

ATTACHMENT BOOKLET

ORDINARY COUNCIL MEETING

TUESDAY 18 APRIL 2023

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Delivery program 2023 - 2027
Including draft Operational Plan and Budget
2023/24



Visit us: Northern Beaches Council

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Dee Why

725 Pittwater Road
Entry via Civic Drive

Manly

1 Belgrave Street
Town Hall

Mona Vale

1 Park Street

Open: Monday to Friday
between 8.30am - 5pm,
excluding public holidays

Avalon Beach

59a Old Barrenjoey Road

Open: Monday to Friday
between 9am-12pm and 1-4.30pm,
excluding public holidays

contact us:

phone 1300 434 434
email council@northernbeaches.nsw.gov.au
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Delivery Program 2023 - 2027



Message from the Interim Chief Executive Officer



Welcome to the Northern Beaches Council's Delivery Program 2023-2027 and Operational Plan 2023/24. This Delivery Program outlines our priority, key services, and projects and how these will be funded over the next four years. Underpinning this is the continued dedication of Councillors and staff collaborating to deliver the extensive program of works inspired by our long-term Community Strategic Plan.

Our focus remains on delivering services and infrastructure to protect our extraordinary natural environment and support our community. We regularly review our services to ensure they are meeting local needs in terms of timeliness, quality, and cost of service. In 2023/24, reviews of five services will be completed with a further three already underway. Details on the services to be reviewed can be found on page 109.

With a focus on excellence in customer service, a new Customer Experience Strategy is being developed. The Strategy will encompass our customer's interactions from start to end with an outside-in customer centric approach designed to achieve the highest level of experience in an increasingly digital world.

We also need to future proof our organisation around technology, security, and privacy. Over the next three years we will upgrade our core system to cloud-based storage and migrate to new business systems. Cyber security is vital with the rise of destabilising threats, and we will continue with robust safeguards to protect, backup and to ensure recovery of critical infrastructure services if required.

Our sound financial strategy supports a range of capital projects, as well as funding reserves to respond to new challenges.

The 2023/24 Budget is responsible, with a surplus to rebuild our reserves to provide capacity to respond to any future unpredictable situations such as extreme weather events. The budget is based on maintaining services and facilities important to our community, while accounting for increasing costs and maintenance and renewal of our assets.

We have also updated our financial strategy, the Long-Term Financial Plan (10 years). This shows our financial position is sound, however decisions will need to be made in coming years on how to fund unmet community demand for services and the renewal and maintenance of infrastructure.

I have confidence in this award-winning Council and its ability to deliver quality services and infrastructure, especially during challenging times.



Louise Kerr
Interim Chief Executive Officer

Capital project highlights for 2023/24

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\$14.5m	resurfacing 6.6km of roads and improving other road assets	\$6m	on pothole repairs to roads from storms and floods (operational budget)	\$2.1m	improving centres such as Avalon and Dee Why
\$13.4m	on community facilities including Warriewood Valley community centre (\$10.3m)	\$4.5m	for recreational trails and boardwalks including Manly Dam and McKillop Park	\$1.1m	on tidal and rock pools at Paradise Beach, Bilgola and Palm Beach
\$9.2m	on footpaths, shared paths and cycleways	\$4.2m	on foreshore improvements	\$1.1m	improving wharves at Mackerel and Currawong Beaches
\$8.4m	on stormwater to reduce flooding and pollution	\$3m	to start work on a new Warringah Recreation Centre	\$1.0m	on playgrounds
\$7.4m	improving reserves and parks at Balgowlah, Dee Why, Frenchs Forest, Manly, Narrabeena, Seaforth and Warriewood	\$2.4m	improving sports fields and other sporting facilities		
		\$2.4m	on an active travel corridor from Beacon Hill to Davidson (operational budget)		

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Operational Project Highlights for 2023/24

\$6m on urgent repairs to the road network impacted by wet weather in 2022

\$2.4m to create an active transport corridor for cycling and walking from Beacon Hill to Davidson

Continue developing a single Local Environment Plan for the Northern Beaches, providing a consistent, sustainable and coordinated approach to planning the area

Implement Better Together 2040 Social Sustainability Strategy and develop supporting action plans to address community priorities, including a Community Connection Action Plan and Multicultural Inclusion Action Plan

Completion of a long-term waste and circular economy strategy to reduce the environmental impacts of production and consumption of goods and materials by the community and Council

Implement the Resilience Strategy including commencing the development of a Recovery Plan for the Northern Beaches, focused on how we strengthen partnerships to lead and support community recovery from declared natural disasters

Development of an Indoor Sport and Recreation Strategy and Action Plan to guide planning, improvement and management of our indoor recreation facilities

Implementation of the Northern Beaches Transport Strategy (Move 2023) including the completion of a Parking Plan outlining strategies and actions to make parking at popular locations across the local area easier and more accessible

Continue Brookvale Structure Planning and Rezoning – to revitalise Brookvale town centre

Develop place plans for Manly and Mona Vale to enable delivery of each area's priorities in-line with community values and aspirations

Budget snapshot 2023/24

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Operational

\$433m
Income from continuing operations

-

\$404m
Expenses from continuing operations

-

\$26m
Capital grant income

=

\$3.2m
Surplus from continuing operations

Capital works

\$50m
New works

+

\$43m
Renewal works*

=

\$93m
Total works

* Renewal works are those that return an asset to its 'as new' condition eg. for a road it includes resealing the surface

Loan repayments

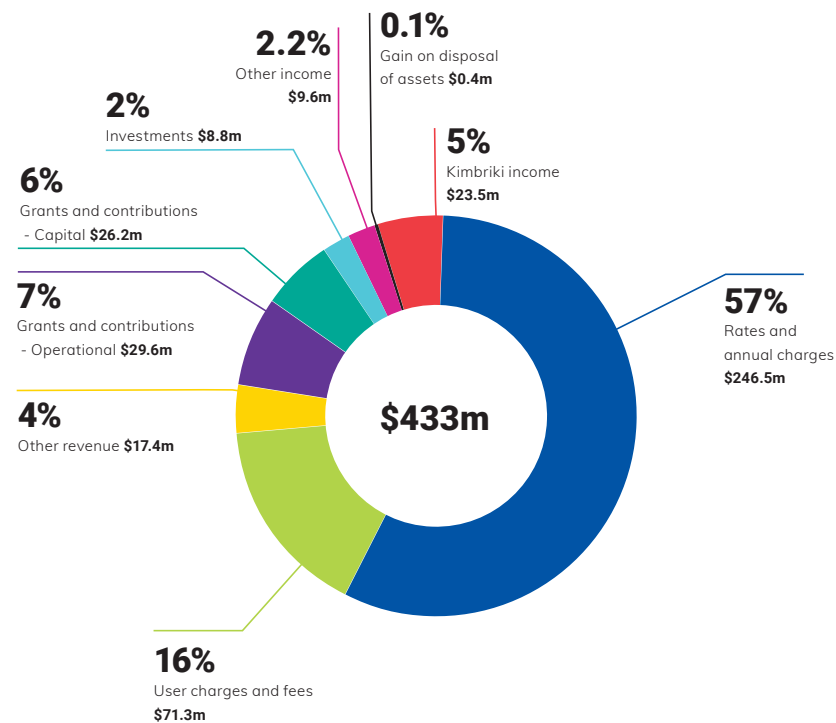
\$3.3m
Loan principal repayments

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Funding summary for 2023/24

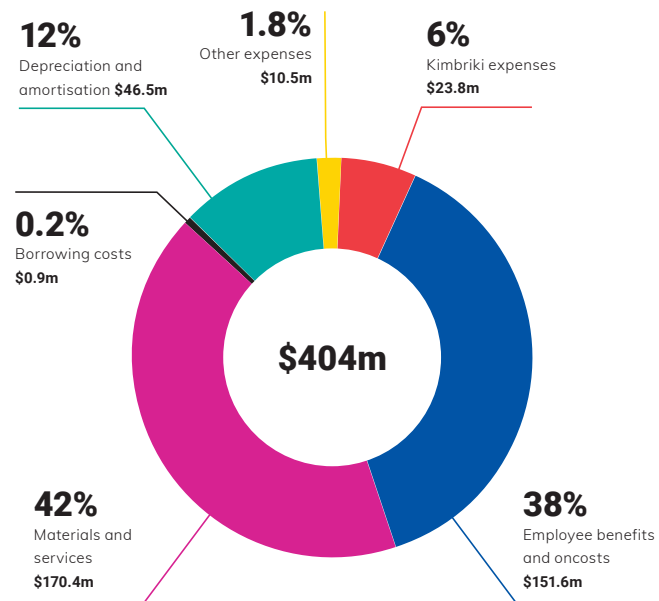
The following charts show the breakdown of funding sources for Council and how the money will be allocated in 2023/24.

Where does the income come from?



Numbers presented may not sum precisely to the totals and percentages may not precisely reflect the absolute figures due to rounding

Where is the money spent?



Numbers presented may not sum precisely to the totals and percentages may not precisely reflect the absolute figures due to rounding

About the Northern Beaches

The Northern Beaches local government area (LGA) covers 254km² of urban and natural environment and is located to the north of the Sydney CBD.

The LGA is divided into five wards.

Pittwater Ward

Greater Mackerel Beach, Coasters Retreat, Currawong, Scotland Island, Lovett Bay, Elvina Bay, Morning Bay (Towlers Bay), Palm Beach, Whale Beach, Careel Bay, Cottage Point, Duffys Forest, Ku-ring-gai Chase, Avalon Beach, Clareville, Bilgola, Bilgola Plateau, Newport, Church Point, Mona Vale, Bayview, Terrey Hills (partial)

Frenchs Forest Ward

Belrose, Davidson, Frenchs Forest, Forestville, Beacon Hill, Allambie Heights, Killarney Heights

Narrabeen Ward

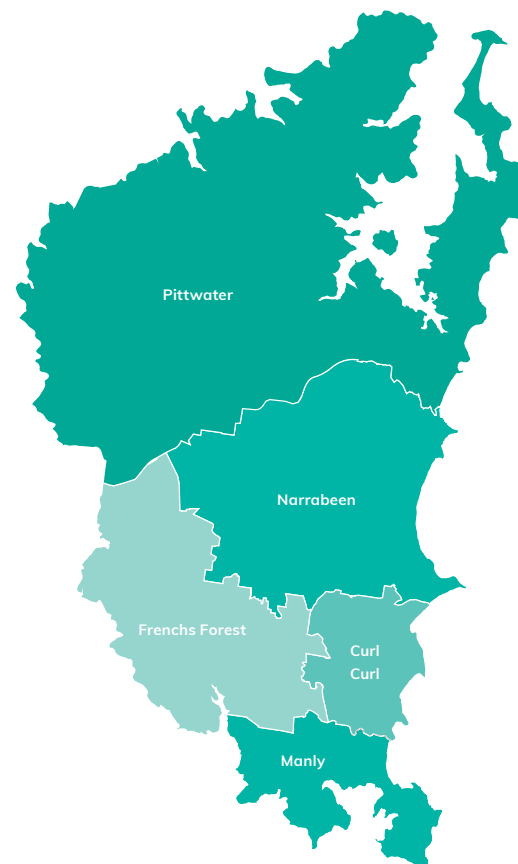
Warriewood, Ingleside, Elanora Heights, Narrabeen, North Narrabeen, Terrey Hills (partial), Cromer, Wheeler Heights, Collaroy Plateau, Collaroy, Oxford Falls

Curl Curl Ward

Narraweena, Dee Why, Curl Curl, North Curl Curl, Brookvale, North Manly, Freshwater, Queenscliff

Manly Ward

Manly Vale, Seaforth, Clontarf, North Balgowlah, Balgowlah, Balgowlah Heights, Fairlight, Manly



Our community snapshot

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Environment



254 km²

Council's area across
five wards



114 km²

Bushland surrounds us in
three major national parks



91,318 kW

Total solar panels installed
in the area (APVI 2022)



10m

Beach visitors annually
to 21 patrolled beaches

Operational Plan and Budget 2023/24

Economy



54%

Residents work locally
(ABS 2021)



65%

Trade or tertiary
qualification (ABS 2021)



14%

Residents work in largest category:
professional, scientific and technical
services (ABS 2021)



41%

Local trips by public transport,
walking or cycling (HTS 2021)

Community



264,481

Population
(ERP 2021)



24% + 24%

24% Residents aged under 20,
and 24% aged 60+
(ABS 2021)



4% + 11%

4% Need daily help due to age
or disability and 11% are unpaid
carers (ABS 2021)



16%

Speak a non-English
language at home (ABS 2021)



105,016

Dwellings (ABS 2021)



17%

Dwellings are medium density,
villas, townhouses or low units
(ABS 2021)



27%

Dwellings are high density
units 3 storeys or higher
(ABS 2021)



26%

Residents pay rent for their home
(ABS 2021)

(ABS) Australian Bureau of Statistics - Census, (APVI) Australian Photo Voltaic
Institute, (ERP) Estimated resident population, (HTS) Household Travel Survey

16 Our community's vision

Northern Beaches – a safe, diverse, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.



Delivery Program 2023 - 2027



Operational Plan and Budget 2023/24

Our Councillors

The following Councillors were elected in December 2021 to represent the community on Northern Beaches Council for its second term until September 2024.

Curl Curl Ward



Kristyn Glanville
0481 910 045
Kristyn.Glanville@northernbeaches.nsw.gov.au



Sue Heins (Deputy Mayor)
Sep 2022 - Sep 2023
0427 226 453
Sue.Heins@northernbeaches.nsw.gov.au



David Walton
0427 741 824
David.Walton@northernbeaches.nsw.gov.au

Frenchs Forest Ward



Jose Menano-Pires
0481 908 842
Jose.Menano-Pires@northernbeaches.nsw.gov.au



Michael Regan (Mayor)
Dec 2021 - Sep 2023
8495 6460
Michael.Regan@northernbeaches.nsw.gov.au



Stuart Sprott
0408 678 480
Stuart.Sprott@northernbeaches.nsw.gov.au

**Manly
Ward**



Candy Bingham

0418 430 544

Candy.Bingham@northernbeaches.nsw.gov.au



Sarah Grattan

0427 745 673

Sarah.Grattan@northernbeaches.nsw.gov.au



Georgia Ryburn

0481 905 052

Georgia.Ryburn@northernbeaches.nsw.gov.au

Narrabeen Ward



Bianca Crvelin

0481 917 977

Bianca.Crvelin@northernbeaches.nsw.gov.au



Vincent De Luca OAM

0427 218 553

Vincent.DeLuca@northernbeaches.nsw.gov.au



Ruth Robins

0481 914 733

Ruth.Robins@northernbeaches.nsw.gov.au

Pittwater Ward



Rory Amon

0418 497 223

Rory.Amon@northernbeaches.nsw.gov.au



Michael Gencher

0481 916 932

Michael.Gencher@northernbeaches.nsw.gov.au



Miranda Korzy

0481 904 173

Miranda.Korzy@northernbeaches.nsw.gov.au

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Our organisation

Purpose

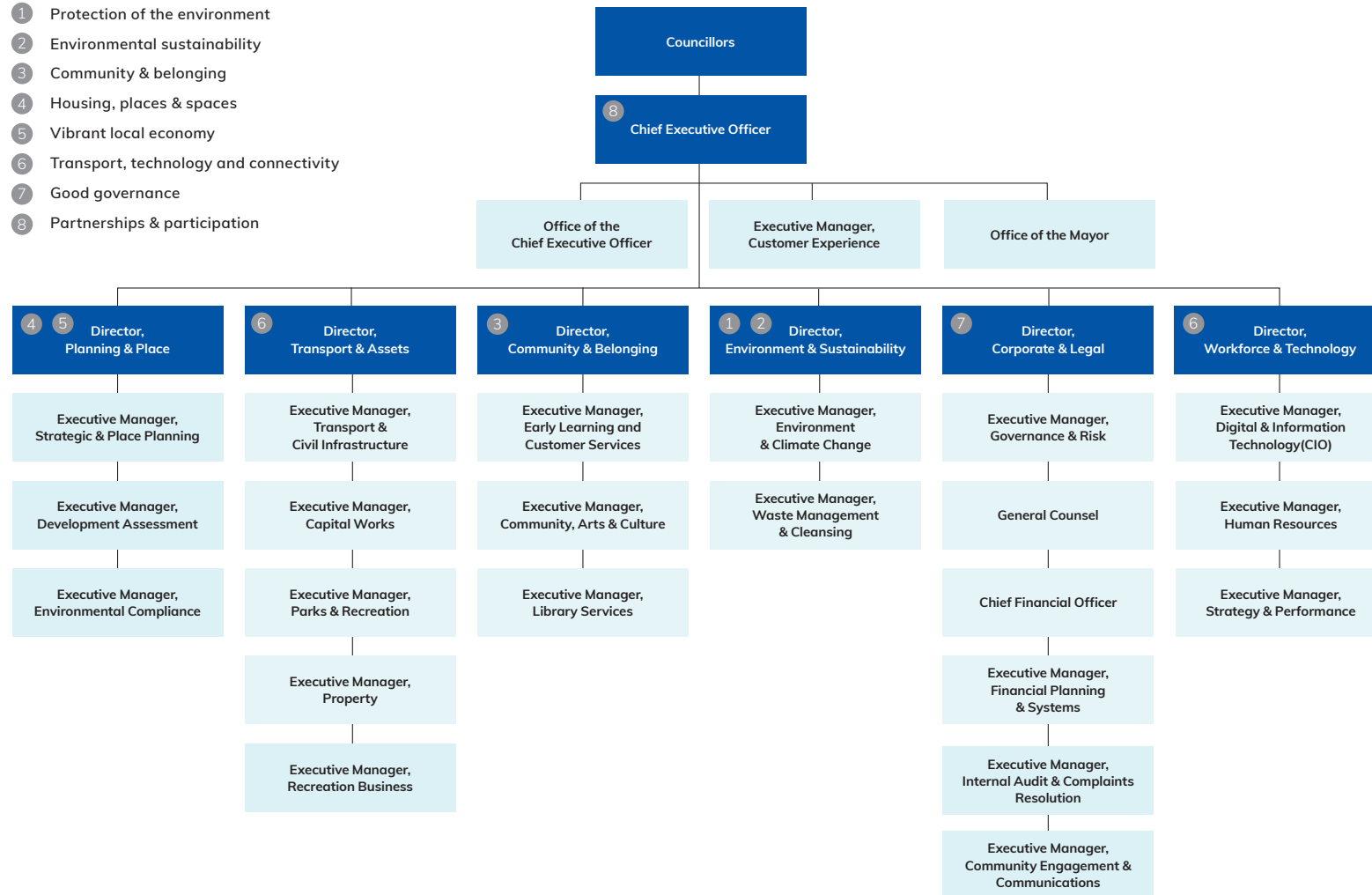
Partnering with the community to protect, improve and create our future.

Structure

Northern Beaches Council is divided into six directorates in an organisational structure designed to progress the eight outcomes of the community strategic plan.

Community Strategic Plan Outcomes

- ① Protection of the environment
- ② Environmental sustainability
- ③ Community & belonging
- ④ Housing, places & spaces
- ⑤ Vibrant local economy
- ⑥ Transport, technology and connectivity
- ⑦ Good governance
- ⑧ Partnerships & participation





Delivery Program 2023 - 2027



Operational Plan and Budget 2023/2024

Introduction to the Delivery Program

Council's Delivery Program is an important component of the legislated Integrated Planning and Reporting Framework for all councils in New South Wales.

The framework (shown in Figure 1) provides a foundation for Council to undertake long-term planning based on community engagement and resourced by robust plans for finances, assets and workforce.

The primary document in the framework is the Community Strategic Plan (CSP), which holds the community's priority outcomes and goals, along with strategies for achievement. The CSP is informed by federal, state and regional strategies and plans, as well as other Council strategies and plans. It is not limited to Council operations, it covers all stakeholders that have a role to play in achievement of good outcomes for the Northern Beaches, including all levels of government and the community as well.

This document is the Delivery Program, a council-specific document, which sits at the heart of our operations. It responds to the goals of the community strategic plan and to other Council strategies and plans. The Delivery Program is also influenced by the Resourcing Strategy, which sets out how our finances, assets and workforce will resource what Council provides.

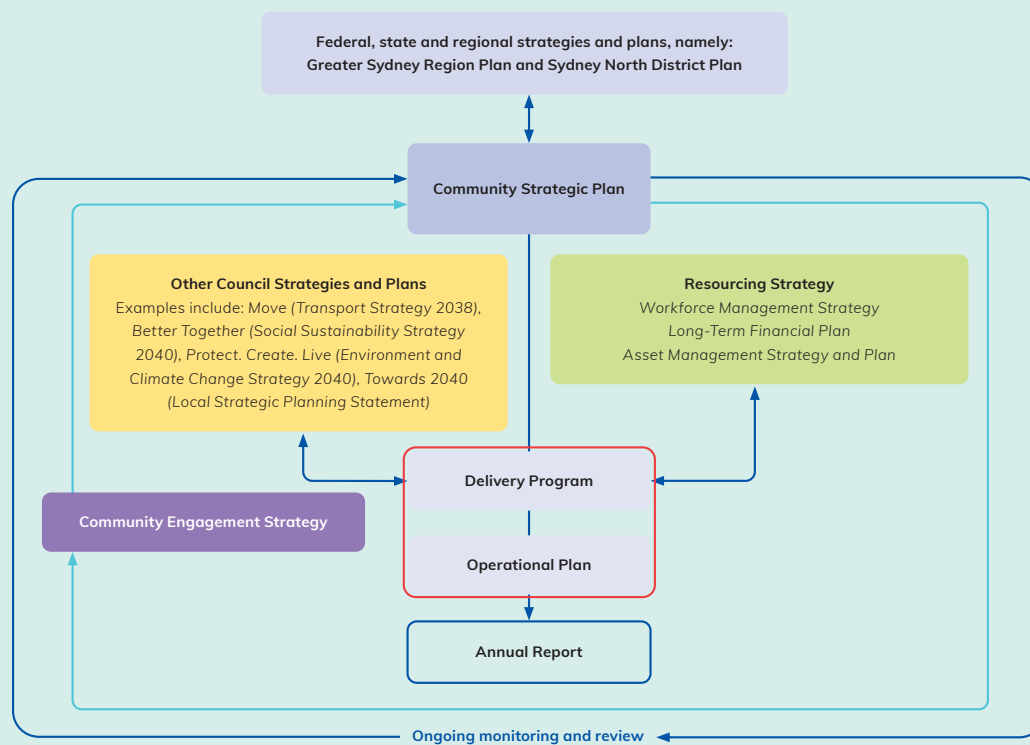
Following every general Council election, the Local Government Act 1993 requires councils to prepare a four-year Delivery Program to put the community outcomes and goals from the CSP into action. The Delivery Program is revisited every year to ensure that it is current.

Embedded within the Delivery

Program at Northern Beaches Council is a one-year Operational Plan and Budget that details actions to take place in that year of the program.

Progress is reported each quarter, as well as annually on the Operational Plan. Following an ordinary election, a report on the implementation of the CSP called the State of the Region Report is presented to the new incoming council.

Figure 1
Integrated planning and reporting framework showing
where the Delivery Program and Operational Plan fit



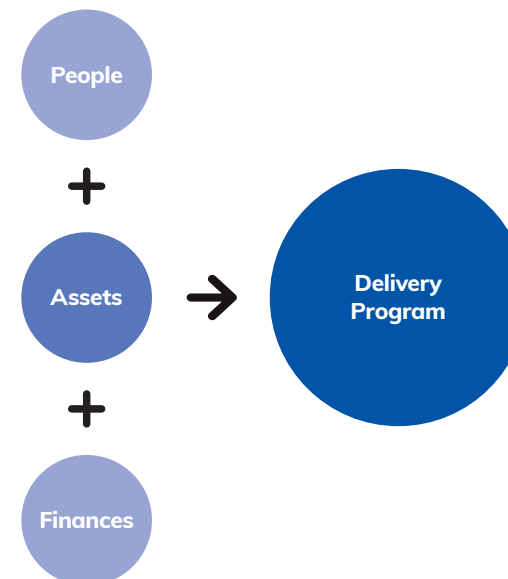
Resourcing our Delivery Program

The Resourcing Strategy is vital as it ensures that Council has capable people, well-managed finances and assets to achieve the Delivery Program commitments, and the longer-term CSP goals underpinning them.

The Resourcing Strategy is reviewed following each local government election and is comprised of three interrelated elements:

- Workforce Management Strategy shapes the capacity and capability of our workforce to deliver quality services and outcomes for you
- Asset Management Strategy and Plan set out how we will maintain our facilities and other assets, and create new ones
- Long-Term Financial Plan enables us to deliver services and build financial resilience to be able to withstand future shocks.

The Resourcing Strategy plans ahead for the next 10 years, anticipating the changing demographics and needs of our community, along with other trends and challenges that may impact the services we deliver. The annual Budget is also underpinned by each of the elements of the Resourcing Strategy.



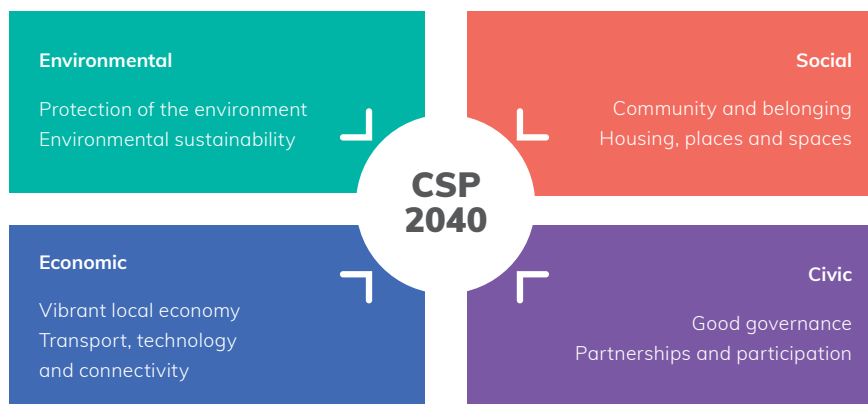
Addressing the community strategic plan outcomes

The CSP has eight outcome areas. The outcomes address the environmental, social, economic and civic priorities of the community, commonly referred to as the 'quadruple bottom line', with a series of goals for each.

This section shows how we will address these outcomes and goals over the next four years. Under the environmental, social, economic and civic priorities it shows Council's key service(s) contributing to the achievements.

There are 16 key services of Council. Each has a service page, which details the principal activities – ongoing services, capital and operational projects that address a variety of CSP goals.

The Delivery Program is influenced by community engagement activities such as the review of the CSP, community satisfaction surveys, feedback on the draft Delivery Program and other engagement on specific projects.



Addressing the community strategic plan goals

● Environmental

Protection of the environment	Goal 1 Our bushland, coast and waterways are protected for their intrinsic value	Goal 2 Our environment is resilient to natural hazards and climate change	Goal 3 Our community is well-supported in protecting and enhancing the environment, to ensure safe and sustainable use
Environmental sustainability	Goal 4 Our community is supported in the sustainable use of resources and working towards net zero	Goal 5 Our built environment is developed in line with best practice sustainability principles	Goal 6 Our Council is recognised as a leader in environmental sustainability

● Social

Community and belonging	Goal 7 Our diverse community is supported to participate in their chosen cultural life	Goal 8 Our community feels safe and supported	Goal 9 Our community is inclusive and connected
Housing, places and spaces	Goal 10 Our community has access to diverse and affordable housing options to meet their current and evolving needs	Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs	Goal 12 Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed

● Economic

Vibrant local economy	Goal 13 Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth	Goal 14 Our economy provides opportunities that match the skills and needs of the population	Goal 15 Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities
Transport, technology and connectivity	Goal 16 Our integrated transport networks meet the needs of our community and reduce carbon emissions	Goal 17 Our community can safely and efficiently travel within and beyond the Northern Beaches	Goal 18 Our community can easily connect and communicate through reliable communication technologies

● Civic

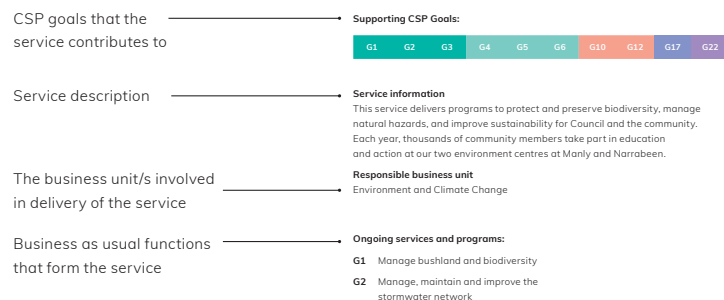
Good governance	Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community	Goal 20 Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community
Partnerships and participation	Goal 21 Our community is engaged in decision making processes	Goal 22 Our Council builds and maintains strong partnerships and advocates effectively on behalf of the community

The following table shows how the 16 key services address the CSP goals.

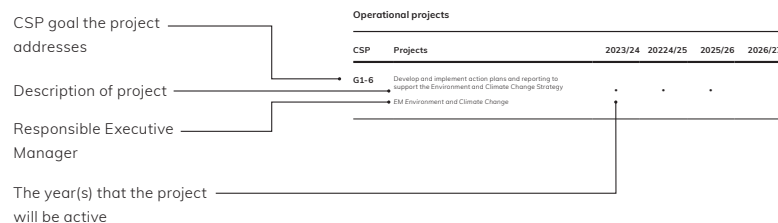
Key Service	CSP Goals												
Environment and sustainability	G1	G2	G3	G4	G5	G6	G10	G17					
Waste and cleansing	G1	G3	G4	G6	G11	G20							
Kimbriki Resource Recovery Centre	G4	G6	G22										
Community, arts and culture	G7	G8	G9	G11	G12	G22							
Children's services	G9	G12											
Library services	G7	G9	G12	G18									
Strategic land use planning	G1	G5	G9	G10	G11	G13	G15	G22					
Development assessment	G5	G19											
Environmental compliance	G1	G5	G8	G12									
Parks and recreation	G5	G8	G11	G12	G15	G16	G20	G22					
Economic development, events and engagement	G7	G9	G11	G12	G13	G14	G15	G20	G21				
Transport, traffic and active travel	G16	G17	G19	G22									
Property and facilities	G2	G5	G6	G8	G9	G11	G12	G15	G17	G19	G20	G22	
Customer service	G18	G20											
Governance and assurance services	G19	G20											
Corporate support services	G5	G18	G19	G20									

How to read the service pages

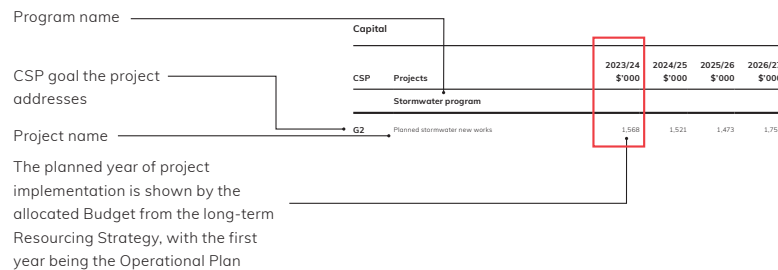
Each key service details what it will deliver and how it is funded.



Operational projects are initiatives designed to improve the services.



Capital projects are priority works based on community needs and adopted plans



Operational Plan and Budget 2023/24

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Service measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Total waste from all sources diverted from landfill onsite	80%	82%	82%	Quarterly Annually
Reuse and recycling of household problem waste (tonnes)	-	~*	600	Annually

Service budget

	Original* 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	1,763	2,176	2,248	2,322	2,399
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	1,335	1,941	1,564	2,367	1,395
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	3,098	4,117	3,811	4,688	3,793
Expenses from continuing operations					
Employee benefits and oncosts	(7,901)	(8,940)	(9,265)	(9,601)	(9,950)
Borrowing costs	-	-	-	-	-
Materials and services	(8,295)	(7,787)	(7,595)	(9,036)	(7,774)
Depreciation and amortisation	(7,545)	(7,679)	(7,947)	(8,060)	(8,271)
Other expenses	(6,466)	(6,598)	(6,708)	(6,825)	(6,951)
Internal charges	(2,465)	(2,650)	(2,708)	(2,770)	(2,837)
Overhead allocation	(3,151)	(3,211)	(3,281)	(3,357)	(3,437)
Total expenses from continuing operations	(35,823)	(36,865)	(37,504)	(39,650)	(39,220)
Surplus/(deficit) from continuing operations	(32,725)	(32,748)	(33,692)	(34,961)	(35,426)
Income from capital grants and contributions					
Grants and contributions - capital purposes	1,566	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(31,159)	(32,748)	(33,692)	(34,961)	(35,426)
Rates and annual charges and reserves					
Rates and annual charges	32,725	32,748	33,692	34,961	35,426
Full time equivalent positions (FTE)	74.0	80.7	-	-	-

First year of the plan is the Operational Plan



Delivery Program 2023 - 2027



Operational Plan and Budget 2023/2024

Delivering on community priorities: Environmental

Community outcome:

Protection of the environment

Our community aspires to enhance and protect the natural and built environment from the risks and impacts of global and local pressures.

Community outcome:

Environmental sustainability

Our community aspires to be leaders in managing our resources sustainably and for the long-term to ensure that development is balanced with our lifestyle and environment.

Key services

- Environment and sustainability
- Waste and cleansing
- Kimbriki Resource Recovery Centre



Environmental snapshot

35



80km



17km²

Council bushland



250km

Creek lines



1,460

Native plant species



540

Native animal species



600km

Stormwater pipes



5

Aquatic reserves



240

Environmental volunteers



**0.8 km
annually**

Stormwater networks
renewed or upgraded



13,000

People attend environmental
education programs annually



>10m

Domestic waste service bin lifts
from residential dwellings each
year (garbage, recycling and
garden organics)



**>300,000
tonnes**

Waste managed at
Kimbriki annually

Environment and sustainability



Supporting CSP Goals:

G1	G2	G3
G4	G5	G6
G10	G12	G17
G22		

Service information

This service delivers programs to protect and preserve biodiversity, manage natural hazards, and improve sustainability for Council and the community. Each year, thousands of community members take part in education and action at our two environment centres at Manly and

Narrabeen. This service is also responsible for leading the implementation of the following strategies and plans:

- Resilience Strategy
- Environmental and Climate Change Strategy
 - Climate Change Action Plan
 - Bushland and Biodiversity Action Plan
 - Coast Action Plan
 - Waterways and Catchments Action Plan
 - Environmental Education and Sustainable Living Action Plan.
- Narrabeen Lagoon Entrance Management Strategy
- Management plans for coastal zones, reserves, local priority weeds, bushfire risk, floodplain risk and threatened species.

Responsible business unit

Environment and Climate Change

Ongoing services and programs

- G1** Deliver programs to protect, enhance and manage coast, catchments and waterways
- G1** Manage bushland and biodiversity
- G2** Manage, maintain and improve the stormwater network
- G2** Manage natural hazards including flooding, bushfire, and coastal erosion in consultation with NSW Government
- G2** Emergency response through liaison with emergency services
- G3** Manage grants for the community and schools on environmental and sustainability projects
- G3** Deliver targeted education in environmental protection, sustainability, volunteering and Environment Centre programs in response to community priorities
- G4** Deliver targeted education in environmental protection, sustainability, volunteering and Environment Centre programs in response to community priorities
- G2** Deliver programs to mitigate, adapt and respond to climate change and reduce Council and community resource consumption
- G6** Undertake development engineering reviews, approvals and works
- G5** Provide expert environmental advice in strategic planning and assessment of development and other applications
- G10**

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G2 G17	Investigate and implement viable options to reduce minor flooding on Wakehurst Parkway EM Environment and Climate Change	•	•	•	•
G2	Develop and review flood, bushfire and coastal management strategies and plans EM Environment and Climate Change	•	•	•	•
G3 G4	Expand and optimise volunteer, sustainability and environment centre programs in response to community priorities EM Environment and Climate Change	•	•	•	•
G1 G2	Develop a catchment rehabilitation plan EM Environment and Climate Change	•	•		
G6	Develop and implement a Transition from Gas Plan for Council facilities EM Environment and Climate Change	•	•	•	•
G1 - G6	Report on the State of the Northern Beaches Environment EM Environment and Climate Change		•		
G5	Develop a Northern Beaches Recovery Plan Director Environment and Sustainability	•	•		

Operational Plan and Budget 2023/2024

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Coastal protection works					
G2	Collaroy-Narrabeen coastal protection works	1,000	-	-	-
Stormwater Program					
G2	Planned stormwater new works	1,967	1,956	1,945	1,935
Total new works - Environment and sustainability		2,967	1,956	1,945	1,935

Capital - renewal

Stormwater program					
G2	Planned stormwater renewal works	5,345	5,344	6,571	6,886
G2	Reactive stormwater renewal works	948	1,006	1,029	1,053
G2	Gross pollutant trap renewal works	96	102	104	106
Water and energy saving initiatives					
G4 G5	Energy savings initiatives program	298	113	321	329
G4 G5	Water saving and re-use initiatives	71	25	77	79
Total renewal works - Environment and sustainability		6,758	6,589	8,102	8,453



Delivery Program 2023 - 2027

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
No. attending sustainability education events	37 av.	40	40	Quarterly
Volunteer bush regeneration (hours)	0 (Q1) 885 (Q2) 1,354 (Q3) 1,627 (Q4)	1,875 (Q1) 1,575 (Q2) 1,575 (Q3) 1,875 (Q4)	1,875 (Q1) 1,575 (Q2) 1,575 (Q3) 1,875 (Q4)	Quarterly
No. invasive pest animals controlled to protect native flora and fauna	198 av.	100	125	Quarterly
No. attending sustainability education events	12,994	16,000	16,000	Annually
Active bushland management by contractors (ha)	1,202	1,200	1,200	Annually
Stormwater network renewed/ upgraded in line with the Asset Management Plan (m)	1050	800	800	Annually
Required mitigation activity completed for natural hazards (flood, fire, erosion, landslip)	100%	100%	100%	Annually
Greenhouse Gas emissions by Council (CO ₂)	5,300	< 6,000	< 6,000	Annually
Total water use by Council (kL)	409,845	< 474,731*	< 463,950*	Annually
Workload measures				Frequency
Gross pollutants removed from stormwater networks (tonnes)	290 av.	-	-	Quarterly
No. DA referrals for assessment of environmental controls	839 av.	-	-	Quarterly
* based on a rolling average of the last five years' consumption, to account for wet and dry years				Q = Quarterly

Income and expenditure - Environment and sustainability

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	2,176	2,293	2,369	2,447	2,520
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	3,185	5,465	3,898	4,797	3,869
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	5,361	7,758	6,266	7,244	6,390
Expenses from continuing operations					
Employee benefits and oncosts	(8,940)	(9,516)	(9,732)	(10,085)	(10,401)
Borrowing costs	-	-	-	-	-
Materials and services	(8,182)	(9,840)	(7,833)	(9,353)	(8,066)
Depreciation and amortisation	(7,679)	(7,252)	(7,657)	(7,871)	(8,156)
Other expenses	(7,841)	(8,108)	(8,274)	(8,444)	(8,620)
Internal charges	(2,650)	(2,797)	(2,866)	(2,938)	(3,012)
Overhead allocation	(3,211)	(3,354)	(3,438)	(3,524)	(3,612)
Total expenses from continuing operations	(38,504)	(40,867)	(39,800)	(42,215)	(41,865)
Surplus/(deficit) from continuing operations	(33,143)	(33,109)	(33,534)	(34,971)	(35,476)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	500	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(33,143)	(32,609)	(33,534)	(34,971)	(35,476)
Rates and annual charges and reserves					
Rates and annual charges	32,975	33,109	33,534	34,971	35,476
Tfr (to)/from reserves	168	-	-	-	-
Full time equivalent positions (FTE)	82.7	85.1			

Waste and cleansing



Supporting CSP Goals:

G1	G3	G4
G6	G11	G20

Service information

This service delivers household waste and recyclables collection, as well as processing, recycling and disposal of collected material including bulky goods. The service includes community waste education and behaviour change programs. It also delivers litter removal, beach raking, graffiti removal, street sweeping and removal of illegally dumped rubbish. This service is also responsible for leading the implementation of the following strategies and plans:

- Environmental Education and Sustainable Living Action Plan
- Event Waste Management Guidelines.

