trees without approval.

Adding to the complexity of managing Ku-ring-gai's tree canopy, certain legislation such as the Biosecurity Act 2015 and the 10/50 Clearing Code of Practice take precedence over Council's planning controls that protect trees. The NSW Government Department of Climate Change, Energy, the Environment and Water (DCCEE) is also responsible for approving the pruning or removal of trees classified as threatened species – not Council.

Trees planted on public land and private property are covered by our Tree & Vegetation Development Control Plans and other policies. Council has also acquired high resolution aerial data on Ku-ring-gai's trees, including location and canopy height, and is working to integrate this data into a comprehensive online Tree Inventory which will be finalised later this year. The intention is to increase the public's understanding of the value of trees and the make-up of our urban forest. As the Tree Inventory develops, further information about individual trees on private and public land – including species and information on any permits to prune or remove - will become publicly available.

Following a Council Resolution in November 2023, we have undertaken a range of measures aimed at educating our community on the importance of trees and to stem their loss. These include:

1. Contacting the Minister of Planning and Public Spaces twice, urging stricter penalties on both individuals and organisations involved in illegal tree-related actions.
2. Developing an online mapping tool for the public to cross-reference tree-related applications, aiding in identifying potential unauthorised work.
3. Introducing a 24/7 tree phone line for the public to report suspected cases of illegal tree removal.
4. Distributing educational brochures in three languages to ratepayers and a video on the importance of tree preservation.
5. Undertaking a campaign using bus shelter posters to broaden the reach of the tree preservation message.
6. Training staff in investigation techniques and empowering them to issue penalties.
7. Spearheading a collaborative effort with five other councils to fortify legislation regarding tree-related breaches.
8. Regularly scrutinising contractor websites to identify false or misleading information related to our Development Control Plan.
9. Reaching out to peak bodies to alert them about unscrupulous tree contractors falsely claiming membership.
10. Implementing a requirement to advertise tree permits at the front of properties when removing or pruning trees under the terms of development consent.

11. Requiring property owners to replace trees through Tree Replacement Orders.

Additionally, our Council has lobbied its peers through the LGNSW organisation to press the NSW Government for steeper financial penalties. The Northern Sydney Regional Organisation of Councils (NSROC) is also undertaking work on how councils may act together on a regional basis to prevent, investigate and respond to illegal tree removal on public land.

There are environmental laws that restrict the removal and pruning of the majority of trees in Ku-ring-gai, and care should always be taken to ensure that any necessary approval is first obtained before undertaking work on a tree. It should never be assumed that removal of a tree will be approved, whether to facilitate building and development, or for other reasons.

Council actively investigates unlawful work to trees, and is currently engaged in various stages of action in relation to multiple sites in Ku-ring-gai, including obtaining evidence, issuing fines, and bringing Court prosecutions. Council can and does prosecute those procuring or carrying out illegal works. There are currently ten prosecutions proceeding in the Courts against persons for a range of tree-related offences, and further prosecutions are in preparation.

In the 2025-2026 financial year, the Council received 658 reports from the public concerning alleged illegal tree removals. While the majority of the reported incidents were found to be carried out lawfully, Council issued 54 fines totalling \$189,000.

The 24/7 tree phone line has proven to be a success in terms of alerting Council after business hours to illegal tree removals. In the two years from March 2024 when the phone line was set up, to February 2026, Council has received 70 after hours reports. It was found that 29 of these reports were breaches of our tree policies and as a result, Council issued fines accordingly.

Nonetheless despite all our efforts, the fact is that the financial penalties for illegal tree removal are woefully inadequate and the cost to the community to take offenders to court is excessive. The implications of the NSW Government's new housing policies and their impacts on our natural environment are clearly an emerging threat to Ku-ring-gai's tree canopy.

Tree loss is a Sydney-wide problem – not just Ku-ring-gai's – and for the state government to make good on its commitment to its 5 Million Trees initiative, urgent action is required.

I will continue to advocate on behalf of our community on this crucial issue, and I seek the support of my Council colleagues to do this.

