

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 19 MAY 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 & A Taylor (Roseville Ward)
Councillor M Smith (St Ives Ward)
Councillors C Spencer & K Wheatley (Wahroonga Ward)
- Staff Present: General Manager (David Marshall)
Director Community (Meagan Ang)
Director Corporate (Angela Apostol)
Acting Director Development & Regulation (Shaun Garland)
Director Operations (Peter Lichaa)
Director Strategy & Environment (Andrew Watson)
Corporate Lawyer (Jamie Taylor)
Manager Governance and Corporate Strategy (Christopher M Jones)
- Others Present: Manager Project Services (Claire Ashby)
A/Manager Corporate Communications (Sally Williams)
Nicholas Najar (Executive Assessment Officer)

The Meeting commenced at 7:00 PM

The Mayor offered the Acknowledgement of Country

APOLOGIES

File: S02194

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

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:** **MM.1 - VALE Thomas John Sweeney OAM** - Report by Coordinator Executive Support dated 12 May 2026
- Memorandums:** **GB.12 - Late memorandum - GB.10 - Heritage Reference Committee membership – Update on consultation** - Report by Director Strategy & Environment dated 19 May 2026 an attachment.
- GB.13 - Late memorandum - GB.3 - 2025 - 2026 Budget Review - 3rd Quarter ended March 2026** - Report by Director Corporate dated 19 May 2026 an attachment.
- Councillors Information:** **GB.11 - Request for supplementary information - GB.7 Norman Griffiths Oval Upgrade - Project Update** - Report by General Manager dated 14 May 2026

CONFIRMATION OF MINUTES

88 **Minutes of Ordinary Meeting of Council**

File: EM00049/3

Meeting held 28 April 2026

Minutes numbered 56 to 82

Resolved:

(Moved: Councillors Taylor/Ward)

That Minutes numbered 56 to 82 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

89 **VALE Thomas John Sweeney OAM**

File: CY00455/14

Vide: MM.1

It is my sad duty to inform my Council colleagues and the Ku-ring-gai community of the passing of Tom Sweeney OAM, a Killara resident and local champion of the arts.

Tom was a passionate supporter of local theatre and was actively involved in groups across the North Shore, including as Vice President of the Pymble Players.

Tom was a lifelong member of the Willoughby Theatre Company and previously served as the theatre's President.

His service to the arts was recognised with an Order of Australia Medal in 2018.

Tom also had a long career in community relations, including positions at Macquarie Park Cemetery and Crematorium, North Shore Heart Research Foundation, the Royal Institute for Deaf and Blind Children and Hornsby Hospital. He was also a former president of the Rotary Club of Crows Nest.

Tom Sweeney will be remembered by those who knew him as local theatre legend, a great supporter of the arts and a true gentleman.

Tom may have taken his final bow on stage, but his impact on local arts will last forever.

On behalf of Council and the Ku-ring-gai community I extend my deepest sympathies to his wife Joy and all his family and friends.

Resolved:

(Moved: The Mayor, Councillor Kay)

- A. That the Mayoral Minute be received and noted
- B. That we stand for a minute's silence to honour Tom Sweeney.
- C. That the Mayor write to Tom's family and enclose a copy of the Mayoral Minute.

CARRIED UNANIMOUSLY

PETITIONS

None

GENERAL BUSINESS

The Mayor noted that the following items relating to the Norman Griffiths Oval Upgrade were withdrawn from the agenda as the matter was determined by Council at the Extraordinary Meeting of Council on 18 May 2026:

- *GB.7 - Norman Griffiths Oval Upgrade - Project Update*
- *GB.11 - Request for supplementary information - GB.7 Norman Griffiths Oval Upgrade - Project Update*

90 **Investment Report as at 30 April 2026**

File: FY00623/8

Vide: GB.1

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

Resolved:

(Moved: Councillors Ward/Wheatley)

That:

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

CARRIED UNANIMOUSLY

91

Analysis of Land and Environment Court Costs - 3rd Quarter 2025 to 2026

File: FY00623/8

Vide: GB.2

To report legal costs in relation to development appeal matters in the Land and Environment Court for the quarter ended 31 March 2026.

Resolved:

(Moved: Councillors Ward/Wheatley)

That the analysis of Land and Environment Court costs for the period ended 31 March 2026 be received and noted.

CARRIED UNANIMOUSLY

92

2025 - 2026 Budget Review - 3rd Quarter ended March 2026

File: FY00701/2

Vide: GB.3

To inform Council of the results of the third quarter budget review of 2025/26 and proposed adjustments to the annual budget based on the actual financial

performance and trend for the period 1 July 2025 to 31 March 2026.