Responsible business unit

Waste Management and Cleansing

Ongoing services and programs:

- G1** Provide street sweeping, beach raking and removal of litter and illegal dumping
- G3** Manage waste for public functions
- G4** and events
- G3** Deliver waste education and
- G4** behaviour change programs to reduce waste and support a circular economy
- G6** Manage waste collection, green waste, recycling services, household bulky goods collection to maximise resource recovery
- G11** Clean public spaces such as pavements, bus shelters and graffiti removal

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G4 G6	Finalise and implement a new long-term waste and circular economy strategy EM Waste Management and Cleansing	•	•	•	•
G4 G6	Education campaigns to maximise resource recovery from domestic waste, cleansing and litterbin service EM Waste Management and Cleansing	•	•	•	•
G4 G6	Promote innovative opportunities for the community to recycle a broad range of recoverable waste types EM Waste Management and Cleansing	•	•	•	•
G4 G6	Investigate and trial options for increased diversion of organics from red waste bins EM Waste Management and Cleansing	•	•		

Capital - renewal

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Plant and equipment					
G11 G20	Public place bin enclosures	100	100	100	100
Total renewal works - Waste and cleansing		100	100	100	100

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Reports of missed waste collection and litterbin services	0.19% av.	<0.5%	<0.5%	Quarterly
No. participating in education events on waste and circular economy solutions	2,583 av. 10,333	1,000 5,000	1,000 5,000	Quarterly Annually
Domestic waste diverted from landfill (waste collected from households by Council)	65%	65%	65%	Annually
Domestic waste collected by Council/capita (kg)	417	< 420	< 420	Annually
Satisfaction with customer requests on the domestic waste service	-*	-	80%	Annually
Satisfaction with customer requests on cleansing services	-*	80%	80%	Annually

* This is a new measure and historical results are not available

Income and expenditure - Waste and cleansing

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	38	60	62	64	66
Investment fees and revenues	46	50	-	-	-
Other revenues	650	650	666	683	700
Grants and contributions - operating purposes	-	-	-	-	-
Other Income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	734	759	728	747	766
Expenses from continuing operations					
Employee benefits and oncosts	(8,420)	(8,876)	(9,198)	(9,532)	(9,830)
Borrowing costs	(240)	(206)	(172)	(136)	(99)
Materials and services	(49,056)	(54,568)	(58,044)	(58,826)	(60,286)
Depreciation and amortisation	(2,716)	(2,715)	(2,800)	(2,844)	(2,903)
Other expenses	(16)	(16)	(16)	(17)	(17)
Internal charges	(2,977)	(3,226)	(3,307)	(3,389)	(3,474)
Overhead allocation	(1,801)	(1,885)	(1,932)	(1,981)	(2,030)
Total expenses from continuing operations	(65,227)	(71,493)	(75,469)	(76,724)	(78,640)
Surplus/(deficit) from continuing operations	(64,493)	(70,733)	(74,741)	(75,977)	(77,874)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	-	-	-	-	-
Rates and annual charges and reserves					
Rates and annual charges	64,493	70,733	74,741	75,977	77,874
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	78.6	79.6			

Kimbriki Resource Recovery Centre



Supporting CSP Goals:

G4

G6

G22

Service information

Kimbriki aims to deliver long term reliable, responsible and sustainable waste management and recycling services to the local community. It receives over 300,000 tonnes of material onsite each year and around 80% of this is recycled. There are around 4,000 visits each year to the Eco House and Garden for education on sustainability, and to the Buy Back Centre which sells salvaged building materials and furniture.

Ongoing services and programs:

- G4 Educate students and the community
- G6 at the Eco-House and Garden as a sustainability hub
- G4 Operate the Kimbriki landfill and
- G22 recycling facility
- G22 Provide community drop-off facilities

Coordinating business unit

Waste Management and Cleansing

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G6	Research and develop improved resource recovery for specific waste types, consistent with the endorsed annual Business Plan Kimbriki Environmental Enterprises	•	•	•	•
G6	Improve on-site systems for more efficient separation of recoverable waste loads Kimbriki Environmental Enterprises	•	•	•	•
G4 G6	Develop and improve waste avoidance, reuse and repair initiatives to enhance social enterprise opportunities. Kimbriki Environmental Enterprises	•	•	•	•

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Kimbriki improvements					
G4	Kimbriki clean water diversion system	1,700	-	-	-
G4	Kimbriki gas capture system	75	75	75	75
G4	Kimbriki future cell development	3,064	1,469	3,886	65
Total new works - Kimbriki Resource Recovery Centre		4,839	1,544	3,961	140

Capital - renewal

Kimbriki improvements					
G4	Kimbriki vehicles	135	-	151	145
G4	Kimbriki renewal program	600	600	600	600
G4	Kimbriki other	72	74	77	79
Total renewal works - Kimbriki Resource Recovery Centre		807	674	828	824



Delivery Program 2023 - 2027

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Total waste from all sources diverted from landfill onsite	80%	82%	82%	Quarterly Annually
Waste diverted from landfill in the mixed waste section onsite from all sources	5.1%	10%	10%	Quarterly Annually
Compliance with environmental requirements	100%	100%	100%	Annually
Reuse and recycling of household problem waste - paint, e-waste, oil, batteries, fluoro lights etc (t)	547	600	600	Annually

Income and expenditure - Kimbriki Resource Recovery Centre

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	34,930	38,982	39,956	40,955	41,979
Investment fees and revenues	60	675	737	847	720
Other revenues	3,124	3,852	3,948	4,047	4,148
Grants and contributions - operating purposes	-	-	-	-	-
Other income	274	274	281	288	295
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	38,388	43,783	44,922	46,137	47,142
Expenses from continuing operations					
Employee benefits and oncosts	(4,994)	(5,345)	(5,479)	(5,616)	(5,756)
Borrowing costs	(1,739)	(2,025)	(2,256)	(2,341)	(2,430)
Materials and services	(16,641)	(19,658)	(20,394)	(20,973)	(21,420)
Depreciation and amortisation	(4,003)	(3,784)	(3,896)	(3,926)	(4,701)
Other expenses	(8,385)	(10,315)	(10,573)	(10,837)	(11,108)
Internal charges	-	-	-	-	-
Overhead allocation	-	-	-	-	-
Total expenses from continuing operations	(35,763)	(41,127)	(42,597)	(43,693)	(45,415)
Surplus/(deficit) from continuing operations	2,626	2,656	2,325	2,444	1,727

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	2,626	2,656	2,325	2,444	1,727
Rates and annual charges and reserves					
Rates and annual charges	-	-	-	-	-

Delivering on community priorities: Social

Community outcome:

Community and belonging

Our community aspires to care for each other, ensuring that people feel safe, supported, included, and have diverse opportunities for a rich cultural and social life.

Community outcome:

Housing, places and spaces

Our community aspires to have well designed, sustainable and resilient places and spaces, to enhance the local character in order to meet their housing, employment and recreational needs.

Services

- Community, arts and culture
- Children's services
- Library services
- Strategic land use planning
- Development assessment
- Environmental compliance
- Parks and recreation



Social snapshot

49



39

24 beaches and
15 rockpools



>1,100

Environmental health
inspections annually



5

Gallery, art and
performance venues



41

Community centres



122

Sportsfields



254

Playgrounds



>770

Volunteers



17,000

Meals on Wheels
services annually



2

Aquatic centres



>61,000

Visits to gallery, art and
performance venues annually



6

Libraries



9

Long day care/
preschool sites

Community, arts and culture



Supporting CSP Goals:

G7	G8	G9
G11	G12	G22

Service information

Supporting our vision for a safe, inclusive and connected community through leading and enabling a wide range of community, social and creative initiatives. The activities of this service build social capital, community resilience and enhance the wellbeing of the Northern Beaches community.

We work to support and strengthen communities and the social and cultural sectors through the facilitation of programs

and services that build the capacity of the community, with a focus on priority populations that include older people, people living with disability and young people.

Our community centres, cultural facilities, arts and cultural programs, regional art gallery and museum and performing arts centre provide opportunities to contribute and participate in cultural activities that bring people together for a rich cultural and social life.

This service is also responsible for the implementation of the following strategies and plans:

- Better Together Social Sustainability Strategy
 - Disability Inclusion Action Plan
 - Community Safety Plan
 - Youth Voice Action Plan (draft)
- Arts and Creativity Strategy
 - Coast Walk Public Art Strategic Plan
- Community Centres Strategy.

Responsible business units

Community, Arts and Culture
Property
Capital Projects

Ongoing services and programs:

- G7 Undertake strategic social and
- G8 cultural planning
- G9
- G7 Undertake arts and cultural
- G8 development, deliver the Northern
- G9 Beaches Environmental Art and Design Prize and integrate art into public spaces
- G7 Manage Glen Street Theatre and the Manly Art Gallery and Museum
- G8 Support identified priority
- G9 populations and address key social sustainability challenges through partnerships with the community to implement community development programs and projects, including community development grants
- G8 Coordinate the community Safety
- G9 Advisory Committee and support initiatives in community safety

Key projects

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- G8** Coordinate initiatives that encourage
- G9** volunteering within Council and the community
- G8** Provide youth and family counselling
- G9** services
- G8** Support inclusion and connection
- G9** for all community members through partnering with the community and implementation of cultural and community development programs
- G8** Manage Meals on Wheels services
- G9** for seniors and people with disability
- G8** Provide community information and
- G9** referrals for priority populations
- G11** Implement and support the
- G12** community to provide art in public places and spaces
- G11** Plan for community centres and
- G12** public spaces that meet the changing needs of the population
- G11** Provide accessible community
- G12** centres and hubs, partnering with service providers, local community groups and individuals
- G11** Partner with social service networks
- G22** and interagencies to support improved service provision and social outcomes for the community

Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G9	Plan for an integrated community and cultural hub at Mona Vale <i>Director Community and Belonging</i>	•			
G8	Develop a Community Connection Action Plan <i>EM Community Arts and Culture</i>	•	•		
G9	Develop a Multicultural Inclusion Plan <i>EM Community Arts and Culture</i>	•			
G9	Implement Youth Voice Grants Program <i>EM Community Arts and Culture</i>	•			

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Community centre improvements					
G7 G12	Warriewood Valley Community Centre	10,343	2,989	515	-
Cultural improvements					
G7 G12	Coast walk - art trail	625	-	-	-
Total new works - Community, arts and culture		10,967	2,989	515	-

Capital - renewal

Community centre improvements					
G12	Community buildings works program	154	544	1,407	1,647
G12	Community centres minor works program	162	165	168	172
Cultural improvements					
G12	Glen Street Theatre - renewal works	250	600	150	150
Total renewal works - Community, arts and culture		566	1,309	1,725	1,969

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Community centres: no. bookings	1,175 (Q1) 6,049 (Q2) 7,666 (Q3) 9,321 (Q4)	9,270 (Q1) 8,450 (Q2) 7,500 (Q3) 9,000 (Q4)	9,270 (Q1) 8,450 (Q2) 7,500 (Q3) 9,000 (Q4)	Quarterly
No. meal services	4,243 av. 16,970	4,500 18,000	4,500 18,000	Quarterly Annually
No. volunteers who actively participate in ongoing Council programs	506 av. 777	650 1,500	650 1,500	Quarterly Annually
Community centres: no. people attending	743,849	1,000,000	1,000,000	Annually
Community centres: hirer satisfaction (mean score out of five)	4.4	4.0	4.0	Annually
No. sessions of Youth and Family counselling	971	800	850	Annually
No. participants in community development programs and projects	*	*	8,500	Annually
No. attending arts and culture events/ performances	61,152	123,400	105,000	Annually
No. networks and partnerships with community groups/ organisations	32	15	25	Annually
Workload measures				Frequency
No. information and referral enquiries	**	-	-	Quarterly

* This is a new measure and historical results are not available

** Data not collected in 2021/22

Q = Quarterly

Income and expenditure - Community, arts and culture

53

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	4,277	4,450	4,596	4,748	4,891
Investment fees and revenues	-	-	-	-	-
Other revenues	842	814	834	855	877
Grants and contributions - operating purposes	1,908	679	696	714	732
Other income	42	43	44	46	47
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	7,068	5,986	6,172	6,363	6,546
Expenses from continuing operations					
Employee benefits and oncosts	(7,174)	(7,421)	(7,691)	(7,970)	(8,219)
Borrowing costs	-	-	-	-	-
Materials and services	(3,459)	(3,229)	(3,310)	(3,392)	(3,477)
Depreciation and amortisation	(632)	(621)	(656)	(674)	(698)
Other expenses	(1,594)	(565)	(519)	(532)	(546)
Internal charges	(44)	(55)	(57)	(58)	(59)
Overhead allocation	(858)	(858)	(879)	(901)	(924)
Total expenses from continuing operations	(13,761)	(12,749)	(13,111)	(13,527)	(13,923)
Surplus/(deficit) from continuing operations	(6,693)	(6,762)	(6,939)	(7,165)	(7,378)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(6,693)	(6,762)	(6,939)	(7,165)	(7,378)
Rates and annual charges and reserves					
Rates and annual charges	6,606	6,668	6,904	7,130	7,343
Transfer (to)/from reserves	86	95	35	35	35
Full time equivalent positions (FTE)	55.6	57.8			

Children's services



Supporting CSP Goals:

G9

G12

Service information

This service provides early learning for young children at nine sites, including long day care and pre-school, as well as supporting family day care at up to 50 locations. The service also includes school holiday programs for children aged up to 11 years at four locations and is also responsible for the implementation of the Children's Services Strategy.

Responsible business units

Early Learning and Customer Service
Property

Ongoing services and programs:

- G9** Manage seven long day care centres at Belrose, Dee Why, Narrabeen, Brookvale (2), Seaforth and Fairlight
- G9** Manage two pre-schools at Balgowlah and Manly
- G9** Manage Family Day Care at up to 50 locations
- G12** Manage Vacation Care in Forestville, Cromer, Manly Vale and North Harbour
- G9** Provide Occasional Care services at the Brookvale Centre
- G9** Provide children with additional needs the opportunity to participate in quality early education and vacation care programs
- G9** Provide quality education and care that meets or exceeds the National Quality Standard

Key projects

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Capital - renewal

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Children's services					
G12 G9	Children's centres works program	165	166	166	170
Total renewal works - Children's services		165	166	166	170

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
No. children attending long day care programs	713 av.	700	700	Quarterly
No. children attending family day care programs	344 av.	380	340	Quarterly
No. children attending preschool programs	191 av.	100	150	Quarterly
No. children attending vacation care programs	478 (Q1) 708 (Q2) 569 (Q3) 662 (Q4)	350 (Q1) 350 (Q2) 525 (Q3) 350 (Q4)	350 (Q1) 350 (Q2) 525 (Q3) 350 (Q4)	Quarterly
No. additional needs and diverse socio-disadvantaged children enrolled in childcare services	104	60	60	Annually
Childcare services that meet/ exceed standard for the National Quality Framework	100%	100%	100%	Annually
Parent satisfaction with Children's Services (client survey of family and long day care, vacation care and preschool)	93%	80%	80%	Annually

Q = Quarterly

56



Delivery Program 2023 - 2027

Income and expenditure - Children's services

57

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	14,021	14,805	15,294	15,799	16,272
Investment fees and revenues	-	-	-	-	-
Other revenues	4	4	4	4	4
Grants and contributions - operating purposes	2,126	2,351	2,410	2,470	2,532
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	16,151	17,160	17,707	18,272	18,808
Expenses from continuing operations					
Employee benefits and oncosts	(12,503)	(13,666)	(14,162)	(14,676)	(15,136)
Borrowing costs	(7)	(6)	(6)	(5)	(4)
Materials and services	(2,237)	(2,062)	(2,079)	(2,096)	(2,137)
Depreciation and amortisation	(59)	(54)	(54)	(54)	(54)
Other expenses	-	-	-	-	-
Internal charges	(538)	(584)	(598)	(613)	(628)
Overhead allocation	(785)	(787)	(807)	(827)	(848)
Total expenses from continuing operations	(16,128)	(17,159)	(17,706)	(18,271)	(18,807)
Surplus/(deficit) from continuing operations	22	1	1	1	1

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	22	1	1	1	1
Rates and annual charges and reserves					
Rates and annual charges	-	-	-	-	-
Full time equivalent positions (FTE)	123.2	123.3			

Library services



Supporting CSP Goals:

G7	G9
G12	G18

Service information

There are six branch libraries and four community libraries in the library service. Library services provides a range of collections both physical and digital that support literacy and lifelong learning. Library services also supports the delivery of inclusive and diverse events, programs and services that support community connection, digital literacy and wellbeing for all members of our community

Responsible business units

Library Services
Property

Ongoing services and programs:

- G7** Operate library services at Belrose,
- G9** Dee Why, Forestville, Mona Vale,
- G12** Manly and Warringah Mall
- G7** Support four community libraries
- G9**
- G12**
- G9** Manage physical collections, online
- G18** collections and databases
- G7** Provide a Home Library Service for
- G9** people with mobility and access restrictions
- G7** Provide programs, resources and
- G9** services that are inclusive and accessible across all age groups and abilities
- G7** Focus on youth engagement and
- G9** activities
- G9** Provide volunteering opportunities

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G12	Review and implement opportunities for 24/7 access to the physical library space EM Library Services	•	•	•	•
G7 G9	Develop a Library Strategy				
G12	EM Library Services	•			

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Community space and learning					
G7 G12	Library local priority grant purchases	169	36	36	36
Total new works - Library services		169	36	36	36

Capital - renewal

Community space and learning					
G9	Library books - replacement	818	899	850	870
Library upgrades					
G12	Library buildings works program	160	160	161	169
Total renewal works - Library services		978	1,059	1,011	1,039



Delivery Program 2023 - 2027

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
No. library programs and activities	136 av. 454	400 1,600	400 1,600	Quarterly Annually
No. of physical visits to libraries	118,678 av. 470,000	175,000 700,000	175,000 700,000	Quarterly Annually
No. Home Library Service customers	557 av.	925	525	Quarterly
Satisfaction with library programs	81%	80%	80%	Annually
Satisfaction with Home Library Service	-*	80%	80%	Annually
Workload measures				Frequency
No. of events, programs and exhibitions that celebrate and reflect our commitment to diverse and inclusive programming	-*	-	-	Quarterly Annually

* Data not collected in 2021/22

Income and expenditure - Library services

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	151	121	125	130	133
Investment fees and revenues	-	-	-	-	-
Other revenues	92	131	131	132	133
Grants and contributions - operating purposes	799	826	847	868	889
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	1,043	1,078	1,103	1,129	1,156
Expenses from continuing operations					
Employee benefits and oncosts	(7,800)	(8,056)	(8,349)	(8,652)	(8,922)
Borrowing costs	-	-	-	-	-
Materials and services	(1,174)	(1,423)	(1,508)	(1,596)	(1,686)
Depreciation and amortisation	(1,823)	(2,001)	(2,113)	(2,172)	(2,250)
Other expenses	(118)	(118)	(121)	(124)	(127)
Internal charges	(96)	(88)	(90)	(92)	(95)
Overhead allocation	(1,054)	(976)	(1,000)	(1,025)	(1,051)
Total expenses from continuing operations	(12,064)	(12,661)	(13,181)	(13,661)	(14,131)
Surplus/(deficit) from continuing operations	(11,022)	(11,583)	(12,077)	(12,531)	(12,975)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	162	169	36	36	36
Surplus/(deficit) from operations including capital grants and contributions	(10,859)	(11,414)	(12,042)	(12,496)	(12,940)
Rates and annual charges and reserves					
Rates and annual charges	11,022	11,583	12,077	12,531	12,975
Full time equivalent positions (FTE)	80.8	79.6			

Strategic land use planning



Supporting CSP Goals:

G1	G5	G9
G10	G11	G13
G15	G22	

Service information

This service sets the land-use planning direction for the local government area via the Local Strategic Planning Statement. We are responsible for the preparation and maintenance of local environmental plans and development control plans for the Northern Beaches. We prepare structure plans and place plans to manage growth and development,

along with responsibility for Council's development contribution framework, European heritage management, Aboriginal heritage management, urban design, and assessment of planning proposals.

The service is also responsible for leading the implementation of the following strategic documents:

- Local Strategic Planning Statement Towards 2040
- Avalon Place Plan
- Local Housing Strategy
- Affordable Housing Policy
- Affordable Housing Contribution Scheme
- Frenchs Forest Contribution Plan
- Frenchs Forest Hospital Precinct Plan
- Warriewood Valley Contributions Plan
- Northern Beaches Contributions Plan
- Voluntary Planning Agreement Management \Policy
- Public Space Vision and Design Guidelines.

Responsible business unit
Strategic and Place Planning

Ongoing services and programs:

- G5** Develop land use planning policies to
- G13** guide development
- G10** Assess planning proposals
- G5** Manage local environmental plans and development control plans
- G10** Prepare and update contribution plans
- G5** Protect Aboriginal, non-Aboriginal
- G9**
- G1** Protect environmental heritage
- G5**
- G10** Urban design
- G11**
- G10** Prepare place plans and structure
- G11** plans
- G5** Manage land release areas
- G10**
- G22** Advocate for community needs with Greater Cities Commission, NSW Planning, Industry and Environment and other stakeholders
- G19** Provide planning certificates

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G5 G10	Prepare Northern Beaches local environmental plan, development control plan and associated studies	•	•	•	
G13	EM Strategic and Place Planning				
G10	Complete Brookvale Structure Planning and Rezoning – to revitalise Brookvale town centre	•	•		
G13	EM Strategic and Place Planning				
G11	Develop place plan for Mona Vale	•	•		
G13	EM Strategic and Place Planning				
G15					
G11	Develop place plan for Manly	•	•		
G13	EM Strategic and Place Planning				
G15					

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Planning proposals assessed in accordance with state government timeframes*:	75%	80%	80%	Annually
• basic proposal within 80 working days				
• standard proposal within 95 working days				
• complex proposal within 120 working days				

* Measured from lodgement of the planning proposal with Council via the Planning Portal to Council decision on whether the proposal should proceed for a Gateway determination.

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Delivery Program 2023 - 2027

Income and expenditure - Strategic land use planning

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	1,172	1,206	1,246	1,287	1,326
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	332	341	349	358	367
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	1,503	1,547	1,595	1,645	1,693
Expenses from continuing operations					
Employee benefits and oncosts	(4,783)	(5,066)	(5,250)	(5,441)	(5,611)
Borrowing costs	-	-	-	-	-
Materials and services	(765)	(704)	(721)	(739)	(758)
Depreciation and amortisation	(55)	(55)	(58)	(60)	(62)
Other expenses	(715)	(728)	(746)	(765)	(784)
Internal charges	(213)	(233)	(239)	(245)	(251)
Overhead allocation	(430)	(450)	(461)	(473)	(485)
Total expenses from continuing operations	(6,961)	(7,237)	(7,476)	(7,723)	(7,951)
Surplus/(deficit) from continuing operations	(5,457)	(5,689)	(5,881)	(6,078)	(6,258)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(5,457)	(5,689)	(5,881)	(6,078)	(6,258)
Rates and annual charges and reserves					
Rates and annual charges	5,044	5,293	5,608	5,790	6,047
Transfer (to)/from reserves	413	396	273	287	211
Full time equivalent positions (FTE)	33.3	33.9			

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Development assessment



Supporting CSP Goals:

G5

G19

Service information

Council assesses development applications, modifications and reviews of determinations in line with local and state planning controls. This service also provides a development advisory service to assist applicants in preparing and lodging applications, and give general planning advice to our community.

Responsible business unit

Development Assessment

Ongoing services and programs:

- G5** Assess development applications and submissions, including coordinating internal and external specialist advice
- G5** Provide a pre-lodgement service for applicants
- G19** Maintain development application assessment systems in alignment with current legislation and government portals
- G19** Manage independent assessment panels – including the Northern Beaches Local Planning Panel, and the Design and Sustainability Review Panel
- G19** Manage the internal Development Determination Panel

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Average determination time of 90% of development applications, modifications and reviews (days)	58 (A)	< 75	< 75	Quarterly Annually
Outstanding development applications, modifications and reviews older than 100 days (since application received)	20% (A)	≤ 20%	≤ 20%	Quarterly Annually

A = Annually

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Delivery Program 2023 - 2027

Income and expenditure - Development assessment

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	3,550	3,688	3,810	3,936	4,054
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	3,550	3,688	3,810	3,936	4,054
Expenses from continuing operations					
Employee benefits and oncosts	(5,589)	(5,757)	(5,966)	(6,183)	(6,376)
Borrowing costs	-	-	-	-	-
Materials and services	(584)	(684)	(701)	(718)	(736)
Depreciation and amortisation	(80)	(87)	(92)	(94)	(98)
Other expenses	-	-	-	-	-
Internal charges	(187)	(191)	(196)	(201)	(206)
Overhead allocation	(685)	(681)	(698)	(715)	(733)
Total expenses from continuing operations	(7,124)	(7,400)	(7,652)	(7,911)	(8,149)
Surplus/(deficit) from continuing operations	(3,574)	(3,711)	(3,842)	(3,975)	(4,095)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(3,574)	(3,711)	(3,842)	(3,975)	(4,095)
Rates and annual charges and reserves					
Rates and annual charges	3,574	3,711	3,842	3,975	4,095
Full time equivalent positions (FTE)	47.3	47.6			

Environmental compliance



Supporting CSP Goals:

G1	G5
G8	G11 G12

Service information

This service contributes to protecting the environment and keeping the community safe through education, regulation and enforcement activities relating to pollution, illegal development, fire safety, animal management, food safety and public health.

Responsible business unit

Environmental Compliance

Ongoing services and programs:

- G1** Investigation and enforcement of
- G5** illegal land use and building works
- G1** Investigation and enforcement of pollution and illegal dumping concerns
- G1** Inspecting wastewater systems
- G8** Deliver fire safety inspection programs
- G8** Certification services for buildings and swimming pool barriers
- G8** Protecting public health through proactive inspections in food safety, liquor licensing, skin penetration, public swimming pools and cooling towers
- G8** Environmental compliance advice and education initiatives, including food safety and environmental management
- G5** Investigating complaints on pollution,
- G8** noise, parking, companion animals and abandoned articles
- G12** Manage companion animals, including dog attacks, community education, registration/certification inspections, and patrolling off and on-leash prohibited dog areas

Key projects

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Performance measures - Environmental compliance

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
All mandatory food inspections completed	69% (A)	100%	100%	Quarterly Annually
Respond to public safety and environmental concerns within 24 hours for urgent/high risk requests and within 10 days for non-critical requests	*	*	100%	Quarterly Annually
Follow up of outstanding enforcement actions at 60 days and 90 days	*	*	100%	Quarterly Annually
Respond to companion animal concerns within 24 hours for urgent/high risk requests	*	*	100%	Quarterly Annually

Workload measures

Number of proactive companion animal patrols	101	-	-	Quarterly Annually
Number of companion animal investigations	2,716	-	-	Quarterly Annually
Number of swimming pool barrier inspections	391	-	-	Quarterly Annually
Number of responses to liquor application referrals from Liquor and Gaming NSW	83	-	-	Annually

* New measure, historical data not available

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Delivery Program 2023 - 2027

Income and expenditure - Environmental compliance

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	2,433	2,467	2,549	2,633	2,712
Investment fees and revenues	-	-	-	-	-
Other revenues	8,200	8,735	8,736	8,738	8,739
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	10,633	11,202	11,285	11,371	11,451
Expenses from continuing operations					
Employee benefits and oncosts	(9,942)	(10,716)	(11,105)	(11,508)	(11,868)
Borrowing costs	-	-	-	-	-
Materials and services	(1,742)	(2,023)	(2,074)	(2,126)	(2,179)
Depreciation and amortisation	(155)	(169)	(179)	(184)	(191)
Other expenses	(2)	(2)	(2)	(2)	(2)
Internal charges	(723)	(762)	(781)	(801)	(821)
Overhead allocation	(1,211)	(1,130)	(1,159)	(1,188)	(1,217)
Total expenses from continuing operations	(13,773)	(14,803)	(15,299)	(15,808)	(16,277)
Surplus/(deficit) from continuing operations	(3,140)	(3,600)	(4,014)	(4,437)	(4,826)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(3,140)	(3,600)	(4,014)	(4,437)	(4,826)
Rates and annual charges and reserves					
Rates and annual charges	3,140	3,600	4,014	4,437	4,826
Full time equivalent positions (FTE)	91.8	99.4			

Parks and recreation



Supporting CSP Goals:

G5	G8	G11
G12	G15	G16
G20	G22	

Service information

This service manages and maintains recreational open space including playgrounds, sportsfields, rockpools, skate facilities, sports courts, public golf courses, town and village centres, dog off-leash areas, and gardens and parks, including Manly Warringah War Memorial (Manly Dam) and Narrabeen Lagoon State Parks.

The service is also responsible for tree management and lifeguards as well as implementing the following strategies and plans:

- Sportsground Strategy
- Open Space and Recreation Strategy and Action Plan
- Plans of management for various reserves
- Place plans and masterplans for various town centres and reserves

Responsible business units

Parks and Recreation
Property
Capital Projects

Ongoing services and programs:

- G5** Manage trees on public land, requests for pruning or removal of trees on private land, and the planting of 5,000 trees per annum on public land
- G8** Provide a professional beach lifeguard service
- G11** Manage and maintain commercial centres and town villages
- G12** Implement strategies, policies and plans for sports, recreation and open space, including plans of management, masterplans and place plans
- G12** Manage and renew open spaces such as sportsgrounds, parks, playgrounds, skate parks, walking trails, rockpools and beaches
- G12** Manage open space bookings, licences and leases of sportsfields and facilities
- G22** Administer the Sports and Recreation Infrastructure Grants Program
- G12** Develop strategies, policies and
- G20** plans for sports, recreation and open space, including plans of management and master plans

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G12	Develop the Indoor Sport and Recreation Strategy and action plan <i>EM Parks and Recreation</i>	•			
G12	Install lighting and irrigation at Freshwater High School sportsfield <i>EM Parks and Recreation</i>	•			
G12	Finalise the Tree Canopy Plan <i>EM Parks and Recreation</i>	•			
G12	Partner with the Department of Education to deliver community sports facilities at Forest High School <i>EM Parks and Recreation</i>			•	

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Foreshore and building improvements					
G12	Freshwater Beach Masterplan implementation	1,200	500	800	-
G12	Manly Life Saving Club	400	-	-	-
G12	Clontarf Masterplan implementation	200	500	1,500	-
G12	Warriewood Beach foreshore upgrades	306	-	-	-
Playground improvements					
G12	Trafalgar Park, Newport playground upgrade	160	-	-	-
G12	Parkes Reserve, Collaroy Plateau playground	-	-	-	150
G12	Fielding Reserve, Collaroy new playground	50	-	-	-
G12	Outdoor gyms - Dee Why and Manly Beach	-	330	-	-
Recreational trails					
G12 G16	McKillop Park, Freshwater boardwalk	1,400	-	-	-
G12 G16	Manly Dam boardwalk	1,800	-	-	-
G12 G16	Manly Dam mountain bike trail upgrade	1,000	-	-	-

Capital - new cont

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Reserve and park improvements					
G12	Warriewood Valley - public space and recreation	100	220	3,880	-
G12	Reserve - new pathway and lighting program	-	-	-	300
G12	Frenchs Forest Precinct park upgrades	5,258	-	-	-
G12	Lynne Czinner Park, Warriewood new park	1,324	-	-	-
G12	Beverly Job Reserve, Narraweena youth space	200	-	-	-
G12	Governor Phillip Reserve, Palm Beach Masterplan implementation	-	-	100	750
G12	North Narrabeen Reserve Masterplan implementation	-	-	-	110
G12	Catherine Park, Scotland Island	-	-	-	300
G12	Ivanhoe Park, Manly	-	-	-	500
Sportsgrounds improvements					
G12	Sports Club Capital Assistance Program	100	100	100	100
G12	All weather sportsfield upgrades	-	-	-	200
G12	Warringah Recreation Centre, North Manly upgrades	3,026	4,003	-	-

Capital - renewal

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Foreshore and building improvements					
G12	Foreshore renewal program	869	988	2,060	2,630
G12	Rockpool renewal program	535	643	741	910
G12	Dinghy storage	40	40	40	40
G12	Tidal pools refurbishment	589	487	50	500
G12	Surf Life Saving Club minor renewal works	1,000	900	900	1,000
G12	Surf Life Saving Club major renewal fund	-	1,300	1,000	1,000
G12	South Collaroy foreshore renewal	1,000	-	-	-
G12	Bayview seawall and path	599	-	-	-
Playground improvements					
G12	Playground renewal program	751	755	773	1,033
Recreational trails					
G12	Recreational trail renewal program	284	203	430	420

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Reserves and parks improvements					
G12	Reserve renewal program	506	518	634	662
Sportsgrounds improvements					
G12	Sportsfield renewal program	775	1,425	1,730	1,545
Town centre and village upgrades					
G12	Commercial centre renewal	367	600	614	818
Total renewal works - Parks and recreation		7,314	7,860	8,971	10,558

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Rockpools cleaned weekly during summer season and every two weeks outside of summer	96%	95%	95%	Quarterly Annually
Sportsfields mowed weekly in summer playing season and monthly in winter	86%	95%	95%	Quarterly Annually
Number of trees planted on public land per year	8,625	5,000	5,000	Annually
Availability of sportsfields out of school hours (playing hours/week)	4,507	4,405	4,800	Annually
Workload measures				Frequency
Number of preventative actions by professional lifeguards on patrolled beaches	317,444 (A)	-	-	Quarterly Annually

A = Annually

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Delivery Program 2023 - 2027

Income and expenditure - Parks and recreation

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	2,534	2,465	2,547	2,631	2,710
Investment fees and revenues	-	-	-	-	-
Other revenues	286	560	574	589	603
Grants and contributions - operating purposes	1,097	662	208	213	219
Other income	2	3	3	3	3
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	3,920	3,690	3,332	3,436	3,535
Expenses from continuing operations					
Employee benefits and oncosts	(13,414)	(14,103)	(14,615)	(15,146)	(15,620)
Borrowing costs	-	-	-	-	-
Materials and services	(15,100)	(15,626)	(15,362)	(17,837)	(16,397)
Depreciation and amortisation	(6,315)	(7,387)	(7,800)	(8,017)	(8,308)
Other expenses	(256)	(256)	(263)	(269)	(276)
Internal charges	(1,454)	(1,658)	(1,699)	(1,742)	(1,785)
Overhead allocation	(3,826)	(3,999)	(4,099)	(4,202)	(4,307)
Total expenses from continuing operations	(40,366)	(43,030)	(43,838)	(47,213)	(46,693)
Surplus/(deficit) from continuing operations	(36,447)	(39,340)	(40,505)	(43,777)	(43,158)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	5,826	11,062	2,029	-	-
Surplus/(deficit) from operations including capital grants and contributions	(30,621)	(28,277)	(38,477)	(43,777)	(43,158)
Rates and annual charges and reserves					
Rates and annual charges	36,421	38,945	40,505	41,777	43,158
Transfer (to)/from reserves	25	395	-	2,000	-
Full time equivalent positions (FTE)	144.8	144.7			

Delivering on community priorities: Economic

Community outcome:

Vibrant local economy

Our community aspires to create a thriving and vibrant local economy where traditional and new industries are supported and local career, training and education opportunities are expanded.

Community outcome:

Transport, technology and connectivity

Our community aspires to be connected locally, regionally and globally through seamless transport and innovative technologies.

Services

- Economic development, events and engagement
- Transport, traffic and active travel
- Property and facilities



Economic snapshot

81



\$ 18.41b

(GRP) Size of local economy



32,361

Local businesses



110,244

Local jobs
(NIEIR 2020)



>\$954m

Roads and transport
infrastructure managed



>300

Clients for business support
advice annually



>13,000

Subscribers to Beaches
Biz News emails



>470

Leases and licences over Council
properties managed annually



844km

of local roads



39

Public wharves managed by
Council – harbour and Pittwater



117

Public Wi-Fi access
points supported



>7,200

Pay and display parking
spaces managed



>83,000

public amenity cleaning
services annually

Economic development, events and engagement



Supporting CSP Goals:

G7	G9	G11
G12	G13	G14
G15	G20	G21

Service information

Supporting the vibrancy and success of our village and town centres, celebrating all facets of the community with events and festivals, and engaging our community through the provision of information.

Our local businesses are supported by a Business Concierge Service and through strong partnerships with local business

chambers. We promote the Northern Beaches as an exciting visitor destination and deliver effective and engaging visitor services.

We plan and deliver community engagement online and in person, to support good governance and effective decision making on a wide range of projects. The service manages Council websites, content creation, event and service promotion, media management, and provides in-house graphic design and signage management services.

The service is also responsible for leading the implementation of the following strategic documents:

- Economic Development Strategy (Draft)
- Destination Management Plan
- Events Strategy
- Guide to Events on the Northern Beaches
- Accessible Events Guidelines
- Community Engagement Framework
- Community Participation Plan.

Responsible business unit

Community Engagement and Communications

Ongoing services and programs

- G9** Deliver webinars and workshops to support local businesses
- G7** Deliver major community and civic events
- G13** Enhance economic development and
- G14** tourism initiatives and projects
- G15**
- G13** Support and promote local businesses and industry and sustainable business practices
- G15** Enhance tourism through initiatives and projects
- G15** Provide place making projects,
- G11** liaison, networks, events, and activities
- G20** Manage website and promotion of services, programs, and events, as well as media and communications
- G21** Deliver community engagement services and community liaison

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G15	Develop an annual Placemaking Activation Grants Program Director Planning & Place	•	•	•	•
G21	Continue rollout of Community Engagement Training Program EM Community Engagement and Communications	•	•	•	•
G7	Review and update Events Strategy EM Community Engagement and Communications		•		

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Town and village centre activations					
G12	Manly laneways	-	-	-	650
G12	Avalon Place Plan implementation	550	800	-	-
Total new works - Economic development, events and engagement		550	800	-	650

Capital - renewal

Town and village centre activations					
G11	Balgowlah commercial centre renewal	-	-	-	460
Total renewal works - Economic development, events and engagement		-	-	-	460

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Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
High level projects have a completed Community Engagement Plan and Report (levels 1-3)	100%	100%	100%	Quarterly
Average No. of website visits per month	326,766 av.	330,000	330,000	Quarterly
Decisions on all Council project engagements are communicated to the community within 30 days	90%	85%	85%	Quarterly Annually
Satisfaction with Council's key community events	84%	80%	80%	Annually
Satisfaction with Council's business events	-*	80%	80%	Annually

* Survey not conducted in 2021/22

Income and expenditure - Economic development, events and engagement

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	357	121	125	129	133
Investment fees and revenues	-	-	-	-	-
Other revenues	552	626	641	657	674
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	909	747	766	787	807
Expenses from continuing operations					
Employee benefits and oncosts	(5,686)	(6,758)	(7,003)	(7,258)	(7,485)
Borrowing costs	-	-	-	-	-
Materials and services	(3,500)	(3,299)	(3,381)	(3,466)	(3,553)
Depreciation and amortisation	(72)	(73)	(77)	(79)	(82)
Other expenses	(609)	(462)	(473)	(485)	(497)
Internal charges	(190)	(207)	(212)	(217)	(222)
Overhead allocation	(1,247)	(1,137)	(1,166)	(1,195)	(1,225)
Total expenses from continuing operations	(11,304)	(11,935)	(12,312)	(12,699)	(13,064)
Surplus/(deficit) from continuing operations	(10,395)	(11,188)	(11,546)	(11,913)	(12,257)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(10,395)	(11,188)	(11,546)	(11,913)	(12,257)
Rates and annual charges and reserves					
Rates and annual charges	10,395	11,188	11,546	11,913	12,257
Full time equivalent positions (FTE)	46.4	51.6			

Transport, traffic and active travel



Supporting CSP Goals:

G16	G17	G19
G22		

Service information

This service manages and maintains Council's local road network, including footpaths, kerbs and gutters, bus shelters, guard rails, bridges, causeways, retaining walls, pedestrian crossings, roundabouts and bike paths. We also manage Council car parks and parking stations, wharves, boat ramps, and tidal pools. Road safety and the Hop, Skip Jump community buses are also provided within this service.

This service is also responsible for leading the implementation of the following strategies and plans:

- Northern Beaches Transport Strategy
 - Walking Plan
 - Bike Plan
 - Electric Vehicle Charging Infrastructure Plan
 - Pedestrian Access and Mobility Plans.