MOTION:

Moved: The Mayor, Councillor Kay

That Council:

- A. Reaffirms its commitment to the protection and maintenance of Ku-ring-gai's urban forest to safeguard Ku-ring-gai's tree canopy for current and future generations.
- B. Supports regional action to prevent, investigate and respond to illegal tree removal.
- C. Writes to the Northern Sydney Regional Organisation of Councils (NSROC) including the Mayors of Hornsby, Hunter's Hill, Lane Cove, Mosman, North Sydney, Ryde, and Willoughby Councils, along with the Mayor of Northern Beaches Council, thanking them for their response to date in fighting illegal tree removal and encouraging further action and lobbying the NSW Government for increased tree protection.
- D. Continue lobbying the NSW Government through local state MPs for practical action and a substantial increase in fines for tree offences.
- E. Note that a 2025 study identified that more than 70% of all trees removed were associated with legal development pathways (DAs and CDCs) in Ku-ring-gai.
- F. Widely communicates the key elements of the Mayoral Minute to the community, along with information about the impact of legal development on tree canopy, and the importance of retaining and protecting trees.

Resolved:

(Moved: The Mayor, Councillor Kay)

That Council:

- A. Reaffirms its commitment to the protection and maintenance of Ku-ring-gai's urban forest to safeguard Ku-ring-gai's tree canopy for current and future generations.
- B. Supports regional action to prevent, investigate and respond to illegal tree removal.
- C. Writes to the Northern Sydney Regional Organisation of Councils (NSROC) including the Mayors of Hornsby, Hunter's Hill, Lane Cove, Mosman, North Sydney, Ryde, and Willoughby Councils, along with the Mayor of Northern Beaches Council, thanking them for their response to date in fighting illegal tree removal and encouraging further action and lobbying the NSW Government for increased tree protection.
- D. Continue lobbying the NSW Government through local state MPs for practical action and a substantial increase in fines for tree offences.
- E. Note that a 2025 study identified that more than 70% of all trees removed were associated with legal development pathways (DAs and CDCs) in Ku-ring-gai.
- F. Widely communicates the key elements of the Mayoral Minute to the community, along with information about the impact of legal development on tree canopy, and the importance of retaining and protecting trees.

For the Resolution:

*The Mayor, Councillor Kay, Councillors
Balachandran, Ngai, Pettett, Spencer,
Taylor, Ward and Wheatley*

Against the Resolution: None

Absent: Councillors Devlin and Smith

CARRIED

PETITIONS

Nil.

GENERAL BUSINESS

58 **Norman Griffiths Oval Upgrade - Project Update**

File: S14999

Vide: GB.11

The purpose of this report is to provide an update on the Norman Griffiths Oval project including an alternate solution for the on-site stormwater detention system and a revised estimated cost to complete.

Resolved:

(Moved: Councillors Wheatley/Ward)

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

For the Resolution: Councillors Pettett, Spencer, Taylor, Ward and Wheatley

Against the Resolution: The Mayor, Councillor Kay, Councillors Balachandran and Ngai

Absent: Councillors Devlin and Smith

CARRIED

Councillor Devlin arrived and joined the meeting in Chambers.

59 **Minutes of Audit, Risk & Improvement Committee meeting held on 19 March 2026**

File: CY00458/14

Vide: GB.1

To provide Council with the minutes from the Audit, Risk and Improvement Committee meeting held on 19 March 2026 for adoption.

Resolved:

(Moved: Councillors Taylor/Ward)

That the minutes from the Audit, Risk and Improvement Committee meeting held on 19 March be adopted.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

60 **Arts and Culture Committee - Minutes of Meeting 26 February 2026**

File: S14328

Vide: GB.2

To provide Council with the minutes from the Arts and Culture Committee meeting held on 26 February 2026.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council endorses the minutes of the Arts and Culture Committee meeting held on 26 February 2026.
- B. That Council endorse the "Town Hall Takeover" proposal as part of the 2026 Arts and Culture Festival and approve a full-day program with a budget of \$25,000, as recommended by the Arts and Culture Committee, taking into account artistic participation, community engagement, and program design considerations.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

61 **Status of Women's Advisory Committee - Meeting Minutes Tuesday 24 February 2026**

File: S13683

Vide: GB.3

To provide Council with the minutes from the Status of Women's Advisory Committee meeting held on 24 February 2026.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council endorses the minutes of the Status of Women's Advisory Committee meeting held on 24 February 2025.