Resolved:

(Moved: Councillors Ward/Wheatley)

That the March 2026 Quarterly Budget Review and the recommended changes be received and noted, including the additional changes presented in the late memorandum at GB.13.

CARRIED UNANIMOUSLY

93 **Council response to draft Statewide Community Participation Plan**

File: S15266

Vide: GB.4

This report outlines the implications of the NSW Department of Planning, Housing and Infrastructure's (DPHI) draft Statewide Community Participation Plan for Council and the Ku-ring-gai community and seeks that Council endorses the attached submission in response to the public exhibition.

Resolved:

(Moved: Councillors Ward/Wheatley)

That Council:

- A. Notes the implications of the draft Statewide Community Participation Plan, including that it will replace Council's existing Community Participation Plan for planning matters; and
- B. Endorses the draft submission for submission to the NSW Department of Planning, Housing and Infrastructure in response to the public exhibition.

CARRIED UNANIMOUSLY

94 **RFT3-2026 Bedes Forest Urban Park St Ives**

File: RFT3-2026/R

Vide: GB.5

To consider the tenders received for RFT3-2026 Bedes Forest Urban Park St, Ives and to appoint the preferred tenderer.

Resolved:

(Moved: Councillors Ward/Wheatley)

That:

- A. Council accepts the tender submission from Tenderer A to carry out the construction of the new Bedes Forest urban park St Ives.
- B. The Mayor and General Manager be delegated authority to execute all tender documents on Council's behalf in relation to the contract.
- C. The Seal of Council be affixed to all necessary documents.
- D. All tenderers be advised of Council's decision in accordance with Clause 178 of the Local Government Tendering Regulation 2021.

CARRIED UNANIMOUSLY

95

RFT4-2026 Mimosa Oval Playspace Upgrade

File: RFT4-2026/R

Vide: GB.6

To consider the tenders received for RFT4-2026 Playspace Upgrade Mimosa Oval, Turramurra and to appoint the preferred tenderer.

Resolved:

(Moved: Councillors Ward/Wheatley)

That:

- A. Council accepts the tender submission from Tenderer A to carry out the Playspace Upgrade Mimosa Oval.
- 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

96 **Northern Beaches Network Review**

File: TM1/18

Vide: GB.8

To consider Council's submission to the Northern Beaches Network Review.

Resolved:

(Moved: Councillors Ward/Wheatley)

That the draft submission be adopted and forwarded to Transport for NSW for consideration in the Northern Beaches Network Review.

CARRIED UNANIMOUSLY

97 **Climate Change Policy 2026 - Public Exhibition**

File: S13127

Vide: GB.9

To update Council on the draft *Climate Change Policy 2026* (Attachment A1), and recommend the draft policy be placed on public exhibition.

Resolved:

(Moved: Councillors Ward/Wheatley)

- A. That the draft policy to be placed on public exhibition for minimum period of 28 days to invite community feedback.

- B. That, following the public exhibition:
 - a. If submissions are received that necessitate material amendments, a revised Policy be reported back to Council for adoption; or
 - b. If no significant amendments are required, the Policy be adopted as exhibited.

CARRIED UNANIMOUSLY

98 **Late memorandum - GB.10 - Heritage Reference Committee membership – Update on consultation**

File: EM00049/4

Vide: GB.12

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 Ward/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.

CARRIED UNANIMOUSLY

99 **Late memorandum - GB.3 - 2025 - 2026 Budget Review - 3rd Quarter ended March 2026**

File: EM00049/4

Vide: GB.13

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 Ward/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.

CARRIED UNANIMOUSLY

100

Heritage Reference Committee membership

File: CY00413/14

Vide: GB.10

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.

Resolved:

(Moved: Councillors Wheatley/Balachandran)

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 add a community representative position to be filled by a person who brings experience in Aboriginal heritage, cultural knowledge, or cultural authority, and skills in areas such as heritage, planning, archaeology, history, community engagement or other relevant areas. In recognition of the importance of First Nations voices in heritage discussions, priority may be given to Aboriginal and/or Torres Strait Islander applicants with relevant experience. Call for expressions of interest for this position.
- C. Call for expressions of interest to fill the remaining vacant community representative position within 12 months.

CARRIED UNANIMOUSLY

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

Nil

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:

Responses provided by the General Manager, Director Development & Regulation, Director Operations and Director Strategy & Environment.

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?

Management response:

- a. *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 management and protection of trees on private property is regulated through Part 13 of Council's DCP. This part outlines when and where vegetation removal requires assessment and a permit, or when a development application may be required. See [Trees on your property Ku-ring-gai](#) for an overview of managing trees on private property.