Responsible business units

Transport and Civil Infrastructure
Capital Projects
Property

Ongoing services and programs

- G16** Plan and deliver road-related infrastructure on local roads
- G16** Maintain and renew road-related infrastructure assets
- G17** Maintain and renew car parking facilities
- G17** Manage the supply of public parking, including beach/foreshore reserve car parks and parking stations
- G17** Plan and deliver shared/cycling paths and bike storage facilities
- G16** Manage and install traffic facilities on local roads
- G16** Manage wharves, jetties and tidal pools in Pittwater and Sydney Harbour
- G17** Develop and implement effective road safety campaigns and programs
- G16** Provide public bus shelters and stops, as well as the Hop Skip Jump community bus service
- G22** Lobby and partner Government to improve transport outcomes for the road network, active travel and public transport

Key projects

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Operational

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G16	Develop a Parking Plan to support the				
G17	Transport Strategy	•			
G22	EM Transport and Civil Infrastructure				
G16	Develop a Public Transport Plan to support the				
G17	Transport Strategy		•		
G22	EM Transport and Civil Infrastructure				
G16	Develop a Freight Plan to support the Transport				
G17	Strategy			•	
G22	EM Transport and Civil Infrastructure				
G17	Plan and deliver parking and technology				
	infrastructure across the area	•	•	•	•
	EM Transport and Civil Infrastructure				
G16	Undertake a review of the community transport				
G17	service	•	•		
	EM Transport and Civil Infrastructure				
G16	Implement the Regional and Local Roads Repair				
	Program	•			
	EM Transport and Civil Infrastructure				
G16	Create an Active Transport Corridor between				
	Beacon Hill and Davidson	•			
	EM Transport and Civil Infrastructure				



Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Active travel – cycleways and footpaths					
G16	New footpaths	1,500	1,500	500	500
G16	Connecting Communities - footpaths programs	600	-	-	-
G16	Connecting Communities - cycleways program	4,800	-	-	-
G16	Shared path from B-line stop to Boondah Road, Warriewood	164	-	-	-
G16 G17	Queenscliff Headland access ramp	600	-	-	-
G16 G17	Dee Why Beach secure bike storage	55	-	-	-

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Road and related infrastructure upgrades					
G17	New traffic facilities	1,100	700	800	800
G17	Scotland Island roads and drainage improvements	153	157	161	164
G17	Warriewood Valley - traffic and transport infrastructure	1,200	3,000	500	500
G17	Church Point - new infrastructure	994	863	-	-
G17	Kerb and gutter - new works	300	300	200	200
G17	Traffic facility delivery - accelerated	200	-	-	-
Wharf upgrades					
G17	Church Point commuter wharf expansion	50	260	-	-

Capital - renewal

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Active travel – cycleways and footpaths					
G16	Footpath renewal works	1,458	1,548	1,585	1,771
Car parks and parking stations					
G16	Car park renewal works	240	286	390	832
G16	Multi storey car park renewal works	100	100	100	100
Plant and fleet					
G16	Major plant renewal	2,248	2,058	3,961	4,977
G16	Light fleet renewal	4,276	4,396	4,961	4,797
Road and related infrastructure upgrades					
G16	Bus stop renewal works	89	94	-	112
G16	Kerb and gutter renewal works	1,334	1,292	1,399	1,957
G16	Retaining wall renewal works	1,105	1,114	1,057	1,107
G16	Road resheeting program	7,607	7,882	8,640	9,898
G16	Bridge renewal works	415	818	1,022	80
Wharf upgrades					
G16	Wharves works program	1,047	1,060	1,290	162
Total renewal works - Transport, traffic and active travel		19,918	20,649	24,405	25,792

Operational Plan and Budget 2023/2024

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Number of community road safety events/sessions held	3 (Q1) 3 (Q2) 3 (Q3) 2 (Q4) 9 (A)	10 (Q1) 6 (Q2) 4 (Q3) 4 (Q4) 24 (A)	10 (Q1) 6 (Q2) 4 (Q3) 4 (Q4) 24 (A)	Quarterly Annually
Condition of local roads (average pavement condition: % rated very good to satisfactory)	94%	90%	90%	Annually
Length of road pavement re-sheeted to address pavement condition (m)	13,000	13,200	6,600	Annually
Length of active travel asset renewals completed (m) - footpaths, shared paths and bike paths	1,205	3,000	2,300	Annually
Growth in active travel network - new works (m) - footpaths, shared paths and bike paths	8,400	9,300	8,700	Annually

A = Annually, Q = Quarterly

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Delivery Program 2023 - 2027

Income and expenditure - Transport, traffic and active travel

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	17,497	18,418	18,655	18,903	18,909
Investment fees and revenues	-	-	-	-	-
Other revenues	952	991	1,016	1,041	1,067
Grants and contributions - operating purposes	4,142	12,998	4,548	4,599	4,649
Other income	10	10	10	11	11
Gains on disposal of assets	457	395	266	324	324
Total income from continuing operations	23,059	32,812	24,495	24,877	24,960
Expenses from continuing operations					
Employee benefits and oncosts	(13,270)	(13,664)	(14,040)	(14,550)	(15,005)
Borrowing costs	-	-	-	-	-
Materials and services	(14,040)	(24,094)	(16,300)	(16,793)	(17,320)
Depreciation and amortisation	(15,485)	(16,786)	(17,724)	(18,219)	(18,878)
Other expenses	-	-	-	-	-
Internal charges	8,085	8,641	8,857	9,078	9,305
Total expenses from continuing operations	(38,449)	(49,717)	(43,116)	(44,490)	(46,005)
Surplus/(deficit) from continuing operations	(15,390)	(16,905)	(18,621)	(19,613)	(21,045)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	13,663	8,077	1,877	1,877	1,877
Surplus/(deficit) from continuing operations including capital grants and contributions	(1,727)	(8,827)	(16,743)	(17,736)	(19,168)
Rates and annual charges and reserves					
Rates and annual charges	15,390	16,735	18,621	19,613	21,045
Transfer (to)/from reserves	-	170	-	-	-
Full time equivalent positions (FTE)	128.4	125.4			

Property and facilities



Supporting CSP Goals:

G2	G5	G6
G8	G9	G11
G12	G15	G17
G19	G20	G22

Service information

This service maintains Council's community and civic buildings, including surf clubs, aquatic centres, library buildings, community centres, arts venues, offices, public toilets, holiday accommodation facilities at Sydney Lakeside Holiday Park and Currawong, and two cemeteries. We also manage leases and licences of public land including outdoor dining.

This service is also responsible for leading the implementation of the Property Management Framework.

Responsible business units

Property
Recreation Business

Ongoing services and programs

- G12** Operate Manly Andrew 'Boy' Charlton Aquatic Centre and Warringah Aquatic Centre
- G11** Manage facilities within villages
- G12** and town centres, including public facilities, surf life saving club buildings, community centres and public amenities
- G12** Plan, design and deliver new Council
- G22** buildings and community facilities
- G11** Maintain, operate, and clean Council
- G12** buildings and public amenities
- G15** Oversee Sydney Lakeside Holiday Park and Currawong holiday accommodation
- G15** Manage and monitor outdoor dining
- G11**
- G19** Manage leases and licences of Council property
- G19** Manage and maintain cemeteries
- G19** Manage Council land register

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G12	Focused improvement of Surf Life Saving Club facilities EM Property	•	•	•	•
G9	Implement priority accessibility improvements to property assets EM Property	•	•	•	•
G11	Continue to improve the provision and cleanliness of public amenities EM Property	•	•	•	•

Capital - new

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Public amenities improvements					
G12	West Esplanade, Manly accessible amenity	46	286	-	-
G12	Freshwater Beach amenities	300	900	-	-
Total new works - Active travel – Property and facilities		346	1,186	-	-

Capital - renewal

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Aquatic centre improvements					
G12	Warringah Aquatic Centre renewal works	90	160	171	175
G12	Manly Aquatic Centre renewal works	135	166	216	221
Cemetery works					
G20	Mona Vale Cemetery works program	150	150	150	150
Civic building and compliance works					
G5 G6	Operational buildings works program	150	500	500	550
G5 G12	Sport buildings works program	1,194	1,138	1,325	1,390
G5 G12	Beach buildings works program	302	155	407	410
G5 G9	Disability access compliance works (DDA)	150	150	215	250
G5 G9 G12	Building Code of Australia compliance works (BCA)	201	-	254	255
G5 G12	Sydney Lakeside Holiday Park renewal works	400	300	300	300
G5 G12	Pittwater Golf Driving Range renewal works	150	150	150	150
G5 G6	Cromer Depot improvement plan works	-	150	150	150

Emergency buildings program					
G2 G8	Emergency buildings works program	-	150	150	150
Public amenities improvements					
G8 G12	Public amenities works program	1,307	959	1,410	1,550
Total renewal works - Property and facilities		4,380	4,127	5,397	5,700

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Availability of Council buildings: % available for use by the community (not programmed for maintenance/ upgrade)	99.8%	100%	100%	Quarterly Annually
Total visitation to swim centres (Manly & Warringah aquatic centres)	0 (Q1) 174,321 (Q2) 239,640 (Q3) 182,791 (Q4) 596,772 (A)	184,300 (Q1) 231,800 (Q2) 251,750 (Q3) 174,900 (Q4) 842,750 (A)	184,300 (Q1) 231,800 (Q2) 251,750 (Q3) 174,900 (Q4) 842,750 (A)	Quarterly Annually
Learn to Swim attendance (Manly & Warringah aquatic centres)	70,193	90,400	90,400	Annually

A = Annually, Q = Quarterly

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Delivery Program 2023 - 2027

Income and expenditure - Property and facilities

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000		Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations						Surplus/(deficit) from operations including capital grants and contributions	(11,816)	(16,002)	(16,716)	(17,341)	(18,006)
User charges and fees	18,396	20,704	21,387	21,993	22,550	Rates and annual charges and reserves					
Investment fees and revenues	-	-	-	-	-	Rates and annual charges	15,217	16,132	16,853	17,351	17,968
Other revenues	4,062	4,196	4,289	4,386	4,483	Transfer (to)/from reserves	(240)	(130)	(137)	(10)	38
Grants and contributions - operating purposes	-	-	-	-	-	Full time equivalent positions (FTE)	90.5	96.3			
Other income	9,559	9,560	9,799	10,044	10,295						
Gains on disposal of assets	-	-	-	-	-						
Total income from continuing operations	32,017	34,460	35,475	36,423	37,328						
Expenses from continuing operations											
Employee benefits and oncosts	(12,232)	(13,174)	(13,652)	(14,148)	(14,591)						
Borrowing costs	-	-	-	-	-						
Materials and services	(21,829)	(23,169)	(23,803)	(24,485)	(25,130)						
Depreciation and amortisation	(7,613)	(8,578)	(9,057)	(9,310)	(9,647)						
Other expenses	(228)	(246)	(252)	(259)	(265)						
Internal charges	(319)	(353)	(361)	(370)	(380)						
Overhead allocation	(4,774)	(4,941)	(5,065)	(5,191)	(5,321)						
Total expenses from continuing operations	(46,994)	(50,462)	(52,191)	(53,763)	(55,334)						
Surplus/(deficit) from continuing operations	(14,977)	(16,002)	(16,716)	(17,341)	(18,006)						
Income from capital grants and contributions											
Grants and contributions - capital purposes	3,161	-	-	-	-						

Operational Plan and Budget 2023/2024

Delivering on community priorities: Civic

Community outcome:

Good governance

Our community aspires to have a Council that is trusted, respected and responsive to the needs of the Northern Beaches community.

Community outcome:

Partnerships and participation

Our community aspires to achieve better outcomes through genuine engagement and collaboration

Services

- Customer service
- Governance and assurance services
- Corporate support services



Civic snapshot

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Local Councillors



21,000

On the community
engagement register



83,000

Visits to Yoursay



7

People on the Audit and
Risk Committee



11

Ordinary Council
meetings annually



3

Budget reviews
annually



5

Audit and Risk Committee
meetings annually



>1,500

Layers of data on our spatial
information platform



>63,000

Records enquiries and
actions from incoming
correspondence annually



93%

Of correspondence replied
to within 10 days



45

Major contracts over \$150,000
managed each year



>70

Government Information (Public
access) Act applications annually

Customer service



Supporting CSP Goals:



Service information

Customer Service is a one stop shop for Council information, providing a friendly and professional service for management of customer requests and transactions. Everyone is welcome at our customer service centres and our phones are staffed 24 hours a day, seven days a week.

This service is also responsible for the implementation of the following key strategy and plans:

- Customer Experience Strategy
- Customer Charter
- Privacy Management Plan

Responsible business unit

Early Learning and Customer Service

Ongoing services and programs

- G20** Develop a customer-centric culture across the organisation
- G20** Provide customer service centres at Avalon, Dee Why, Manly and Mona Vale
- G20** Manage the customer relationship management system
- G20** Provide frontline complaints resolution and referrals

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G20	Develop and implement a consistent feedback approach across all customer contact channels <i>EM Early Learning and Customer Service</i>	•	•	•	•
G20	Improve and review the customer portal to enhance accessibility <i>EM Early Learning and Customer Service</i>	•	•	•	•
G20	Develop a new Customer Experience Strategy	•			

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Customer requests conducted online	38% av.	30%	30%	Quarterly
Calls answered within 30 seconds	83% av.	80%	80%	Quarterly
Telephone enquiries resolved on first call	78%	75%	75%	Annually
Satisfaction with customer service calls	98%	85%	85%	Annually
Satisfaction with customer online requests (on lodgement)	88%	80%	80%	Annually
Workload measures	Frequency			
No. calls to Customer Service 1300 434 434	166,956	-	-	Quarterly
No. enquiries received at counters and by mail, email and online requests	79,080	-	-	Quarterly

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Delivery Program 2023 - 2027

Income and expenditure - Customer service

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	4	-	-	-	-
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	4	-	-	-	-
Expenses from continuing operations					
Employee benefits and oncosts	(4,296)	(4,229)	(4,383)	(4,542)	(4,684)
Borrowing costs	-	-	-	-	-
Materials and services	(192)	(217)	(223)	(228)	(234)
Depreciation and amortisation	(67)	(69)	(73)	(75)	(77)
Other expenses	-	-	-	-	-
Internal charges	746	783	803	823	843
Overhead allocation	(589)	(611)	(626)	(642)	(658)
Total expenses from continuing operations	(4,397)	(4,343)	(4,502)	(4,664)	(4,810)
Surplus/(deficit) from continuing operations	(4,393)	(4,343)	(4,502)	(4,664)	(4,810)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(4,393)	(4,343)	(4,502)	(4,664)	(4,810)
Rates and annual charges and reserves					
Rates and annual charges	4,393	4,343	4,502	4,664	4,810
Full time equivalent positions (FTE)	40.9	41.1			

Governance and assurance services



Supporting CSP Goals:

G19 G20

Service information

This service provides secretariat and high-level administrative functions, claims management, in-house legal and advisory services to Council, sub committees and the Audit, Risk and Improvement Committee. We deliver the internal audit program and manage complaints about staff behaviour and Council processes. This service is also responsible for implementing Council's Governance Framework and internal audit plans.

Responsible business units

Governance and Risk
Office of General Counsel
Internal Audit and Complaints Resolution

Ongoing services and programs

- G19** Corporate governance, Council meetings and reports and administrative support to Councillors
- G19** Maintain registers on delegations, policies, disclosures of interest and community committees
- G19** Enterprise risk management, compliance program
- G19** Manage business continuity planning
- G19** Provide corporate legal services
- G19** Provide internal audit services
- G19** Manage complaints and **G20** investigations
- G19** Provide organisational code of **G20** conduct training
- G19** Secretariat services to Council's Audit, Risk and Improvement Committee and sub committees of Council
- G19** Provide probity and corruption risk management advice and assistance to staff
- G19** Insurance claims management and insurance program

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27
G19	Support the local government election EM Governance and Risk		•		
G19 G20	Coordinate induction of the newly elected Council EM Governance and Risk		•		

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Council meeting minutes finalised and published within three working days of meetings	100%	100%	100%	Quarterly
Enterprise risk registers reviewed and current	100%	100%	100%	Quarterly Annually
Internal audits undertaken in line with Strategic Internal Audit Plan	100%	80%	80%	Quarterly Annually
Compliance with Governance Framework to meet Governance statutory requirements	100%	100%	100%	Annually
Workload measures	Frequency			
Number of complaints	356	-	-	Annually
Number of compliments	178	-	-	Annually

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Delivery Program 2023 - 2027

Income and expenditure - Governance and assurance services

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	-	-	-	-	-
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	-	-	-	-	-
Expenses from continuing operations					
Employee benefits and oncosts	(3,865)	(3,718)	(3,853)	(3,993)	(4,118)
Borrowing costs	-	-	-	-	-
Materials and services	(6,819)	(7,274)	(9,195)	(7,686)	(7,878)
Depreciation and amortisation	(27)	(28)	(29)	(30)	(31)
Other expenses	-	-	-	-	-
Internal charges	22	30	31	32	33
Overhead allocation	(1,153)	(1,069)	(1,096)	(1,123)	(1,151)
Total expenses from continuing operations	(11,841)	(12,059)	(14,143)	(12,800)	(13,146)
Surplus/(deficit) from continuing operations	(11,841)	(12,059)	(14,143)	(12,800)	(13,146)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from operations including capital grants and contributions	(11,841)	(12,059)	(14,143)	(12,800)	(13,146)
Rates and annual charges and reserves					
Rates and annual charges	11,841	12,059	14,143	12,800	13,146
Full time equivalent positions (FTE)	28.6	23.2			

Corporate support services



Supporting CSP Goals:

G5	G18	G19
G20		

Service information

Corporate support services enable the rest of the organisation to deliver effective and efficient services and build capability to be an agile, high performing Council. Ongoing programs include integrated planning and reporting, financial and workforce planning, project management, business excellence, continuous improvement and service reviews. It also delivers digital, information and communications technology required

to run the Council. This service is also responsible for leading the implementation of the following strategies and plans:

- Community Strategic Plan
- Resourcing Strategy
 - Workforce Management Strategy
 - Long-Term Financial Plan
 - Asset Management Strategy
 - Asset Management Plan
- Delivery Program and Operational Plan
- Work, Health and Safety Management System (internal)
- Privacy Management Plan.

Responsible business units

Finance
Financial Planning and Systems
Capital Projects
Human Resources and Work, Health and Safety
Information and Digital Technology
Strategy and Performance

Ongoing services and programs

- G18** Provide public infrastructure for CCTV, public Wi-Fi, and video streaming of Council meetings
- G5** Embed the capital projects
- G19** management framework
- G19** Financial management, accounting and transactional processing, business support, levying and collection of rates and charges
- G19** Procurement and contract management services for the organisation
- G19** Deliver corporate planning and reporting for short to medium term plans, and long-term strategies
- G21**
- G20** Implement programs on business excellence and continuous improvement
- G19** Manage a program of service reviews
- G20**
- G19** Manage human resources and workforce planning, culture, wellbeing and safety
- G20** Provision of digital, information and communications technology required to run the Council
- G20** Manage information, correspondence, records and printing services
- G22** Administer grants that are secured by Council

Key projects

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Operational projects

CSP	Projects	2023/24	2024/25	2025/26	2026/27	Projects	2023/24	2024/25	2025/26	2026/27
G20	Deliver an Enterprise Resource Management System EM – Financial Planning and Systems	•	•	•	•	G20	Undertake a service review of Marketing and Communications EM Community Engagement and Communications	•	•	
G20	Undertake a service review of road maintenance EM Transport and Civil Infrastructure	•				G20	Undertake a service review of Customer Services EM Early Learning and Customer Services	•	•	
G20	Undertake a service review on the maintenance of open space EM Parks and Reserves	•				G19	Review and report on the Community Strategic Plan EM Strategy and Performance	•	•	
G20	Undertake a service review of the Rangers service EM Environmental Compliance	•				G20	Review the Long-Term Financial Plan and options to maintain financial sustainability, such as a special rate variation. EM Financial Planning and Systems	•	•	•
G20	Undertake a service review of the Building Control service EM Environmental Compliance	•				G19	Review the Asset Management Strategy, Policy and Plan EM Transport and Civil Infrastructure		•	
G20	Undertake a service review of the Public and Environmental Health service EM Environmental Compliance	•				G20	Review the Workforce Management Strategy EM Human Resources		•	
G20	Undertake a service review of the Community Engagement service EM Community Engagement and Communications	•	•			G19	Build and develop future organisational workforce capabilities EM Human Resources	•	•	
						G19	Develop a four-year Delivery Program with the newly elected Council EM Strategy and Performance		•	

Operational Plan and Budget 2023/2024

Capital - renewal

CSP	Projects	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
IT improvements					
G20	IT infrastructure - replacements	638	517	668	512
G20	Computers, laptops and mobile devices - replacements	1,458	1,693	1,938	1,983
Total renewal works - Corporate support		2,096	2,210	2,606	2,494

Performance measures

Performance measures	Result 2021/22	Target 2022/23	Target 2023/24	Frequency
Correspondence replied to within 10 working days	93%	90%	90%	Quarterly Annually
Operational projects on schedule	89%	80%	80%	Quarterly Annually
Capital projects on schedule	71%	80%	80%	Quarterly Annually
Quarterly, Annual and Statutory Reports submitted to Council on time	100%	100%	100%	Quarterly Annually
Voluntary staff turnover rate	16%	< 13%	< 13%	Annually
Financial performance				
Operating performance	4.53%	> 0%	> 0%	Annually
Unrestricted current ratio	1.9x	> 1.5x	> 1.5x	Annually
Own source operating revenue	82.5%	> 60%	> 60%	Annually
Debt service cover ratio	7.25x	> 2x	> 2x	Annually
Rates and annual charges outstanding	3.63%	< 5%	< 5%	Annually
Cash expenses cover ratio (months)	5.59mths	> 3mths	> 3mths	Annually
Building and infrastructure renewal ratio	112.67%	> 100%	> 100%	Annually
Workload measures				Frequency
No. service review actions implemented	65(A)	-	-	Quarterly Annually

A = Annually

Income and expenditure - Corporate support services

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	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations					
User charges and fees	468	453	468	483	498
Investment fees and revenues	1,928	8,735	7,388	7,328	7,197
Other revenues	558	721	984	1,077	1,027
Grants and contributions - operating purposes	6,059	6,238	6,187	6,162	6,162
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	9,014	16,147	15,026	15,050	14,884
Expenses from continuing operations					
Employee benefits and oncosts	(24,702)	(26,885)	(27,638)	(28,615)	(29,532)
Borrowing costs	(643)	(724)	(483)	(383)	(311)
Materials and services	(16,084)	(23,026)	(25,652)	(21,383)	(18,118)
Depreciation and amortisation	(628)	(629)	(664)	(843)	(979)
Other expenses	(9)	(9)	(9)	(9)	(10)
Internal charges	538	699	716	734	752
Overhead allocation	25,361	25,692	26,334	26,992	27,667
Total expenses from continuing operations	(16,167)	(24,883)	(27,397)	(23,507)	(20,531)
Surplus/(deficit) from continuing operations	(7,153)	(8,737)	(12,370)	(8,457)	(5,648)

	Original 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	6,952	6,342	7,054	6,533	8,642
Surplus/(deficit) from operations including capital grants and contributions	(201)	(2,395)	(5,316)	(1,924)	2,995
Rates and annual charges and reserves					
Rates and annual charges	14,758	12,365	11,139	13,029	12,450
Transfer (to)/from reserves	(7,222)	(6,144)	(5,866)	(7,578)	(11,931)
Full time equivalent positions (FTE)	192.1	194.4			





Operational Plan and Budget 2023/24

Overview

The 2023/24 budget projects a total expenditure of \$496 million, including a capital works program of \$93 million.

The budget includes \$43 million in asset renewal expenditure to improve the overall condition of our assets and a further \$50 million in delivering high priority new assets to the community. It shows that our financial position is sound, with a projected Operating Surplus before Capital Grants and Contributions of \$3 million, a further \$3 million in loans repaid and a balanced budget position.

Following significant events in recent years including storms and the COVID-19 pandemic, restoration of working capital funds is a priority over the four years of the Delivery Program along with continuing to repay loans taken out by the former councils. Strengthening of working capital will ensure Council maintains sufficient funding for unexpected events and future opportunities.

Council is anticipated to achieve the Office of Local Government financial and asset performance benchmarks in 2023/24.

Council's ability to generate sufficient

funds to provide the levels of service and infrastructure agreed with the community into the future is challenged by the growing gap between costs and funding sources, especially the rate peg and the potential freezing of the Financial Assistance Grant.

The IPART are currently reviewing the methodology used to set the rate peg. This includes exploring options to stabilise volatility in the rate peg and capture more timely changes in council costs and inflation.

The Long-Term Financial Plan also explores options for this Council to provide capacity to address the unfunded asset renewal and maintenance requirements of the Asset Management Plan.

Definition of funding sources

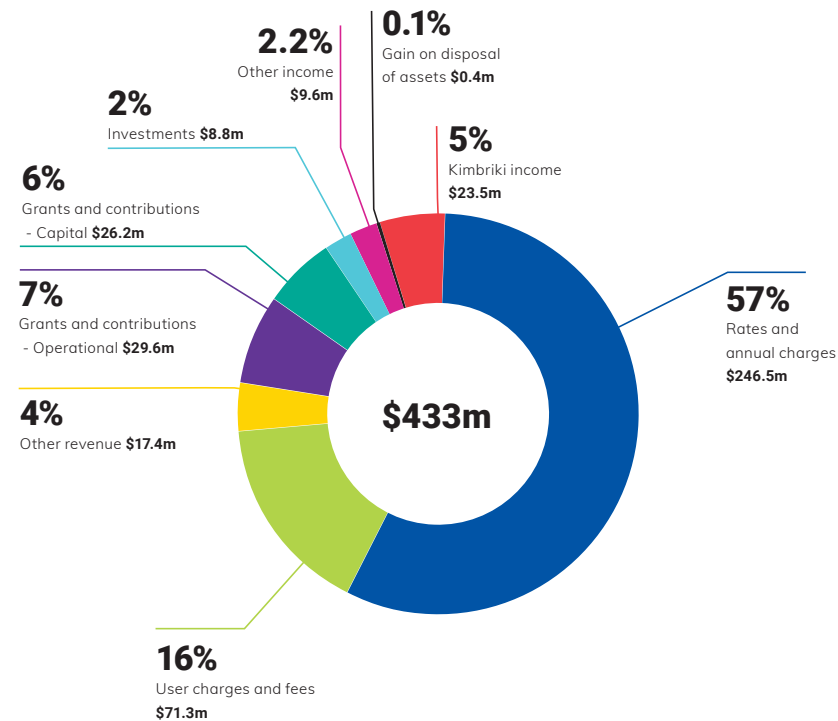
- Rates and annual charges: rates are a property-based tax levied on the owners of properties to fund the provision of local services. Annual charges refer to the cost of providing the domestic waste collection service which is also levied on property owners along with a contribution to stormwater management services.
- User charges and fees: includes charges levied for the use of our facilities and services, for example aquatic centres, childcare fees and venue hire.
- Other revenue: includes rebates, merchandise, events, food and beverage sales, sponsorship, licences, fines and sundry income.
- Grants and contributions - operating purposes: monies received from state, federal and community sources for the purpose of funding programs within the organisation such as the Financial Assistance Grant.
- Grants and contributions - capital purposes - monies received from state, federal and community sources to fund capital works including development contributions.
- Interest and investment income: interest earned on monies invested and overdue rates and annual charges.
- Other income: lease income
- Gains on disposal of assets: surplus from the disposal of assets such as land and buildings, vehicles, plant and equipment.

Income statement budget 2023/24

Budget 2023/24	\$'000	Budget 2023/24	\$'000
Income from continuing operations		Expenses from continuing operations	
Rates and annual charges	246,465	Employee benefits and oncosts	156,952
User charges and fees	96,904	Materials and services	173,775
Other revenue	20,788	Borrowing costs	2,593
Grants and contributions - Operating purposes	29,560	Depreciation and amortisation	49,646
Grants and contributions - Capital purposes	26,150	Other expenses	20,824
Interest and investment income	6,461	Total expenses from continuing operations	403,790
Other income	6,442	Net operating result for the year - Surplus / (Deficit)	29,376
Gain / (loss) on disposal of assets	395	Net operating result attributable to non-controlling interests	102
Total income from continuing operations	433,165	Net operating result for the year before grants and contributions provided for capital purposes - Surplus / (Deficit)	3,226

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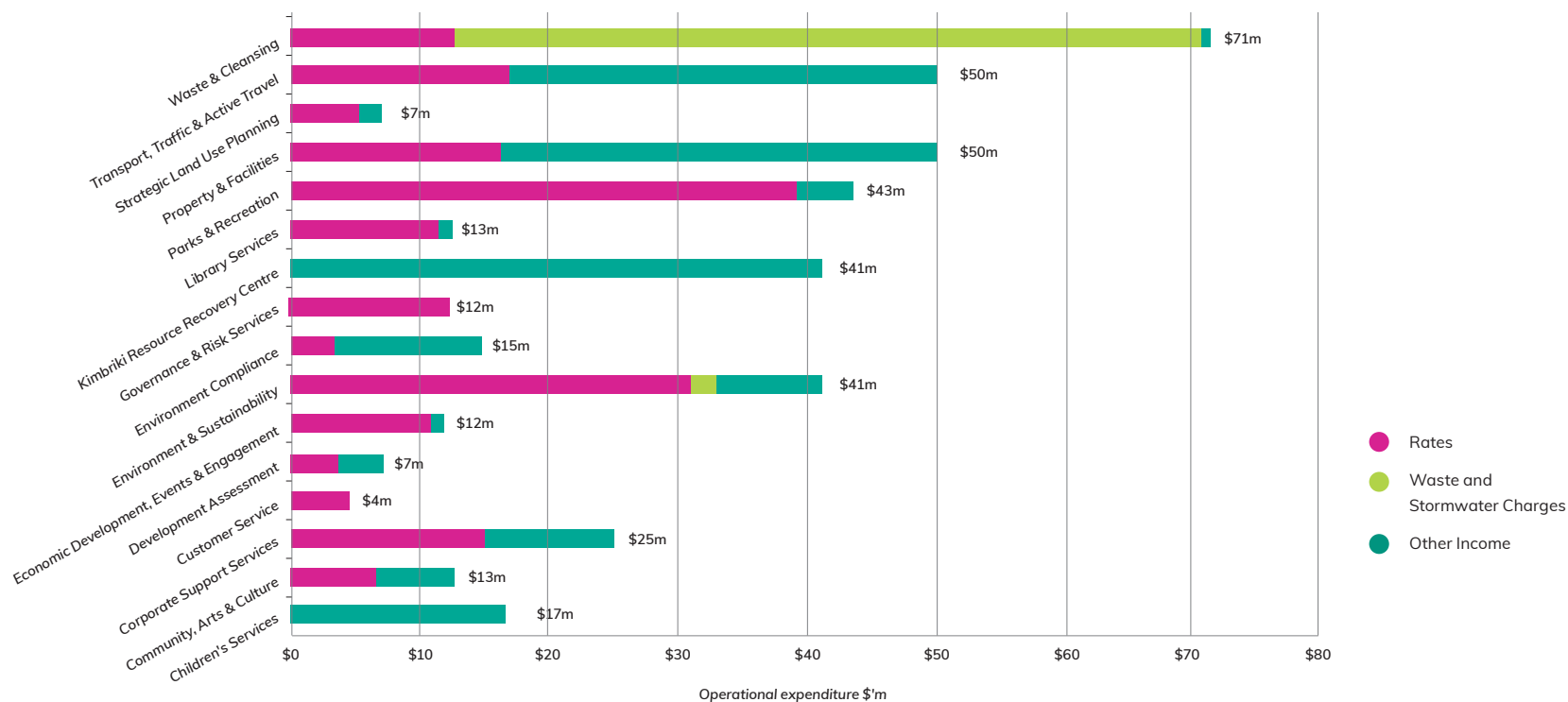
Funding summary



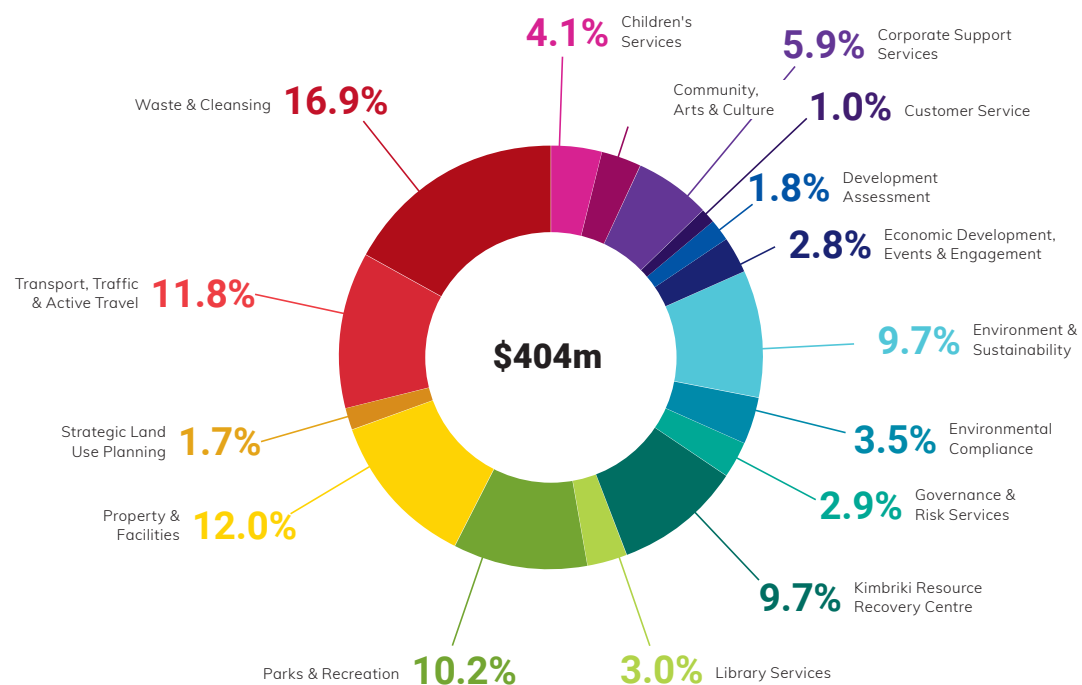
Numbers presented may not sum precisely to the totals and percentages may not precisely reflect the absolute figures due to rounding

Funding summary by service 2023/24

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Operational expenditure by service 2023/24



Statement of revenue policy

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Rating structure

The total income that can be raised from levying rates on property is capped by the State Government based on a determination by the Independent Pricing and Regulatory Tribunal (IPART).

IPART determined that general income from rates in 2023/24 may be increased by a maximum of 3.7%.

Rate assessments will be based entirely upon property valuations (ad valorem) but with minimum rates applying where appropriate.

Rates for 2023/24 will be assessed on land values having a date of 1 July 2022.

The increase allowed by IPART relates to general income in total and not to an individual ratepayers' rates. Individual rates are also affected by other factors such as changes in land valuations determined by the NSW Valuer General. As such, rates for individual ratepayers may vary by more or less than the percentage allowable, depending on how an individual ratepayers' land valuation has changed in a particular year compared to the land values of other ratepayers.

The ad valorem rate, the minimum rate and anticipated revenue for residential, farmland, business and business sub-categories, is set out in the following pages of this document.

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Delivery Program 2023 - 2027

Rating structure 2023/24

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Type	Category/subcategory	Number	Ad valorem rate \$	Minimum \$	Rate income \$'000
Ordinary	Residential	96,077	0.099105	1,048.41	155,533
Ordinary	Business	6,548	0.338805	1,365.07	25,610
Ordinary	Business – Manly CBD	640	0.531958	1,365.07	4,151
Ordinary	Business – Warriewood Square	1	0.548792	-	132
Ordinary	Business – Warringah Mall	1	1.032715	-	929
Ordinary	Business – strata storage unit facility	579	0.338805	652.44	378
Ordinary	Farmland	7	0.038299	1,009.37	16
Total ordinary		103,853			186,749
Special	Manly business centre improvement	640	0.182471	-	1,370
Special	Balgowlah business centre improvement	83	0.100292	-	92
Total special		723			1,462
Total rates					188,211

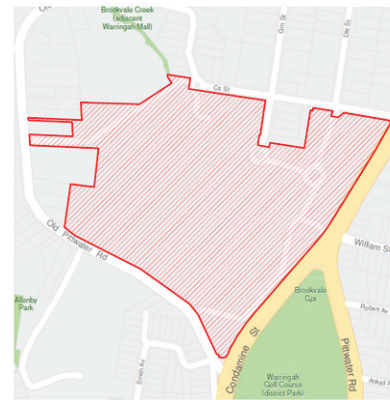
* Ad valorem rate – charged for every \$1 of land value

Note: The information in the above table has been determined using currently available property and rating information and may be subject to change prior to 30 June 2023, dependent on such matters as the processing of supplementary rates adjustments and revisions to ratepayer land valuations that may be determined by the NSW Valuer General.

Properties covered by the Warriewood Square business sub-category are shown in this map:



Properties covered by the Warringah Mall Regional Shopping Centre business sub-category are shown in this map:



Properties covered by the Strata Storage Unit Facility business sub-category are as follows:

- 8 Narabang Way, Belrose
- 14-18 Ethel Avenue, Brookvale
- 97 Old Pittwater Road, Brookvale
- 13 Orchard Road, Brookvale
- 3 Middleton Road, Cromer
- 69 Middleton Road, Cromer
- 4-8 Waine Street, Freshwater

Special rate:

Manly business centre improvement

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This special rate is for providing ongoing and proposed capital and maintenance works, including the Manly Business Centre, The Corso and ocean beachfront. The special rate is forecast to raise \$1.4 million during the financial year.

Properties covered by the Manly CBD Business Rate and Manly Business Centre Improvement Special Rate are shown in the map below.



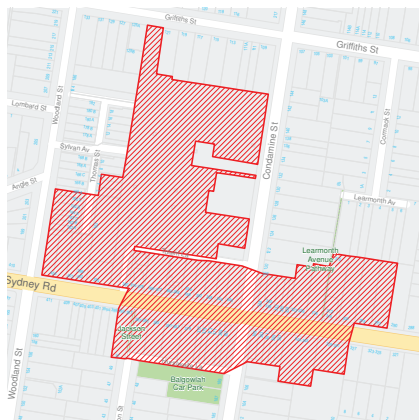
Manly Business Centre improvement works 2023/24	\$'000
Maintenance and cleansing	
Mowing and vegetation and streetscape maintenance – The Corso and reserves	117
Cleansing including high pressure paver washing, cleaning of street furniture, litter bins and beach raking and cleaning	405
Tourism and business support	
Manly Visitor Information Centre, Manly Mainstreet Place and Tourism Management	333
Events and marketing	
Manly Christmas decorations	80
Major Manly events - including Taste of Manly and Manly Jazz	96
Activations and workshops	50
Digital marketing, targeted advertising, trade shows, way finding signage	104
Town centre improvements	
Town centre improvements	47
Total	1,232
Projected opening balance of reserve	184
2023/24 Special rate income	1,355
2023/24 Expenditure (above)	(1,232)
Projected closing balance of reserve	307

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Special rate: Balgowlah business centre improvement

This special rate is for providing ongoing and proposed capital and maintenance works, including the off-street carparks in Condamine Street. The special rate is forecast to raise \$92,223 during the financial year. These funds will be held in a restricted cash reserve and accumulated to undertake future town centre works.

Properties covered by the Balgowlah Business Centre Improvement Special Rate are shown in this map:



Balgowlah business centre improvement works 2023/24	\$'000
No projects are planned in 2023/24	-
Total	-
Projected opening balance of reserve	206
2023/24 Special rate income	92
2023/24 Expenditure (above)	-
Projected closing balance of reserve	298

Special rate:

Pittwater improvement program

125

In June 2011 the Independent Pricing and Regulatory Tribunal (IPART) approved the former Pittwater Council's application for a special rate variation (SRV). This resulted in an increase in rates over three years (2011-2014).

The funds support additional infrastructure works and environmental programs. A 10-year Community Contract was established to ensure accountability and transparency over the financial years 2011/12 to 2020/21.

The SRV was levied and spent based on the Community Contract's following principles:

The SRV was levied and spent based on the Community Contract's following principles:

- upgrade and retrofit infrastructure through carefully targeted, high priority 'on ground works'
- schedule of projects to be incorporated into Pittwater Council's annual Delivery Program
- funding derived from the SRV will be distributed across the program of works over the 10-year period
- Pittwater SRV will also support 'seed' funding within the works program
- funding proportions may vary from year to year to achieve economic efficiency through the pooling of funds
- reporting to be undertaken to ensure transparency.

The final projects under this community contract were included in the 2022/23 Budget.

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Domestic Waste Management Charge

Domestic waste management services are provided to all residential properties.

Description	Number	Charge	Income \$'000
Domestic waste management service (includes 80L red, 140L blue, 140L yellow and 2x240L green lid services and 2 booked clean ups per year)	98,046	\$555.00	54,416
Availability charge	1,320	\$113.00	149
Additional 80L red lid rubbish service	11,587	\$309.00	3,580
First additional 140L blue lid recycling service	3,450	\$34.00	117
Subsequent additional 140L blue lid recycling service	151	\$116.00	18
First additional 140L yellow lid recycling service	3,450	\$34.00	117
Subsequent additional 140L yellow lid recycling service	152	\$116.00	18
Third or fourth green vegetation lid service	3,451	\$34.00	117
Clean up excessive or incorrectly presented waste	\$211.70 per hour + cost recovery on landfill disposal charges		
Clean up contaminated or excessive booked bulky goods collection in excess of the permitted 3 cubic metres	\$81.40 per excess cubic metre		
Empty contaminated bin	\$33.50 per bin		
Total domestic waste charge income \$'000			58,532
Cost of domestic waste service \$'000			(57,124)
Allocation to reserve \$'000			1,409

Stormwater Management Services Charge

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A Stormwater Management Services Charge funds a program of additional investigations and activities to improve stormwater quality, manage stormwater flows and flooding, and harvest and reuse stormwater.

It is generally levied on urban land that is categorised for rating purposes as residential or business, excluding vacant land. The applicable charges are:

Stormwater Management Services Charge

Land category / dwelling	Charge \$
Residential - single dwelling	\$25.00
Residential - strata lots	\$12.50
Business	\$25.00 per 350 square metres (or part thereof) for land categorised as business (excluding strata lots)
Business - strata lots	\$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme, if it were a parcel of land categorised as business
Total income \$'000	2,209

The proposed expenditure in 2023/24 for this program is:

Stormwater Management Services Charge Program 2023/24	\$'000
Capital expenditure:	1,967
Network improvements	
Investigations, assessments, planning and design	
Kerb and gutter drainage improvements	
Water quality	
Freshwater Beach Water Sensitive Urban Design	
Stormwater upgrade	
Walker Avenue, Narrabeen drainage improvements	
Beatty Street, Balgowlah Heights system amplification	
Moore Road, Freshwater amplification	
Prince Alfred Parade, Newport pipe augmentation	
North Harbour Catchment Study & concept design	
Flood mitigation	
Manly Flood Mitigation Feasibility Study	
Operational expenditure:	243
Ongoing maintenance of new assets constructed	
Total	2,210

Statutory information

Rate reduction for eligible pensioners

The Local Government Act 1993 provides for eligible pensioners to receive a rate reduction of 50% of their total rates, up to a maximum of \$250.