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

62

Environment Advisory Committee Minutes - 23 February 2026

File: S14696

Vide: GB.4

For Council to consider and note the minutes of the Environment Advisory Committee meeting held on 23 February 2026.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council:

- A. Receive and note the Minutes of the Environment Advisory Committee meeting held on 23 February 2026.
- B. That Council note the Committee recommendations arising from GB.4 Sustainable Recreation Updates will require redirection of Council resources, viz:
 - a) that staff share feedback from the Committee with the Sydney North Regional Land Managers Group that the community would appreciate the opportunity to provide feedback on NPWS' strategic regional mountain bike planning study at this early stage;*
 - b) that Council considers implementing formal wet weather closure procedures for mountain biking facilities;*
 - c) that staff organise a site visit for Committee members to Warrimoo Downhill Mountain Bike Track and prepare a supporting briefing paper*

outlining the current status of the facility, relevant constraints and opportunities, and key considerations associated with the potential expansion of the track network in this location, to inform further discussion by the Committee;

- d) that staff undertake an analysis of existing walking tracks to identify opportunities to establish or formalise circuit (loop) walks and report back to the Committee with findings and recommendations, including options for promotion and any associated considerations;*
- e) that staff investigate opportunities to support sustainable recreation in local waterways, with a focus on safe swimming and “urban plunge” initiatives, and report back to the Committee with findings and recommendations.*

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

63 **Heritage Reference Committee meeting minutes of 12 February 2026**

File: CY00413/14

Vide: GB.5

To have Council consider the minutes from previous Heritage Reference Committee (‘HRC’) meeting held on 12 February 2026.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council receive and note the HRC minutes from the meeting held on 12 February 2026.

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

64 **Smart Transport Advisory Committee Meeting Minutes of 4 March 2026**

File: S02696

Vide: GB.6

To consider the minutes of the Smart Transport Advisory Committee (STAC) meeting held on 4 March 2026.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council adopts the minutes and recommendations of the Smart Transport Advisory Committee meeting held on 4 March 2026.
- B. That Council write to Transport for NSW informing of public transport service gaps and requesting that rail services on the T1/T9 North Shore line be upgraded to meet Transport for NSW's service criteria of the All-Day Frequent Network.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

65

Investment Report as at 31 March 2026

File: FY00623/8

Vide: GB.7

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

Resolved:

(Moved: Councillors Taylor/Ward)

That:

- A. The summary of investments and performance for March 2026 be received and noted.
- B. The Certificate of the Responsible Accounting Officer be noted and the report adopted.

For the Resolution: *The Mayor, Councillor Kay, Councillors*

*Balachandran, Devlin, Ngai, Pettett,
Spencer, Taylor, Ward and Wheatley*

Against the Resolution: None

Absent: Councillor Smith

CARRIED

66 **Correspondence from Minister for Local Government in response to Council resolution on cost shifting**

File: EM00049/3

Vide: GB.8

To advise of the Minister for Local Government's response to Council's request the NSW Government address cost shifting.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council receive and note the attached correspondence from the Minister for Local Government.

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

67 **Project Status Report - April 2026**

File: FY00621/8

Vide: GB.10

To provide Council with the Project Status Report for January 2026 – March 2026.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council receive and note the Project Status Report for the period January 2026 – March 2026.
- B. That the Project Status Report be placed on Council's website.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

68 **Tender NSROC - RFT Asphalt (Linemarking) 2025-2027**

File: S15022-14

Vide: GB.12

To seek Council's approval to accept the Northern Sydney Regional Organisation of Councils (NSROC) tender for linemarking services under the NSROC Road Works – Linemarking – RFT Asphalt (Linemarking) 2027 panel for the period 2025/2026 and 2026/2027.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council accept the NSROC Tender Evaluation Panel's recommendation as detailed in the RFT Asphalt (Linemarking) 2027 Tender Evaluation Report.
- B. That the tender rates submitted by the contractors recommended under the Linemarking Services Panel be accepted for the period 2025/2026 and 2026/2027.
- C. That authority be given to the Mayor and General Manager to affix the Common Seal of Council to the contact instrument for the provision of linemarking and associated pavement marking services for 2025/2026 and 2026/27 with options to extend in accordance with the contract.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

69 **Iconic Tree Register terms of reference**

File: S14696

Vide: GB.13

To present Terms of Reference for the establishment of an Iconic Tree Register and to seek endorsement for public exhibition.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council:

- A. Note the draft Terms of Reference for the Iconic Tree Register.
- B. Endorse public exhibition of the draft Terms of Reference for the Iconic Tree Register for community feedback.
- C. Resolve that, where submissions received during the public exhibition period result in only minor amendments, the Terms of Reference be finalised and adopted without a further report to Council.
- D. Resolve that, where submissions result in substantive or significant amendments, a further report be presented to Council prior to adoption.
- E. Request that the Iconic Tree Register scoring framework be reviewed following completion of the first assessment round to ensure its effectiveness, transparency and alignment with the objectives of the Register.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

70

Request to Terminate Biodiversity Agreement BA00489

File: CY00865/3

Vide: GB.15

To seek Council endorsement to terminate Biodiversity Stewardship Agreement BA00489 (BA489) and execute a Deed of Termination following cancellation of all associated biodiversity credits

Resolved:

(Moved: Councillors Taylor/Ward)

That Council:

- A. Note the cancellation of all biodiversity credits associated with

Biodiversity Stewardship Agreement BA00489 (BA489), effective 24 February 2026.