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.

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 six prosecutions proceeding in the Courts against persons for a range of tree-related offences.

In the 2025-2026 financial year to February 2026 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.

- b. *Council maintains a close working relationship with DCCEEW, enabling timely responses to related matters and efficient confirmation of applications that may require approval under the NSW Biodiversity Conservation Act. This collaboration also ensures that referrals are made to the appropriate authority when necessary. Council staff also undertake mapping review and provide feedback to DCCEEW where it is identified vegetation mapping data requires update or refinement.*
- c. *Recent initiatives and advocacy since 2023 to strengthen tree protection include:*
- *Education campaigns including brochures and posters in multiple languages, and the [Killior'ra Tree Trail Ku-ring-gai](#).*
 - *Developing an online mapping tool for the public to cross-reference tree-related applications, aiding in identifying potential unauthorised work.*
 - *Development of a Council Tree Inventory Management System*
 - *Establishment of an Iconic Tree Register*
 - *Amendment to Ku-ring-gai Development Control Plan Part 13: Tree and Vegetation Protection to enhance clarity around Council's legislative obligations and the interaction with instruments such as the SEPP (Biodiversity and Conservation) 2021 and the Biodiversity Conservation Act 2016.*
 - *Implementing a requirement to advertise tree permits at the front of properties when removing or pruning trees under the terms of development consent.*
 - *Requiring property owners to replace trees through Tree Replacement Orders.*
 - *Contacting the Minister of Planning and Public Spaces twice, urging stricter penalties on both individuals and organisations involved in illegal tree-related actions.*
 - *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.*
 - *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. Ku-ring-gai Council made a submission during the EIE for the proposed changes and will continue to work with DPHI and advocate for legislative updates that help strengthen local government enforcement of tree protection measures.*

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?

Management response:

Council's Net Zero strategy includes assessing the feasibility of energy transition projects such as community batteries. This has included reviews of existing community battery trials, community battery, assessments with retailers and consultation with network providers. As part of its battery storage strategy, Council is continuing to assess the feasibility of community battery models.

Council's Environmental Levy funds the Energy Smart rebate program which is available to homes and individual apartments and the Smart Units rebate program which is available to apartment blocks.

The Energy Smart Solar PV rebate applied to solar PV (minimum 5kW) or battery (minimum 5kWh). In line with developments in battery storage and household electrification a new separate battery rebate (up to \$500) came into effect on 30th July 2025.

The Smart Units rebates are available for shared solar PV where a minimum of 8 residential units will be connected (up to \$4000). A review of the program is underway and the addition of batteries to this rebate offering will be considered.

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?

Management response:

The Energy Smart rebates are available to rented homes and individual apartments with landlord approval. The Smart Units rebates are generally applied for through a Strata Committee or Strata/ Building Manager. Sustainability upgrades require a Sustainability Infrastructure Resolution to be passed at an AGM or EGM by 50% of all owners entitled to vote and present. As noted above the Smart Units rebate includes up to 50% of cost (up to \$4000) for shared solar PV for a minimum of 8 units. The NSW Government Solar for Apartment Residents (SoAR) grant offers up to \$150,000 towards solar installation on eligible apartment blocks. This program has recently been extended to 30th December 2026 and at least 7 apartment blocks in Ku-ring-gai have received SoAR grants.

Council's Net Zero Ku-ring-gai website includes Electrify Action checklists to assist residents, renters and Strata blocks in their home electrification.

Council's Net Zero Champions community volunteer program supports the Net Zero Action Collective – a group of individual residents and local community organisations actively advocating for community-led renewables.

Despite these initiatives, it is widely acknowledged there are significant barriers to renters and strata residents in accessing renewable energy. Ku-ring-gai Council is a partner in the Race for 2030 CRC Driving Energy Upgrades in Private Rental

Homes research project delivered through the Institute for Sustainable Futures, University of Technology Sydney involving tenants, landlords and Real Estate Agents within the Ku-ring-gai LGA. The project is seeking to understand the barriers home renters face in securing sustainability home upgrades and the government policies and incentives that can overcome them.

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?