Council's Pensioner Rates and Charges Concession Policy grants an additional voluntary rebate for eligible pensioners under the accepted retirement age, and certain classes of pensioners who have reached the accepted retirement age. A rebate of \$68 for waste management and \$150 on rates is available to eligible pensioners.

Works by Council on private land

Under Section 67 of the Local Government Act 1993, works on private land may be carried out either on request or agreement with the landowner, or under relevant legislation. The amount or rate to be charged will be the appropriate commercial rate, i.e. the actual cost of the works and standard on-costs to provide full cost recovery plus a return to Council.

Section 611 charges

Under Section 611 of the Local Government Act 1993 an annual charge is proposed to be levied on the person for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under or over a public place.

Financial Hardship Policy

Council's Rates and Annual Charges Hardship Policy supports the effective and efficient collection of the rates and annual charges due to Council, while being responsive and supportive to those ratepayers who are suffering genuine financial hardship.

Interest charges on overdue rate

Interest charges on unpaid rates and charges will accrue daily at the rate set for the 2023/24 year by the NSW Government. This will be in accordance with Section 566 of the Local Government Act 1993, but has not yet been announced by the Minister for Local Government. In accordance with Section 566 of the Local Government Act 1993, the maximum interest rate for the 2023/24 year is 9.0% per annum.

Schedule of fees and charges

Fees and charges encompass the following:

- Regulatory functions of the Council under the Local Government Act 1993, Chapter 7
- Services provided on an annual basis under s501 e.g. waste management services prescribed by regulation
- Charges for actual use of a service s502
- Fees for any service provided s608
- Annual charges for use of public places s611

The fees and charges reflect our pricing policy and are available on Council's website in a separate booklet.

In determining the pricing structure, the types of services, products or commodities have been assessed in relation to current charges, GST and inflationary costs. Pricing structures provide revenue from particular services, but consider public accountability issues and community service obligations.

External borrowings

No new external borrowings are proposed in 2023/24.

Refinancing of two existing loans which have an initial 10 year term will be undertaken over the next two years. The residual at maturity of the initial term was based on repayments over a term of 20 years. The refinancing of these loans is consistent with the loan documentation and planning undertaken at their initiation.

An internal loan from the Mona Vale Cemetery Internal Cash Reserve is proposed to part fund the Enterprise Resource Planning system replacement:

Internal loan	2023/24 \$'000	2024/25 \$'000
ERP Project – internal loan from the Mona Vale Cemetery Internally Restricted Cash Reserve	\$2,200	\$2,400

The loan will be repaid to the Mona Vale Cemetery Internal Cash Reserve over six years with the equivalent interest the funds would have earned over the same period.

130 Income Statement

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Income from continuing operations							
Rates and annual charges	218,169	225,941	234,594	246,465	258,029	265,959	273,470
User charges and fees	79,105	79,722	92,073	96,904	99,420	101,913	104,102
Other revenues	14,994	22,343	19,567	20,788	21,072	21,363	21,661
Grants and contributions provided for operating purposes	19,460	27,165	25,816	29,560	19,143	20,180	19,419
Grants and contributions provided for capital purposes	26,544	43,952	40,946	26,150	10,996	8,446	10,556
Interest and investment revenue	1,363	1,238	6,268	6,461	5,050	5,023	4,686
Other Income	6,154	6,736	6,436	6,442	6,603	6,768	6,937
Net gain from the disposal of assets	-	960	457	395	266	324	324
Total income from continuing operations	365,789	408,057	426,158	433,165	420,579	429,977	441,155
Expenses from continuing operations							
Employee benefits and on-costs	139,118	134,560	147,351	156,952	162,116	167,913	173,154
Materials and services	150,209	142,766	158,876	173,775	172,595	172,950	169,874
Borrowing costs	2,605	2,624	2,616	2,593	2,509	2,447	2,417
Depreciation, amortisation and impairment for non-financial assets	47,406	45,508	47,405	49,646	52,286	53,810	56,475
Other expenses	24,781	20,969	21,554	20,824	21,248	21,743	22,251
Net loss from the disposal of assets	1,579	-	-	-	-	-	-
Total expenses from continuing operations	365,698	346,427	377,802	403,790	410,754	418,864	424,171
Operating result - Surplus / (Deficit)	91	61,630	48,356	29,376	9,826	11,113	16,984
Operating result before grants and contributions provided for capital purposes	(26,453)	17,678	7,410	3,226	(1,170)	2,667	6,429

Delivery Program 2023 - 2027

Income

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	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000		Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000
Rates and Annual Charges					Glen Street Theatre	728	765	1,686	1,630
Ordinary Rates - Residential	143,275	146,339	150,119	155,579	Golf Course & Driving Range	2,359	2,597	2,409	2,580
Ordinary Rates - Farmland	15	15	16	16	Kimbriki Waste & Recycling Centre	24,042	25,381	25,022	25,652
Ordinary Rates - Business	27,785	28,546	29,270	30,306	Libraries	121	81	118	93
Pensioner Rebates	(2,033)	(1,909)	(1,815)	(1,804)	Parking Areas	11,427	10,349	13,724	14,458
Pensioner Rate Subsidies Received	1,034	997	948	921	Planning and Building Regulation	7,738	8,088	8,876	9,301
Pensioner Annual Charges Subsidies Received	333	354	343	343	Regulatory / Statutory Fees	248	521	904	1,046
Special Rates - Business	1,307	1,408	1,425	1,447	Restoration Charges	1,231	1,835	1,095	968
Domestic Waste Management Services	46,326	48,978	53,104	58,523	Section 10.7 Certificates (EPA Act)	870	825	798	829
Pensioner rebates - DWM	(942)	(1,170)	(1,193)	(1,238)	Section 603 Certificates (LG Act)	517	482	383	430
Stormwater Management Services	879	2,207	2,207	2,209	Sportsfields and Reserves	1,310	1,231	1,766	1,654
Section 611 Charges	190	176	169	162	Other Fees	2,085	2,331	2,461	2,649
Rates and Annual Charges	218,168	225,942	234,594	246,465	User Charges and Fees	79,105	79,722	92,073	96,904
User Charges and Fees					Other Revenues				
Aquatic Centres	7,397	5,554	8,395	9,634	Advertising Income	612	1,013	851	870
Caravan Park	4,151	4,923	6,726	6,891	Ex Gratia Rates	26	25	25	26
Cemeteries	1,082	1,120	1,096	1,154	Legal Fees Recovery - Other	338	264	169	191
Child Care	11,952	11,866	13,999	14,805	Licences, Consents & Deeds	3,284	3,228	2,957	3,407
Community Centres	1,563	1,488	2,325	2,692	Parking Fines	4,458	5,749	6,920	8,150
Currawong State Park	284	285	290	440	Other Fines	537	446	647	634

Operational Plan and Budget 2023/24

132 Income

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000		Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000
Other Revenues					Interest and Investment Revenue				
Recycling Income (Domestic)	629	631	697	660	Interest on Overdue Rates & Annual Charges	227	379	369	456
Sale of Inventories	870	853	1,062	1,061	Interest on Cash and Investments	1,136	859	5,898	6,005
Other Revenues - Kimbriki	2,853	3,967	3,741	3,852	Interest and Investment Revenue	1,363	1,238	6,268	6,461
Other Revenues	1,387	6,167	2,499	1,937	Other Income				
Other Revenues	14,994	22,342	19,567	20,788	Rental Income - Investment Properties	204	246	273	292
Grants and Contributions – Operating					Rental Income - Leased Council Properties	5,883	6,153	6,152	6,150
Operational Grants - General Purpose (untied)	7,949	10,779	6,614	8,625	Investments at fair value through profit and loss	67	17	12	-
Operational Grants - Specific Purpose (tied)	8,933	14,874	17,320	19,166	Investment properties at fair value through profit and loss	-	320	-	-
Operational Contributions - Other Contributions	2,578	1,512	1,883	1,769	Other Income	6,154	6,736	6,436	6,442
Grants and Contributions – Operating	19,460	27,165	25,816	29,560	Gain / (loss) on Disposal of Assets				
Grants and Contributions – Capital					Proceeds from Disposal - Plant & Equipment	2,276	1,995	1,427	2,675
Capital Grants - Specific Purpose (tied)	14,456	26,112	27,796	19,044	WDV - Plant & Equipment	(892)	(492)	(969)	(2,280)
Capital Contributions - Developer Contributions	7,625	14,905	9,257	6,342	WDV Infrastructure	(567)	(1,779)	-	-
Non-Cash Capital Contributions - Developer Contributions	451	-	-	-	WDV - Property	(2,659)	(503)	-	-
Capital Contributions - Other Contributions	3,644	2,934	3,893	765	Proceeds from Disposal - Property	263	1,739	-	-
Non-Cash Capital Contributions - Other Contributions	369	-	-	-	Gain / (loss) on Disposal of Assets	(1,579)	960	457	395
Grants and Contributions – Capital	26,544	43,951	40,946	26,150	Income from Continuing Operations	364,209	408,057	422,727	433,165

Delivery Program 2023 - 2027

Operational expenditure

133

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000		Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000
Employee Benefits and On-Costs					Cleaning	(7,180)	(6,898)	(6,606)	(6,924)
Salaries and Wages	(112,604)	(113,894)	(119,282)	(126,168)	Consultancy	(389)	(386)	(468)	(449)
Kimbriki Salaries and Oncosts	(4,734)	(4,579)	(5,019)	(5,345)	Councillors' (include. Mayor) Expenses	(50)	(136)	(219)	(153)
Employee Termination Costs	(743)	(524)	-	-	Councillors' Fees	(456)	(465)	(531)	(545)
Employee Leave Entitlements (ELE)	(12,081)	(8,082)	(13,100)	(13,875)	Election Expenses	-	(1,371)	-	-
Superannuation	(12,610)	(12,901)	(14,243)	(15,726)	Electricity, Heating & Water	(4,503)	(4,110)	(5,507)	(5,419)
Workers' Compensation Insurance	(2,472)	(945)	(2,799)	(2,934)	Environment & Floodplain Management	(2,373)	(3,645)	(3,289)	(5,505)
Fringe Benefit Tax (FBT)	(677)	(723)	(846)	(861)	External Roadwork	(4,364)	(6,249)	(13,102)	(13,612)
Capitalised Employee Costs	6,803	7,087	7,938	7,957	Golf Course & Driving Range	(1,158)	(1,313)	(1,218)	(1,322)
Employee Benefits and On-Costs	(139,117)	(134,560)	(147,351)	(156,952)	Insurance	(3,020)	(3,452)	(3,786)	(4,086)
Borrowing Costs					IT & Communications	(11,863)	(9,555)	(11,987)	(18,076)
Interest on Loans	(1,052)	(827)	(797)	(724)	Kimbriki Waste & Recycling Centre	(16,048)	(16,632)	(15,849)	(16,717)
Interest on Leases	(317)	(288)	(251)	(241)	Land Use Planning	(1,190)	(1,002)	(1,133)	(808)
Amortisation of Discounts and Premiums	(1,236)	(1,510)	(1,568)	(1,628)	Legal Fees - Other	(8,389)	(1,210)	(1,511)	(1,529)
Borrowing Costs	(2,605)	(2,624)	(2,616)	(2,593)	Legal Fees - Planning & Development	(2,336)	(1,044)	(1,379)	(1,384)
Materials and Services					Lifeguard Services	(1,405)	(1,442)	(1,460)	(1,540)
Agency Personnel	(2,832)	(2,866)	(3,194)	(2,586)	Maintenance & Servicing	(6,158)	(5,889)	(5,215)	(5,401)
Audit Fees	(222)	(247)	(231)	(255)	Management Fees	(1,692)	(1,917)	(2,422)	(2,326)
Bank Charges	(498)	(575)	(679)	(787)	Materials and Services - Other	(3,808)	(3,347)	(4,631)	(5,110)
Bush Regeneration	(4,108)	(4,450)	(5,017)	(5,154)	Mayoral Fee	(89)	(90)	(96)	(106)
					NSW Revenue Fine Processing Fees	(552)	(828)	(847)	(1,286)

Operational Plan and Budget 2023/24

134 Operational expenditure

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000		Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000
Parking	(672)	(667)	(781)	(1,002)	Depreciation - Recreational and Other Infrastructure	(6,045)	(5,595)	(6,829)	(7,407)
Performance & Events	(1,325)	(2,166)	(2,065)	(2,009)	Depreciation - Other	(13,524)	(12,159)	(11,836)	(11,931)
Plant & Vehicle	(2,167)	(2,442)	(2,688)	(2,843)	Amortisation - Asset Remediation	(780)	(718)	(718)	(718)
Printing, Postage & Stationery	(1,245)	(1,057)	(1,446)	(1,378)	Amortisation - Right of Use Assets	(1,357)	(1,366)	(1,271)	(1,266)
Raw Materials & Consumables	(4,114)	(4,010)	(4,154)	(4,525)	Depreciation, Amortisation and Impairment	(47,407)	(45,507)	(47,405)	(49,646)
Recreation & Sportsfields	(7,801)	(7,608)	(8,187)	(7,939)	Other Expenses				
Stormwater	(824)	(883)	(810)	(830)	Planning Levy	(681)	(691)	(704)	(728)
Street Lighting	(2,615)	(2,444)	(2,501)	(2,600)	Waste Levy	(7,985)	(8,526)	(8,783)	(9,889)
Tree Works	(3,501)	(5,612)	(3,636)	(3,764)	Emergency Services Levy	(7,369)	(6,416)	(7,785)	(8,050)
Waste Collection	(16,325)	(17,077)	(18,397)	(19,576)	Crown Land Levy	(106)	(122)	(150)	(165)
Waste Disposal & Processing	(15,892)	(12,370)	(16,848)	(19,895)	Donations, Contributions and Assistance to Orgs	(8,141)	(4,830)	(3,656)	(1,487)
Training Costs	(776)	(693)	(1,087)	(1,101)	Land Tax	(384)	(329)	(397)	(426)
Valuation Fees	(458)	(477)	(476)	(501)	Impairment of Receivables	(115)	(55)	(81)	(81)
Other Contracts	(8,071)	(6,143)	(5,425)	(4,735)	Other Expenses	(24,781)	(20,969)	(21,554)	(20,824)
Capitalised Costs	259	-	-	-	Expenses from Continuing Operations	(364,118)	(346,427)	(377,802)	(403,790)
Materials and Services	(150,209)	(142,766)	(158,876)	(173,775)	Net operating result - Surplus / (Deficit)	91	61,630	48,356	29,376
Depreciation, Amortisation and Impairment					Net operating result before capital grants and contributions - Surplus / (Deficit)	(26,453)	17,679	7,410	3,226
Depreciation - Buildings	(8,552)	(7,972)	(8,981)	(9,796)					
Depreciation - Roads	(10,403)	(10,782)	(11,434)	(12,132)					
Depreciation - Stormwater	(6,744)	(6,916)	(6,336)	(6,395)					

Delivery Program 2023 - 2027

Statement of Financial Position

135

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
ASSETS: Current assets							
Cash and cash equivalents	6,199	10,661	6,552	6,709	6,876	7,061	7,262
Investments	147,311	135,751	138,052	103,526	99,698	97,843	109,154
Receivables	15,421	15,993	24,936	25,115	25,577	25,982	26,401
Inventories	403	378	397	410	421	431	442
Prepayments	1,572	2,028	2,975	3,076	3,153	3,232	3,313
Total current assets	170,906	164,811	172,912	138,836	135,724	134,549	146,572
ASSETS: Non-current assets							
Investments	779	826	760	786	805	826	846
Receivables	1,136	1,087	1,007	1,008	1,049	1,082	1,114
Infrastructure, property, plant and equipment	5,072,703	5,062,151	5,413,445	5,569,895	5,670,799	5,775,847	5,877,248
Investment property	5,835	5,835	6,155	6,475	6,795	7,115	7,435
Right of use assets	11,289	10,475	7,732	6,470	5,209	3,947	2,686
Other	4	-	-	-	-	-	-
Total non-current assets	5,091,746	5,080,374	5,429,098	5,584,634	5,684,657	5,788,817	5,889,328
Total Assets	5,262,652	5,245,185	5,602,010	5,723,470	5,820,381	5,923,366	6,035,900

136 Statement of Financial Position

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
LIABILITIES: Current liabilities							
Payables	40,055	44,606	41,113	41,653	42,232	42,753	43,332
Contract Liabilities	15,782	26,546	22,304	4,002	2,661	2,746	2,826
Lease Liabilities	1,230	1,269	1,231	1,269	1,307	1,347	1,388
Borrowings	5,137	5,033	3,206	2,121	1,787	743	789
Employee benefit provisions	35,315	37,044	35,553	37,078	38,228	39,413	40,636
Provisions	560	762	759	792	817	1,014	916
Total current liabilities	98,079	115,260	104,166	86,914	87,031	88,016	89,887
LIABILITIES: Non-current liabilities							
Payables	250	200	100	50	-	-	-
Contract Liabilities	6,580	9,815	6,636	5,125	5,037	4,949	4,860
Lease Liabilities	10,211	9,474	6,941	5,673	4,365	3,018	1,630
Borrowings	22,319	17,293	9,377	7,257	5,470	4,727	3,938
Employee benefit provisions	2,225	2,432	761	794	819	844	871
Provisions	37,439	44,150	46,325	48,217	50,153	51,995	54,043
Total non-current liabilities	79,024	83,364	70,141	67,115	65,844	65,533	65,342
Total liabilities	177,103	198,624	174,307	154,030	152,875	153,550	155,229
Net assets	5,085,549	5,046,561	5,427,703	5,569,441	5,667,506	5,769,817	5,880,671

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	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
EQUITY							
Accumulated Surplus	4,867,395	4,867,332	5,065,155	5,091,834	5,101,386	5,112,268	5,128,827
IPP&E Revaluation Surplus	218,154	179,229	362,548	477,607	566,120	657,549	751,843
Total Equity	5,085,549	5,046,561	5,427,703	5,569,441	5,667,506	5,769,817	5,880,671

138 Statement of Cashflows

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Cash flows from operating activities: Receipts							
Rates and annual charges	218,524	226,388	234,883	246,334	257,717	265,713	273,233
User charges and fees	82,123	84,291	98,583	100,976	103,665	106,264	108,571
Interest received	2,123	1,182	6,212	6,532	5,013	4,992	4,628
Grants and contributions	58,012	56,649	54,170	36,027	28,896	28,813	30,168
Bonds, deposits and retentions received	7,356	7,098	8,729	7,098	7,098	7,098	7,098
Other	37,697	45,656	42,429	43,593	41,248	41,903	41,701
Cash flows from operating activities: Payments							
Payments to employees	(134,939)	(137,235)	(148,211)	(155,373)	(160,926)	(166,685)	(171,889)
Payments for materials and services	(164,584)	(156,463)	(168,264)	(187,913)	(185,125)	(185,447)	(182,567)
Borrowing costs	(1,429)	(1,142)	(1,075)	(965)	(660)	(524)	(415)
Bonds, deposits and retentions refunded	(6,416)	(5,466)	(5,466)	(7,098)	(7,098)	(7,098)	(7,098)
Other	(28,449)	(30,930)	(25,134)	(20,556)	(20,969)	(21,507)	(21,958)
Net Cash flows from operating activities	70,018	90,028	96,854	68,655	68,859	73,522	81,473
Cash flows from investing activities: Receipts							
Sale of investments	367,193	338,038	332,000	334,500	303,809	301,835	295,468
Proceeds from sale of PPE	2,539	3,734	1,427	2,675	2,662	3,238	3,236

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Cash flows from investing activities: Payments							
Purchase of investment securities	(355,613)	(352,829)	(319,427)	(300,000)	(300,000)	(300,000)	(306,800)
Payments for PPE	(73,150)	(76,755)	(104,751)	(101,118)	(71,688)	(75,228)	(70,998)
Net Cash flows from investing activities	(59,031)	(87,812)	(90,751)	(63,944)	(65,218)	(70,156)	(79,093)
Cash flows from financing activities: Receipts							
Proceeds from borrowings	-	-	-	-	-	-	-
Cash flows from financing activities: Payments							
Repayment of borrowings	(5,130)	(5,018)	(4,724)	(3,206)	(2,121)	(1,787)	(743)
Lease liabilities (principal repayments)	(1,241)	(1,269)	(1,261)	(1,228)	(1,231)	(1,269)	(1,307)
Dividends paid to minority interest	(154)	(38)	(118)	(120)	(123)	(126)	(129)
Net Cash flows from financing activities	(6,525)	(6,325)	(6,104)	(4,554)	(3,475)	(3,181)	(2,179)
Net change in cash and cash equivalents	4,462	(4,109)	0	157	167	185	201
Cash and cash equivalents at beginning of year	6,199	10,661	6,552	6,552	6,709	6,876	7,061
Cash and cash equivalents at end of year	10,661	6,552	6,552	6,709	6,876	7,061	7,262
Investments at year end	136,577	151,385	138,812	104,312	100,503	98,668	110,000
Cash, cash equivalents and investments at end of year	147,238	157,937	145,364	111,021	107,379	105,729	117,262
Net change in cash, cash equivalents and investments	-	10,699	(12,573)	(34,343)	(3,642)	(1,650)	11,533

140 Cash and Investments Statement

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Total Cash and Investments	147,238	157,937	145,364	111,021	107,379	105,729	117,262
Represented by: Externally restricted							
Developer Contributions	29,542	36,457	36,163	22,206	18,272	13,941	17,516
Unexpended Grants - not tied to liability	262	566	-	-	-	-	-
Domestic Waste Management	364	3,401	5,336	6,433	7,304	9,726	12,878
Other externally restricted reserves	604	722	600	816	1,037	1,266	390
Total Externally Restricted	30,771	41,146	42,099	29,454	26,613	24,933	30,784
Represented by: Internally Restricted							
Deposits, Retentions & Bonds	13,749	15,380	15,380	15,380	15,380	15,380	15,380
Employee Leave Entitlement	7,633	7,026	7,026	7,026	7,277	7,534	7,797
Kimbriki Landfill Remediation	12,153	13,597	15,764	17,883	20,479	23,239	25,848
Unexpended Grants - tied to liability	34,095	28,600	26,901	7,145	5,803	5,893	5,962
Other	15,769	15,582	14,453	12,719	11,348	10,439	11,265
Total Internally Restricted	83,399	80,184	79,524	60,152	60,287	62,484	66,252
Total Restricted Cash	114,170	121,330	121,623	89,606	86,900	87,417	97,035
Total Unrestricted Cash	33,068	36,607	23,741	21,415	20,479	18,312	20,227

Capital Budget Statement

141

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Capital Funding							
Working Capital	7,508	7,785	17,852	5,593	4,086	4,222	404
Depreciation	23,569	22,098	39,135	36,896	38,238	42,876	45,297
Capital grants and contributions							
Grants and contributions	19,194	29,262	28,408	19,808	3,942	1,913	1,913
Externally restricted reserves							
Developer contributions	10,094	8,038	10,518	21,008	11,558	9,280	5,310
Domestic Waste	-	-	-	-	-	-	-
Other	1,207	1,797	2,338	1,967	1,956	1,945	3,045
Internally restricted reserves							
Merger savings fund	1,375	1,893	952	625	-	-	-
Other	8,718	4,005	4,115	3,999	3,943	5,834	6,687
Income from sale of assets							
Plant and equipment	2,276	1,995	1,427	2,675	2,662	3,238	3,236
Total funding	73,941	76,872	104,744	92,570	66,385	69,308	65,892

142 Capital budget statement cont.

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Projected 2024/25 \$'000	Projected 2025/26 \$'000	Projected 2026/27 \$'000
Capital Expenditure							
Buildings	16,107	21,091	17,883	17,529	12,075	10,062	10,216
Community Land	2,954	-	-	-	-	-	-
Furniture & Fittings	115	730	111	169	36	36	36
Land Improvements	-	-	14,462	5,439	2,144	4,561	740
Land Under Roads	159	-	-	-	-	-	-
Library Books	1,361	868	684	818	899	850	870
Office Equipment	1,042	1,995	3,390	2,096	2,210	2,606	2,494
Open Space / Recreational	10,116	9,387	14,564	22,480	10,243	12,007	8,700
Other Assets	43	696	644	625	-	-	-
Other Structures	2,074	3,419	5,749	3,431	2,523	1,630	502
Plant & Equipment	5,039	3,545	5,244	6,731	6,529	9,150	9,998
Road, Bridges & Footpaths	24,852	26,574	31,282	23,773	20,191	17,968	20,949
Stormwater Drainage	6,111	5,505	9,420	8,356	8,407	9,649	9,979
Swimming Pools	1,007	345	1,311	1,124	1,130	791	1,410
Tip Asset	2,960	2,718	-	-	-	-	-
Total expenditure	73,941	76,872	104,744	92,570	66,385	69,308	65,892

Statement of performance measures

2.4% Rate Increase Scenario 143

	OLG Benchmark	Result 2020/21	Result 2021/22	Forecast 2022/23	Budget 2023/24	Projected 2024/25	Projected 2025/26	Projected 2026/27
Budget Performance								
Operating Performance Ratio	> 0%	(7.3%)	4.5%	1.8%	0.7%	(0.3%)	0.6%	1.4%
measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.		✗	✓	✓	✓	✗	✓	✓
Own Source Operating Revenue Ratio	> 60%	87.4%	82.5%	84.3%	87.1%	92.8%	93.3%	93.2%
measures fiscal flexibility. It is the degree of reliance on external funding sources.		✓	✓	✓	✓	✓	✓	✓
Operational Liquidity								
Unrestricted Current Ratio	> 1.5x	1.69x	1.90x	1.94x	2.22x	2.25x	2.25x	2.32x
represents a council's ability to meet short-term obligations as they fall due.		✓	✓	✓	✓	✓	✓	✓
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	< 5%	3.9%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%
expressed as a percentage of total rates and charges available for collection in the financial year.		✓	✓	✓	✓	✓	✓	✓
Cash Expense Cover Ratio	> 3mths	5.1mths	5.6mths	4.9mths	3.6mths	3.4mths	3.3mths	3.7mths
liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash inflow.	N/A	✓	✓	✓	✓	✓	✓	✓

Operational Plan and Budget 2023/24

144 Statement of performance measures (continued)

2.4% Rate Increase Scenario

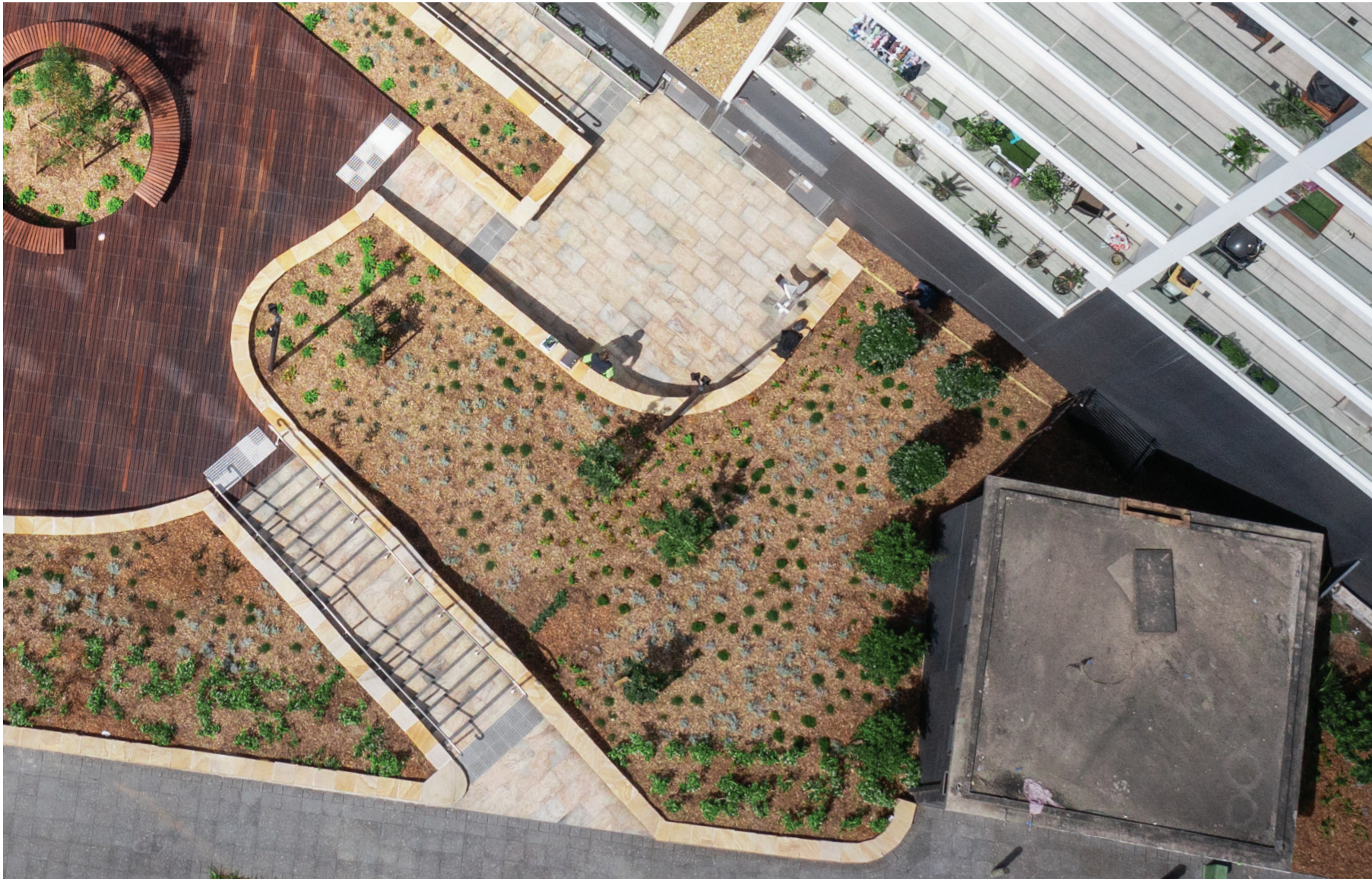
	OLG Benchmark	Result 2020/21	Result 2021/22	Forecast 2022/23	Budget 2023/24	Projected 2024/25	Projected 2025/26	Projected 2026/27
Liability and Debt Management								
Debt Service Cover Ratio	> 2x	2.8x	7.3x	7.8x	9.6x	11.6x	13.9x	20.7x
measures the availability of operating cash to service loan repayments.		✓	✓	✓	✓	✓	✓	✓
Asset Management								
Building and Infrastructure Renewals Ratio	> 100%	117.2%	112.7%	127.3%	107.3%	100.6%	104.0%	107.9%
assesses the rate at which these assets are being renewed against the rate at which they are depreciating.		✓	✓	✓	✓	✓	✓	✓
Infrastructure Backlog Ratio	< 2%	1.50%	1.53%	1.32%	1.25%	1.21%	1.18%	1.14%
ratio shows what proportion the infrastructure backlog is against the total net carrying amount of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓
Asset Maintenance Ratio	> 100%	106.5%	100.6%	100.5%	100.5%	100.5%	100.5%	100.5%
ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing.		✓	✓	✓	✓	✓	✓	✓
Cost to bring assets to agreed service level	N/A	1.24%	1.26%	1.09%	1.04%	1.01%	0.98%	0.95%
ratio shows what proportion the infrastructure backlog is against the total gross replacement cost of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓



Operational Plan and Budget 2023/24



Delivery Program 2023 - 2027



Operational Plan and Budget 2023/2024

148 Consolidated new works

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Environment and sustainability								
	Coastal protection works								
G2	Collaroy-Narrabeen coastal protection works	1,000	500	-	-	500	-	-	-
	Stormwater program								
G2	Planned stormwater new works	1,967	-	1,967	-	-	1,956	1,945	1,935
	Total new works - Environment and sustainability	2,967	500	1,967	-	500	1,956	1,945	1,935
	Kimbriki Resource Recovery Centre								
	Kimbriki improvements								
G4	Kimbriki clean water diversion system	1,700	1,700	-	-	-	-	-	-
G4	Kimbriki gas capture system	75	75	-	-	-	75	75	75
G4	Kimbriki future cell development	3,064	3,064	-	-	-	1,469	3,886	65
	Total new works - Kimbriki Resource Recovery Centre	4,839	4,839	-	-	-	1,544	3,961	140
	Community, arts and culture								
	Community centre improvements								
G7 G12	Warriewood Valley Community Centre	10,343	3,037	-	7,306	-	2,989	515	-
	Cultural improvements								
G7 G12	Coast walk - art trail	625	-	625	-	-	-	-	-
	Total new works - community, arts and culture	10,967	3,037	625	7,306	-	2,989	515	-

Delivery Program 2023 - 2027

Consolidated new works cont.

149

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Library services								
	Community space and learning								
G7 G12	Library local priority grant purchases	169	-	-	-	169	36	36	36
	Total new works - library services	169	-	-	-	169	36	36	36
	Parks and recreation								
	Foreshore and building improvements								
G12	Freshwater Beach masterplan implementation	1,200	-	-	1,200	-	500	800	-
G12	Manly Life Saving Club	400	400	-	-	-	-	-	-
G12	Clontarf masterplan implementation	200	-	-	200	-	500	1,500	-
G12	Warriewood Beach foreshore upgrades	306	-	-	-	306	-	-	-
	Playground improvements								
G12	Trafalgar Park, Newport playground upgrade	160	-	-	160	-	-	-	-
G12	Parkes Reserve, Collaroy Plateau playground	-	-	-	-	-	-	-	150
G12	Fielding Reserve, Collaroy new playground	50	-	-	50	-	-	-	-
G12	Outdoor Gyms - Dee Why and Manly Beach	-	-	-	-	-	330	-	-
	Recreational trails								
G12 G16	McKillop Park, Freshwater boardwalk	1,400	-	-	-	1,400	-	-	-
G12 G16	Manly Dam boardwalk	1,800	-	-	-	1,800	-	-	-
G12 G16	Manly Dam mountain bike trail upgrade	1,000	-	-	1,000	-	-	-	-

Operational Plan and Budget 2023/2024

150 Consolidated new works cont.

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Reserves and parks improvements								
G12	Warriewood Valley - public space and recreation	100	-	-	100	-	220	3,880	-
G12	Reserve - new pathway and lighting program	-	-	-	-	-	-	-	300
G12	Frenchs Forest Precinct park upgrades	5,258	-	-	-	5,258	-	-	-
G12	Lynne Czimmer Park, Warriewood new park	1,324	-	-	1,324	-	-	-	-
G12	Beverly Job Reserve, Narraweena youth space	200	-	-	200	-	-	-	-
G12	Governor Phillip Reserve masterplan implementation	-	-	-	-	-	-	100	750
G12	North Narrabeen Reserve masterplan implementation	-	-	-	-	-	-	-	110
G12	Catherine Park, Scotland Island	-	-	-	-	-	-	-	300
G12	Ivanhoe Park, Manly	-	-	-	-	-	-	-	500
	Sportsgrounds improvements								
G12	Sports club capital assistance program	100	100	-	-	-	100	100	100
G12	All weather sportsfields upgrades	-	-	-	-	-	-	-	200
G12	Warringah Recreation Centre, North Manly upgrades	3,026	226	-	1,800	1,000	4,003	-	-
G12	Aquatic Reserve, Frenchs Forest sportsfield lighting	50	-	-	50	-	-	-	-
G12	Seaforth Bike Park	30	-	-	30	-	500	-	-
G12	Frenchs Forest and Killarney Oval, Killarney Heights half courts	129	-	-	129	-	200	-	-

Consolidated new works cont.

151

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Town centre and village upgrades								
G11 G15	Commercial centre upgrade program	-	-	-	-	-	-	1,000	1,000
G11 G16	Triangle Park North - Dee Why Town Centre	1,200	-	-	1,200	-	-	-	-
	Total new works - parks and recreation	17,932	726	-	7,443	9,763	6,353	7,380	3,410
	Economic development, events and engagement								
	Town and village centre activations								
G12	Manly laneways	-	-	-	-	-	-	-	650
G12	Avalon Place Plan implementation	550	-	-	550	-	800	-	-
	Total new works Economic development, events and engagement	550	-	-	550	-	800	-	650
	Transport, traffic and active travel								
	Active travel – cycleways and footpaths								
G16	New footpaths	1,500	-	-	1,500	-	1,500	500	500
G16	Connecting Communities - footpaths programs	600	-	-	-	600	-	-	-
G16	Connecting Communities - cycleways program	4,800	-	-	-	4,800	-	-	-
G16	Shared path from Blaine Stop to Boondah Rd	164	-	-	164	-	-	-	-
G16 G17	Queenscliff Headland access ramp	600	-	-	-	600	-	-	-
G16 G17	Dee Why Beach secure bike storage	55	-	-	55	-	-	-	-

152 Consolidated new works cont.

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Road and related infrastructure upgrades								
G17	New traffic facilities	1,100	-	-	1,100	-	700	800	800
G17	Scotland Island roads and drainage improvements	153	153	-	-	-	157	161	164
G17	Warriewood Valley – traffic and transport infrastructure	1,200	-	-	1,200	-	3,000	500	500
G17	Church Point - New infrastructure	994	-	-	994	-	863	-	-
G17	Kerb and gutter new works	300	-	-	300	-	300	200	200
G17	Traffic Facility Delivery - accelerated	200	-	-	-	200	-	-	-
	Wharf upgrades								
G17	Church Point commuter wharf expansion	50	-	-	50	-	260	-	-
	Total new works - Transport, traffic and active travel	11,716	153	-	5,363	6,200	6,779	2,161	2,164
	Property and facilities								
	Public amenities improvements								
G12	West Esplanade, Manly accessible amenity	46	-	-	46	-	286	-	-
G12	Freshwater Beach amenities	300	-	-	300	-	900	-	-
	Total new works - Property and facilities	346	-	-	346	-	1,186	-	-

Consolidated renewal works

153

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Environment and sustainability								
	Stormwater program								
G2	Planned stormwater renewal works	5,345	5,345	-	-	-	5,344	6,571	6,886
G2	Reactive stormwater renewal works	948	948	-	-	-	1,006	1,029	1,053
G2	Gross pollutant trap renewal works	96	96	-	-	-	102	104	106
	Water and energy saving initiatives								
G4 G5	Energy Savings Initiatives Program	298	298	-	-	-	113	321	329
G4 G5	Water saving and re-use initiatives	71	71	-	-	-	25	77	79
	Total renewal works - Environment and sustainability	6,758	6,758	-	-	-	6,589	8,102	8,453
	Waste and cleansing								
	Plant and equipment								
G11 G20	Public place bin enclosures	100	100	-	-	-	100	100	100
	Total renewal works - waste and cleansing	100	100	-	-	-	100	100	100

154 Consolidated renewal works cont.

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Kimbriki Resource Recovery Centre								
	Kimbriki improvements								
G4	Kimbriki vehicles	135	135	-	-	-	-	151	145
G4	Kimbriki renewal program	600	600	-	-	-	600	600	600
G4	Kimbriki other	72	72	-	-	-	74	77	79
	Total renewal works - Kimbriki Resource Recovery Centre	807	807	-	-	-	674	828	824
	Community, arts and culture								
	Community centre improvements								
G12	Community buildings works program	154	154	-	-	-	544	1,407	1,647
G12	Community centres minor works program	162	162	-	-	-	165	168	172
	Cultural improvements								
G12	Glen Street Theatre - renewal works	250	250	-	-	-	600	150	150
	Total renewal works - Community, arts and culture	566	566	-	-	-	1,309	1,725	1,969
	Children's services								
	Children's services								
G12 G9	Children's centres works program	165	165	-	-	-	166	166	170
	Total renewal works - Children's services	165	165	-	-	-	166	166	170

Consolidated renewal works cont.

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CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Economic development, events and engagement								
	Town and village centre activations								
G11	Balgowlah commercial centre renewal	-	-	-	-	-	-	-	460
	Total renewal works - Economic development, events and engagement	-	-	-	-	-	-	-	460
	Library services								
	Community space and learning								
G9	Library books - replacement	818	818	-	-		899	850	870
	Library upgrades								
G12	Library buildings works program	160	160	-	-		160	161	169
	Total renewal works - Library services	978	978	-	-		1,059	1,011	1,039
	Parks and recreation								
	Foreshore and building improvements								
G12	Foreshores renewal program	869	869	-	-	-	988	2,060	2,630
G12	Rockpool renewal program	603	403	-	-	-	643	741	910
G12	Dinghy storage	40	40	-	-	-	40	40	40
G12	Tidal pools refurbishment	589	589	-	-	-	487	50	500
G12	Surf Life Saving Club minor renewal works	1,000	1,000	-	-	-	900	900	1,000

156 Consolidated renewal works cont.

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
G12	Surf Life Saving Club major renewal fund	-	-	-	-	-	1,300	1,000	1,000
G12	South Collaroy foreshore renewal	1,000	-	-	-	1,000	-	-	-
G12	Bayview Seawall and Path	599	300	-	-	299	-	-	-
	Playground improvements								
G12	Playground renewal program	751	751	-	-	-	755	773	1,033
	Recreational trails								
G12	Recreational trails renewal program	284	284	-	-	-	203	430	420
	Reserves and parks improvements								
G12	Reserves renewal program	506	506	-	-	-	518	634	662
	Sportsgrounds improvements								
G12	Sportsfield renewal program	775	775	-	-	-	1,425	1,730	1,545
	Town centre and village upgrades								
G12	Commercial centre renewal	367	367	-	-	-	600	614	818
	Total renewal works - Parks and recreation	7,314	6,015	-	-	1,299	7,860	8,971	10,558

Consolidated renewal works cont.