- B. Endorse termination of Biodiversity Stewardship Agreement BA00489 (BA489) by consent under section 5.10 of the Biodiversity Conservation Act 2016.
- C. Authorise the General Manager (or delegate) to execute the Deed of Termination and any associated documentation required to give effect to the termination.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

71

Planning Proposal - 15 Echo Street, Roseville - Post exhibition

File: S14893

Vide: GB.16

For Council to consider submissions made in response to the exhibition of a planning proposal to rezone 15 Echo Street, Roseville, consistent with adjoining R2 Low Density Residential zoned land.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council adopt the planning proposal to rezone 15 Echo Street, Roseville from RE2 Private Recreation to R2 Low Density Residential as described in this report and attachments.
- B. That Council proceed to make the plan, using its delegated authority under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.
- C. That delegation be given to the Director Strategy and Environment to correct any errors or inconsistencies in the planning proposal prior to finalisation.
- D. Those persons who made a submission be notified of Council's decision.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

72 **Consideration of Submissions
Planning Proposal Dual Occupancy FSR**

File: S14848

Vide: GB.18

For Council to consider submissions received in response to the exhibition of the Planning Proposal to apply a 0.5:1 Floor Space Ratio (FSR) standard to dual occupancy development.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council adopt the Planning Proposal to amend the *Ku-ring-gai Local Environmental Plan 2015* to include a 0.5:1 Floor Space Ratio (FSR) standard for dual occupancy development.
- 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. That those persons who made a submission to the public exhibition be notified of Council's decision.

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

73 **Amendment to Ku-ring-gai Development Control Plan Part 13: Tree and
Vegetation Protection Post-Exhibition Report**

File: S15095-3

Vide: GB.19

For Council to consider submissions made in response to the exhibition of a minor amendment to Part 13: Tree and Vegetation Preservation of the Ku-ring-gai Development Control Plan (KDCP) to clarify the interpretation and the intent of the Part.

Resolved:

(Moved: Councillors Taylor/Ward)

- A. That Council adopt the amended Ku-ring-gai Development Control Plan (KDCP) Part 13: Tree and Vegetation Preservation as amended in red in **Attachment A3**.
- B. Delegate responsibility to the Director Strategy and Environment to correct any minor errors or inconsistencies in the amended DCP prior to it coming into effect.
- C. Those persons who made a submission be notified of Council's decision.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

74 **Proposed Roseville Village Green - Lord Street car park**

File: S12249-3
Vide: GB.20

The purpose of this report is to address a resolution of Council to report back on the timing for delivery of the Roseville Village Green (ref: GB.18, minute 153) this financial year.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council receive and note the report on the timing for delivery of the Roseville Village Green.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

75 **Town Centres Planning Framework**

File: S15189
Vide: GB.21

To outline a new planning framework that guides future development, infrastructure delivery, and land use outcomes across all town centres in the local government area (LGA).

Resolved:

(Moved: Councillors Taylor/Ward)

That Council:

- A. Note the current work program for Ku-ring-gai's town centres to support the TOD Alternative Scheme is current and ongoing.
- B. Endorse, in principle, the proposed scope of the Town Centre Revitalisation Program pending a report on the findings and implementation of the Urban Planning and Heritage Business Unit review.
- C. Endorse the planning framework and activities in this report, including strategic planning for land zoned E1 Local Centre in Turramurra, St Ives, Pymble and Wahroonga (Town Centre Revitalisation Program).
- D. Note that the current work program will require additional budget allocation in the 2026/27 budget.
- E. Note that the Town Centre Revitalisation Program is subject to additional budget allocation in 2027/28 financial year and subsequent years.
- F. Progress discussions with Charter Hall on the basis of providing new Council Chambers and administration offices in the redeveloped Gordon Centre. This matter to be reported back to Council as required.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