Management response:

- a. *As of 21 April 2026, there are 43 public EV charging ports with combined capacity of 859 kW of charging provided both by Council and other providers. There are 21 additional kerbside charging spaces (total 462kW) and 8 additional fast charging spaces (total 300 kW) planned for deliver this calendar year.*
- b. *Council has an active program of delivering kerbside and fast charging solutions throughout Ku-ring-gai.*
- c. *For new developments, Part 7, 8 and 9 of the DCP requires all medium and high-density residential development and residential dwellings in mixed-use development to provide EV readiness. This includes provision for conduits, switchboards, electrical capacity/load management etc, to facilitate the installation of electric vehicle charging points that are linked to each individual dwelling's electricity meter. Council's Smart Units rebate program offers 50% of cost up to \$2000 for EV charging. The rebate is available for a smart enabled shared electric car charging station or infrastructure to support individual charging points to a minimum of 5 residential parking lots (such as upgrade of distribution board and cable infrastructure).*

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?

Management response:

- a. *Initiatives to reduce emissions from Council facilities include upgrades*

- for energy efficient lighting, air conditioning, smart building controls, rooftop solar PV, battery storage, electric vehicles, gas plant electrification, smart metering and energy management systems.*
- b. The Energy Smart, Smart Units and Pool Pump rebate programs offer rebates to residents in homes and apartments to retrofit across a range of areas from windows and insulation through to hot water heat pumps, induction cooktops, solar and batteries. The program is supported by our Greenstyle consultation service where residents can seek advice on electrification and home comfort through a phone call or face to face visit from our staff sustainability experts. This is a very well-supported program. Council's Net Zero Communities website is a subsite of the KRG website and provides a range of current advice and support around reducing our emissions*
 - c. Council also undertakes a) strategic energy procurement to source 100% renewable energy for electricity used in Council facilities, b) participates in regional working groups and communities of practice, and c) tracks community and council emissions using a number of data analytics tools.*

6. Waste, Circular Economy and Demolition

Given community concern regarding the volume of demolition occurring within Kuring-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.

Management response:

Part 23.3 and 23.9 of the DCP address building material sustainability and recycling. Other conditions of consent may be attached to a particular development application if required.

During demolition and construction, The Principal Certifier shall be satisfied that building materials suitable for recycling have been forwarded to an appropriate registered business dealing in recycling of materials. Materials to be recycled must be kept in good order.

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?

Management response:

Part 23.2 of the Development Control Plan requires incorporation of sustainability/energy efficiency/low emission developments for all non-residential buildings. The SEPP Sustainability 2021 includes requirements for residential and office buildings which Council's LEP/DCP cannot override. The DCP had filled any gaps that the SEPP has not covered.

Part 7, 8 of the DCP requires all high-density development to provide EV readiness. Staff are researching other Councils and looking to exclude gas appliances in the DCP and a move towards 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?

Management response:

Ku-ring-gai Council has expanded its support for local businesses who are championing sustainability in their work practices. Better Business Partnership (BBP) program members can take advantage of rebates to install energy and water efficiency measures, Electric vehicle chargers and solar PV and battery storage. BBP program also offer tailored support to businesses to reduce their energy bills.

Social Housing Stock and Condition in Ku-ring-gai

File: S06610

Vide: QN.2

QUESTION:

Questions 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:

Response provided by the General Manager, Director of Community, Director of Strategy & Environment:

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?

Management response:

- a. *Information related to the number and distribution of social housing dwellings within the LGA is not publicly available, however in the 2021 Census, 119 persons self-reported as renting social housing properties in Ku-ring-gai. Staff will make further enquiries with the NSW Department of Communities and Justice to seek further information regarding the number and distribution of existing social housing dwellings within the LGA and the response to this enquiry will be reported to Council once received.*
- b. *The median wait time for social housing placement in NSW remains ostensibly unchanged for the past year, sitting at 15 months in March 2025 and 15.1 months in March 2026.*

State-level data indicates sustained demand pressures, with approximately 67,968 households on the NSW Housing Register as at January 2026, however as stated in National Housing Supply and Affordability Council's 2025 annual report 'State of the Housing System', the supply of social and affordable housing is expected to accelerate.

The NSW Department of Communities and Justice (DCJ) maintains social housing waiting list data on its website at www.dcj.nsw.gov.au. This data includes information regarding types of housing applications, median wait times and comparative data for housing allocation zones and housing districts.

Ku-ring-gai falls within DCJ's Northern Suburbs housing allocation zone, which includes Ryde and Hornsby local government areas, and sits within DCJ's Sydney district. According to the data provided by DCJ, there were a total of 2,574 applicants on the NSW Housing Register within the Northern suburbs housing allocation zone as at 31 March 2026 that were waiting for social housing.

Staff will make further enquiries with DCJ to seek further information regarding waiting list trends and pressures specific to the Ku-ring-gai local government area and the number and distribution of existing social housing and the response to this enquiry will be reported to Council once received.