157

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Property and facilities								
	Aquatic centre improvements								
G12	Warringah Aquatic Centre renewal works	90	90	-	-	-	160	171	175
G12	Manly Aquatic Centre renewal works	135	135	-	-	-	166	216	221
	Cemetery works								
G20	Mona Vale Cemetery works program	150	-	150	-	-	150	150	150
	Civic building and compliance works								
G5 G6	Operational buildings works program	150	150	-	-	-	500	500	550
G5 G12	Sport buildings works program	1,194	1,194	-	-	-	1,138	1,325	1,390
G5 G12	Beach buildings works program	302	302	-	-	-	155	407	410
G5 G9	Disability access compliance works (DDA)	150	150	-	-	-	150	215	250
G5 G9 G12	Building Code of Australia compliance works (BCA)	201	201	-	-	-	-	254	255
G5 G12	Sydney Lakeside Holiday Park, North Narrabeen renewal works	400	400	-	-	-	300	300	300
G5 G12	Pittwater Golf Driving Range, Warriewood renewal works	150	150	-	-	-	150	150	150
G5 G6	Cromer Depot improvement plan works	-	-	-	-	-	150	150	150
	Emergency buildings program								
G2 G8	Emergency buildings works program	150	150	-	-	-	150	150	150
	Public amenities improvements								
G8 G12	Public amenities works program	1,307	1,307	-	-	-	959	1,410	1,550
	Total renewal works - Property and facilities	4,380	4,230	150	-	-	4,127	5,397	5,700

Operational Plan and Budget 2023/24

158 Consolidated renewal works cont.

CSP	Project	2023/24 Funding Source					Forecast		
		Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Transport, traffic and active travel								
	Active travel – cycleways and footpaths								
G16	Footpath renewal works	1,458	1,458	-	-	-	1,548	1,585	1,771
	Car parks and parking stations								
G16	Car park renewal works	240	240	-	-	-	286	390	832
G16	Multi storey car park renewal works	100	100	-	-	-	100	100	100
	Plant and fleet								
G16	Major plant renewal	2,248	-	2,248	-	-	2,058	3,961	4,977
G16	Light fleet renewal	4,276	-	4,276	-	-	4,396	4,961	4,797
	Road and related infrastructure upgrades								
G16	Bus stop renewal works	89	89	-	-	-	94	-	112
G16	Kerb and gutter renewal works	1,334	1,334	-	-	-	1,292	1,399	1,957
G16	Retaining wall renewal works	1,105	1,105	-	-	-	1,114	1,057	1,107
G16	Road resheeting program	7,607	5,730	-	-	1,877	7,882	8,640	9,898
G16	Bridge renewal works	415	415	-	-	-	818	1,022	80
	Wharf upgrades								
G16	Wharves works program	1,047	1,047	-	-	-	1,060	1,290	162
	Total renewal works - Transport, traffic and active travel	19,918	11,518	6,524	-	1,877	20,649	24,405	25,792

Consolidated renewal works cont.

159

		2023/24 Funding Source					Forecast		
CSP	Project	Budget 2023/24 \$'000	General \$'000	Reserves \$'000	Dev Contri \$'000	Grants \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
	Corporate support services								
	IT improvements								
G20	IT infrastructure - replacements	638	638	-	-	-	517	668	512
G20	Computers, laptops and mobile devices - replacements	1,458	1,458	-	-	-	1,693	1,938	1,983
	Total renewal works - Corporate support services	2,096	2,096	-	-	-	2,210	2,606	2,494



Draft Fees and Charges 2023/24



Fees and Charges 2023/24

Fees and Charges are established in accordance with [Northern Beaches Council's adopted Pricing Policy](#). The Policy provides a transparent, consistent, and equitable approach to the setting of fees and charges for services delivered by the Council.

A principles-based approach to the pricing of services is applied to balance recovering the cost of providing a service from users proportionate to its broader community benefit along with recognising competitive neutrality and legislative obligations. These principles are:

1. Financially sustainable
2. Recognise the importance of the service to the community
3. Recognise competitive neutrality obligations
4. Compliant with legislation
5. Consistent, transparent, efficient to administer and regularly reviewed

Informed by these principles, we determine an appropriate pricing methodology that is consistent with the level of individual and community benefit of the service. This pricing basis is shown against each fee and charge in this booklet and described in the following table.

Pricing Basis

Pricing Basis	Description
Full Cost Recovery	Council recovers all direct and indirect costs of the service (including depreciation of assets employed).
Partial Cost Recovery	Council recovers less than the full cost (as defined above) – the reasons for this may include broader community service benefits.
Legislative Requirements	Price of the service is determined by legislation and dependent on price may or may not recover the full cost.
Market Based Pricing	The price of the service is determined by examining alternative prices of surrounding service providers (this also may or may not recover the full cost). e.g., Children's Services and Glen Street Theatre.
Zero Cost Recovery	Some services may be provided free of charge and the whole cost determined as a community service or a class of public good.
Rate of Return	This would include Full Cost Recovery as defined above in addition to a profit margin to factor in a return to Council for assets employed or to provide an incentive to encourage compliant behaviour.

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Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Finance					
Bank Fees					
Dishonoured payments	per instance	Bank Fee Charged	Bank Fee Charged	No	Full Cost Recovery
Bond Refund Administration Fee					
A fee of \$50 will apply to the interest to be paid on all bonds refunded by Council except for retention bonds. Where interest earned on a bond is not enough to meet the fee, it will be accepted in full satisfaction of the fee. Any amount of interest above \$50 will be refunded with the bond. To contribute towards the cost of the management of bonds.	per Bond refund	\$50.00	\$50.00	No	Partial Cost Recovery
Payment Card Fees					
Payment card transaction and processing surcharge, with the exception of Children's Services.	transactional value	0.50% payment cards	0.50% payment cards	No	Partial Cost Recovery
Rates - Section 603 Certificate					
Additional Urgency fee – Within 24 hours (working days only)	per certificate	\$55.00	\$60.00	No	Full Cost Recovery
Application Fee – Standard processing 1 to 3 working days	per certificate	\$90.00	\$95.00	No	Legislative Requirements (Regulatory)
Tender Documentation Download					
Fee charged for downloading tender documents from the electronic tender portal for works, service and consultancy contracts with expected value of more than \$250,000	each	\$120.00	\$127.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Strategy and Performance					
Fee Reduction or Waiver					
Fee reduction for exceptional circumstances, where the fee is considered unreasonable or inappropriate	each	up to 100% of the fee	up to 100% of the fee	No	Free (Zero Cost Recovery)
Fee reduction for financial hardship	each	up to 100% of the fee	up to 100% of the fee	No	Free (Zero Cost Recovery)
One-off venue hire for event that delivers broad community benefit	each	up to 100% of the fee	up to 100% of the fee	No	Free (Zero Cost Recovery)
Provision of services to one-off event that delivers broad community benefit	each	up to 100% of the fee	up to 100% of the fee	No	Free (Zero Cost Recovery)
Digital and IT					
Application for Access to Information – Government Information (Public Access) Act					
Application fee for Formal Requests	per application	\$30.00	\$30.00	No	Legislative Requirements (Regulatory)
Application fee for Informal Requests	per application	Zero	Zero	No	Legislative Requirements (Regulatory)
Internal review	per application	\$40.00	\$40.00	No	Legislative Requirements (Regulatory)
Processing fee	per hour	\$30.00	\$30.00	No	Legislative Requirements (Regulatory)
Processing fee for Formal Requests – discounted rate for financial hardship	per hour	\$15.00	\$15.00	No	Legislative Requirements (Regulatory)
Processing fee for Formal Requests – discounted rate for special benefit to the community	per hour	\$15.00	\$15.00	No	Legislative Requirements (Regulatory)
Processing fee for Personal Information applications	first twenty hours	Zero	Zero	No	Legislative Requirements (Regulatory)
Providing information on CD	per application	\$16.20	Deleted Fee	No	Market Based Pricing
Providing information on USB	per application	\$21.70	Deleted Fee	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Geographic Information System (GIS)					
Airborne laser scanning derived data - over 1,000m2 or part thereof	each	\$1,085.00	\$1,146.00	No	Full Cost Recovery
Airborne laser scanning derived data - up to 1,000m2	each	\$109.00	\$116.00	No	Full Cost Recovery
Digital data - per 1,000m2 by layer of data included in rate	each	\$10.90	\$11.50	No	Full Cost Recovery
Electronic copy of aerial photography - per property	each	\$140.00	\$148.00	No	Full Cost Recovery
GIS maps and plans - A0	per copy	\$370.00	\$391.00	No	Full Cost Recovery
GIS maps and plans - A1	per copy	\$186.00	\$197.00	No	Full Cost Recovery
GIS maps and plans - A2	per copy	\$142.00	\$150.00	No	Full Cost Recovery
GIS maps and plans - A3	per copy	\$99.00	\$105.00	No	Full Cost Recovery
GIS maps and plans - A4	per copy	\$57.00	\$61.00	No	Full Cost Recovery
GIS staff administration fee (including but not limited to preparation of maps/plan setup and data distribution)	per hour	\$113.00	\$120.00	No	Full Cost Recovery
Subpoena					
Conduct fee	per application	\$109.00	\$116.00	No	Full Cost Recovery
Search fee	per hour	\$109.00	\$116.00	No	Full Cost Recovery
Community Engagement & Communications					
Advertising Space - Light Pole Flags					
Avalon (22 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$4,400.00	\$4,647.00	No	Rate of Return Pricing (IRR)
Avalon (22 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$2,200.00	\$2,324.00	No	Full Cost Recovery
Brookvale Oval (16 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$3,200.00	\$3,380.00	No	Rate of Return Pricing (IRR)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Brookvale Oval (16 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,600.00	\$1,690.00	No	Full Cost Recovery
Collaroy (12 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$2,400.00	\$2,535.00	No	Rate of Return Pricing (IRR)
Collaroy (12 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,200.00	\$1,268.00	No	Full Cost Recovery
Dee Why (7 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$1,400.00	\$1,479.00	No	Rate of Return Pricing (IRR)
Dee Why (7 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$700.00	\$740.00	No	Full Cost Recovery
Freshwater (13 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$1,400.00	\$1,479.00	No	Rate of Return Pricing (IRR)
Freshwater (13 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$700.00	\$740.00	No	Full Cost Recovery
Long Reef Headland (16 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$3,200.00	\$3,380.00	No	Rate of Return Pricing (IRR)
Long Reef Headland (16 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,600.00	\$1,690.00	No	Full Cost Recovery
Manly Beach (67 Small Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$8,710.00	\$9,198.00	No	Rate of Return Pricing (IRR)
Manly Beach (67 Small Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$4,355.00	\$4,599.00	No	Full Cost Recovery
Manly Beach (9 Large Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$1,980.00	\$2,091.00	No	Rate of Return Pricing (IRR)
Manly Beach (9 Large Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$990.00	\$1,046.00	No	Full Cost Recovery
Manly Vale (17 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$3,230.00	\$3,411.00	No	Rate of Return Pricing (IRR)
Manly Vale (17 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,615.00	\$1,706.00	No	Full Cost Recovery
Mona Vale (19 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$3,610.00	\$3,813.00	No	Rate of Return Pricing (IRR)
Mona Vale (19 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,805.00	\$1,907.00	No	Full Cost Recovery
Narrabeen (12 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$2,280.00	\$2,408.00	No	Rate of Return Pricing (IRR)
Narrabeen (12 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,140.00	\$1,204.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Newport (8 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	\$2,000.00	\$2,112.00	No	Rate of Return Pricing (IRR)
Newport (8 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	\$1,000.00	\$1,056.00	No	Full Cost Recovery
Community Engagement & Communication: Entertainment					
Provision of entertainment at a medium/large scale event e.g. rides	per day	\$1,000 - \$10,000	\$1,000 - \$10,000	Yes	Partial Cost Recovery
Provision of entertainment at a small scale event e.g. rides	per day	\$300 - \$1,000	\$300 - \$1,000	Yes	Partial Cost Recovery
Community Engagement & Communication: Food & Beverage					
Drink sales at events	per item	\$2 - \$3	\$2 - \$30	Yes	Partial Cost Recovery
Food sales at events	per item	\$4 - \$10	\$4 - \$100	Yes	Partial Cost Recovery
Community Engagement & Communication: Merchandise					
Event merchandise e.g. t-shirts, caps, festival glasses	per item	\$5 - \$100	\$5 - \$100	Yes	Partial Cost Recovery
Community Engagement & Communication: Stalls					
Stallholding at a large-scale event	per day	\$500 - \$6,000	\$500 - \$6,000	Yes	Partial Cost Recovery
Stallholding at a medium scale event	per day	\$150 - \$500	\$150 - \$500	Yes	Partial Cost Recovery
Stallholding at a small scale event	per day	\$100 - \$150	\$100 - \$150	Yes	Partial Cost Recovery
Community Engagement & Communication: Sun Run					
Entry fees for different categories of event participants across early bird, standard and late pricing (plus fees as charged by the platform/gateway provider)	per entry	\$0 - \$100	\$0 - \$100	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Postage of pack - if selected by entrant	per entry	\$7 - \$10	\$7 - \$10	Yes	Full Cost Recovery
SMS notifications	per entry	\$2.00	\$2.00	Yes	Full Cost Recovery
Community Engagement & Communication: Ticketed Events					
Ticketed events (plus fees as charged by the platform/gateway provider)	per ticket	\$5 - \$300	\$5 - \$300	Yes	Partial Cost Recovery
Customer Services					
Building Long Service Levy					
0.35% of the cost of construction work costing \$25,000.00 or more	per application	Fee levied by Long Service Corporation - Council accepts as agent	Fee levied by Long Service Corporation - Council accepts as agent	No	Legislative Requirements (Regulatory)
To Council for administration of the Long Service Corporation fee	per application	\$19.80	\$19.80	Yes	Legislative Requirements (Regulatory)
Photocopy Fee					
Black and white A3	per page	\$0.40	\$0.40	Yes	Partial Cost Recovery
Black and white A4	per page	\$0.20	\$0.20	Yes	Partial Cost Recovery
Colour A3	per page	\$3.30	\$3.50	Yes	Partial Cost Recovery
Colour A4	per page	\$1.50	\$1.60	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
General Counsel					
Costs in Legal Proceedings					
External expert fees	per occasion	At Cost	At Cost	No	Full Cost Recovery
External legal fees	per occasion	At Cost	At Cost	No	Full Cost Recovery
General Counsel	per hour	\$201.00	\$213.00	No	Partial Cost Recovery
Legal Counsel	per hour	\$138.00	\$146.00	No	Partial Cost Recovery
Paralegal	per hour	\$86.00	\$91.00	No	Partial Cost Recovery
Staff expert	per hour	\$96.00	\$102.00	No	Partial Cost Recovery
Library Services					
Book Sales					
Contact library for price	per item	Various	Various	Yes	Market Based Pricing
Digital Photographs					
Commercial use in publications or television - high resolution	per photo	\$57.00	\$61.00	Yes	Partial Cost Recovery
General Fees					
Book club	per annum per club	\$65.00	\$65.00	Yes	Partial Cost Recovery
Family history group membership	each	\$14.00	Deleted Fee	No	Partial Cost Recovery
Invigilation	per hour	\$25.00	\$25.00	Yes	Partial Cost Recovery
Library merchandise	per item	Various	Various	Yes	Full Cost Recovery
Lost and damaged items	per item	\$6 plus replacement	\$6 plus replacement	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Overdue item	per item per day	\$0.30 up to \$10 maximum	\$0.30 up to \$10 maximum	No	Market Based Pricing
Program entry	per person	Various	Various	Yes	Partial Cost Recovery
Reservation	per item	\$2.50	Deleted Fee	No	Partial Cost Recovery
Meeting Room Hire					
Booking cancellation various	per booking	\$30.00	\$30.00	Yes	Partial Cost Recovery
Dee Why Library - Study Room - commercial	per hour	\$15.40	\$18.00	Yes	Market Based Pricing
Dee Why Library - Study Room - not for profit	per hour	\$8.20	\$10.00	Yes	Market Based Pricing
Forestville Library - Meeting Room - commercial	per hour		\$18.00	Yes	Market Based Pricing
Forestville Library - Meeting Room - not for profit	per hour		\$10.00	Yes	Market Based Pricing
Glen Street Library - Project Space - commercial	per hour	\$30.80	\$38.00	Yes	Market Based Pricing
Glen Street Library - Project Space - not for profit	per hour	\$15.40	\$20.00	Yes	Market Based Pricing
Glen Street Library - Study Room 1 - commercial	per hour	\$15.40	\$18.00	Yes	Market Based Pricing
Glen Street Library - Study Room 1 - not for profit	per hour	\$8.20	\$10.00	Yes	Market Based Pricing
Glen Street Library - Study Room 2 - commercial	per hour	\$15.40	\$18.00	Yes	Market Based Pricing
Glen Street Library - Study Room 2 - not for profit	per hour	\$8.20	\$10.00	Yes	Market Based Pricing
Manly Library - Board Room - commercial	per hour	\$22.60	\$26.00	Yes	Market Based Pricing
Manly Library - Board Room - not for profit	per hour	\$11.30	\$14.00	Yes	Market Based Pricing
Manly Library - Community Room - commercial	per hour	\$30.80	\$38.00	Yes	Market Based Pricing
Manly Library - Community Room - not for profit	per hour	\$15.40	\$20.00	Yes	Market Based Pricing
Manly Library - Creative Library - commercial	per hour	\$30.80	\$38.00	Yes	Market Based Pricing
Manly Library - Creative Library - not for profit	per hour	\$15.40	\$20.00	Yes	Market Based Pricing
Manly Library - Ferry Room - commercial	per hour	\$22.60	\$26.00	Yes	Market Based Pricing
Manly Library - Ferry Room - not for profit	per hour	\$11.30	\$14.00	Yes	Market Based Pricing

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Manly Library - Shelly Room - commercial	per hour	\$30.80	\$38.00	Yes	Market Based Pricing
Manly Library - Shelly Room - not for profit	per hour	\$15.40	\$20.00	Yes	Market Based Pricing
Mona Vale Library - Beaton Room - commercial	per hour	\$15.40	\$18.00	Yes	Market Based Pricing
Mona Vale Library - Beaton Room - not for profit	per hour	\$8.20	\$10.00	Yes	Market Based Pricing
Mona Vale Library - Pelican Room - commercial	per hour	\$30.80	\$38.00	Yes	Market Based Pricing
Mona Vale Library - Pelican Room - not for profit	per hour	\$15.40	\$20.00	Yes	Market Based Pricing
Warringah Mall Library - Meeting Room - commercial	per hour	\$30.80	\$38.00	Yes	Market Based Pricing
Warringah Mall Library - Meeting Room - not for profit	per hour	\$15.40	\$20.00	Yes	Market Based Pricing
Photocopy / Scanning					
A3 black and white	per page	\$0.40	\$0.40	Yes	Market Based Pricing
A3 colour	per page	\$3.00	\$3.00	Yes	Market Based Pricing
A4 black and white	per page	\$0.20	\$0.20	Yes	Market Based Pricing
A4 colour	per page	\$2.00	\$2.00	Yes	Market Based Pricing
Microfiche black and white	per copy	\$0.30	\$0.30	Yes	Market Based Pricing
Scanning up to 50 MB	per scan	Free	Free	No	Market Based Pricing
Requests					
Inter library loan item requested from another library service for transfer	per item	\$3.00	\$3.00	Yes	Partial Cost Recovery
University/Corporate/TAFE or other library network loan	per item	Various	Various	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Development Assessment					
Additional Fees for Development Applications, Modifications and Reviews					
Advertising fee - development applications which are advertised development (e.g. where an Environmental Planning Instrument or Development Control Plan requires notice to be given) or Prohibited Development (e.g. existing e rights)	per application	\$205.00	\$220.00	No	Partial Cost Recovery
Advertising fee - Modification of Consent s4.55(2) & S4.56(1) where the Regulation or DCP require public notice	per application	\$205.00	\$220.00	No	Legislative Requirements (Regulatory)
Designated developments - additional processing fee	per application	\$1,076.00	\$1,076.00	No	Legislative Requirements (Regulatory)
Designated developments - advertising fee	per application	\$2,200.00	\$2,596.00	No	Legislative Requirements (Regulatory)
Integrated development and/or development requiring concurrence - additional processing fee	per application	\$164.00	\$164.00	No	Legislative Requirements (Regulatory)
Modification of Consent requiring design verification - additional processing fee - residential apartment building (for any development where SEPP65 applies)	per application	\$760.00	\$760.00	No	Legislative Requirements (Regulatory)
Notification fee for DAs, modifications and reviews - estimated cost of original works \$0 to \$10,000,000	per application	\$330.00	\$350.00	No	Full Cost Recovery
Notification fee for DAs, modifications and reviews DAs - estimated cost of original works greater than \$10,000,001	per application	\$1,000.00	\$1,060.00	No	Full Cost Recovery
Development Applications					
Change of use - involving no physical work or demolition	per application	\$333.00	\$333.00	No	Legislative Requirements (Regulatory)
Dwelling house with estimated construction cost less than \$100,000	per application	\$532.00	\$532.00	No	Legislative Requirements (Regulatory)
Estimated cost of works \$1,000,001 to \$10,000,000	per application	\$3,058 plus \$1.44 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$1,000,000	\$3,058 plus \$1.44 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$1,000,000	No	Legislative Requirements (Regulatory)
Estimated cost of works \$250,001 to \$500,000	per application	\$1,356 plus \$2.34 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000	\$1,356 plus \$2.34 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Estimated cost of works \$5,001 to \$50,000	per application	\$198 plus \$3 for every \$1,000 (or part thereof)	\$198 plus \$3 for every \$1,000 (or part thereof)	No	Legislative Requirements (Regulatory)
Estimated cost of works \$50,001 to \$250,000	per application	\$412 plus \$3.64 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$50,000	\$412 plus \$3.64 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$50,000	No	Legislative Requirements (Regulatory)
Estimated cost of works \$500,001 to \$1,000,000	per application	\$2,041 plus \$1.64 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$500,000	\$2,041 plus \$1.64 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$500,000	No	Legislative Requirements (Regulatory)
Estimated cost of works more than \$10,000,001	per application	\$18,565 plus \$1.19 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$10,000,000	\$18,565 plus \$1.19 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$10,000,000	No	Legislative Requirements (Regulatory)
Estimated cost of works up to \$5,000	per application	\$129.00	\$129.00	No	Legislative Requirements (Regulatory)
Involving advertising signs	per application	\$333 plus \$93 for each additional sign in excess of one, or based on the estimated cost of works fees above, which ever is the greater	\$333 plus \$93 for each additional sign in excess of one, or based on the estimated cost of works fees above, which ever is the greater	No	Legislative Requirements (Regulatory)
Strata subdivision	per application	\$386 plus \$65 for each additional lot created by the subdivision	\$386 plus \$65 for each additional lot created by the subdivision	No	Legislative Requirements (Regulatory)
Subdivision of land involving the opening of a public road	per application	\$777 plus \$65 for each additional lot created by the subdivision	\$777 plus \$65 for each additional lot created by the subdivision	No	Legislative Requirements (Regulatory)
Subdivision of land not involving the opening of a public road	per application	\$386 plus \$53 for each additional lot created by the subdivision	\$386 plus \$53 for each additional lot created by the subdivision	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Modification of Consent - based on estimated costs and works of the original development application					
s4.55(1) - Involving minor error, incorrect description or miscalculation (no fee charged if agreed Council error)	per application	Zero	Zero	No	Legislative Requirements (Regulatory)
s4.55(1A) & s4.56(1) - Minor environmental impact	per application	50% of original fee or \$754 whichever is the lesser	50% of original fee or \$754 whichever is the lesser	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Change of use, involving no building work or demolition	per application	50% of original fee	50% of original fee	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Dwelling house estimated construction cost less than \$100,000	per application	\$222.00	\$222.00	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works \$1,000,001 to \$10,000,000	per application	\$1,154 plus \$0.40 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$1,000,000	\$1,154 plus \$0.40 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$1,000,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works \$250,001 to \$500,000	per application	\$585 plus \$0.85 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000	\$585 plus \$0.85 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works \$5,001 to \$250,000	per application	\$99 plus \$1.50 for every \$1,000 (or part thereof)	\$99 plus \$1.50 for every \$1,000 (or part thereof)	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works \$500,001 to \$1,000,000	per application	\$833 plus \$0.50 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$500,000	\$833 plus \$0.50 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$500,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works more than \$10,000,001	per application	\$5,540 plus \$0.27 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$10,000,000	\$5,540 plus \$0.27 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$10,000,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works up to \$5,000	per application	\$64.00	\$64.00	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Original application fee less than \$100	per application	50% of original fee	50% of original fee	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Other Fees					
Deferred commencement review	per application	\$300.00	\$320.00	No	Partial Cost Recovery
Pre-Lodgement Services					
Pre-Lodgement Meeting - development with an estimated construction cost between \$2,000,001 - \$5,000,000 or subdivision up to 5 lots (excluding development required to be referred to DSAP)	per application	\$1,430.00	\$1,515.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost between \$5,000,001 - \$20,000,000 or subdivision between 6 - 20 lots (excluding development required to be referred to DSAP)	per application	\$1,710.00	\$1,805.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost between \$500,001 - \$2,000,000 (excluding development required to be referred to DSAP)	per application	\$1,145.00	\$1,210.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost more than \$20,000,001 or subdivision more than 20 lots (excluding development required to be referred to DSAP)	per application	\$2,275.00	\$2,405.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost up to \$500,000 (excluding development required to be referred to DSAP)	per application	\$865.00	\$915.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting and Design & Sustainability Advisory Panel (DSAP) Meeting Service - Includes 2 meetings (1 with Council staff, and 1 with independent design and sustainability experts).	per application	\$3,084.00	\$3,260.00	Yes	Partial Cost Recovery
Written planning advice and meeting on simple matters or a single planning issue	per application	\$375.00	\$400.00	Yes	Partial Cost Recovery
Written planning advice only on simple matters or a single planning issue	per application	\$280.00	\$295.00	Yes	Partial Cost Recovery
Review of Determination					
Dwelling house estimated construction cost less than \$100,000	per application	\$222.00	\$222.00	No	Legislative Requirements (Regulatory)
Estimated cost of works \$1,000,001 - \$10,000,000	per application	\$1,154 plus \$0.40 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$1,000,000	\$1,154 plus \$0.40 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$1,000,000	No	Legislative Requirements (Regulatory)
Estimated cost of works \$250,001 - \$500,000	per application	\$585 plus \$0.85 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000	\$585 plus \$0.85 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Estimated cost of works \$5,001 - \$250,000	per application	\$100 plus \$1.50 for every \$1,000 (or part thereof) of the estimated cost	\$100 plus \$1.50 for every \$1,000 (or part thereof) of the estimated cost	No	Legislative Requirements (Regulatory)
Estimated cost of works \$500,001 - \$1,000,000	per application	\$833 plus \$0.50 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$500,000	\$833 plus \$0.50 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$500,000	No	Legislative Requirements (Regulatory)
Estimated cost of works more than \$10,000,001	per application	\$5,540 plus \$0.27 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$10,000,000	\$5,540 plus \$0.27 for every \$1,000 (or part thereof) by which the estimated cost exceeds \$10,000,000	No	Legislative Requirements (Regulatory)
Estimated cost of works up to \$5,000	per application	\$64.00	\$64.00	No	Legislative Requirements (Regulatory)
Involving no physical work or demolition	per application	50% of original fee	50% of original fee	No	Legislative Requirements (Regulatory)
Review of a Modification of Consent Application - s8.9	per application	50% of original fee	50% of original fee	No	Legislative Requirements (Regulatory)
Strategic & Place Planning					
Complex/Major Planning Proposal/ Planning Proposal Application seeking amendment/s to an LEP involving multiple sites or sites over 5,000 sqm in area, or sites with complex					
Additional fee when a public hearing is required	per hearing	cost recovery	At cost	No	Full Cost Recovery
Additional fee when extra time or studies or work are required post gateway approval	per proposal	cost recovery	At cost	No	Full Cost Recovery
Lodgement fee including advertising	per proposal	\$71,934.00	\$75,963.00	No	Full Cost Recovery
Pre-lodgement meeting and report	per meeting/ report	\$5,526.00	\$5,836.00	Yes	Partial Cost Recovery
Refund of a percentage of lodgement fee if planning proposal does not progress past the Gateway Determination (s56 EP&A Act) and no application is made for a rezoning review	per proposal		Up to 30% of lodgement fee	No	Full Cost Recovery
DCP Amendment					
Lodgement fee including advertising	per amendment	\$33,195.00	\$35,054.00	No	Partial Cost Recovery
Pre-lodgement meeting and report	per meeting/ report	\$2,211.00	\$2,335.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Offer to Enter into a Planning Agreement					
Application Fee only (Note: Land Valuation Report, Cost estimate of infrastructure by Quantity Surveyor and any other required reports for the assessment of the Offer is direct cost recovery in accordance with Council's adopted Planning Agreement Policy. Legal fees including Registration on Title of subject property is part of the Planning Agreement Obligations).	per application	\$4,447.50	\$4,697.00	No	Full Cost Recovery
Planning Portal Lodgement Fee	per application	\$5.00	\$5.00	No	Legislative Requirements (Regulatory)
Pre-lodgement Meeting	per application	\$820.00 Planning Agreement Prelodgement Fee	\$866.00 Planning Agreement Prelodgement Fee	Yes	Partial Cost Recovery
Planning Certificate (Section 10.7)					
Additional urgency fee for Planning Certificates - produced within 3 hours	per certificate	\$55.00	\$59.00	No	Full Cost Recovery
Re-printing fee if certificate was issued less than 10 days prior	per certificate	\$89.00	\$94.00	No	Full Cost Recovery
Section 10.7 Part 2 & Part 5 Certificate	per certificate	\$156.00	\$156.00	No	Legislative Requirements (Regulatory)
Section 10.7 Part 2 Certificate	per certificate	\$62.00	\$62.00	No	Legislative Requirements (Regulatory)
Planning Documents					
Certified copy of map or plan	per copy	\$62.00	\$66.00	No	Full Cost Recovery
Standard/Basic Planning Proposal/ Planning Proposal Application seeking amendment/s to an LEP involving sites less than 5,000 sqm in area					
Lodgement fee including advertising	per proposal	\$33,195.00	\$35,054.00	No	Partial Cost Recovery
Pre-lodgement meeting and report	per meeting/ report	\$2,211.00	\$2,335.00	Yes	Full Cost Recovery
Refund of a percentage of lodgement fee if planning proposal does not progress past the Gateway Determination (s56 EP&A Act) and no application is made for a rezoning review	per proposal		Up to 30% of lodgement fee	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community, Arts & Culture					
Adolescent & Family Counselling Service					
Dad's parenting program	per 2 sessions	\$25.00	\$25.00	Yes	Partial Cost Recovery
Parenting program	per 4 sessions	\$50.00	\$50.00	Yes	Partial Cost Recovery
Community Arts & Culture					
Artist Talk - 1	per workshop	Zero	Deleted Fee	No	Free (Zero Cost Recovery)
Artist Talk - 2	per workshop	\$10.00	Deleted Fee	Yes	Partial Cost Recovery
Artist Talk - 3	per workshop	\$15.00	Deleted Fee	Yes	Partial Cost Recovery
Market fee	per day	\$75.00	\$75.00	Yes	Partial Cost Recovery
Marquee hire - fee passed on to single stall holder	per day	Cost Recovery	At Cost	Yes	Full Cost Recovery
Marquee hire split fee - fee passed on to multiple stall holders	per day	Cost Recovery	At Cost	Yes	Full Cost Recovery
Community Arts & Culture - Avalon Creative Space					
Creative Program - a	per workshop	\$25.00	Deleted Fee	Yes	Partial Cost Recovery
Creative Program - b	per week	\$30.00	Deleted Fee	Yes	Partial Cost Recovery
Studio 1	per week	\$60.00	\$70.00	Yes	Partial Cost Recovery
Studio 1 - shared	per week	\$30.00	\$40.00	Yes	Partial Cost Recovery
Studio 2	per week		\$150.00	Yes	Partial Cost Recovery
Workshop 1 - space hire day	per day	\$70.00	\$75.00	Yes	Partial Cost Recovery
Workshop 1 - space hire half day (3hrs)	per half day	\$40.00	\$45.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Workshop 1 - space hire hour	per hour	\$20.00	\$25.00	Yes	Partial Cost Recovery
Workshop 2 - space hire day	per day	\$50.00	\$55.00	Yes	Partial Cost Recovery
Workshop 2 - space hire half day (3hrs)	per half day	\$30.00	\$35.00	Yes	Partial Cost Recovery
Workshop 2 - space hire hour	per hour	\$15.00	\$15.00	Yes	Partial Cost Recovery
Community Arts & Culture - Creative Space					
Exhibition – Group	per week	\$200.00	\$215.00	Yes	Partial Cost Recovery
Exhibition – Solo	per week	\$150.00	\$160.00	Yes	Partial Cost Recovery
Pop-up hire	per week	\$70.00	Deleted Fee	Yes	Partial Cost Recovery
Pop-up hire - Makers Shop	per day	\$30.00	\$40.00	Yes	Partial Cost Recovery
Pop-up hire - Makers Shop	per week		\$150.00	Yes	Partial Cost Recovery
Pop-up hire medium - Creative Pop-up	per day	\$50.00	\$55.00	Yes	Partial Cost Recovery
Studio	per week	\$60.00	\$70.00	Yes	Partial Cost Recovery
Studio - shared	per week	\$30.00	\$40.00	Yes	Partial Cost Recovery
Community Arts & Culture - Creative Spaces, Curl Curl and others					
Exhibition commercial	per week	\$1,055.00	\$1,070.00	Yes	Partial Cost Recovery
Exhibition group	per week	\$365.00	\$385.00	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Exhibition half gallery	per week	\$180.00	\$195.00	Yes	Partial Cost Recovery
Exhibition solo	per week	\$250.00	\$270.00	Yes	Partial Cost Recovery
Gallery Space hire – non-exhibition half day	per half day	\$40.00	\$43.00	Yes	Partial Cost Recovery
Gallery Space hire – non-exhibition hourly	per hour	\$20.00	\$22.00	Yes	Partial Cost Recovery
Makers Shop - day	per day	\$30.00	\$32.00	Yes	Partial Cost Recovery
Makers Shop - week (4-7days)	per week	\$100.00	\$106.00	Yes	Partial Cost Recovery
Studio	per day	Zero	Zero	No	Free (Zero Cost Recovery)
Studio 1 - large	per week	\$70.00	\$80.00	Yes	Partial Cost Recovery
Studio 1 - shared	per week	\$40.00	\$45.00	Yes	Partial Cost Recovery
Studio 2	per week	\$55.00	\$65.00	Yes	Partial Cost Recovery
Studio 3	per week	\$55.00	\$65.00	Yes	Partial Cost Recovery
Studio 4	per week	\$55.00	\$65.00	Yes	Partial Cost Recovery
Studio 5 - outdoor	per week	\$60.00	\$65.00	Yes	Partial Cost Recovery
Studio 5 - shared	per week	\$30.00	\$35.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Administration Charges					
Administration fee - applies when a booking that has already been confirmed in writing is amended	per instance	\$35.00	\$40.00	Yes	Full Cost Recovery
Art exhibition screen fee	per screen	\$36.00	\$40.00	Yes	Full Cost Recovery
Art exhibition/workshop per room	per day	Five x hire fee per room/hall	Five x hire fee per room/hall	Yes	Partial Cost Recovery
Cancellation fee outside two weeks of booking	per instance		\$40.00	Yes	Partial Cost Recovery
Cancellation fee within two weeks of booking	per instance	Rental amount	Rental amount	Yes	Partial Cost Recovery
Casual hirer - refundable bond - (a) low risk function or activity	per hire	\$300.00	\$300.00	No	Full Cost Recovery
Casual hirer - refundable bond - (b) medium risk function or activity	per hire	\$500.00	\$500.00	No	Full Cost Recovery
Casual hirer - refundable bond - (c) high risk function or activity	per hire	\$1,000.00	\$1,000.00	No	Full Cost Recovery
Casual hirer - refundable bond - (d) special event / high risk function	per hire	\$1,500.00	\$1,500.00	No	Full Cost Recovery
Casual hirer - refundable bond - (e) meeting 1.5 - 3 hours	per hire	o bond charged for meetings		No	Full Cost Recovery
Charge to open centre/ callout fee	each	\$320.00	\$330.00	Yes	Full Cost Recovery
Discount for not for profit organisations and groups	per hire	35% Deduction off Hire Fee	35% deduction off hire fee	Yes	Partial Cost Recovery
Discount for seniors/disability/support groups - application and approval process	per hire	70% deduction off Hire Fee	70% deduction off hire fee	Yes	Partial Cost Recovery
Election rate	per day	\$1,350.00	\$1,350.00	Yes	Partial Cost Recovery
Extra bin required	per bin	\$30.00	\$30.00	Yes	Partial Cost Recovery
Extra cleaning required	per hour	\$60.00	\$80.00	Yes	Full Cost Recovery
Extra key/swipe card - requested or replacement	per key	\$80.00	\$80.00	Yes	Partial Cost Recovery
Floor damage charge	per instance	As per quote	As per quote	Yes	Partial Cost Recovery
Kiln firing Large	per firing	\$56.50	\$60.00	Yes	Partial Cost Recovery
Kiln firing Medium	per firing	\$46.30	\$50.00	Yes	Partial Cost Recovery
Kiln firing Small	per firing	\$36.00	\$45.00	Yes	Partial Cost Recovery
Meeting hire for community committees endorsed by Council (subject to availability) and internal Council meetings	per hire	Zero	Zero	No	Free (Zero Cost Recovery)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Non return of key (after 5 days of hire period completion)	per instance	\$80.00	\$100.00	Yes	Partial Cost Recovery
Penalty for hirer found using a centre outside of their booked time or without a booking. (Plus a minimum 1 hour booking charge)	per instance	\$100.00	\$110.00	Yes	Partial Cost Recovery
Regular hirer - late payment fee	per instance	\$35.00	\$40.00	Yes	Partial Cost Recovery
Storage fee extra large	per year	\$300.00	\$330.00	Yes	Partial Cost Recovery
Storage fee large	per year	\$150.00	\$165.00	Yes	Partial Cost Recovery
Storage fee medium	per year	\$100.00	\$110.00	Yes	Partial Cost Recovery
Storage fee small	per year	\$50.00	\$65.00	Yes	Partial Cost Recovery
Community Centres - Allambie Public Hall					
Concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery
Community Centres - Avalon Recreation Centre					
Activity Room 1 - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Activity Room 1 - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
Activity Room 1 - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Activity Room 1 - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Activity Room 2 - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Activity Room 2 - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Activity Room 2 - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Activity Room 2 - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Activity Room 3 - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Activity Room 3 - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
Activity Room 3 - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Activity Room 3 - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Activity Room 4 - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Activity Room 4 - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Activity Room 4 - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Activity Room 4 - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Avalon Annexe - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Avalon Annexe - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Avalon Annexe - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Avalon Annexe - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Early Childhood Centre - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Early Childhood Centre - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Early Childhood Centre - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Main Hall - basketball shooting - full court	per hour	\$30.00	Deleted Fee	Yes	Partial Cost Recovery
Main Hall - concession	per hour	\$17.70	\$16.10	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$104.00	\$96.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$59.60	\$53.40	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$38.50	\$34.70	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Beacon Hill War Memorial Hall					
Lower Hall - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Lower Hall - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
Lower Hall - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Lower Hall - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Main Hall - concession	per hour	\$12.30	\$13.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$72.00	\$77.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$40.90	\$43.20	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$26.60	\$28.10	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Community Centres - Belrose Community Centre					
Belrose Children's Centre rate	per hour	\$9.00	\$10.00	No	Partial Cost Recovery
Concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery
Community Centres - Bilarong Community Hall					
Bilarong Community Hall - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Bilarong Community Hall - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Bilarong Community Hall - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Bilarong Community Hall - not for profit	per hour	\$24.50	\$25.90	Yes	Partial Cost Recovery
Bilarong Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Bilarong Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Bilarong Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Community Centres - Brookvale Community Centre					
North and South Halls - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
North and South Halls - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
North and South Halls - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
North and South Halls - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
North Hall - Community Northern Beaches	per week	\$144.00	\$153.00	Yes	Partial Cost Recovery
West Hall - Community Northern Beaches	per week	\$83.00	\$88.00	Yes	Partial Cost Recovery
West Hall - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
West Hall - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
West Hall - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Community Centres - Collaroy Plateau Progress Hall					
Collaroy Plateau Community Kindergarten rate	per hour	\$15.50	\$17.00	Yes	Partial Cost Recovery
Community Centres - Collaroy Plateau Youth & Community Centre					
Concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Not-for-profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Railway Modellers	per week	\$124.40	\$132.00	Yes	Partial Cost Recovery
Community Centres - Collaroy Swim Club					
Concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Community Centres - Cromer Community Centre					
Art & Craft Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Art & Craft Room - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
Art & Craft Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Art & Craft Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Board Room - Community rate	per week	\$134.70	\$143.00	Yes	Partial Cost Recovery
Board Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Board Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Board Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
External showers / toilet	per season	\$431.00	\$456.00	Yes	Partial Cost Recovery
Gallery - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Gallery - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Gallery - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Lounge - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Lounge - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Lounge - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Lounge - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Main Hall - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Main Hall and Gallery - Northern Beaches Council Vacation Care rate	per hour	\$19.30	\$21.00	No	Partial Cost Recovery
Office /Meeting Rooms - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Office /Meeting Rooms - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Office /Meeting Rooms - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Office /Meeting Rooms - per week	per week	\$300.00	\$317.00	Yes	Partial Cost Recovery
Community Centres - Curl Curl Sports Centre					
Concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Manly Warringah Netball Association rate	per hour	\$5.00	\$6.00	Yes	Partial Cost Recovery
Not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Community Centres - Curl Curl Youth & Community Centre					
Main Hall - concession	per hour	\$15.20	\$16.10	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$90.00	\$96.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$50.60	\$53.40	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Main Hall - Northern Beaches Council Family Day Care rate	per hour	\$18.80	Deleted Fee	No	Partial Cost Recovery
Main Hall - not for profit	per hour	\$32.90	\$34.70	Yes	Partial Cost Recovery
Main Hall & Meeting Room - Northern Beaches Council Vacation Care rate	per hour	\$19.30	Deleted Fee	No	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Community Centres - Elanora Heights Community Centre					
Main Hall - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Main Hall - Elanora Heights Community Preschool rate	per hour	\$13.80	\$15.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Community Centres - Forest Community Arts Centre					
Classrooms/Studio - concession	per hour	\$6.50	\$6.90	Yes	Partial Cost Recovery
Classrooms/Studio - function	per hour	\$38.00	\$41.00	Yes	Partial Cost Recovery
Classrooms/Studio - hire fee	per hour	\$21.50	\$22.70	Yes	Partial Cost Recovery
Classrooms/Studio - not for profit	per hour	\$14.00	\$14.80	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - not for profit	per hour	\$16.00	\$16.90	Yes	Partial Cost Recovery
Lorikeet Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Lorikeet Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Lorikeet Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Pottery Room - concession	per hour	\$6.50	\$6.90	Yes	Partial Cost Recovery
Pottery Room - hire fee	per hour	\$21.50	\$22.70	Yes	Partial Cost Recovery
Pottery Room - not for profit	per hour	\$14.00	\$14.80	Yes	Partial Cost Recovery
Community Centres - Forest Youth Centre - Yoyos					
Concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery
Community Centres - Forestville Community Hall					
Concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Northern Beaches Council Vacation Care rate	per hour	\$19.30	\$21.00	No	Partial Cost Recovery
Not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Workshop	per week	\$66.00	\$70.00	Yes	Partial Cost Recovery
Community Centres - Forestville Memorial Hall					
Computer Pals rate	per week	\$92.50	\$98.00	Yes	Partial Cost Recovery
Concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Meeting Room 2/Kitchen - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room 2/Kitchen - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room 2/Kitchen - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Warringah Aquatic Centre rate	per hour	\$28.70	\$31.00	No	Partial Cost Recovery
Community Centres - Forestville Seniors Citizen Centre					
Forest Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Forest Room - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
Forest Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Forest Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Main Hall - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Office - Early Education rate (two offices)	per office per week	\$93.00	\$99.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Griffith Park Sports Facility					
Community Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Community Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Community Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Community Centres - Harbord Literary Institute					
Main Hall - concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Main Hall/Meeting Room - Harbord Community Kindergarten rate	per hour	\$15.00	\$16.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Community Centres - Lionel Watts Sports and Community Centre					
Concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Manly Seniors Centre					
Activity Room - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Activity Room - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Activity Room - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Activity Room - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Computer Pals Rate	per week	\$28.00	\$30.00	Yes	Partial Cost Recovery
Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Community Centres - Manly Town Hall Meeting Rooms					
Council Chambers - concession	per hour	\$11.10	Deleted Fee	Yes	Partial Cost Recovery
Council Chambers - function	per hour	\$65.00	Deleted Fee	Yes	Partial Cost Recovery
Council Chambers - hire fee	per hour	\$36.90	Deleted Fee	Yes	Partial Cost Recovery
Council Chambers - not for profit	per hour	\$24.00	Deleted Fee	Yes	Partial Cost Recovery
Councillors Room - concession	per hour	\$8.40	Deleted Fee	Yes	Partial Cost Recovery
Councillors Room - function	per hour	\$49.00	Deleted Fee	Yes	Partial Cost Recovery
Councillors Room - hire fee	per hour	\$28.00	Deleted Fee	Yes	Partial Cost Recovery
Councillors Room - not for profit	per hour	\$18.20	Deleted Fee	Yes	Partial Cost Recovery
Cove Meeting Room - concession	per hour	\$5.00	Deleted Fee	Yes	Partial Cost Recovery
Cove Meeting Room - hire fee	per hour	\$16.90	Deleted Fee	Yes	Partial Cost Recovery
Cove Meeting Room - not for profit	per hour	\$11.00	Deleted Fee	Yes	Partial Cost Recovery
Security charge (minimum two staff per booking)	per hour per staff member	\$69.00	Deleted Fee	Yes	Partial Cost Recovery
Security charge for public holidays (minimum two staff per booking)	per hour per staff member	\$106.00	Deleted Fee	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Manly Vale Community Centres					
Concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Manly Vale Community Kindergarten rate	per hour	\$11.50	\$13.00	Yes	Partial Cost Recovery
Northern Beaches Council Vacation Care rate	per hour	\$19.30	\$21.00	No	Partial Cost Recovery
Not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Warringah Print Workshop	per week	\$174.00	\$184.00	Yes	Partial Cost Recovery
Community Centres - Manly Youth & Community Centre					
Activity Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Activity Room - function	per hour		\$47.00	Yes	Partial Cost Recovery
Activity Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Activity Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Large Meeting Room - concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Large Meeting Room - hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Large Meeting Room - not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Small Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Small Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Small Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Mona Vale Memorial Hall					
Main Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Community Centres - Mona Vale Performance Space					
Control Room - concession	per hour		\$5.40	Yes	Partial Cost Recovery
Control Room - hire fee	per hour		\$18.30	Yes	Partial Cost Recovery
Control Room - not for profit	per hour		\$11.80	Yes	Partial Cost Recovery
Performance Space - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Performance Space - function / performance / event	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Performance Space - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Performance Space - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Community Centres - Narrabeena Community Centre					
East or West Hall - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
East or West Hall - function	per hour	\$44.00	\$47.00	Yes	Partial Cost Recovery
East or West Hall - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
East or West Hall - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Main Hall - concession	per hour	\$9.10	\$9.60	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$30.10	\$31.80	Yes	Partial Cost Recovery
Main Hall - Northern Beaches Council Family Day Care rate	per hour	\$18.80	Deleted Fee	No	Partial Cost Recovery
Main Hall - not for profit	per hour	\$19.60	\$20.70	Yes	Partial Cost Recovery
Community Centres - Nelson Heather Centre					
Angophora/Banksia Room - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Angophora/Banksia Room - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Angophora/Banksia Room - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Angophora/Banksia Room - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Northern Beaches Food Services	per annum	\$30,053.00	Deleted Fee	Yes	Partial Cost Recovery
Peninsula Bridge Club	per annum	\$13,028.00	\$13,758.00	Yes	Partial Cost Recovery
Waratah Room - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Waratah Room - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Waratah Room - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Community Centres - Newport Community Centre					
Activity 1 & 2 - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Activity 1 & 2 - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Activity Room 1 & 2 - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Activity Room 1 & 2- concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Main Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Main Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - coaching rate	per hour	\$20.50	\$22.00	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - court hire	per hour	\$15.50	\$17.00	Yes	Partial Cost Recovery
Community Centres - North Balgowlah Community Centre					
Craft Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Craft Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Craft Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Lower Hall - function	per hour	\$49.00	\$52.00	Yes	Partial Cost Recovery
Top or Lower Hall - concession	per hour	\$10.60	\$11.20	Yes	Partial Cost Recovery
Top or Lower Hall - hire fee	per hour	\$27.50	\$29.00	Yes	Partial Cost Recovery
Top or Lower Hall - not for profit	per hour	\$17.40	\$18.40	Yes	Partial Cost Recovery
Community Centres - North Curl Curl Community Centre					
Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - North Narrabeen Community & Tennis Centre					
Main Hall - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Main Hall - Elanora Players rehearsal rate	per hour	\$10.30	\$11.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Main Hall and Middle Hall - Elanora Players production rate	per day		\$75.00	Yes	Partial Cost Recovery
Main Hall and Middle Hall - Elanora Players production rate	per hour	\$7.00	Deleted Fee	Yes	Partial Cost Recovery
Middle Hall - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Middle Hall - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Middle Hall - Narrabeen Community Kindergarten rate	per hour	\$9.10	\$10.00	Yes	Partial Cost Recovery
Middle Hall - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Small Hall - concession	per hour	\$7.40	\$7.80	Yes	Partial Cost Recovery
Small Hall - hire fee	per hour	\$24.80	\$26.20	Yes	Partial Cost Recovery
Small Hall - Narrabeen Community Kindergarten rate	per hour	\$8.00	\$9.00	Yes	Partial Cost Recovery
Small Hall - not for profit	per hour	\$16.10	\$17.00	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - coaching rate	per hour	\$20.50	\$22.00	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - court hire	per hour	\$15.50	\$17.00	Yes	Partial Cost Recovery
Community Centres - Oxford Falls Peace Park					
Concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Centres - Seaforth Community Centre					
Concession	per hour	\$16.90	\$17.90	Yes	Partial Cost Recovery
Function	per hour	\$99.00	\$105.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$56.50	\$59.70	Yes	Partial Cost Recovery
Not for profit	per hour	\$36.40	\$38.40	Yes	Partial Cost Recovery
Seaforth Primary OSHCare rate	per hour	\$27.00	\$29.00	Yes	Partial Cost Recovery
Community Centres - Seaforth Oval Sporting & Community Pavilion					
Concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Community Centres - Seaforth Village Community Centre					
Concession	per hour	\$13.00	\$9.60	Yes	Partial Cost Recovery
Function	per hour	\$77.00	\$58.00	Yes	Partial Cost Recovery
Hire fee	per hour	\$43.10	\$31.80	Yes	Partial Cost Recovery
Not for profit	per hour	\$28.00	\$20.70	Yes	Partial Cost Recovery
Training Room - Sevenmile Ltd	per month	\$1,028.00	Deleted Fee	Yes	Partial Cost Recovery
Community Centres - Ted Blackwood Narrabeen Youth and Community Centre					
Main Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Main Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Community Centres - Terrey Hills Community Centre					
Helen Coleman Room - Computer Pals rate	per week	\$93.00	\$99.00	Yes	Partial Cost Recovery
Main Hall - concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Main Hall - function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Radio Northern Beaches	per month	\$1,131.00	\$1,195.00	Yes	Partial Cost Recovery
Community Centres - Tramshed Community Arts Centre					
Berry Hall - concession	per hour	\$11.30	\$11.90	Yes	Partial Cost Recovery
Berry Hall - hire fee	per hour	\$37.70	\$39.80	Yes	Partial Cost Recovery
Berry Hall - not for profit	per hour	\$24.60	\$26.00	Yes	Partial Cost Recovery
Berry Hall- function	per hour	\$67.00	\$71.00	Yes	Partial Cost Recovery
Computer Pals rate	per week	\$124.40	\$132.00	Yes	Partial Cost Recovery
Lakeside Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Lakeside Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Lakeside Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Lakeview Hall - concession	per hour	\$13.00	\$13.70	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Lakeview Hall - function	per hour	\$77.00	\$82.00	Yes	Partial Cost Recovery
Lakeview Hall - hire fee	per hour	\$43.10	\$45.50	Yes	Partial Cost Recovery
Lakeview Hall - not for profit	per hour	\$28.00	\$29.60	Yes	Partial Cost Recovery
Pottery Room - concession	per hour	\$6.50	\$6.90	Yes	Partial Cost Recovery
Pottery Room - hire fee	per hour	\$21.60	\$22.80	Yes	Partial Cost Recovery
Pottery Room - not for profit	per hour	\$14.00	\$14.80	Yes	Partial Cost Recovery
Tramshed Hall - concession	per hour	\$8.60	\$9.10	Yes	Partial Cost Recovery
Tramshed Hall - function	per hour	\$51.00	\$54.00	Yes	Partial Cost Recovery
Tramshed Hall - hire fee	per hour	\$28.60	\$30.20	Yes	Partial Cost Recovery
Tramshed Hall - not for profit	per hour	\$18.60	\$19.60	Yes	Partial Cost Recovery
Tramshed Meeting Room - concession	per hour	\$5.10	\$5.40	Yes	Partial Cost Recovery
Tramshed Meeting Room - hire fee	per hour	\$17.30	\$18.30	Yes	Partial Cost Recovery
Tramshed Meeting Room - not for profit	per hour	\$11.20	\$11.80	Yes	Partial Cost Recovery
Community Development Fees					
Odawara Sister City fees	per item	Cost recovery	At cost	Yes	Full Cost Recovery
Social media promotion fee	per promotion	Cost Recovery	At Cost	Yes	Full Cost Recovery
Community Development Fees: Beverage and Snack Sales					
Drink sales at events	per item	\$2.20	\$2.30	Yes	Partial Cost Recovery
Snack sales (chips etc.) at events	per item	\$1.00	\$1.10	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Development Fees: Community Events/Activities - minor.					
Application Fee for a street road closure as part of 'It takes a village' program - 50% of cost of contractor including signage, barricades and traffic warden	per approval	\$300.00	Deleted Fee	Yes	Partial Cost Recovery
Large scale or complex event	per entry	\$31.70	\$30.00	Yes	Partial Cost Recovery
Large scale or complex event - other	per entry	\$35.00	\$35.00	Yes	Partial Cost Recovery
Major scale event / small workshop	per entry	\$40.00	\$40.00	Yes	Partial Cost Recovery
Major scale event / small workshop - other	per entry	\$50.00	\$50.00	Yes	Partial Cost Recovery
Medium scale event	per entry	\$20.00	\$20.00	Yes	Partial Cost Recovery
Medium scale event - other	per entry	\$25.00	\$25.00	Yes	Partial Cost Recovery
Minor scale event	per entry	\$10.00	\$10.00	Yes	Partial Cost Recovery
Minor scale event - community benefit event	per entry	Zero	Zero	No	Free (Zero Cost Recovery)
Minor scale event - other	per entry	\$15.00	\$15.00	Yes	Partial Cost Recovery
Minor scale event - small scale event	per entry	\$5.00	\$5.00	Yes	Partial Cost Recovery
Team entry to event e.g. 24/7 film festival, band competitions	per entry	\$50.00	\$50.00	Yes	Partial Cost Recovery
Community Development Fees: Equipment Hire					
Rental of Council equipment (safety barrier, PA, lighting etc.) - Commercial	per item per day	\$30.00	\$30.00	Yes	Partial Cost Recovery
Rental of Council equipment (safety barrier, PA, lighting etc.) - Not for profit	per item per day	\$15.00	\$15.00	Yes	Partial Cost Recovery
Community Development Fees: General					
Conference (large)	per conference	\$30.00	\$30.00	Yes	Partial Cost Recovery
Conference (small)	per conference	\$20.00	\$20.00	Yes	Partial Cost Recovery
Large workshop	per workshop	\$10.00	\$10.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community Development Fees: Merchandise Sales					
Medium items e.g. t-shirts	per item	\$10.00	\$10.00	Yes	Partial Cost Recovery
Small items e.g. DVD	per item	\$5.00	\$5.00	Yes	Partial Cost Recovery
Creative Open – Registration fee					
Creative Open – Registration fee	each	\$25.00	Deleted Fee	Yes	Partial Cost Recovery
Glen Street Theatre - Box Office - Ticket Sales					
Glen Street Theatre presents - ticket prices	per ticket	\$0 - \$220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	\$0 - \$220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	Yes	Market Based Pricing
Groups 10+ booking deposit	per booking	\$100 upfront payment	Deleted Fee	No	Market Based Pricing
Groups 19+ booking deposit	per booking		\$100 upfront payment	No	Market Based Pricing
Northern Beaches Council staff tickets and Strategic Reference Group members	per ticket	\$0 - \$220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	\$0 - \$220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	Yes	Market Based Pricing
Special Event - members/concession/ groups	per ticket	\$0 - \$220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	\$0 - \$220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Glen Street Theatre - Box Office - Ticketing					
Mass Communication - Text	per item	Cost + 10%	Cost + 10%	Yes	Rate of Return Pricing (IRR)
Glen Street Theatre - Box Office - Ticketing - (i) 1 July - 31 December					
Booking fees - tickets \$0.00 (complimentary)	per ticket	\$2.10	\$2.20	Yes	Market Based Pricing
Booking fees - tickets \$0.01 - \$10.00	per ticket	\$2.60	\$2.70	Yes	Market Based Pricing
Booking fees - tickets \$10.01 - \$30.00	per ticket	\$4.10	\$4.20	Yes	Market Based Pricing
Booking fees - tickets \$30.01 - \$40.00	per ticket	\$5.10	\$5.20	Yes	Market Based Pricing
Booking fees - tickets \$40.01 - \$50.00	per ticket	\$6.20	\$6.40	Yes	Market Based Pricing
Booking fees - tickets \$50.01 -	per ticket	\$7.20	\$7.40	Yes	Market Based Pricing
Hirer promotion codes	per code	\$70.00	\$72.00	Yes	Market Based Pricing
Hirer show reschedule/cancellation fee	per ticket	\$6.20	\$6.40	Yes	Market Based Pricing
Hirer ticket build amendment fee	per change / amendment	\$50.30	\$51.70	Yes	Market Based Pricing
Postage fee	per ticket	\$2.00	\$2.10	Yes	Full Cost Recovery
Postage fee - 125g +	per booking	\$3.10	\$3.20	Yes	Full Cost Recovery
Transaction fee - counter	per booking	\$7.50	\$6.50	Yes	Market Based Pricing
Transaction fee - internet	per booking	\$5.50	\$5.50	Yes	Market Based Pricing
Transaction fee - phone	per booking	\$6.50	\$6.50	Yes	Market Based Pricing
Glen Street Theatre - Box Office - Ticketing - (ii) 1 January - 30 June					
Booking fees - tickets \$0.00 (complimentary)	per ticket	\$2.20	\$2.20	Yes	Market Based Pricing
Booking fees - tickets \$0.01 - \$10.00	per ticket	\$2.70	Deleted Fee	Yes	Market Based Pricing
Booking fees - tickets \$0.01 - \$20.00	per ticket		\$2.50	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Booking fees - tickets \$10.01 - \$30.00	per ticket	\$4.20	Deleted Fee	Yes	Market Based Pricing
Booking fees - tickets \$20.01 - \$30.00	per ticket		\$3.50	Yes	Market Based Pricing
Booking fees - tickets \$30.01 - \$40.00	per ticket	\$5.20	\$5.50	Yes	Market Based Pricing
Booking fees - tickets \$40.01 - \$50.00	per ticket	\$6.40	\$6.50	Yes	Market Based Pricing
Booking fees - tickets \$50.01 -	per ticket	\$7.40	\$7.50	Yes	Market Based Pricing
Hirer promotion codes	per code	\$72.00	\$77.00	Yes	Market Based Pricing
Hirer show reschedule/cancellation fee	per ticket	\$6.40	\$6.80	Yes	Market Based Pricing
Hirer ticket build amendment fee	per change / amendment	\$51.70	\$54.60	Yes	Market Based Pricing
Postage fee	per ticket	\$2.10	\$2.20	Yes	Full Cost Recovery
Postage fee - 125g +	per booking	\$3.20	\$3.40	Yes	Full Cost Recovery
Transaction fee - counter	per booking	\$6.50	\$6.90	Yes	Market Based Pricing
Transaction fee - internet	per booking	\$5.50	\$5.50	Yes	Market Based Pricing
Transaction fee - phone	per booking	\$6.50	\$6.50	Yes	Market Based Pricing
Glen Street Theatre - Catering					
Bar sales	each	Market based pricing	Market based pricing	Yes	Market Based Pricing
Catering Rider	per instance	0	Cost + 10%	Yes	Rate of Return Pricing (IRR)
Glen Street Theatre - Equipment Hire - Audio/ AV					
Camera - extra unit on base package	per day	\$97.00	\$103.00	Yes	Market Based Pricing
Camera - extra unit on base package	per week	\$388.00	\$410.00	Yes	Market Based Pricing
Camera Accessories - Gimbal and camera	per day	\$160.00	\$169.00	Yes	Market Based Pricing
Camera Accessories - Gimbal and camera	per week	\$640.00	\$676.00	Yes	Market Based Pricing