76

Transport Oriented Development Community Infrastructure Program

File: S14846-2
Vide: GB.22

To consider the implications of the Transport Oriented Development Community Infrastructure Program.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council write to DPHI requesting that it revise the Transport Oriented

Development Community Infrastructure Program Guidelines to:

- A. Expand the Transport Oriented Development Community Infrastructure Program to include high-yield Tier 2 TODs based on dwelling and employment capacity, ensuring infrastructure funding aligns with actual housing and job outcomes.
- B. Adopt an eligibility criterion that recognises both housing delivery and access to employment, supporting Tier 2 TODs that meaningfully contribute to the objectives of the National Housing Accord.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

77

Memorandum GB.9 - Draft Delivery Program 2025-2029, Operational Plan 2026-2027 and Resourcing Strategy 2026-2036

File: EM00049/3

Vide: GB.23

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

Resolved:

(Moved: Councillors Taylor/Ward)

That Council:

- A. Receive and note the supplementary information
- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

78 **Request for supplementary information - GB.21 Town Centres Planning Framework**

File: EM00049/3

Vide: GB.24

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

Resolved:

(Moved: The Mayor, Councillor Kay/Wheatley)

- A. Receive and note the supplementary information.
- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

79 **Request for supplementary information - GB.11 Norman Griffiths Oval Upgrade - Project Update**

File: EM00049/3

Vide: GB.25

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

Resolved:

(Moved: The Mayor, Councillor Kay/Wheatley)

That Council:

- A. Receive and note the supplementary information

- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

80

Draft Delivery Program 2025-2029, Operational Plan 2026-2027 and Resourcing Strategy 2026-2036

File: S15168

Vide: GB.9

To obtain Council's endorsement to place the draft revised Delivery Program 2025-2029, Draft Operational Plan 2026-2027 (incorporating the Budget, Capital Works and Fees and Charges for 2026-2027) and Revised Resourcing Strategy 2026-2036 on public exhibition.

MOTION:

(Moved: Councillors Ngai/Ward)

That Council:

- A. Amend page 67 of Attachment A1 to delete references to playground removals at Carlyle Road Reserve, Pleasant Avenue Reserve, McMahon Park, and Claire Taylor Park – and instead make it clear that nature play elements are being added to each playground to enhance utility and enjoyment. The specific wording changes are:

From

- *East Lindfield, Carlyle Road, Carlyle Road Reserve – playground removal*
- *East Lindfield, Pleasant Avenue Reserve, Playground removal and nature play*
- *Wahroonga, Curtin Avenue, McMahon Park – playground removal and nature play*
- *West Pymble, Camira Street, Clarie Taylor Park – playground removal and natural play*

To

- *East Lindfield, Carlyle Road, Carlyle Road Reserve – addition of nature play elements*
- *East Lindfield, Pleasant Avenue, Pleasant Avenue Reserve – addition of nature play elements*

- *Wahroonga, Curtin Avenue, McMahon Park – addition of nature play elements*
 - *West Pymble, Camira Street, Clarie Taylor Park – addition of nature play elements*
- B. Endorse the revised Delivery Program 2025-2029, draft Operational Plan 2026-2027 and revised Resourcing Strategy 2026-2036, for public exhibition for 28 days.
- C. Note that a report will be provided to Council in June 2026 for consideration of any final changes, public submissions and adoption of the plans.

Resolved:

(Moved: Councillors Ngai/Ward)

That Council:

- A. Amend page 67 of Attachment A1 to delete references to playground removals at Carlyle Road Reserve, Pleasant Avenue Reserve, McMahon Park, and Claire Taylor Park – and instead make it clear that nature play elements are being added to each playground to enhance utility and enjoyment. The specific wording changes are:
- From*
- *East Lindfield, Carlyle Road, Carlyle Road Reserve – playground removal*
 - *East Lindfield, Pleasant Avenue Reserve, Playground removal and nature play*
 - *Wahroonga, Curtin Avenue, McMahon Park – playground removal and nature play*
 - *West Pymble, Camira Street, Clarie Taylor Park – playground removal and natural play*
- To*
- *East Lindfield, Carlyle Road, Carlyle Road Reserve – addition of nature play elements*
 - *East Lindfield, Pleasant Avenue, Pleasant Avenue Reserve – addition of nature play elements*
 - *Wahroonga, Curtin Avenue, McMahon Park – addition of nature play elements*
 - *West Pymble, Camira Street, Clarie Taylor Park – addition of nature play elements*
- B. Endorse the revised Delivery Program 2025-2029, draft Operational Plan 2026-2027 and revised Resourcing Strategy 2026-2036, for public exhibition for 28 days.
- C. Note that a report will be provided to Council in June 2026 for consideration of any final changes, public submissions and adoption of the plans.