- c. *There are no observed changes in the number or nature of resident enquiries relating to housing insecurity in Ku-ring-gai, however it should be noted that in Council's community research report undertaken by Micromex in in 2024, concerns for housing availability/affordability significantly increased from 5% in 2021 to 22% in 2024.*

Council does not currently undertake systematic data collection in relation to social housing demand, which is consistent with its role within the broader housing system, however staff will seek further information from local service networks and DCJ regarding this matter and will report these responses to Council once received.

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?

Management response:

- a. *There is currently no forum through which engagement with the NSW Government and its representative agencies relating to the condition and maintenance of existing social housing stock routinely occurs, however staff will seek advice from DCJ regarding its maintenance and asset condition assessment processes and report this response to Council once received.*
- b. *Council works with a district service provider network that includes community housing providers and representatives from State government agencies. The network coordinates service responses and discusses the housing needs of persons experiencing or at risk of homelessness. This network would serve as a mechanism through which staff could raise evidence-based needs, including a need for new social housing in Ku-ring-gai if it were identified. Further to this, staff will seek a response from DCJ regarding its planning for and delivery of social housing within the local government area, and the response will be provided to Council once received.*

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?

Management response:

- a. *To date, Council has not undertaken any advocacy to the NSW Government in relation to the renewal or repair of existing social housing stock, however, Council may choose to advocate regarding this matter following its consideration of the response to the enquiry that will be sent to DCJ regarding its maintenance and asset condition assessment processes.*
- b. *Whilst Council has not undertaken nor is currently considering advocacy regarding the type and number of social housing dwellings provided in the local government area, Council works with a district service provider network that includes community housing providers and representatives from State government agencies.*

This network provides an opportunity for agencies, including Council, to raise system-wide capacity pressures with State agencies, including any limitations related to the availability of social housing within the local government area to meet the identified need.

Staff will make direct enquiries both with DCJ and the district service provider network to understand the demand for social housing within the local government area, and this will be further reported to Council. Council may resolve to advocate to the State Government regarding the provision of social housing within the local government area pending its consideration of the information received in response to these enquiries.

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?

Management response:

- a. *Council's role is primarily facilitative when supporting vulnerable residents experiencing housing insecurity. Council works in partnership with service providers, supporting access to community facilities, participating in interagency coordination, and providing information and referral pathways to assist residents in accessing appropriate support services.*
- b. *Ku-ring-gai Council adopted its first [Affordable Housing Policy](#) on 15 April 2025 and continued to work on an Affordable Housing Contributions Scheme to support the proposed alternative Transport Oriented Development around the four stations of Gordon, Killara, Lindfield and Roseville. The supporting Affordable Housing Contributions Scheme (AHCS) was exhibited in August/September 2025 and adopted at the Ordinary Meeting of Council held on 21 October 2025. The next step in the process of implementing the*

Affordable Housing Policy and the AHCS is to engage an accredited Community Housing Provider to manage Council's future affordable housing portfolio.

Affordable housing will help ensure that Ku-ring-gai's community remains diverse, allowing people from various income levels and backgrounds to live near their jobs, social networks and neighbourhood connections. Affordable housing supports the local economy by assisting local businesses and essential services to attract and retain employees. By enabling employees to live closer to their place of employment, affordable housing would help to retain Ku-ring-gai's vital workers, strengthen the local economy and reduce the risk of labour shortages in essential industries. In the case of care workers, such as aged care workers and childcare workers, high staff turnover directly impacts the quality and continuity of care.

Planning for social housing in NSW is driven by evidence-based need, is aimed at increasing supply, diversity, and affordability, and is informed by [local housing strategies](#) and demographic data.

Council works with a district service provider network that includes community housing providers and representatives from State government agencies. The network coordinates service responses and discusses the housing needs of persons experiencing or at risk of homelessness. This network would serve as a mechanism through which staff could raise evidence-based needs, including a need for new social housing in Ku-ring-gai if it were identified.

As abovementioned, staff will make direct enquiries both with DCJ and the district service provide network to understand the demand for social housing within the local government area, and this will be further reported to Council. Council may decide to advocate to the State Government regarding the provision of social housing within the local government area pending its consideration of the information received in response to these enquiries.

INSPECTIONS– SETTING OF TIME, DATE AND RENDEZVOUS

Nil

The Meeting closed at 7:17pm

The Minutes of the Ordinary Meeting of Council held on 19 May 2026 (Pages 1 - 22) were confirmed as a full and accurate record of proceedings on Tuesday 16 June 2026.

General Manager

Mayor / Chairperson