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Camera Base package	per day	\$243.00	\$257.00	Yes	Market Based Pricing
Camera Base package	per week	\$972.00	\$1,027.00	Yes	Market Based Pricing
Camera Complete package	per day	\$783.00	\$827.00	Yes	Market Based Pricing
Camera Complete package	per week	\$3,132.00	\$3,308.00	Yes	Market Based Pricing
CD Player	per day	\$45.10	\$47.60	Yes	Market Based Pricing
CD Player	per week	\$179.00	\$190.00	Yes	Market Based Pricing
Comms Unit (inc Headset)	per day	\$38.50	\$40.70	Yes	Market Based Pricing
Comms Unit (inc Headset)	per week	\$154.00	\$163.00	Yes	Market Based Pricing
Di's	per day	\$13.50	\$14.30	Yes	Market Based Pricing
Di's	per week	\$50.80	\$53.60	Yes	Market Based Pricing
Event Recording - 2 x fixed cameras, audio feed, no editing. This service requires an operator for the show call which will be an additional charge at the published hourly rate.	per event		\$300.00	Yes	Market Based Pricing
Lectern and Microphone	per day		\$50.00	Yes	Market Based Pricing
Lectern and Microphone	per week		\$250.00	Yes	Market Based Pricing
MacBook Pro 13"	per day	\$100.00	\$106.00	Yes	Market Based Pricing
MacBook Pro 13"	per week	\$400.00	\$423.00	Yes	Market Based Pricing
MacBook Pro 16"	per day	\$150.00	\$159.00	Yes	Market Based Pricing
MacBook Pro 16"	per week	\$600.00	\$634.00	Yes	Market Based Pricing
Microphone - Condenser (Wired)	per day	\$43.90	\$46.40	Yes	Market Based Pricing
Microphone - Condenser (Wired)	per week	\$174.00	\$184.00	Yes	Market Based Pricing
Microphone - Handheld/Lapel (Wireless)	per day	\$87.00	\$92.00	Yes	Market Based Pricing
Microphone - Handheld/Lapel (Wireless)	per week	\$348.00	\$368.00	Yes	Market Based Pricing
Microphone - Headset/Instrument (Wireless)	per day	\$96.00	\$102.00	Yes	Market Based Pricing
Microphone - Headset/Instrument (Wireless)	per week	\$384.00	\$406.00	Yes	Market Based Pricing
Microphone - Standard (Wired)	per day	\$19.80	\$20.90	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Microphone - Standard (Wired)	per week	\$75.00	\$80.00	Yes	Market Based Pricing
Monitor - AV	per day		\$20.00	Yes	Market Based Pricing
Monitor - AV	per week		\$100.00	Yes	Market Based Pricing
Monitor - Foldback	per day	\$62.00	\$66.00	Yes	Market Based Pricing
Monitor - Foldback	per week	\$245.00	\$259.00	Yes	Market Based Pricing
PA - Large	per day		\$210.00	Yes	Market Based Pricing
PA - Medium	per day		\$140.00	Yes	Market Based Pricing
PA - Small	per day		\$85.00	Yes	Market Based Pricing
Presentation AV Package - includes data projector, lectern and microphone or radio mic, laptop, in house PA system, standard lighting rig, tabs and screen. Operator is extra	per day		\$380.00	Yes	Market Based Pricing
Presentation AV Package - includes data projector, lectern and microphone or radio mic, laptop, in house PA system, standard lighting rig, tabs and screen. Operator is extra	per week		\$1,900.00	Yes	Market Based Pricing
Projector - 15,000 Lumen	per day	\$221.00	\$234.00	Yes	Market Based Pricing
Projector - 15,000 Lumen	per week	\$884.00	\$934.00	Yes	Market Based Pricing
Projector - Presentation	per day	\$75.00	\$80.00	Yes	Market Based Pricing
Projector - Presentation	per week	\$300.00	\$317.00	Yes	Market Based Pricing
Screens - auditorium side screens	per day	\$106.00	\$112.00	Yes	Market Based Pricing
Screens - auditorium side screens	per week	\$424.00	\$448.00	Yes	Market Based Pricing
Sound Desk - Analog	per day	\$41.00	\$43.30	Yes	Market Based Pricing
Sound Desk - Analog	per week	\$162.00	\$172.00	Yes	Market Based Pricing
Sound Desk - Digital	per day	\$106.00	\$112.00	Yes	Market Based Pricing
Sound Desk - Digital	per week	\$420.00	\$444.00	Yes	Market Based Pricing
USB - Thumb drive	per item	Cost + 10%	Cost + 10%	Yes	Rate of Return Pricing (IRR)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Glen Street Theatre - Equipment Hire - Lighting					
Followspots (each)	per day	\$78.00	\$83.00	Yes	Market Based Pricing
Followspots (each)	per week	\$308.00	\$326.00	Yes	Market Based Pricing
Hazer - C02	per day	\$80.00	\$85.00	Yes	Market Based Pricing
Hazer - C02	per week	\$317.00	\$335.00	Yes	Market Based Pricing
Hazer - standard	per day	\$55.00	\$59.00	Yes	Market Based Pricing
Hazer - standard	per week	\$220.00	\$233.00	Yes	Market Based Pricing
In-house Intelligent Light Package	per day	\$356.00	Deleted Fee	Yes	Market Based Pricing
In-house Intelligent Light Package	per week	\$1,424.00	Deleted Fee	Yes	Market Based Pricing
Intelligent Light Package A - excludes staff to operate	per day		\$376.00	Yes	Market Based Pricing
Intelligent Light Package A - excludes staff to operate package	per week		\$1,503.70	Yes	Market Based Pricing
Intelligent Light Package B - excludes staff to operate package	per day		\$752.00	Yes	Market Based Pricing
Intelligent Light Package B - excludes staff to operate package	per week		\$3,007.40	Yes	Market Based Pricing
Intelligent Light Package C - excludes staff to operate package	per day		\$1,128.00	Yes	Market Based Pricing
Intelligent Light Package C - excludes staff to operate package	per week		\$4,511.00	Yes	Market Based Pricing
Lighting Desk	per day	\$110.00	\$117.00	Yes	Market Based Pricing
Lighting Desk	per week	\$428.00	\$452.00	Yes	Market Based Pricing
Mirror ball	per day	\$23.80	\$25.10	Yes	Market Based Pricing
Mirror ball	per week	\$92.00	\$98.00	Yes	Market Based Pricing
Glen Street Theatre - Equipment Hire - Staging					
Dance Tarkett	per day		\$120.00	Yes	Market Based Pricing
Dance Tarkett	per week		\$480.00	Yes	Market Based Pricing
Dance Tarkett per performance	per day	\$69.00	Deleted Fee	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Dance Tarkett per performance	per week	\$270.00	Deleted Fee	Yes	Market Based Pricing
Music Stand (includes scone light where required)	per day		\$10.00	Yes	Market Based Pricing
Piano - does not include tuning	per day	\$123.00	\$130.00	Yes	Market Based Pricing
Piano - does not include tuning	per week	\$487.00	\$515.00	Yes	Market Based Pricing
Piano Tuning	per request	Cost + 10%	Cost + 10%	Yes	Market Based Pricing
Rostrum - adjustable height	per day	\$62.00	\$66.00	Yes	Market Based Pricing
Rostrum - adjustable height	per week	\$256.00	\$271.00	Yes	Market Based Pricing
Stage Curtain - black scrim	per day	\$64.00	\$68.00	Yes	Market Based Pricing
Stage Curtain - black scrim	per week	\$256.00	\$271.00	Yes	Market Based Pricing
Stage Curtain - white cyclorama	per day	\$64.00	\$68.00	Yes	Market Based Pricing
Stage Curtain - white cyclorama	per week	\$256.00	\$271.00	Yes	Market Based Pricing
Trestle table - clothed	per table	\$7.40	\$7.80	Yes	Market Based Pricing
Trestle table - unclothed	per table	\$5.00	\$5.30	Yes	Market Based Pricing
Glen Street Theatre - Marketing					
Article in Newsletter EDM	per article	\$353.00	\$373.00	Yes	Market Based Pricing
Deduction for special offers	per offer	10%	10%	Yes	Market Based Pricing
Item in Glen Street Theatre printed collateral	per item	\$636.00	\$672.00	Yes	Market Based Pricing
Marketing costs recovered	per item	Cost + 20%	Cost + 20%	Yes	Rate of Return Pricing (IRR)
Print and display charge - Carpark (subject to availability)	per banner		\$500.00	Yes	Market Based Pricing
Print and display charge - Foyer - A0 poster (subject to availability)	per poster		\$100.00	Yes	Market Based Pricing
Print and display charge - Foyer - Up to 500 DL flyer display (subject to availability)	per campaign		\$30.00	Yes	Market Based Pricing
Print and display charge - Foyer - Up to 6 x A3 poster display in theatre vicinity (subject to availability)	per campaign		\$30.00	Yes	Market Based Pricing
Targeted EDM	per publication	\$624.00	\$659.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Glen Street Theatre - Staff					
Box Office (min three hour call) Monday - Friday	per hour	\$51.00	\$54.00	Yes	Full Cost Recovery
Box Office (min three hour call) Public Holiday	per hour	\$78.00	\$83.00	Yes	Full Cost Recovery
Box Office (min three hour call) Saturday / Sunday	per hour	\$65.00	\$69.00	Yes	Full Cost Recovery
Front of House (min three hour call) Monday - Friday	per hour	\$51.00	\$54.00	Yes	Full Cost Recovery
Front of House (min three hour call) Public Holiday	per hour	\$78.00	\$83.00	Yes	Full Cost Recovery
Front of House (min three hour call) Saturday / Sunday	per hour	\$65.00	\$69.00	Yes	Full Cost Recovery
Front of House Supervisor (min three hour call) Monday - Friday	per hour	\$66.00	\$70.00	Yes	Full Cost Recovery
Front of House Supervisor (min three hour call) Public Holiday	per hour	\$99.00	\$105.00	Yes	Full Cost Recovery
Front of House Supervisor (min three hour call) Saturday / Sunday	per hour	\$83.00	\$88.00	Yes	Full Cost Recovery
Security (min five hour call)	per hour	\$53.00	\$53.00	Yes	Full Cost Recovery
Technician - Crew (min three hour call) Monday - Friday	per hour	\$58.00	\$62.00	Yes	Full Cost Recovery
Technician - Crew (min three hour call) Public Holiday	per hour	\$87.00	\$92.00	Yes	Full Cost Recovery
Technician - Crew (min three hour call) Saturday / Sunday	per hour	\$71.00	\$75.00	Yes	Full Cost Recovery
Technician - Duty (min three hour call) Monday - Friday	per hour	\$66.00	\$70.00	Yes	Full Cost Recovery
Technician - Duty (min three hour call) Public Holiday	per hour	\$99.00	\$105.00	Yes	Full Cost Recovery
Technician - Duty (min three hour call) Saturday / Sunday	per hour	\$83.00	\$88.00	Yes	Full Cost Recovery
Technician - Operator (min three hour call) Monday - Friday	per hour	\$66.00	\$70.00	Yes	Full Cost Recovery
Technician - Operator (min three hour call) Public Holiday	per hour	\$99.00	\$105.00	Yes	Full Cost Recovery
Technician - Operator (min three hour call) Saturday / Sunday	per hour	\$83.00	\$88.00	Yes	Full Cost Recovery
Transmission or Recording Allowance	per performance	Payable as per Live Performance Award	Payable as per Live Performance Award	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Glen Street Theatre - Venue Hire - Cancellation					
0 - 30 days prior to event start date	per event	0	100% of total venue hire and costs incurred as per venue hire agreement	Yes	Market Based Pricing
31 - 60 days prior to event start date	per event	0	50% of total venue hire and costs incurred as per venue hire agreement	Yes	Market Based Pricing
61 - 90 days prior to event start date	per event	0	100% of deposit and costs incurred as per venue hire agreement	Yes	Market Based Pricing
90+ days prior to event start date	per event	0	Costs already incurred as per venue hire agreement	Yes	Market Based Pricing
Glen Street Theatre - Venue Hire - Commercial					
Deposit - hires less than a week - commercial	per hire	\$1,085.00	\$1,146.00	No	Full Cost Recovery
Deposit - hires more than a week - commercial	per hire	50% weekly venue hire	50% weekly venue hire	No	Full Cost Recovery
Multiple performances (2nd or subsequent performances of the same production per day) - commercial	per hire	\$1,377.00	\$1,455.00	Yes	Full Cost Recovery
Room hire - any venue other than the Theatre (calculated to nearest 15mins)	per hour	\$48.70 calculated to nearest 15 min	\$51.40	Yes	Full Cost Recovery
Room hire - any venue other than the Theatre (max 8 hours per day for 7 consecutive days)	per week	\$1,301.00 Max eight hours per day for seven consecutive days	\$1,374.00	Yes	Full Cost Recovery
Room hire - any venue other than the Theatre (max 8 hours)	per day	\$326.00	\$345.00	Yes	Full Cost Recovery
Theatre access time (with stage lighting) - commercial	per hour	\$121.00	\$128.00	Yes	Full Cost Recovery
Theatre access time (with work lighting) - commercial	per hour	\$104.00	\$110.00	Yes	Full Cost Recovery
Theatre hire - commercial	per week	\$13,282.00	\$14,026.00	Yes	Full Cost Recovery
Theatre Hire - commercial (Friday - Saturday)	per performance	\$2,946.00	\$3,111.00	Yes	Full Cost Recovery
Theatre Hire - commercial (Sunday - Thursday)	per performance	\$2,678.00	\$2,828.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Glen Street Theatre - Venue Hire - Community					
Deposit - hires less than a week - community	per hire	\$1,085.00	\$1,146.00	No	Partial Cost Recovery
Deposit - hires more than a week - community	per hire	50% weekly venue hire	50% weekly venue hire	No	Partial Cost Recovery
Multiple performances (2nd or subsequent performances of the same production per day) - community	per hire	\$827.00	\$874.00	Yes	Partial Cost Recovery
Room hire - any venue other than the Theatre	per hour	\$48.70 calculated to nearest 15 min	\$51.40 calculated to nearest 15 min	Yes	Partial Cost Recovery
Room hire - any venue other than the Theatre (max eight hours per day)	per week	\$1,301.00 Max eight hours per day for seven consecutive days	\$1,374.00 Max eight hours per day for seven consecutive days	Yes	Partial Cost Recovery
Room hire - any venue other than the Theatre (max eight hours)	per day	\$326.00	\$345.00	Yes	Partial Cost Recovery
Theatre access time (with stage lighting) - community	per hour	\$72.00	\$77.00	Yes	Partial Cost Recovery
Theatre access time (with work lighting) - community	per hour	\$63.00	\$67.00	Yes	Partial Cost Recovery
Theatre hire - community	per week	\$7,971.00	\$8,418.00	Yes	Partial Cost Recovery
Theatre Hire - community (Friday - Saturday)	per performance	\$1,768.00	\$1,868.00	Yes	Partial Cost Recovery
Theatre Hire - community (Sunday - Thursday)	per performance	\$1,607.00	\$1,697.00	Yes	Partial Cost Recovery
Glen Street Theatre - Venue Hire - Miscellaneous					
Additional cleaning - commercial and community	per hour	\$56.00	\$60.00	Yes	Full Cost Recovery
Consumables - extra	per item	Cost + 20%	Cost + 20%	Yes	Rate of Return Pricing (IRR)
Consumables - per performance fee	per session	\$68.00	\$72.00	Yes	Full Cost Recovery
Damage	per instance	0	To be determined by Glen Street Theatre based on cost of repair	Yes	Full Cost Recovery
Equipment - external hire	per item	Cost + 10%	Cost + 10%	Yes	Rate of Return Pricing (IRR)
Equipment - replacement	per item	Cost + 20%	Cost + 20%	Yes	Rate of Return Pricing (IRR)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Equipment - variation	per item	0	Discount to be determined by Glen Street Theatre based on venue operational requirement for variation to an item	Yes	Market Based Pricing
Late Administration Fee	per day		\$50.00 Ticketing, Technical , FOH information is required as per the hire agreement. This fee will be imposed every day the requirements are late	Yes	Market Based Pricing
Merchandise - commission	per booking	12.5% of total sales	12.5% of total sales	Yes	Market Based Pricing
Merchandise - stallholder fee	per sales point		\$50.00 To be charged where sales to apply merchandise commission cannot be monitored	Yes	Market Based Pricing
Storage fee	per instance	To be determined by Glen Street based on size and time	To be determined by Glen Street Theatre based on size and period of storage	Yes	Full Cost Recovery
Manly Art Gallery and Museum					
Collection artwork image use fee	each		\$100.00	Yes	Partial Cost Recovery
Commission on sales – artist not represented by a gallery	per item	30%	30% of sale price (Artist 70%, MAG&M 30%)	Yes	Partial Cost Recovery
Commission on sales – artist represented by a gallery	per item	15%	20% of sale price (Artist 60%, MAG&M 20%, Commercial Gallery 20%)	Yes	Market Based Pricing
Commissions - sale of items from collaborative exhibition	per item	30%	Deleted Fee	Yes	Partial Cost Recovery
Commissions - sale of paintings, etc.	per item	30%	Deleted Fee	Yes	Partial Cost Recovery
Commissions - where an artist is represented by a gallery - sale of items from collaborative exhibition	per item	15%	Deleted Fee	Yes	Partial Cost Recovery
Commissions - where an artist is represented by a gallery - sale of paintings, etc.	per item	15%	Deleted Fee	Yes	Partial Cost Recovery
Gallery admission fee	per person	Free entry	Free entry	No	Free (Zero Cost Recovery)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Hire fee for travel exhibitions - collection artwork image use fee	per exhibition	\$10,835.00	Deleted Fee	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - large or complex scale touring exhibitions of primarily 2D works	per exhibition	\$10,835.00	Deleted Fee	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - large or complex touring exhibitions	per exhibition	\$16,251.00	\$10,000.00	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - medium scale touring exhibitions of 2D and 3D works	per exhibition	\$8,669.00	Deleted Fee	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - medium scale touring exhibitions of primarily 2D works	per exhibition	\$7,584.00	Deleted Fee	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - medium touring exhibitions	per exhibition	\$13,001.00	\$7,000.00	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - small scale touring exhibitions of 2D and 3D works	per exhibition	\$5,960.00	Deleted Fee	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - small scale touring exhibitions of primarily 2D works	per exhibition	\$4,335.00	Deleted Fee	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - small touring exhibitions	per exhibition	\$8,669.00	\$4,000.00	Yes	Partial Cost Recovery
Venue hire	per hour	\$200.00	\$150.00	Yes	Market Based Pricing
Venue hire - community groups, concession	per hour	\$177.00	\$105.00	Yes	Market Based Pricing
Venue hire - Northern Beaches based community groups	per hour	\$109.00	Deleted Fee	Yes	Market Based Pricing
Venue hire - private	per hour	\$133.00	Deleted Fee	Yes	Partial Cost Recovery
Venue hire - staff costs (2 staff)	per hour	\$218.00	\$115.00	Yes	Full Cost Recovery
Manly Art Gallery and Museum - Public Programs					
Artist talk or seminar	per person	\$16.20	10% discount available for Gallery Society members, Glen Street members and Council staff at MAG&M Design Shop and for MAG&M initiated public programs Deleted Fee	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Children's workshop or interactive program	per person	\$33.60	10% discount available for Gallery Society members, Glen Street members and Council staff at MAG&M Design Shop and for MAG&M initiated public programs Deleted Fee	Yes	Partial Cost Recovery
Kids Art Adventures	per person	\$28.20	10% discount available for Gallery Society members, Glen Street members and Council staff at MAG&M Design Shop and for MAG&M initiated public programs Deleted Fee	Yes	Market Based Pricing
Longer artist talk or seminar	per person	\$44.40	10% discount available for Gallery Society members, Glen Street members and Council staff at MAG&M Design Shop and for MAG&M initiated public programs Deleted Fee	Yes	Partial Cost Recovery
Longer workshop or interactive program	per person	\$55.90	10% discount available for Gallery Society members, Glen Street members and Council staff at MAG&M Design Shop and for MAG&M initiated public programs Deleted Fee	Yes	Partial Cost Recovery
Workshop or interactive program	per person	\$44.40	10% discount available for Gallery Society members, Glen Street members and Council staff at MAG&M Design Shop and for MAG&M initiated public programs Deleted Fee	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Meals on Wheels - Food Portions					
Dessert	each	\$3.00	\$3.00	No	Full Cost Recovery
Frozen Meal Range	per meal	\$5.00	Deleted Fee	No	Full Cost Recovery
Juice	each	\$0.50	\$0.50	No	Full Cost Recovery
Main meal	per meal	\$7.50	\$8.00	No	Full Cost Recovery
Omelette	each	\$2.20	Deleted Fee	No	Full Cost Recovery
Petite meal	per meal	\$5.50	\$6.00	No	Full Cost Recovery
Salad	each	\$9.00	\$9.00	No	Full Cost Recovery
Sandwich	each	\$4.60	\$4.60	No	Full Cost Recovery
Soup	each	\$3.00	\$3.00	No	Full Cost Recovery
Meals on Wheels - Home Care Package - clients					
Dessert	each	\$2.00	\$3.00	No	Full Cost Recovery
Juice	each	\$0.30	\$0.30	No	Full Cost Recovery
Main meal	per meal	\$4.00	\$4.00	No	Full Cost Recovery
Omelette	each	\$1.50	Deleted Fee	No	Full Cost Recovery
Petite meal	per meal	\$3.00	\$3.00	No	Full Cost Recovery
Salad	each	\$4.50	\$4.50	No	Full Cost Recovery
Sandwich	each	\$2.00	\$2.00	No	Full Cost Recovery
Soup	each	\$2.00	\$2.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Meals on Wheels - Home Care Package - providers					
Dessert	each	\$4.00	\$4.00	No	Full Cost Recovery
Juice	each	\$0.50	\$0.50	No	Full Cost Recovery
Main meal	per meal	\$8.00	\$8.00	No	Full Cost Recovery
Omelette	each	\$2.00	Deleted Fee	No	Full Cost Recovery
Petite meal	per meal	\$6.00	\$6.00	No	Full Cost Recovery
Salad	each	\$8.00	\$8.00	No	Full Cost Recovery
Sandwich	each	\$4.00	\$4.00	No	Full Cost Recovery
Soup	each	\$4.00	\$4.00	No	Full Cost Recovery
Meals on Wheels - Other Charges					
Community lunches	per lunch	\$12.00	\$13.00	No	Full Cost Recovery
Social outing	per instance	\$12.00	\$13.00	No	Full Cost Recovery
Northern Beaches Art Exhibition					
Entrant registration fee - adult entrant	per entry	\$39.00	\$40.00	Yes	Partial Cost Recovery
Entrant registration fee - student/concession	per entry	\$17.00	\$20.00	Yes	Partial Cost Recovery
Public Program					
Public Program 1	per ticket		Zero	No	Free (Zero Cost Recovery)