For the Resolution:

*The Mayor, Councillor Kay, Councillors
Balachandran, Devlin, Ngai, Taylor, Ward*

and Wheatley

Against the Resolution: Councillors Pettett and Spencer

Absent: Councillor Smith

CARRIED

81

Heritage Reference Committee membership

File: CY00413/14

Vide: GB. 14

To review the current community membership of Council's Heritage Reference Committee. Based on this review, it is recommended that both existing community members be reappointed.

MOTION:

(Moved: The Mayor, Councillor Kay/Taylor)

That Council:

- A. Re-appoint the existing community members, Dr Zeny Edwards and Mr Chris Bluett, to the Heritage Reference Committee.
- B. Amend the Heritage Reference Committee Terms of Reference to increase the number of community representative positions from three to four.
- C. Require that one of the community representative positions be filled by a person who can provide an Indigenous voice and/or Aboriginal cultural heritage perspective.
- D. Direct management to identify a relevant Indigenous, Aboriginal cultural heritage, local historical, heritage or conservation organisation to be added to the Committee's membership, and report back to Council for inclusion in the Terms of Reference.
- E. Call for expressions of interest to fill the current vacant community representative position and the additional community representative position.
- F. That Expressions of Interest for community members for all Committees encourage Aboriginal and Torres Strait Islander people to apply

AMENDMENT:

(Moved: Councillors Pettett/Kay)

That this matter be deferred to the next Ordinary Meeting of Council including consultation with the Metropolitan Local Aboriginal Land Council.

The Amendment was put and declared CARRIED.

For the Amendment: The Mayor, Councillor Kay, Councillors Balachandran, Devlin, Ngai, Pettett, Spencer, Taylor, Ward and Wheatley

Against the Amendment: None

Absent: Councillor Smith

Debate resumed on the Motion. The Motion was put and declared CARRIED.

For the Motion: The Mayor, Councillor Kay, Councillors Balachandran, Devlin, Ngai, Pettett, Spencer, Taylor, Ward and Wheatley

Against the Motion: None

Absent: Councillor Smith

Resolved:

(Moved: Councillors Pettett/Kay)

That this matter be deferred to the next Ordinary Meeting of Council including consultation with the Metropolitan Local Aboriginal Land Council.

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

Against the Resolution: None

Absent: Councillor Smith

CARRIED

82 **Planning Proposal: 3-29 Bridge Street Pymble Business Park - PP 2025-1441**

File: S15000

Vide: GB.17

For Council to consider a private landowners' Planning Proposal submission for 3-29 Bridge Street in the Pymble Business Park.

Resolved:

(Moved: Councillors Ward/Wheatley)

- A. That Council refuse the Planning Proposal and not support its progression to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- B. That, in accordance with cl10A of the *EP&A Regulation 2000*, the proponent be

notified of Council's decision not to support the Planning Proposal.

- C. That Council note that an Employment and Commercial Services Study for Ku-ring-gai will commence in FY2026/2027.

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

Against the Resolution: *None*

Absent: *Councillor Smith*

CARRIED

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

Nil.

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

83

Celebrating Faith Bandler: Ku-ring-gai's Indigenous Heritage

File: S08813/2

Vide: NM.1

Notice of Motion from Councillors Balachandran, Wheatley and Devlin dated 10 April 2026

National Reconciliation Week (NRW) is a time for all Australians to learn about our shared histories, cultures, and achievements, and to explore how each of us can contribute to achieving reconciliation in Australia. This year NRW runs from 27 May to 3 June, and the theme is 'All In'.

A recent letter to the editor in the Sydney Morning Herald highlights an opportunity for Ku-ring-gai to contribute to NRW in a way that is uniquely local and celebrating contemporary Indigenous heritage.

Dr Faith Bandler AC MBE dedicated her life to promoting the rights of Indigenous Australians. Dr Bandler was at the forefront of a decade-long 'Referendum Campaign' which culminated in the historic 1967 Referendum which saw over 90 percent of Australians vote for constitutional changes to ensure full participation and equal treatment for Indigenous Australians. She was named one of the 100 inaugural Australian Living Treasures by the National Trust of Australia.