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Public Program 2	per ticket		\$10.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program 3	per ticket		\$20.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program 4	per ticket		\$15.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program 5	per ticket		\$30.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program 6	per ticket		\$40.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program 7	per ticket		\$50.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Public Program Masterclass					
Public Program group tour	per ticket		\$100.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program Masterclass 1	per ticket		\$60.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program Masterclass 2	per ticket		\$80.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program Masterclass 3 (multi-day)	per ticket		\$250.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Public Program Masterclass 4 (multi-day)	per ticket		\$300.00 10% discount available for Friends of MAG&M members, Glen Street members and Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Children's Services					
Belrose Children's Centre					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Per child 0 - 2 year room	per day	\$144.00	\$153.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	\$134.00	\$142.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	\$116.00	\$123.00	No	Market Based Pricing
Brookvale Children's Centre					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Per child 0 - 2 year room	per day	\$144.00	\$153.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	\$134.00	\$142.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	\$116.00	\$123.00	No	Market Based Pricing
Cromer Vacation Care					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Vacation care daily fee (per child per day)	per day	\$85.00	\$90.00	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Dee Why Children's Centre					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Per child 0 - 2 year room	per day	\$144.00	\$153.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	\$134.00	\$142.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	\$116.00	\$123.00	No	Market Based Pricing
Family Day Care					
Late submission of Educator administration records	per event	\$5.40	\$5.50	No	Full Cost Recovery
Parent Administration Levy to support the cost of care	per hour	\$2.00	\$2.05	No	Full Cost Recovery
Provide training to family day care educators	per session	up to \$55.00	up to \$55.00	Yes	Full Cost Recovery
Safety Equipment Checks	each		\$27.50	Yes	Market Based Pricing
Forestville Vacation Care					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Vacation care daily fee (per child per day)	per day	\$85.00	\$90.00	No	Market Based Pricing
Harbour View Children's Centre					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Per child 0 - 2 year room	per day	\$153.00	\$162.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	\$143.00	\$152.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	\$129.00	\$137.00	No	Market Based Pricing
Manly Vale Vacation Care					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Vacation care daily fee (per child per day)	per day	\$85.00	\$90.00	No	Market Based Pricing
Narrabeen Children's Centre					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Per child 0 - 2 year room	per day	\$144.00	\$153.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	\$134.00	\$142.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	\$116.00	\$123.00	No	Market Based Pricing
North Harbour Vacation Care					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Vacation care daily fee (per child per day)	per day	\$85.00	\$90.00	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Occasional Care Centre					
Cancellation after 8.30 AM on day of care	per charge	full fee for booked care	full fee for booked care	No	Full Cost Recovery
Cancellation before 8.30 AM on day of care	per charge	\$17.00	\$18.00	No	Full Cost Recovery
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery
Per child 8.30am to 3.30pm	per day	\$108.00	\$115.00	No	Market Based Pricing
Per child between 8.30am to 3.30pm	per hour	\$21.00	\$22.00	No	Market Based Pricing
Preschool - school term only					
3 year old Unfunded Start Strong Program rate	per day		\$62.00	No	Market Based Pricing
4 year old Unfunded Start Strong Program rate	per day		\$59.00	No	Market Based Pricing
Child aged 3 years old on or before 31 July	per day	\$59.00	\$18.00	No	Market Based Pricing
Child aged 4 years old on or before 31 July	per day	\$56.00	\$10.00	No	Market Based Pricing
Child from low income and Aboriginal families (criteria apply)	per day	\$10.60	\$10.00	No	Market Based Pricing
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$11.40	\$12.00	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$15.00	\$15.80	No	Full Cost Recovery
Roundhouse Children's Centre					
Failed payment transaction attempt	each	\$3.00	\$3.20	Yes	Full Cost Recovery
Late collection fee	per 5 minutes	\$15.00	\$15.80	No	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	\$11.40	\$12.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Per child 0 - 2 year room	per day	\$153.00	\$162.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	\$143.00	\$152.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	\$129.00	\$137.00	No	Market Based Pricing
Vacation Care Administration					
Advertisement in vacation care brochure	per charge	\$1,131.00	\$1,195.00	Yes	Partial Cost Recovery
Environmental Compliance					
Animal Management (Companion Animals Registration)					
Annual permit - cats not desexed by four months of age	per animal	\$85.00	\$85.00	No	Legislative Requirements (Regulatory)
Annual permit - owners of dogs of a restricted breed or declared to be dangerous	per animal	\$206.00	\$206.00	No	Legislative Requirements (Regulatory)
Assistance animal	per application	Zero	Zero	No	Legislative Requirements (Regulatory)
Cat - desexed	per animal	\$59.00	\$59.00	No	Legislative Requirements (Regulatory)
Cat - desexed (sold by pound/shelter)	per animal	Zero	Zero	No	Legislative Requirements (Regulatory)
Cat - eligible pensioner	per animal	\$29.00	\$29.00	No	Legislative Requirements (Regulatory)
Cat - not desexed (not recommended)	per animal	\$59.00	\$59.00	No	Legislative Requirements (Regulatory)
Cat - not desexed (recognised breeder)	per animal	\$59.00	\$59.00	No	Legislative Requirements (Regulatory)
Cat born prior to 1 July 1999 where ownership has not changed	per application	Zero	Zero	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Dog - desexed (by relevant age eligible pensioner)	per animal	\$29.00	\$29.00	No	Legislative Requirements (Regulatory)
Dog - desexed (by relevant age)	per animal	\$69.00	\$69.00	No	Legislative Requirements (Regulatory)
Dog - desexed (sold by pound/shelter)	per animal	Zero	Zero	No	Legislative Requirements (Regulatory)
Dog - not desexed (not recommended)	per animal	\$69.00	\$69.00	No	Legislative Requirements (Regulatory)
Dog - not desexed (recognised breeder)	per animal	\$69.00	\$69.00	No	Legislative Requirements (Regulatory)
Dog - not desexed or desexed after relevant age	per animal	\$234.00	\$234.00	No	Legislative Requirements (Regulatory)
Dog in the services of the State, for example, a police dog	per application	Zero	Zero	No	Legislative Requirements (Regulatory)
Greyhound currently registered under the Greyhound Racing Act 2009	per application	Zero	Zero	No	Legislative Requirements (Regulatory)
Late Fee (registration)	per application	\$19.00	\$19.00	No	Legislative Requirements (Regulatory)
Working dog	per application	Zero	Zero	No	Legislative Requirements (Regulatory)
Animal Management (Companion Animals)					
Animal surrender fee	per animal	\$389.00	\$411.00 **fee waived following declaration of menacing or dangerous dog	No	Partial Cost Recovery
Daily maintenance charge	per day	\$85.00	\$90.00	No	Partial Cost Recovery
Dangerous Dog and Restricted Dog Enclosure Certificate of Compliance fee s58H(2)(b) (includes one inspection)	per certificate	\$155.00	\$155.00	No	Partial Cost Recovery
Dog waste bags - 200 bags per roll	per roll	\$5.60	\$5.90	Yes	Partial Cost Recovery
Release fee for animals identified on the Companion Animals Register (includes the first day of maintenance)	per animal	\$123.00	\$130.00	No	Partial Cost Recovery
Release fee for animals not identified on the Companion Animals Register (includes the first day of maintenance)	per animal	\$134.00	\$142.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Awnings					
Application for extension of time - notice	each	\$121.00	\$130.00	Yes	Full Cost Recovery
Cost compliance notice, non-compliance with order for awnings	per officer per hour	\$83.00	\$90.00	Yes	Full Cost Recovery
Defective awning inspection; proactive or complaint	per inspection	\$234.00	\$250.00	Yes	Full Cost Recovery
Building Approval Inspections					
Construction site proactive inspection	per inspection	\$196.00	\$207.00	Yes	Full Cost Recovery
Critical Stage Inspections Class 1 and 10 Buildings (per inspection)	per inspection	\$251.00	\$300.00	Yes	Market Based Pricing
Critical Stage Inspections Class 2 - 9 Buildings	per inspection	\$290 + \$75 per additional unit	\$350 + \$90 per additional unit	Yes	Market Based Pricing
Travel Fee to Great Mackerel Beach, Coasters Retreat, Towlers Bay, Morning Bay, Elvina Bay, Scotland Island, Lovett Bay and Currawong Beach due to certification inspections	per inspection	\$257.00	\$150.00	Yes	Full Cost Recovery
Building Approvals					
Peer review of an alternate solution associated with Construction Certificate and Complying Development Certificate	per application	\$514.00	\$700.00	Yes	Market Based Pricing
Refund of Application Fees - Construction Certificate, Complying Development Certificate, Section 68 and Building Information Certificate	per application	50% where partial assessment carried out (including any one of the following; inspection, notification, assessment and/or correspondence).	50% where partial assessment carried out (including any one of the following; inspection, notification, assessment and/or correspondence).	Yes	Full Cost Recovery
Building Compliance					
Application for extension of time - notice	per application	\$121.00	\$140.00	Yes	Full Cost Recovery
Cost Compliance Notice - non-compliance with Order for illegal and non-compliant building work	per officer per hour	\$83.00	\$90.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Building Information Certificate					
Building Information Certificate - additional inspection	per inspection	\$90.00	\$250.00	Yes	Full Cost Recovery
Building Information Certificate Application - Class 1 and 10 Buildings	per application	\$250.00	\$750.00	Yes	Full Cost Recovery
Building Information Certificate Application - Class 2 - 9 Buildings - floor area > 2,000m ²	per application	\$1,165 + \$0.75 per m2 over 2,000m2	\$1,165 + \$0.75 per m2 over 2,000m2	Yes	Full Cost Recovery
Building Information Certificate Application - Class 2 - 9 Buildings - floor area between 200m ² and 2,000m ²	per application	\$250 + \$0.50 per m2 over 200m2	\$750 + \$0.50 per m2 over 200m2	Yes	Full Cost Recovery
Building Information Certificate Application - Class 2 - 9 Buildings - floor area not exceed 200m ²	per application	\$250.00	\$750.00	Yes	Full Cost Recovery
Building Information Certificate Application - Unauthorised Works Building Information Certificate Applications incur additional costs equivalent to the Development Application, Construction Certificate, Complying Development Certificate, Section 94 contributions, and as applicable notification of neighbours per the approved fees and charges schedule, in addition to the base application fee	each	\$250 plus additional cost	\$750 plus additional cost	Yes	Full Cost Recovery
Building Information Certificate Application - Where relates to external wall or area without floor area	per application	\$250.00	\$750.00	Yes	Full Cost Recovery
Building Information Certificate notification	per notification	\$338.00	\$350.00	Yes	Full Cost Recovery
Copy of Building Information Certificate	each	\$13.00	\$13.00	Yes	Full Cost Recovery
Compliance Certificate					
Compliance Certificate Fee - where Council nominated as Principal Certifier	each	\$326.00	\$345.00	Yes	Full Cost Recovery
Complying Development Applications					
Complying Development Applications - Class 1 and 10 - work value between \$150,001 to \$250,000	per application	\$1,319.00	\$1,585.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value between \$250,001 to \$500,000	per application	\$1,688.00	\$2,025.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value between \$50,001 to \$150,000	per application	\$844.00	\$1,015.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value less than or equal to \$50,000 (application fee based on value of works)	per application	\$581.00	\$700.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value more than \$1 million to \$2 million	per application	\$2,953.00	\$3,545.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value more than \$2 million	per application	\$3,187.00	\$3,825.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Complying Development Applications - Class 2 - 9 - work value between \$1 million to \$2 million	per application	\$2,879.00	\$3,455.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between \$150,001 to \$250,000	per application	\$1,388.00	\$1,665.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between \$250,001 to \$500,000	per application	\$1,799.00	\$2,160.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between \$500,001 to \$1 million	per application	\$2,108.00	\$2,530.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value less than or equal to \$50,000 (application fee based on value of works)	per application	\$720.00	\$865.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value more than \$2 million	per application	\$3,187.00	\$3,825.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between \$50,001 to \$150,000	per application	\$977.00	\$1,175.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value between \$500,001 to \$1 million	per application	\$2,004.00	\$2,405.00	Yes	Market Based Pricing
Modification of a Complying Development Certificate	per application	\$423.00	\$510.00	Yes	Market Based Pricing
Notification fee for Complying Development Certificate application	per application	\$265.00	\$320.00	Yes	Market Based Pricing
Construction Certificates					
Construction Certificates - Class 2 - 9 Buildings - work value between \$1 million to \$2 million	per application	\$3,700.00	\$4,440.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value between \$150,001 to \$250,000 (application fee based on value of works)	per application	\$1,899.00	\$2,280.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value between \$500,001 to \$1 million	per application	\$3,375.00	\$4,050.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value less than or equal to \$150,000 (application fee based on value of works)	per application	\$1,266.00	\$1,520.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value more than \$2 million	per application	\$4,112.00	\$4,935.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings work value between \$250,001 to \$500,000	per application	\$2,637.00	\$3,165.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between \$1 million to \$2 million	per application	\$2,848.00	\$3,420.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between \$150,001 to \$250,000	per application	\$1,055.00	\$1,270.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between \$250,001 to \$500,000	per application	\$2,110.00	\$2,532.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between \$500,001 to \$1 million	per application	\$2,321.00	\$2,785.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value less than or equal to \$150,000 (application fee based on value of works)	per application	\$844.00	\$1,020.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value more than \$2 million	per application	\$3,290.00	\$3,950.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Modification of Construction Certificate - modification of Class 1 & 10 building	per application	\$500 or 20% of original CC fee whichever is higher	\$500 or 20% of original CC fee whichever is higher	Yes	Market Based Pricing
Modification of Construction Certificate - modification of Class 2 - 9 Buildings	per application	\$1,200 or 20% of original CC fee whichever is higher	\$1,200 or 20% of original CC fee whichever is higher	Yes	Market Based Pricing
Fire Safety					
Annual Fire Safety Statement - request for a stay of penalty infringement notice (AFSS current)	per application	\$450.00	\$450.00	Yes	Full Cost Recovery
Annual Fire Safety Statement - request for a stay of penalty infringement notice (AFSS overdue)	per application	\$800.00	\$800.00	Yes	Full Cost Recovery
Annual Fire Safety Statement Inspection	each	\$272.00	\$290.00	Yes	Full Cost Recovery
Application for extension of time - Fire Safety Orders	each	\$272.00	\$290.00	Yes	Full Cost Recovery
Boarding House / Shared Accommodation fire safety inspection	per inspection	\$272.00	\$290.00	Yes	Full Cost Recovery
Fire Safety Compliance Cost Notices	per hour	\$121.00	\$130.00	Yes	Full Cost Recovery
Modification of Fire Order	each	\$370.00	\$395.00	Yes	Full Cost Recovery
Registration of Annual Fire Safety Statement	per statement	\$100.00	\$105.00	Yes	Full Cost Recovery
Re-inspection of Boarding House / Shared Accommodation fire safety inspection	per inspection	\$272.00	\$290.00	Yes	Full Cost Recovery
Health Approvals - Food					
Event food stall inspection fee (minimum 2 hours booking) applies to non-approved stalls or stalls operating on private land. Including travel time	per hour	\$186.00	\$197.00	No	Full Cost Recovery
Mobile food – One (1) year mobile food vendor application - low risk food	per application	\$295.00	\$400.00	No	Full Cost Recovery
Mobile food – One (1) year mobile food vendor application - medium and high risk	per application	\$467.00	\$600.00	No	Full Cost Recovery
Mobile food – Three (3) year mobile food vendor application - low risk food	per application		\$960.00	No	Full Cost Recovery
Mobile food – Three (3) year mobile food vendor application - medium and high risk	per application		\$1,440.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mobile food premises - One (1) year administration fee - private land	per application	\$467.00	\$600.00	No	Full Cost Recovery
Mobile food premises - Three (3) year administration fee - private land	per application		\$1,440.00	No	Full Cost Recovery
Mobile food vendor application - amendment to approved application	per application	\$66.00	\$70.00	No	Partial Cost Recovery
Temporary food stall application - amendment to approved application	per application	\$66.00	\$70.00	No	Partial Cost Recovery
Temporary food stall application - low risk food. Three year approval includes assessment fee and all routine inspections during the period of approval	per application	\$265.00	\$280.00	No	Partial Cost Recovery
Temporary food stall application - Medium & High Risk. Two year approval includes assessment fee and all routine inspections during the period of approval	per application	\$265.00	\$280.00	No	Partial Cost Recovery
Temporary food stall approval - one off event	per application	\$159.00	\$168.00	No	Partial Cost Recovery
Temporary food stall/mobile application - charity/community with evidence	per application	Zero	Zero	No	Free (Zero Cost Recovery)
Temporary food stall/mobile re-inspection fee	per inspection	\$295.00	\$312.00	No	Full Cost Recovery
Health Approvals - Heaters					
Solid fuel heaters - application to install	per application	\$289.00	\$413.00	No	Partial Cost Recovery
Solid fuel heaters - inspection & re-inspection	per inspection	\$132.00	\$306.00	No	Full Cost Recovery
Solid fuel heaters renewal, review or amendment	per application	\$175.00	\$185.00	No	Partial Cost Recovery
Health Approvals - Other					
Application fee for Extension of Time for Environmental Notices	per application	\$110.00	\$128.00	No	Full Cost Recovery
Application Urgency Fee - 2 working days or less prior to required approval date	per application	\$265.00	\$280.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Application urgency fee - between 3-10 working days prior to required approval date	per application	\$121.00	\$128.00	No	Full Cost Recovery
Cancellation Fee at 25% of original fee - including but not limited to applications and inspections	per application	25% of original fee	Deleted Fee	No	Full Cost Recovery
Improvement Notice Fee	per application	\$330.00	Deleted Fee	No	Legislative Requirements (Regulatory)
Staff time - including but not limited to advice, inspections, presentations and professional services	per hour	\$92.00	\$98.00	No	Full Cost Recovery
Health Approvals - Wastewater					
Application for approval to operate sewer/wastewater treatment system (pensioner fee) - with evidence	per application	\$99.00	\$105.00	No	Partial Cost Recovery
Application for approval to operate sewer/wastewater treatment system (pump to sewer/truck systems)	per application	\$202.00	\$214.00	No	Partial Cost Recovery
Application to install a Commercial/greater than 10 person onsite sewage/wastewater management system	per application	\$467.00	\$494.00	No	Partial Cost Recovery
Application to install a Domestic sewer/wastewater treatment system	per application	\$391.00	\$413.00	No	Partial Cost Recovery
Application to install a greywater treatment system	per application	\$149.00	\$158.00	No	Partial Cost Recovery
Application to operate - sewer/wastewater treatment system - does not apply to pump to sewer systems, pensioner fees and non-accredited systems.	per application	\$289.00	\$306.00	No	Partial Cost Recovery
Application to operate a greywater treatment system	per application	\$149.00	\$158.00	No	Partial Cost Recovery
Application to operate commercial sewer/wastewater system not accredited by NSW health and/or serves greater than 10 persons	per application	\$339.00	\$358.00	No	Partial Cost Recovery
Sewer/wastewater system - re-inspection fee	per inspection	\$289.00	\$306.00	No	Full Cost Recovery
Health Compliance					
Compliance Cost Notice - per officer per hour, plus all direct costs as incurred	per hour	\$92.00	Compliance cost notices, per officer per hour, plus all direct costs as incurred. \$98.00	No	Full Cost Recovery
Fee for clean-up, prevention and noise control notices	each	\$605.00	Prescribed fee for clean-up, prevention and noise control notices \$785.00	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Sampling (this includes but is not limited to soil, water and asbestos) - includes analysts cost and officer time	per sample	\$202.00	Fee payable for sample, includes analysts cost and officer time \$214.00	No	Partial Cost Recovery
Vapour recovery inspection for storage tanks on petrol service stations and control equipment for petrol dispensers	per inspection	\$402.00	\$425.00	No	Full Cost Recovery
Vapour recovery re-inspection fee	per inspection	\$295.00	\$312.00	No	Partial Cost Recovery
Health Inspections - Food					
Application for Food Act Clearance Certificate	per application	\$370.00	Prohibition Order Clearance Certificate inspection fee Deleted Fee	No	Full Cost Recovery
Food Act - Fee for improvement notice	each	\$330.00	\$330.00	No	Legislative Requirements (Regulatory)
Food Handlers' Seminar - onsite group booking - minimum 10 persons (after hours)	per booking	\$424.00	\$448.00	Yes	Full Cost Recovery
Food Handlers' Seminar - onsite group booking - minimum 10 persons (working hours)	per booking	\$283.00	\$299.00	Yes	Partial Cost Recovery
Food premises annual administration fee - 5 star Scores on Doors premises (between 6 and 50 full time Food Handlers)	each	\$472.00	\$499.00	No	Partial Cost Recovery
Food premises annual administration fee - 5 star Scores on Doors premises (more than 50 full time Food Handlers)	each	\$814.00	\$860.00	No	Partial Cost Recovery
Food premises annual administration fee - 5 star Scores on Doors premises (up to & including 5 full time Food Handlers)	each	\$305.00	\$323.00	No	Partial Cost Recovery
Food premises annual administration fee - charity/community organisations	each	Zero	Zero	No	Free (Zero Cost Recovery)
Food premises annual administration fee (between 6 and 50 full time Food Handlers)	each	\$613.00	\$800.00	No	Legislative Requirements (Regulatory)
Food premises annual administration fee (more than 50 full time Food Handlers)	each	\$999.00	\$3,500.00	No	Legislative Requirements (Regulatory)
Food premises annual administration fee (up to & including 5 full time Food Handlers)	each	\$402.00	\$390.00	No	Legislative Requirements (Regulatory)
Food premises pre-fitout consultancy inspection fee	per application	\$295.00	\$284.00	No	Legislative Requirements (Regulatory)
Food premises re-inspection fee / secondary routine inspection fee- all risk categories	per inspection	\$338.00	\$330.00	No	Legislative Requirements (Regulatory)
Food premises sampling	per sample	\$202.00	\$214.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Home based food business application fee	per application	\$413.00	Deleted Fee	No	Full Cost Recovery
Scores on Doors review application (within 3 months of application)	per application	\$338.00	\$390.00	No	Full Cost Recovery
Health Inspections - Public Health					
Boarding house inspection/re-inspection fee	per inspection	\$402.00	\$425.00	No	Full Cost Recovery
Inspection beauty premises, including hairdressers/barbers with no skin penetration	per inspection	\$170.00	\$180.00	No	Partial Cost Recovery
Inspection cooling towers/warm water systems	per inspection	\$402.00	\$425.00	No	Full Cost Recovery
Inspection public swimming pools	per inspection	\$402.00	\$425.00	No	Full Cost Recovery
Notification of installation of regulated systems	per notification	\$115.00	\$120.00	No	Legislative Requirements (Regulatory)
Notification of new public swimming pool or spa pool	per notification	\$100.00	\$105.00	No	Legislative Requirements (Regulatory)
Notification of new skin penetration premises	per notification	\$100.00	\$105.00	No	Legislative Requirements (Regulatory)
Public Health Act - Fee for improvement notice and prohibition order (in any other case)	each	\$330.00	\$290.00	No	Legislative Requirements (Regulatory)
Public Health Act - Fee for improvement notice and prohibition order (regulated system)	each	\$560.00	\$620.00	No	Legislative Requirements (Regulatory)
Regulated system - RMP and Certificate of Audit administration fee	each	\$109.00	\$184.00	No	Full Cost Recovery
Regulated systems sampling	per sample	\$202.00	\$214.00	No	Partial Cost Recovery
Re-inspection fee (beauty salon/skin penetration/cooling tower/public swimming pool)	per inspection	\$295.00	\$312.00	No	Partial Cost Recovery
Re-inspection of Prohibition order Public Health Act	per inspection	\$295.00	\$127.50	No	Legislative Requirements (Regulatory)
Sex services - inspection/re-inspection	per inspection	\$485.00	\$513.00	No	Full Cost Recovery
Skin penetration inspection	per inspection	\$402.00	\$425.00	No	Full Cost Recovery
Skin penetration pre-fitout consultancy inspection / public health advisory inspection fee	per application	\$295.00	\$312.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Impounded Animals (other than companion animals)					
Conveyance fee	per animal	\$68.00	\$72.00	No	Partial Cost Recovery
Holding, sustenance and veterinary care fee	per animal	\$83.00	\$88.00	No	Partial Cost Recovery
Notice/administration fee	per animal	\$185.00	\$196.00	No	Partial Cost Recovery
Impounded Articles - Large Articles that can not be readily transported in a Ranger vehicle (excluding those for which another fee is already specified)					
Conveyance, storage and notice/administration fee	per article	\$132.00 1st 28 day period, additional \$180 for 28 days	\$140.00 1st 28 day period, additional \$180 for 28 days	No	Partial Cost Recovery
Impounded Articles - Shopping Trolleys and Bikes					
Conveyance, storage and notice/administration fee	per article	\$132.00 28 day holding period only	\$140.00 28 day holding period only	No	Partial Cost Recovery
Impounded Articles - Small Articles that can be readily transported in a Ranger vehicle (excluding those articles for which another fee is already specified)					
Conveyance, storage and notice/administration fee	per article	\$92.00 28 day holding period only	\$98.00 28 day holding period only	No	Partial Cost Recovery
Impounded Articles - Vehicles (incl cars, boats over 5m, boat trailers, box trailers, caravans etc.)					
Conveyance fee -includes collection, storage and notice/administration fee	per article	\$182.00 or actual cost to council - whichever is the higher	\$193.00 or actual cost to council - whichever is the higher	No	Partial Cost Recovery
Storage fee - held at a Council owned facility	per day	\$45.40 per day or actual cost to council - whichever is the higher	\$47.90 per day or actual cost to council - whichever is the higher	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$		2023 - 2024 Fee \$		GST Applicable	Pricing Methodology
Impounded Articles - Watercraft (5m and under)							
Additional storage fee - watercraft held at a Council owned facility	per day	\$45.40	applied for each day over 28 days.	\$47.90	applied for each day over 28 days.	No	Partial Cost Recovery
Conveyance fee - includes collection, storage and notice/administration fee	per article	\$182.00	or actual cost to council - whichever is the higher	\$193.00	or actual cost to council - whichever is the higher	No	Partial Cost Recovery
Storage fee - watercraft held at a contractor's facility	per day	\$58.00	per day or actual cost to council - whichever is the higher	\$62.00	per day or actual cost to council - whichever is the higher	No	Partial Cost Recovery
Occupation Certificates							
Occupation Certificate - Class 1 and 10 Buildings	per application	\$245.00		\$350.00		Yes	Market Based Pricing
Occupation Certificate - Class 2 - 9 Buildings	per application		\$310 + \$75 per additional unit	\$550 + \$110 per additional unit		Yes	Market Based Pricing
Out of Hours Building Works Applications							
Amendments to out of hours building works application - can only amend an existing permit prior to commencement	per application	\$77.00		\$200.00		Yes	Full Cost Recovery
Out of hours application for building works. One application required for each period of 24 hours in which out of hours working is to be conducted	per application	\$554.00		\$750.00		Yes	Full Cost Recovery
Urgency fee for out of hours work application - at least 2 hours notice is required to process an urgency application	per application	\$554.00		\$1,000.00		Yes	Full Cost Recovery
Outstanding Notices and Orders Certificates - Section 735A and 121ZP							
Outstanding notices and orders certificates application for Section 735A and 121ZP (Outstanding Notices) Certificate (5 day turn around)	per application	\$164.00		\$210.00		Yes	Full Cost Recovery
Urgency fee - application for Section 735A and 121ZP Certificate (2 day turn around)	per application	\$55.00		\$350.00		Yes	Full Cost Recovery
Parking Management Fee Private Property							
Existing contracts	per space per annum	\$57.00	per space per annum, or as specified in contract	\$61.00	per space per annum, or as specified in contract	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
New contracts	per space per annum	\$118.00 per space per annum, or as specified in contract	\$125.00 per space per annum, or as specified in contract	Yes	Partial Cost Recovery
Part 6 (formerly Part 4A) Certificate					
Copy of Part 6 (formerly Part 4A) Certificate	each	\$10.00	\$10.00	No	Legislative Requirements (Regulatory)
Principal Certifying Authority Appointment					
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value between \$1 million to \$2 million	per application	\$2,223.00	\$2,670.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value between \$250,001 to \$500,000	per application	\$1,518.00	\$1,825.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value between \$500,001 to \$1 million	per application	\$1,735.00	\$2,085.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value less than or equal to \$250,000 (application fee based on value of works)	per application	\$1,356.00	\$1,630.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value more than \$2 million	per application	\$2,570.00	\$3,080.00	Yes	Full Cost Recovery
Appointment of Council as the PCA. Excludes forced appointment by the BPB, or appointment as replacement PCA.	per application	\$121.00	\$350.00	Yes	Full Cost Recovery
Complaint inspection fee where Council has been appointed as Principal Certifier - inspection charge where complaint is justified (per complaint inspection)	per application	\$257.00	\$350.00	Yes	Full Cost Recovery
Transfer of PCA role to Council - file review fee.	per application	\$423.00	\$550.00	Yes	Full Cost Recovery
Private Certifier Certificate Registration					
Registration of Part 6 (formerly Part 4A) Certificate issued by Private Certifier of CC, CDC, OC, compliance certificates and Strata Title (subdivision) certificates	per application	\$36.00	\$36.00	No	Legislative Requirements (Regulatory)
Section 68 Applications					
Section 68 Application Fee - install a manufactured home; moveable dwelling or Associated structure on land	per application	\$1,234.00	\$1,304.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Section 68 Completion Certificate Fee - install a manufactured home; moveable dwelling or Associated structure on land	per application	\$245.00	\$259.00	Yes	Full Cost Recovery
Section 68 Inspection Fee - install a manufactured home; moveable dwelling or Associated structure on land (per inspection)	per application	\$251.00	\$266.00	Yes	Full Cost Recovery
Strata Applications					
Signing of legal documents including Strata Plan and other legal documents	per application	\$406.00	\$429.00	Yes	Full Cost Recovery
Strata application review	per application	\$814.00	\$860.00	Yes	Full Cost Recovery
Strata Plan - Assessment of a request to terminate a Strata Plan	per application	\$500.00	\$500.00	Yes	Legislative Requirements (Regulatory)
Strata Title Certificate Application					
Strata Title Certificate Application for buildings erected prior to introduction of Ordinance 70 or under BCA, per application plus price per unit and one inspection	per application	\$1,020 plus \$220 per unit	\$1,020 plus \$220 per unit	Yes	Full Cost Recovery
Strata Title Certificate Application - additional inspections or re-inspections, if required	per inspection	\$283.00	\$299.00	Yes	Full Cost Recovery
Swimming Pools					
Additional urgency fee - 4 working day turnaround for Swimming Pool Compliance Certificate, initial inspection	per application	\$651.00	\$688.00	Yes	Full Cost Recovery
Application (including inspection) for Section 22 Exemption - Swimming Pools Act	per application	\$250.00	\$250.00	No	Legislative Requirements (Regulatory)
Application for extension of time to comply with Direction issued under Swimming Pools Act	per application	\$121.00	\$128.00	No	Full Cost Recovery
Initial inspection fee of swimming pool as a result of a 22E Notice issued by private Accredited Certifier	per inspection	\$150.00	\$150.00	No	Legislative Requirements (Regulatory)
Initial Inspection of swimming pool for Compliance Certificate application	per inspection	\$150.00	\$150.00	Yes	Legislative Requirements (Regulatory)
Proactive initial inspection of swimming pool as part of Council's adopted statutory inspection program	per inspection	\$150.00	\$150.00	No	Legislative Requirements (Regulatory)
Proactive re-inspection fee of swimming pool as part of Council's adopted statutory inspection program	per inspection	\$100.00	\$100.00	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Re-inspection fee of swimming pool as a result of a 22E Notice issued by private Accredited Certifier	per inspection	\$100.00	\$100.00	No	Legislative Requirements (Regulatory)
Re-inspection of private swimming pool (per re-inspections) - Exemption application	per inspection	\$100.00	\$100.00	No	Legislative Requirements (Regulatory)
Re-inspection of swimming pool for Compliance Certificate application	per inspection	\$100.00	\$100.00	Yes	Legislative Requirements (Regulatory)
Swimming Pool CPR Sign	each	\$19.70	\$20.80	Yes	Market Based Pricing
Swimming Pool Registration	per application	\$10.00	\$10.00	Yes	Legislative Requirements (Regulatory)
Transport & Civil Infrastructure					
Bicycle parking in pay stations eg Whistler Street and PCYC					
Annual renewal fee	per card	\$67.00	\$71.00	Yes	Market Based Pricing
New application fee (non-refundable)	per application	\$67.00	\$71.00	Yes	Market Based Pricing
Replacement card	per key	\$34.00	\$36.00	Yes	Market Based Pricing
Building Waste Container (Skips)					
Application fee including first 7 days rental	per application	\$211.00	\$223.00	No	Full Cost Recovery
Late application fee - when containers/skips delivered prior to obtaining a Permit	per bin	\$966.00	\$1,021.00	No	Full Cost Recovery
Placement fee after the first 7 days (per week or part thereof)	per week	\$196.00	\$207.00	No	Full Cost Recovery
Civil Works					
Civil works - provision of Council works undertaken on behalf of third party	per request	Cost plus 10%	Cost + 10%	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community information blade					
Recovery from applicants for the cost of the manufacture and installation of community information blade	per application	\$566.00	\$598.00	Yes	Full Cost Recovery
Crane airspace approval					
Crane airspace approval	per application	\$310.00	\$330.00	No	Full Cost Recovery
Driveway Delineation					
A single commercial or industrial driveway	per set of lines	\$475.00	\$1,290.00	No	Full Cost Recovery
A single residential driveway	per set of lines	\$340.00	\$790.00	No	Full Cost Recovery
Electric Vehicle Charging					
Annual fee for a dedicated public electric vehicle charging space	per annum	\$1,737.00	\$1,835.00	No	Partial Cost Recovery
Application fee for a dedicated public electric vehicle charging space	per application	\$565.00	\$597.00	No	Partial Cost Recovery
Event parking - overstay timed restriction					
Hourly charge - after first three hours into overstay of timed restriction	per hour per vehicle	\$10.30	\$10.90	Yes	Market Based Pricing
Hourly charge - first three hours into overstay of timed restriction	each	\$5.10	\$5.40	Yes	Market Based Pricing
Processing administrative fee	each	\$50.00	\$50.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Event parking - permit application paid parking					
Processing administrative fee - for businesses or individuals applying for permits	each	\$51.40	\$54.30	Yes	Market Based Pricing
Parking - Car Share					
Car share annual fee - maintenance per each authorised space	each	\$1,735.00	\$1,833.00	No	Partial Cost Recovery
Initial car share fee - licence administration	per application	\$565.00	\$597.00	No	Partial Cost Recovery
Initial car share fee - parking space	each	\$1,735.00	\$1,833.00	No	Partial Cost Recovery
Parking - Dee Why PCYC Parking Station					
Additional after hours charge for release of vehicles locked in the parking station - charged by the security company	per occasion	At Cost	At Cost	Yes	Full Cost Recovery
Monday - Sunday (5:30am -12am midnight) 3 - 4 hours	per time limit	\$3.00	\$3.00	Yes	Market Based Pricing
Monday - Sunday (5:30am-12am midnight) 0 - 3 hours	per time limit	Free	Free	No	Free (Zero Cost Recovery)
Monday - Sunday (5:30am-12am midnight) 4 -5 hours	per time limit	\$4.00	\$4.00	Yes	Market Based Pricing
Monday - Sunday (5:30am-12am midnight) 5+ hours	per time limit	\$5.00	\$5.00	Yes	Market Based Pricing
Overnight rate	per time limit	\$5.00	\$5.00	Yes	Market Based Pricing
Parking - Dee Why PCYC Parking Station - Prepaid Accounts					
Daily rate between 1 and 2 weeks	per day	\$7.90	\$8.30	Yes	Market Based Pricing
Daily rate from 2 weeks	per month	\$108.00	\$115.00	Yes	Market Based Pricing
Daily rate up to 1 week	per day	\$8.40	\$8.90	Yes	Market Based Pricing
PCYC overnight parking permit (access between 5:00pm and 8:00am). For parking outside these hours, the casual fee and charges apply.	per month	\$54.00	\$58.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Parking - Pay and Display - Church Point, Pittwater Park, Woorak/Illuka Reserve					
Off peak season - 24 hour rate (1 May to 30 Sep inclusive)	per day	\$35.00	\$35.00	Yes	Market Based Pricing
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	\$8.00	\$8.00	Yes	Market Based Pricing
Peak season - 24 hour rate (1 Oct to 30 Apr inclusive)	per day	\$40.00	\$40.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	\$10.00	\$10.00	Yes	Market Based Pricing
Parking - Pay and Display - Clontarf, Shelly Beach, Sandy Bay & Spit Bridge					
Off peak season - daily rate (1 May to 30 Sep inclusive)	per day	\$35.00	\$35.00	Yes	Market Based Pricing
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	\$8.00	\$8.00	Yes	Market Based Pricing
Peak season - daily rate (1 Oct to 30 Apr inclusive)	per day	\$40.00	\$40.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	\$10.00	\$10.00	Yes	Market Based Pricing
Parking - Pay and Display - Freshwater to Narrabeen including Manly Dam					
Off peak season - daily rate (1 May to 30 Sep inclusive)	per day	\$35.00	\$35.00	Yes	Market Based Pricing
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	\$8.00	\$8.00	Yes	Market Based Pricing
Peak season - daily rate (1 Oct to 30 Apr inclusive)	per day	\$40.00	\$40.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	\$10.00	\$10.00	Yes	Market Based Pricing
Parking - Pay and Display - North Narrabeen to Palm Beach					
Off peak season - daily rate (1 May to 30 Sep inclusive)	per day	\$35.00	\$35.00	Yes	Market Based Pricing
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	\$8.00	\$8.00	Yes	Market Based Pricing
Peak season - daily rate (1 Oct to 30 Apr inclusive)	per day	\$40.00	\$40.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	\$10.00	\$10.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Parking - Pay and Display - Ocean Beach (Manly) to Queenscliff					
Off peak season - buses 8+ seats (1 May to 30 Sep inclusive)	per hour	\$35.00	\$35.00	Yes	Market Based Pricing
Off peak season - general parking (1 May to 30 Sep inclusive)	per hour	\$8.00	\$8.00	Yes	Market Based Pricing
Peak season - buses 8+ seats (1 Oct to 30 Apr inclusive)	per hour	\$40.00	\$40.00	Yes	Market Based Pricing
Peak season - general parking (1 Oct to 30 Apr inclusive)	per hour	\$10.00	\$10.00	Yes	Market Based Pricing
Parking - Pay and Display - Rowland Reserve					
Off peak season - 24 hour rate (1 May to 30 Sep inclusive)	per day	\$23.20	\$24.50	Yes	Market Based Pricing
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	\$5.20	\$5.50	Yes	Market Based Pricing
Peak season - 24 hour rate (1 Oct to 30 Apr inclusive)	per day	\$26.30	\$27.80	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	\$6.40	\$6.80	Yes	Market Based Pricing
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Daily Rates					
Late Night Worker - flat fee everyday. Entry after 5pm, exit before 6:30am. Normal fees and charges apply from 6:30am the following day.	each	\$5.50 Flat rate \$5.50 for late night workers who enter after 5pm. Normal fees and charges apply from 6:30am the following day.	\$5.50	Yes	Market Based Pricing
Manly National only - early bird - in by 9am out after 3pm Mon-Fri	per time limit	\$24.00	\$24.00	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 0 - 2 hour	per time limit	Free	Free	Yes	Free (Zero Cost Recovery)
Monday - Sunday (6:30am-7pm) 2 - 2.5 hours	per time limit	\$11.50	\$11.50	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 2.5 - 3 hours	per time limit	\$14.50	\$14.50	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 3 - 3.5 hours	per time limit	\$19.00	\$19.00	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 3.5 - 4 hours	per time limit	\$22.50	\$22.50	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Monday - Sunday (6:30am-7pm) 4 - 5 hours	per time limit	\$35.50	\$35.50	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 5+ hours	per time limit	\$48.00	\$48.00	Yes	Market Based Pricing
Operational commercial vehicle - daily flat fee weekends only	each	\$27.50	\$27.50	Yes	Market Based Pricing
Top up card and replacement card	each	\$50.00	\$50.00	Yes	Market Based Pricing
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Evening Rates					
Additional after hours charge for release of vehicles locked in the parking station - charged by the security company	per occasion	At Cost	At Cost	Yes	Full Cost Recovery
Every day - evening 7pm-12 midnight (flat rate fee)	per time limit	\$5.50	\$5.50	Yes	Market Based Pricing
Overnight rate - all parking stations (including exiting after midnight Friday - Saturday Whistler Street only)	per time limit	\$5.50	\$5.50	Yes	Market Based Pricing
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Prepaid Accounts					
2 days per week (monthly)	per month	\$98.00	\$104.00	Yes	Market Based Pricing
			10% reduction for low emission vehicles (electric and hybrid only)		
2 days per week (yearly)	per year	\$1,165.00	\$1,231.00	Yes	Market Based Pricing
			10% reduction for low emission vehicles (electric and hybrid only)		
3 days per week (monthly)	per month	\$146.00	\$155.00	Yes	Market Based Pricing
			10% reduction for low emission vehicles (electric and hybrid only)		
3 days per week (yearly)	per year	\$1,747.00	\$1,845.00	Yes	Market Based Pricing
			10% reduction for low emission vehicles (electric and hybrid only)		
4 days per week (monthly)	per month	\$195.00	\$206.00	Yes	Market Based Pricing
			10% reduction for low emission vehicles (electric and hybrid only)		
4 days per week (yearly)	per year	\$2,329.00	\$2,460.00	Yes	Market Based Pricing
			10% reduction for low emission vehicles (electric and hybrid only)		