Council received a request for heritage protection for Faith Bandler's home after complying development demolition approval, at which stage no Council intervention was possible. A local resident highlighted this in a letter to the editor of the Sydney Morning Herald in December 2025 (below). However, this does not prevent Council from recognising the contribution Dr. Bandler has made to Ku-ring-gai's social and cultural heritage.

Bandler history gone

I recently contacted Ku-ring-gai Council about the current demolition of a house in Kissing Point Road, Turramurra. The house is the former home of Faith Bandler, the well-known campaigner for Indigenous Australians and South Sea Islanders. She was best known for her campaigning in 1967 for the right of Indigenous Australians to

vote. The council said there was nothing it could do as the development application had been approved by a private certifier and there was no heritage listing on the property. Faith Bandler's home would have been the venue for many interesting discussions over the years. She was well known in the local area. As she grew older, she would wave her walking stick

to catch a ride up the hill of Kissing Point Road to get to the shops. I was honoured to give her a lift whenever I saw her. A piece of history gone.

Jane O'Donnell, Turramurra

"Full rights for Indigenous Australians can only come through changes to legislation, not through charity. I gave ten years of my life to work to change a discriminatory federal constitution. Those changes turned the tide for Indigenous Australians. Finally, there was access to schools that were not segregated, opportunities for higher education, and the establishment of councils to oversee Indigenous health, housing and arts. The 1967 Referendum opened a new world for Indigenous Australians. It returned dignity to us as a people and, for me, this is the core of respect for human rights" she said.

We, therefore, move that Council:

- A. Install a park bench with a plaque at a suitable location near Dr Faith Bandler's home in Turramurra for NRW 2026
- B. Sponsor an annual Ku-ring-gai Faith Bandler Address within the Heritage Festival from 2026/27 with an annual funding allocation of up to \$10,000, delivered in partnership with local community and school groups. Suitable grants and venue partners are to be identified for this event to assist with the cost.
- C. Identify options for a significant landmark such as a park or reserve in Turramurra to be named after Faith Bandler, and report to Council by June 2027.

Resolved:

(Moved: Councillors Balachandran/Taylor)

That the above Notice of Motion as printed be adopted.

For the Resolution:

The Mayor, Councillor Kay, Councillors Balachandran, Devlin, Ngai, Pettett, Spencer, Taylor, Ward and Wheatley

Against the Resolution:

None

Absent:

Councillor Smith

CARRIED

QUESTIONS WITH NOTICE

Ku-ring-gai Community and Business Energy Summit: Key Issues

File: S08513/2

Vide: QN.1

QUESTIONS:

Questions from Cr Matt Devlin, Comenarra Ward, dated 10 April 2026

I'd like to acknowledge and thank the Ku-ring-gai Chamber of Commerce for hosting the recent Community and Business Energy Summit, delivered in collaboration with EnergyZE, and supported by Ku-ring-gai Council. It was a well-attended and genuinely valuable forum, bringing together residents, local businesses and subject matter experts to discuss the practical challenges and opportunities associated with energy, emissions and sustainability.

A consistent theme throughout the evening was that the community is engaged, informed and keen to be part of the solution, but is often navigating complexity, whether that be access to renewable energy, the transition to electric vehicles, or broader environmental concerns such as tree canopy and development impacts.

The following Questions with Notice seek to capture those themes and provide an opportunity for Council to outline the work already underway, as well as identify where further advocacy or action may be required.

QUESTIONS

1. Tree Loss and Environmental Oversight

In light of community concerns raised at the recent Ku-ring-gai Community and Business Energy Summit regarding tree loss and the perceived ability for development pathways to circumvent local controls, can staff outline:

- a. Council's current approach to tree protection and enforcement;
- b. How Council engages with State agencies, including NSW Department of Climate Change, Energy, the Environment and Water, where approvals sit outside local determination; and,
- c. Any recent initiatives or advocacy undertaken by Council to strengthen tree protection outcomes?

2. Community Batteries and Energy Storage

What is Council's current position on community batteries and local energy storage solutions, and are there any existing or proposed initiatives within Ku-ring-gai to support their rollout?

3. Renewable Energy Access (Including Renters and Apartments)

What programs, advocacy positions or partnerships are currently in place (if any), or under consideration (if any), to improve access to renewable energy for residents who are unable to install rooftop solar, including renters, strata residents and small businesses?

4. Electric Vehicles and Charging Infrastructure

Can staff provide an update on:

- a. The current provision of public EV charging infrastructure across Ku-ring-gai;
- b. How Council is supporting or advocating for improved access to EV charging within Council facilities or public domains; and,
- c. How Council is supporting or advocating for improved access to EV charging for residents in apartments and mixed-use developments?

5. Energy Efficiency and Emissions Reduction

What are the key actions currently being undertaken by Council to reduce emissions within the Ku-ring-gai local government area, including:

- a. Improvements to Council-owned assets (such as lighting and facilities);
- b. Programs supporting household energy efficiency (including insulation and retrofitting); and,
- c. Broader strategies aligned with Council's net zero objectives?

6. Waste, Circular Economy and Demolition

Given community concern regarding the volume of demolition occurring within Ku-ring-gai, what measures are currently in place, or being explored, to:

- a. Improve the reuse and recycling of building materials; and,
- b. Support a more circular economy approach to construction and development within the LGA.

7. Planning System and Sustainability Outcomes

How is Council currently leveraging its planning framework, including the Local Environmental Plan and Development Control Plan, to:

- a. Encourage energy-efficient building design;
- b. Support the integration of renewable energy systems in new developments; and,
- c. Respond to emerging issues such as EV readiness and building electrification?

8. Business and Innovation Opportunities

What opportunities exist for Council to support local businesses in transitioning to lower-emissions operations, including:

- a. Access to EV infrastructure;
- b. Energy efficiency upgrades; and,
- c. Participation in emerging technologies and innovation within the clean energy sector?

RESPONSE:

The Mayor noted that written responses would be provided to the May meeting of Council.

Social Housing Stock and Condition in Ku-ring-gai

File: S06610

Vide: QN.2

QUESTION:

Question from Councillor Matt Devlin, Comenarra Ward, dated 10 April 2026

Housing affordability and availability continue to be a growing concern across Sydney, including within Ku-ring-gai. While the area is often perceived as relatively affluent, there is an increasing cohort of residents experiencing housing stress, including older people, single-parent households, key workers and those on lower incomes.

It is important to distinguish between social housing and affordable housing, as they serve different but complementary roles within the housing system.

Social housing refers to housing owned and managed by the NSW Government or registered community housing providers, allocated to individuals and families with the highest level of need. This includes public housing and community housing, typically provided at subsidised rents and managed through agencies such as Homes NSW.

Affordable housing, by contrast, is generally provided at below-market rent or purchase price for households on low to moderate incomes, including key workers. It is often delivered through planning mechanisms, partnerships, or private sector contributions, and sits outside the traditional social housing system.

While the provision and management of social housing is the responsibility of the NSW Government, local government plays an important role in understanding community need, advocating for residents, and ensuring that local impacts are clearly communicated to the relevant authorities.

This is particularly important in areas such as Ku-ring-gai, where there is limited availability of diverse housing options, and where vulnerable residents may face additional barriers in remaining within their local community.

QUESTIONS**1. Social Housing Demand and Trends**

Can staff provide an overview of any available data or insights regarding demand for social housing within Ku-ring-gai, including:

- a. The number and distribution of existing social housing dwellings within the LGA;
- b. Known waiting list trends or pressures (where available); and,
- c. Any observed changes in the number or nature of resident enquiries relating to housing insecurity?

2. Engagement with State Government

What mechanisms are currently in place for Council to engage with the NSW Government, including Homes NSW, in relation to:

- a. The condition and maintenance of existing social housing stock; and,
- b. The planning and delivery of new social housing within the LGA?

3. Advocacy Opportunities

Has Council undertaken any recent advocacy, or is it considering advocacy, to the NSW Government in relation to:

- a. Renewal or repair of existing social housing stock;
- b. Increasing the supply of social housing within Ku-ring-gai, particularly smaller dwellings suitable for seniors and single-person households; and,
- c. Ensuring that social housing provision aligns with identified local need?

4. Council Role and Local Response

Within its current powers, what role can Council play in:

- a. Supporting vulnerable residents experiencing housing insecurity; and,
- b. Facilitating or encouraging the delivery of additional affordable or social housing through planning or partnership mechanisms?

RESPONSE:

The Mayor noted that written responses would be provided to the May meeting of Council.

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

GB.11 Norman Griffiths Oval Upgrade – Project Update

TBA

The Meeting closed at 8:07pm.

The Minutes of the Ordinary Meeting of Council held on 28 April 2026 (Pages 1 - 34) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>.

General Manager

Mayor / Chairperson