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
5 days (Mon-Fri) (monthly)	per month	\$243.00	\$257.00 10% reduction for low emission vehicles (electric and hybrid only)	Yes	Market Based Pricing
5 days (Mon-Fri) (yearly)	per year	\$2,911.00	\$3,075.00 10% reduction for low emission vehicles (electric and hybrid only)	Yes	Market Based Pricing
7 days (Mon-Sun) (monthly)	per month	\$389.00	\$411.00 10% reduction for low emission vehicles (electric and hybrid only)	Yes	Market Based Pricing
7 days (Mon-Sun) (yearly)	per year	\$4,657.00	\$4,918.00 10% reduction for low emission vehicles (electric and hybrid only)	Yes	Market Based Pricing
Overnight Access fob - Manly National only	per instance	\$50.00	\$50.00	Yes	Partial Cost Recovery
Overnight Access fob - Manly National only - Replacement of lost or damaged fob	per instance		\$50.00	Yes	Partial Cost Recovery
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Prepaid Accounts - Motorcycles (applicable only in motorcycle designated areas)					
2 days per week (Monthly)	each	\$47.30	Half price pre-paid parking fee \$50.00	Yes	Market Based Pricing
2 days per week (yearly)	each	\$568.00	Half price pre-paid parking fee \$600.00	Yes	Market Based Pricing
3 days per week (Monthly)	each	\$71.00	Half price pre-paid parking fee \$75.00	Yes	Market Based Pricing
3 days per week (yearly)	each	\$852.00	Half price pre-paid parking fee \$900.00	Yes	Market Based Pricing
4 days per week (Monthly)	each	\$95.00	Half price pre-paid parking fee \$101.00	Yes	Market Based Pricing
4 days per week (yearly)	each	\$1,135.00	Half price pre-paid parking fee \$1,199.00	Yes	Market Based Pricing
5 days per week (Monthly)	each	\$119.00	Half price pre-paid parking fee \$126.00	Yes	Market Based Pricing
5 days per week (yearly)	each	\$1,419.00	Half price pre-paid parking fee \$1,499.00	Yes	Market Based Pricing
7 days per week (Monthly)	each	\$190.00	Half price pre-paid parking fee \$201.00	Yes	Market Based Pricing
7 days per week (yearly)	each	\$2,270.00	Half price pre-paid parking fee \$2,398.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Parking Permit Scheme Manly					
1st permit - residential / multiuse - Concession	per permit		\$25.00	No	Partial Cost Recovery
1st permit - residential/ multi-use	per permit	\$47.00	\$50.00	No	Partial Cost Recovery
2nd permit - residential / multiuse - Concession	per permit		\$55.00	No	Partial Cost Recovery
2nd permit - residential/ multi-use	per permit	\$110.00	\$110.00	No	Full Cost Recovery
3rd permit - residential/ multi-use	per permit	\$110.00	\$110.00	No	Market Based Pricing
4th permit - residential/ multi-use (Extenuating circumstances only)	per permit	\$280.00	\$280.00	No	Market Based Pricing
Business permit	per permit	\$230.00	\$230.00	No	Market Based Pricing
Car share permit	per permit	\$230.00	\$230.00	No	Market Based Pricing
Replacement of multi-use permit	per permit	\$230.00	\$230.00	No	Full Cost Recovery
Special issue not for profit organisation permit	per permit	\$26.00	\$26.00	No	Partial Cost Recovery
Support worker permit	per permit	\$52.00	\$52.00	No	Partial Cost Recovery
Parking Permits - Beach					
Additional ratepayer permits - 1 September - 31 August (Max. of two)	per permit	\$223.00	\$236.00	No	Partial Cost Recovery
Ratepayer permits 1 September - 31 August. The first two permits are free	per permit	Two free		No	Free (Zero Cost Recovery)
Ratepayer/residents permits (half-yearly) from 1 March to 31 August (Max. of two)	per permit	\$112.00	\$119.00	No	Partial Cost Recovery
Replacement of lost, damaged or discarded permits 1 September - 31 August	per permit	\$112.00	\$119.00	No	Partial Cost Recovery
Replacement permits for new vehicle/windscreen or damaged permits 1 September - 31 August	per permit	\$112.00	\$119.00	No	Partial Cost Recovery
Resident permits 1 September - 31 August (Max. of two)	per permit	\$223.00	\$236.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Parking Permits - Church Point Reserve & Precinct					
Bollard key replacement bond	per key	\$200.00	\$200.00	No	Full Cost Recovery
Church Point carpark reserved parking space (Coupon) by direct debit or invoice	per space per annum	\$5,465.00	\$5,772.00	Yes	Market Based Pricing
Church Point carpark reserved parking space (Coupon) by direct debit or invoice	per space per month	\$456.00	\$482.00	Yes	Market Based Pricing
LGA Residents only full year permits - from 1 September to 31 August - there is no guaranteed space	per permit	\$554.00	\$586.00	No	Market Based Pricing
LGA Residents only full year permits - Pensioners - from 1 September to 31 August - there is no guaranteed space	per permit		\$277.00	No	Market Based Pricing
LGA Residents only half yearly permits - from 1 March to 31 August - there is no guaranteed space	per permit	\$277.00	\$293.00	No	Market Based Pricing
LGA Residents only half yearly permits - Pensioners - from 1 March to 31 August - there is no guaranteed space	per permit		\$138.50	No	Market Based Pricing
Non-residents (outside of LGA) only full year permits - from 1 September to 31 August - there is no guaranteed space	per permit	\$1,129.00	\$1,193.00	No	Market Based Pricing
Non-residents (outside of LGA) only half yearly permits - from 1 March to 31 August - there is no guaranteed space	per permit	\$565.00	\$597.00	No	Market Based Pricing
Replacement / temporary permit	per permit	\$28.00	\$30.00	No	Market Based Pricing
Replacement coupon fee/temporary coupon fee	per permit	\$25.00	\$25.00	Yes	Market Based Pricing
Parking Permits - Postage and Handling					
Postage and handling	per occasion	\$12.00	\$13.00	Yes	Partial Cost Recovery
Parking Permits - Rowland Reserves, Woorak Reserves and Iluka Park					
Full year - 1 September - 31 August	per permit	\$193.00	\$204.00	No	Partial Cost Recovery
Half yearly permits - from 1 March to 31 August	per permit	\$97.00	\$103.00	No	Partial Cost Recovery
Parking Permits - Western Foreshore					
Parking Permit - Full year - Only available to property owners or tenants from Great Mackerel Beach and Coasters Retreat	per permit	\$47.00	\$47.00	No	Partial Cost Recovery
Replacement Permit - new vehicle, windscreen, lost and temporary permits	per permit	\$28.00	\$28.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Permit To Stand Plant on Council Road Reserve					
Additional urgency fee for applications lodged within 2 business days of date permit is required	per application	\$396.00	\$419.00	No	Full Cost Recovery
Application fee when application lodged more than 2 business days prior to permit being required	per application	\$199.00	\$211.00	No	Full Cost Recovery
Rental rate (per lane x per day or part thereof)	per day per lane	\$283.00	\$299.00	No	Full Cost Recovery
Restoration Charges					
Late fee where permit not obtained before road opened or inadequate permit obtained	each	\$887.00	\$937.00	No	Full Cost Recovery
Restoration Charges - Footpaths and Driveways					
Cement concrete footpath - > 50 m2	per square metre	\$192.00	\$203.00	No	Full Cost Recovery
Cement concrete footpath - 10-50 m2	per square metre	\$276.00	\$292.00	No	Full Cost Recovery
Cement concrete footpath - 1-3 m2 (1.5 m2 min.)	per square metre	\$480.00	\$507.00	No	Full Cost Recovery
Cement concrete footpath - 3-10 m2	per square metre	\$380.00	\$402.00	No	Full Cost Recovery
Commercial/CBD Pavers/Shopping Centres/Restaurant precincts - charge in addition to the standard Segmental Paving - Lay Only rate	per square metre	\$218.00	\$231.00	No	Full Cost Recovery
Concrete commercial/industrial driveways - 0-5 sqm per m2 (1 m2 min.)	per square metre	\$720.00	\$761.00	No	Full Cost Recovery
Concrete commercial/industrial driveways - greater than 5 m2 per m2	per square metre	\$595.00	\$629.00	No	Full Cost Recovery
Concrete kerb/pram ramp (to NBC standards)	each		\$3,000.00	No	Full Cost Recovery
Concrete residential driveways, multi-occupancy units - 0-5 sqm per m2 (1 m2 min.)	per square metre	\$670.00	\$708.00	No	Full Cost Recovery
Concrete residential driveways, multi-occupancy units - greater than 5 m2 per m2	per square metre	\$535.00	\$565.00	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - 10-50 sqm	per square metre		\$358.80	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - > 50 sqm	per square metre		\$249.60	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - 1-3 sqm (1.5 sqm min.)	per square metre		\$624.00	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - 3-10 sqm	per square metre		\$494.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Formed or grassed area per m2	per square metre	\$183.00	\$194.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - >50 m2 negotiation	per square metre	\$427.00	\$451.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - 1 -3 m2	per square metre	\$815.00	\$861.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - 10 - 50 m2	per square metre	\$461.00	\$487.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - 3 - 10 m2	per square metre	\$605.00	\$639.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - >50 m2 negotiation	per square metre	\$527.00	\$557.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - 1 - 3 m2	per square metre	\$1,141.00	\$1,205.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - 10-50 m2	per square metre	\$561.00	\$593.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - 3 - 10 m2	per square metre	\$697.00	\$737.00	No	Full Cost Recovery
The Corso and Manly CBD only. This fee is charged in addition to the standard "Segmental Paving - Lay Only" rate where specialised paving is required.	per square metre	\$245.00	\$259.00	No	Full Cost Recovery
Top Soil and Grass Seed	per square metre		\$85.00	No	Full Cost Recovery
Restoration Charges - Kerb and Gutter					
Drainage pit lintels (including 1.8m-3.6m)	each	Cost plus 10%	Cost + 10%	No	Full Cost Recovery
Kerb and Gutter - 10-50 m2	per linear metre	\$534.00	\$564.00	No	Full Cost Recovery
Kerb and Gutter - 1-3 m (Minimum 1 linear metre)	per linear metre	\$630.00	\$666.00	No	Full Cost Recovery
Kerb and gutter - 3-10 m2	per linear metre	\$563.00	\$595.00	No	Full Cost Recovery
Kerb and gutter 50 m2 negotiation (cost plus)	per linear metre	\$486.00	\$514.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Restoration Charges - Roads					
High Traffic Locations Surcharge (CBD/Commercial Centres, Regional or State Roads)	each		Cost + 10%	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - > 150 (or neg at cost plus 20%) per m2	per square metre	\$151.00	\$190.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 1 - 5 per m2	per square metre	\$410.00	\$463.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 25 - 50 per m2	per square metre	\$245.00	\$259.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 5 - 25 per m2	per square metre	\$316.00	\$364.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 50 - 150 per m2	per square metre	\$190.00	\$231.00	No	Full Cost Recovery
Line marking	per square metre	Cost plus 10%	Cost + 10%	No	Full Cost Recovery
Line Marking Establishment Cost	each		\$1,500.00	No	Full Cost Recovery
Plant Opening Fee (Concrete or Asphalt Plants)	each		\$2,500.00	No	Full Cost Recovery
Traffic control - additional charges as determined by Council	per site	Cost plus 10%	Cost + 10%	No	Full Cost Recovery
Unsealed shoulders	per square metre	Cost plus 10%	Cost + 10%	No	Full Cost Recovery
Work outside normal hours (e.g night works, weekend work)	per hour		\$500.00	No	Full Cost Recovery
Restoration Charges - Saw Cutting					
Saw cutting	per metre	\$41.20	\$43.50	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Restoration Charges - Utility Authorities only					
Quotation scoping and work quality sign off fee	per location	\$215.00	\$228.00	No	Full Cost Recovery
Restorations - fixed price quotations for repairs to Council assets	per location	Fixed price - cost plus 10%	Fixed price - cost+10%	No	Full Cost Recovery
Work quality sign off inspection fee	per location	\$144.00	\$153.00	No	Full Cost Recovery
Road Act Approval - Minor Encroachments					
Application for minor encroachments (private works and minor structures) on Road Reserve not associated with a Development Application	per application	\$229.00	\$242.00	No	Full Cost Recovery
Road Openings - Permit Fees					
Road Opening Permit Fee (Utility Authorities excepted) in addition to required restoration fees	per location	\$305.00	\$323.00	No	Full Cost Recovery
Road Works Inspection					
Additional site inspections - 1 inspection	per inspection	\$215.00	\$228.00	No	Full Cost Recovery
Scotland Island Access Permit					
Access Permit - Permitted Service vehicle	per day	Free Trial	Free Trial	No	Free (Zero Cost Recovery)
Access Permit - Resident vehicle - 30 November to 29 November	per permit	Free Trial	Free Trial	No	Free (Zero Cost Recovery)
Storage and materials on footpaths and road reserve					
Late fee (additional fee) for container/work shed permit (container/work shed delivered prior to obtaining permit)	per application	\$968.00	\$1,023.00	No	Partial Cost Recovery
Rental rate for storage of materials on a footpath or public road reserve	per square metre per week	\$37.10	\$37.10	No	Partial Cost Recovery
Stand container, work shed or building materials on footpath or public road reserve related to development activities	per application	\$216.00	\$229.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Street Renaming					
New road naming (signposting additional as per fees and charges)	per location	\$1,555.00	\$1,643.00	No	Full Cost Recovery
Road renaming (renaming of existing street including consultation and statutory processes)	per location	\$1,916.00	\$2,024.00	No	Full Cost Recovery
Traffic Control/Traffic Management					
Application to apply traffic control plan	per application	\$289.00	\$306.00	No	Full Cost Recovery
Assessment of full road closure and associated traffic management plan	per application	\$500.00	\$528.00	No	Full Cost Recovery
Traffic Facilities - Safety Mirror					
Annual rental/inspection fee	per annum	\$355.00	\$375.00	No	Full Cost Recovery
Application fee	per application	\$831.00	\$878.00	No	Full Cost Recovery
Installation fee for standard 450mm mirror	per application	Cost plus 20%	\$1,200.00	No	Full Cost Recovery
Works Contribution - Contribution by adjoining owners towards 1/2 cost of works under Sec 217 Roads Act					
Kerb and Gutter - primary frontage	per metre	\$170.00	\$395.00	No	Market Based Pricing
Kerb and Gutter - secondary frontage	per metre	\$87.00	\$200.00	No	Partial Cost Recovery
Workzone Primary Zone					
Rental charge - Workzone Primary Zone rental fee	per metre per week	\$47.20	\$49.80	No	Partial Cost Recovery
Workzone Primary Zone application fee	per application	\$1,451.00	\$1,533.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Workzone Standard					
Rental charge - Workzone Standard Zone rental fee	per metre per week	\$31.50	\$33.30	No	Partial Cost Recovery
Workzone Standard Zone application fee	per application	\$968.00	\$1,023.00	No	Partial Cost Recovery
Parks & Recreation					
Access Over, Working on Reserves					
Access over reserve only - low impact vehicles for a maximum duration of 7 days	per application	\$54.00	\$65.00	Yes	Market Based Pricing
Inspection fee (if applicable)	per application	\$144.00	\$155.00	Yes	Market Based Pricing
Access over/Working on Reserves					
Hire fee per month (4 weeks) for access, use and occupation of a reserve by a not for profit individual or group, includes storage on site (does not includes pre & post inspection) - waived for sports groups in LGA	per month	\$265.00	\$280.00	Yes	Market Based Pricing
Hire fee per month (4 weeks) for access, use and occupation of a reserve for commercial purposes - includes storage on site (does not includes pre & post inspection).	per month	\$771.00	\$815.00	Yes	Market Based Pricing
Administration and Ancillary Fees					
Additional administration (as required to process cancellations, late applications, alterations and additional requests for bookings and permits) - charged in half hour increments after first hour	per hour	\$45.30	\$47.80	Yes	Market Based Pricing
Call out (weekend, public holidays, after hours)	per instance	\$410.00	\$433.00	Yes	Full Cost Recovery
Recovery of costs of utilities, additional services and cleaning related to usage of open space	per booking	Fee(s) based on cost of service plus 10%	Fee(s) based on cost of service plus 10%	Yes	Full Cost Recovery
Unlocking and removal of bollards including Manly Wharf and The Corso - out of hours 3pm to 6am each day	per instance		\$120.00	Yes	Partial Cost Recovery
Unlocking and removal of bollards including Manly Wharf and The Corso - work hours 6am to 3pm	per instance		\$60.00	Yes	Partial Cost Recovery
Use of power at Council sites (unless the site is already metered) - charged in half hour increments after first hour	per hour		\$8.00	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Application for Permit to Remove or Prune Trees on Private Property					
Application to request the removing or pruning of trees (includes the assessment of first tree)	per item	\$168.00	Fee applied to the first tree only in the application \$178.00	No	Partial Cost Recovery
Assessment of additional tree/s	per item	\$49.30	\$52.10	No	Partial Cost Recovery
Request for onsite meeting with Council Officer	per application	\$96.00	Fee applied to additional trees in the application \$102.00	No	Partial Cost Recovery
Banner Hire					
Banner hire at Council managed sites- not for profit purpose (maximum two week booking)	per site	\$46.00	\$49.00	No	Partial Cost Recovery
Banner hire at selected Council managed sites - commercial purpose (maximum two week booking)	per site	\$95.00	\$150.00	No	Partial Cost Recovery
Bare Creek Bike Park					
Hire fee for each section of the facility for an event	per application	Range \$1,000 to \$9,500 maximum as assessed	Range \$1,000 to \$9,500 maximum as assessed	Yes	Partial Cost Recovery
Beach Services					
Hourly Rate for hire of staff for events - weekday	per hour per staff member	\$67.00	\$71.00	Yes	Partial Cost Recovery
Hourly Rate for hire of staff for events - weekend	per hour per staff member	\$86.00	\$91.00	Yes	Partial Cost Recovery
Jet ski daily rate for hire	per day	\$245.00	\$259.00	Yes	Partial Cost Recovery
Bonds					
Bond for use of venue as part of a booking as determined by Council	per booking	Bond to be determined upon assessment of application based on potential impact on Council assets.	Bond to be determined upon assessment of application based on potential impact on Council assets.	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Key bond - temporary use of a key for selected Council venues. Amount determined on application.	each	Bond for temporary use of a key for selected Council venues. Determined on application. Bond based on cost of replacing key(s) and or lock(s).	Bond for temporary use of a key for selected Council venues. Determined on application. Bond based on cost of replacing key(s) and or lock(s).	No	Full Cost Recovery
Commercial Activations - onsite activations and product launches, samplings and giveaways					
Commercial Activation - Major impact (as determined by Council)	per hour	\$400.00	\$423.00	Yes	Partial Cost Recovery
Commercial Activation - Medium impact (as determined by Council)	per hour	\$200.00	\$212.00	Yes	Partial Cost Recovery
Commercial Activation - Minor impact (as determined by Council)	per hour	\$100.00	\$106.00	Yes	Partial Cost Recovery
Commercial Activities Permits 12 months					
Commercial activities in Council open space - 12 months (1 August - 31 July) - low	per year	Range \$564 to \$1,176 as assessed	\$601 to \$1,400 as assessed	Yes	Partial Cost Recovery
Commercial activities in Council open space - 12 months (1 August - 31 July) - medium	per year	Range \$1,177 to \$2,292 as assessed	\$1,401 to \$2,600 as assessed	Yes	Partial Cost Recovery
Commercial activities in Council open space - 12 months (1 August - 31 July) - ultra low	per year	\$564.00	\$600.00	Yes	Partial Cost Recovery
Commercial activities in Council open space- 12 months (1 August - 31 July) - high	per year	Range \$2,293 to \$4,452 as assessed	\$2,601 to \$4,900 as assessed	Yes	Partial Cost Recovery
Commercial activities in Council open space- 12 months (1 August - 31 July) - significant	per year	Range \$4,452 to \$8,760 as assessed	\$4,901 to \$9,300 as assessed	Yes	Partial Cost Recovery
Initial assessment fee for new complex requests (as determined by Council)	per application	\$120.00	This fee is applied to new complex requests and payment is required prior to assessment Deleted Fee	Yes	Partial Cost Recovery
Commercial Activities Permits for less than 12 months					
Commercial activities - high	per month	\$371.00	\$408.00	Yes	Partial Cost Recovery
Commercial activities - low	per month	\$98.00	\$117.00	Yes	Partial Cost Recovery
Commercial activities - medium	per month	\$191.00	\$217.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Commercial activities - significant	per month	\$730.00	\$775.00	Yes	Partial Cost Recovery
Commercial activities - ultra low	per month	\$47.00	\$50.00	Yes	Partial Cost Recovery
Commercial Markets					
Commercial markets - 101+ stalls	per day	\$2,499.00	\$2,639.00	Yes	Market Based Pricing
Commercial markets - 50 stalls & under	per day	\$993.00	\$1,049.00	Yes	Market Based Pricing
Commercial markets - 51 to 100 stalls	per day	\$1,650.00	\$1,743.00	Yes	Market Based Pricing
Filming and Photography					
Application processing	per application	\$150.00	\$160.00	No	Partial Cost Recovery
Filming fee - high (50+ crew/ cast/ extras)	per booking	\$500.00	\$500.00	No	Legislative Requirements (Regulatory)
Filming fee - low (11 -25 crew/ cast/ extras)	per booking	\$150.00	\$150.00	No	Legislative Requirements (Regulatory)
Filming fee - medium (26 -50 crew/ cast/ extras)	per booking	\$300.00	\$300.00	No	Legislative Requirements (Regulatory)
Filming fee - ultra low (less than 10 crew/ cast/ extras)	per booking	Zero	Zero	No	Legislative Requirements (Regulatory)
Large scale filming permit - extended period (as assessed)	per booking	\$1,080.00	\$1,141.00	No	Partial Cost Recovery
Medium scale filming permit - extended period (as assessed)	per booking	\$771.00	\$815.00	No	Partial Cost Recovery
News/current affairs/educational /community service/ student	per booking	Zero	Zero	No	Legislative Requirements (Regulatory)
Major Events, Special Events - Premier Events					
Major scale	per day	Range \$20,046 to \$27,627 as assessed	Range \$20,201 to \$28,500 as assessed	Yes	Partial Cost Recovery
Medium scale	per day	Range \$9,428 to \$20,045 as assessed	Range \$10,001 to \$20,200 as assessed	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Minor scale	per day	Range \$1,000 to \$9,427 as assessed	Range \$1,000 to \$10,000 as assessed	Yes	Partial Cost Recovery
Significant scale	per booking	Fee(s) to be determined upon assessment of application	Fee(s) to be determined upon assessment of application	Yes	Partial Cost Recovery
Manly Dam and Stony Range Botanic Garden					
Corkery building hire - Commercial user	per hour	\$32.00	\$32.00	Yes	Partial Cost Recovery
Corkery building hire - Not for profit user	per hour	\$17.00	\$17.00	Yes	Partial Cost Recovery
Manly Dam - Events - Commercial user - per area	per hour	\$85.00	\$90.00	Yes	Partial Cost Recovery
Manly Dam - Events - Not for profit user - per area	per hour	\$39.00	\$42.00	Yes	Partial Cost Recovery
Manly Dam - Hire of covered picnic table	per day	\$72.00	\$75.00	Yes	Partial Cost Recovery
Manly Dam - Hire of uncovered picnic table	per day	\$50.00	\$50.00	Yes	Partial Cost Recovery
Memorial					
Installation of Olympic Plaque (Manly)	each	\$1,773.00	\$1,873.00	No	Full Cost Recovery
Installation of plaque on existing seat	each	\$702.00	\$742.00	No	Full Cost Recovery
Installation of plaque, seat	each	\$2,868.00	\$3,029.00	No	Full Cost Recovery
Installation of plaque, seat & concrete slab	each	\$4,730.00	\$4,995.00	No	Full Cost Recovery
Netball and Basketball Courts					
Netball/ Basketball Court - Commercial user - Per court	per hour	\$11.00	\$12.00	Yes	Partial Cost Recovery
Netball/ Basketball Court - Not for profit user - Per court	per hour	\$6.00	\$7.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Open spaces - use of - including parks, reserves, beaches, rock pools, sportsgrounds					
Activations and promotional activities in a commercial/town centre for businesses located in that centre	per hour	\$42.00	\$45.00	Yes	Partial Cost Recovery
Annual school use - 12 months - per one full sized field & per one beach/rockpool location	per day	\$130.00	\$65.00	Yes	Partial Cost Recovery
Annual/ seasonal not for profit use - up to 12 months - per venue	per day	\$175.00	\$185.00	Yes	Partial Cost Recovery
ANZAC Day, Remembrance Day and related events	per booking	Zero	Zero	No	Free (Zero Cost Recovery)
Beach clean ups and other services directly benefiting the Northern Beaches environment - as determined by Council	per application		Zero	No	Free (Zero Cost Recovery)
Christmas related events, including selling of Christmas trees, open to the community hosted by groups based in the LGA excludes major, significant events (as determined by Council)	per booking	Zero	Zero	No	Free (Zero Cost Recovery)
Circus, carnival	per week	\$5,474.00	\$5,781.00	Yes	Full Cost Recovery
Commercial user - event (excludes major and significant events and promotional activations)	per hour	\$76.00	\$81.00	Yes	Partial Cost Recovery
Emergency, medical and defence force related not for profit activities	per booking	Zero	Zero	No	Free (Zero Cost Recovery)
Inclusion of a third party commercial provider at casual one off events - includes mobile food vans and caterers, amusement devices and games and kindy farms etc.	per application		\$50.00	Yes	Partial Cost Recovery
Local Club and District Surf Life saving events (excludes major, significant events as determined by Council and events operated by third parties)	per booking	Zero	Zero	No	Free (Zero Cost Recovery)
Local Club and Northern Beaches Surfing events (excludes major, significant events as determined by Council and events operated by third parties)	per booking	Zero	Zero	No	Free (Zero Cost Recovery)
Not for profit and charity stalls – ultra low impact (as determined by Council)	per hour	\$7.50	\$9.00	Yes	Partial Cost Recovery
Not for profit use	per hour	\$25.00	\$27.00	Yes	Partial Cost Recovery
Pool and beach wheel chair hire	per booking	Zero	Zero	No	Partial Cost Recovery
Rockpool use by community swimming clubs based in LGA (excludes major, significant events as determined by Council)	per booking	Zero	Zero	No	Free (Zero Cost Recovery)
Service Provision Fee - includes facility and ground preparation before and/or after the event as determined by Council	per hour	Fee(s) based on cost of service plus 10%	Fee(s) based on cost of service plus 10%	No	Full Cost Recovery
Use of selected open spaces for small scale memorial ceremonies including the scattering of ashes - as assessed by Council	per application	Zero	Deleted Fee	No	Free (Zero Cost Recovery)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Regional Sporting Grounds- Pittwater Rugby Park, Brookvale Park and Manly Oval					
Brookvale Park - Entire Council facility booking (including bump in/out) - significant sporting competitions (where tickets are sold for the event). Other costs, such as cleaning, rubbish collection, on-call plumber & on-call electrician will be at the hirer's expense. Note, the hirer will receive all income derived from their usage, including ticket sales (general admission, corporate tickets and memberships), television rights, signage revenue and food and beverage revenue. Fee to be applied as determined by Council.	per booking	Booking Fee \$45,000 + GST. A \$2,000 charge per Booking Period will apply for cost of utilities (including power, floodlighting, water, gas as required) where applicable.	Booking Fee \$45,000 + GST. A \$2,000 charge per Booking Period will apply for cost of utilities (including power, floodlighting, water, gas as required) where applicable.	Yes	Partial Cost Recovery
Brookvale park - Partial Council facility booking (including bump in/out) - significant sporting competitions (where tickets are sold for the event). Other costs, such as cleaning, rubbish collection, on-call plumber & on-call electrician will be at the hirer's expense. Note, the hirer will receive all income derived from their usage, including ticket sales (general admission, corporate tickets and memberships), television rights, signage revenue and food and beverage revenue. Fee to be applied as determined by Council.	per booking	A Booking Fee is to be determined by Council, based on the user's apportioned usage of the Entire Facility. A \$2,000 charge per Booking Period will apply for cost of utilities (power, floodlighting, water, gas etc.) where applicable.	A Booking Fee is to be determined by Council, based on the user's apportioned usage of the Entire Facility. A \$2,000 charge per Booking Period will apply for cost of utilities (power, floodlighting, water, gas etc.) where applicable.	Yes	Partial Cost Recovery
Event bump in/bump out	per hour	50% of applicable rate	50% of applicable rate	Yes	Partial Cost Recovery
Hire of community spaces such as function rooms, grandstands, change rooms and amenities - commercial user	per hour	\$50.00	\$53.00	Yes	Partial Cost Recovery
Hire of community spaces such as function rooms, grandstands, change rooms and amenities - not for profit user	per hour	\$30.00	\$31.70	Yes	Partial Cost Recovery
Lighting fees (for use outside of any Council agreements)	per hour	See fees for sportsground lighting	See fees for sportsground lighting	Yes	Partial Cost Recovery
Pittwater Rugby Park - BBQ area only (no entry to function room) - Includes use of the BBQ, with gas provided.	per hour	\$94.00	\$100.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - equipment storage space - per location	per quarter	\$61.00	\$65.00	Yes	Partial Cost Recovery
Regional sporting grounds - Manly Oval - hire of premium sportsfield - commercial user	per hour	\$150.00	\$159.00	Yes	Partial Cost Recovery
Regional sporting grounds - Manly Oval - hire of premium sportsfield - not for profit user	per hour	\$50.00	\$53.00	Yes	Partial Cost Recovery
Regional sporting grounds - Pittwater Rugby Park & Brookvale Park - hire of premium sportsfield - commercial user	per hour	\$301.00	\$318.00	Yes	Partial Cost Recovery
Regional sporting grounds - Pittwater Rugby Park & Brookvale Park - hire of premium sportsfield - not for profit user	per hour	\$75.00	\$80.00	Yes	Partial Cost Recovery
Regional sporting grounds -- seasonal major users as per agreement (includes MDCC & MRFC)	per month	\$2,814.00	\$2,972.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Regional sporting grounds (including Pittwater Rugby Park, Brookvale Park and Manly Oval) - entire complex - Fee determined upon assessment of application including participant numbers, access and facilities required.	per booking	Fee(s) to be determined upon assessment of application	Fee(s) to be determined upon assessment of application	Yes	Partial Cost Recovery
Seasonal Sportsground User Fees for Junior Players					
Fee for seasonal use of a sportsground by a sports group - long season (for an allocation up to a maximum of 12 weeks)	per player	\$14.00	\$14.80	Yes	Partial Cost Recovery
Fee for seasonal use of a sportsground by a sports group - short season (for an allocation for up to a maximum of 12 weeks)	per player	\$8.40	\$8.90	Yes	Partial Cost Recovery
Seasonal Sportsground User Fees for Senior Players					
Fee for seasonal use of a sportsground by a sports group - long season (more than 12 weeks)	per player	\$18.90	\$20.00	Yes	Partial Cost Recovery
Fee for seasonal use of a sportsground by a sports group - short season (up to a maximum of 12 weeks)	per player	\$11.40	\$12.00	Yes	Partial Cost Recovery
Sportsground Lighting Fees					
Allambie Heights Oval - Field 1 - F1	per hour or part thereof	\$9.40	\$9.90	Yes	Partial Cost Recovery
Aquatic Reserve No.1 Baseball - Batting Pen - F2	per hour or part thereof	\$3.30	\$3.50	Yes	Partial Cost Recovery
Aquatic Reserve No.1 Baseball - Infield - F1	per hour or part thereof	\$11.20	\$11.80	Yes	Partial Cost Recovery
Aquatic Reserve No.1 Baseball - Outfield - F3	per hour or part thereof	\$5.50	\$5.80	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 1 - F1	per hour or part thereof	\$2.90	\$3.10	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 2 - F2	per hour or part thereof	\$2.90	\$3.00	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 3 - F3	per hour or part thereof	\$2.90	\$3.00	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 4 - F4	per hour or part thereof	\$2.90	\$3.00	Yes	Partial Cost Recovery
Avalon Beach Netball - Grass netball court - C3	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Avalon Beach Netball - Half Court Basketball - C4	per hour or part thereof	\$0.90	\$1.00	Yes	Partial Cost Recovery
Avalon Beach Netball - Netball Court South - C1	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Avalon Beach Netball - Shared Court North - C2	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Balgowlah Oval - Balgowlah - F1 High	per hour or part thereof	\$10.90	\$11.50	Yes	Partial Cost Recovery
Balgowlah Oval - Balgowlah - F1 Low	per hour or part thereof	\$7.30	\$7.70	Yes	Partial Cost Recovery
Bantry Reserve - Field 1 High - F2	per hour or part thereof	\$6.30	\$6.60	Yes	Partial Cost Recovery
Bantry Reserve - Field 1 Low - F1	per hour or part thereof	\$4.20	\$4.50	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 1 High - F5	per hour or part thereof	\$4.20	\$4.50	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 1 Low - F4	per hour or part thereof	\$3.20	\$3.40	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 2 High - F2	per hour or part thereof	\$13.60	\$14.30	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 2 Low - F1	per hour or part thereof	\$7.50	\$7.90	Yes	Partial Cost Recovery
Belrose Oval (Bambara Oval) - Field 1 - F1	per hour or part thereof	\$4.60	\$4.90	Yes	Partial Cost Recovery
Beverley Job Park - Field 1 - F1	per hour or part thereof	\$5.00	\$5.40	Yes	Partial Cost Recovery
Beverley Job Park - Field 1 - F1Hi	per hour or part thereof	\$10.30	\$10.90	Yes	Partial Cost Recovery
Boondah multi courts - Basketball Half Court - C3	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Boondah multi courts - Courts 1 & 2 South - C2	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Boondah multi courts - Courts 3 & 4 North - C1	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Boondah Reserve - Field 1 - F1	per hour or part thereof	\$11.60	\$12.30	Yes	Partial Cost Recovery
Boondah Reserve - Fields 6 & 7 - F67	per hour or part thereof	\$2.20	\$2.30	Yes	Partial Cost Recovery
Boondah Reserve 2,3 & 4 lighting - Zone 1	per hour or part thereof	\$2.20	\$2.30	Yes	Partial Cost Recovery
Boondah Reserve 5A Netball lighting - Zone 1	per hour or part thereof	\$8.60	\$9.10	Yes	Partial Cost Recovery
Careel Bay - Field 1 - F1	per hour or part thereof	\$8.70	\$9.20	Yes	Partial Cost Recovery
Careel Bay - Field 2 - F2	per hour or part thereof	\$8.70	\$9.20	Yes	Partial Cost Recovery
Careel Bay - Field 3 mini - F3	per hour or part thereof	\$10.30	\$10.90	Yes	Partial Cost Recovery
Collaroy Plateau Park - Cricket Nets - CN	per hour or part thereof	\$4.20	\$4.50	Yes	Partial Cost Recovery
Collaroy Plateau Park - Field 1 - F1	per hour or part thereof	\$4.70	\$5.00	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Collaroy Plateau Park - Field 1 - F1Hi	per hour or part thereof	\$9.40	\$9.90	Yes	Partial Cost Recovery
Cromer Park - Cromer 2 synthetic - F2	per hour or part thereof	\$7.20	\$7.60	Yes	Partial Cost Recovery
Cromer Park - Cromer 2 synthetic - F2Hi	per hour or part thereof	\$10.30	\$10.90	Yes	Partial Cost Recovery
Cromer Park - Cromer 345 - F3	per hour or part thereof	\$14.20	\$15.00	Yes	Partial Cost Recovery
Cromer Park - Cromer 345 - F3Hi	per hour or part thereof	\$22.80	\$24.10	Yes	Partial Cost Recovery
David Thomas Reserve - Field 1 - F1	per hour or part thereof	\$3.90	\$4.10	Yes	Partial Cost Recovery
David Thomas Reserve - Field 2 - F2	per hour or part thereof	\$10.30	\$10.90	Yes	Partial Cost Recovery
David Thomas Reserve - Field 3 - F3	per hour or part thereof	\$10.30	\$10.90	Yes	Partial Cost Recovery
David Thomas Reserve - Mini Field - F4	per hour or part thereof	\$4.70	\$5.00	Yes	Partial Cost Recovery
Dee Why Park - Field 1 - F1	per hour or part thereof	\$7.30	\$7.70	Yes	Partial Cost Recovery
Dee Why Park - Field 1 - F1Hi	per hour or part thereof	\$10.90	\$11.50	Yes	Partial Cost Recovery
Dee Why Park - Field 2 - F2	per hour or part thereof	\$3.60	\$3.80	Yes	Partial Cost Recovery
Forestville Park - Field 1 High - F2	per hour or part thereof	\$10.90	\$11.50	Yes	Partial Cost Recovery
Forestville Park - Field 1 Low - F1	per hour or part thereof	\$7.30	\$7.70	Yes	Partial Cost Recovery
Forestville Park - Field 1 Training area - F3	per hour or part thereof	\$3.60	\$3.80	Yes	Partial Cost Recovery
Forestville War Memorial Playing Field lighting - Zone 1	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Forestville War Memorial Playing Field lighting - Zone 2	per hour or part thereof	\$1.80	\$1.90	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Field 3 - F5	per hour or part thereof	\$3.80	\$4.00	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Court 1 (Basketball) - F3	per hour or part thereof	\$0.70	\$0.70	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Court 1 (Basketball) - F3Hi	per hour or part thereof	\$1.10	\$1.10	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Courts 1 2 3 4 - F5	per hour or part thereof	\$2.70	\$2.90	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Courts 123 - F2	per hour or part thereof	\$2.10	\$2.20	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Courts 2-3 - F4	per hour or part thereof	\$1.70	\$1.80	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Courts 456 - F1	per hour or part thereof	\$2.10	\$2.20	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Forestville War Memorial Playing Fields - Rugby Field - F6	per hour or part thereof	\$11.20	\$11.80	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Synthetic 1 & 2 High - F4	per hour or part thereof	\$25.90	\$27.40	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Synthetic 1 & 2 Low - F3	per hour or part thereof	\$13.40	\$14.10	Yes	Partial Cost Recovery
Griffith Park - Field 1 - F1	per hour or part thereof	\$7.50	\$7.90	Yes	Partial Cost Recovery
Harbord Park - Field 1 - F1	per hour or part thereof	\$6.20	\$6.50	Yes	Partial Cost Recovery
Harbord Park - Field 1 - F1Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
Harbord Park - Field 2 - F2	per hour or part thereof	\$6.20	\$6.50	Yes	Partial Cost Recovery
Harbord Park - Field 2 - F2Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
Hews Reserve - Field 1 - F1	per hour or part thereof	\$6.20	\$6.50	Yes	Partial Cost Recovery
Hitchcock Park - Field 1 - F1	per hour or part thereof	\$9.30	\$9.80	Yes	Partial Cost Recovery
Hitchcock Park - Training field - F2	per hour or part thereof	\$5.50	\$5.90	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX pump track - F2	per hour or part thereof	\$1.50	\$1.60	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX pump track - F2Hi	per hour or part thereof	\$2.60	\$2.70	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX race track - F1	per hour or part thereof	\$4.10	\$4.30	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX race track - F1Hi	per hour or part thereof	\$6.20	\$6.50	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - Equestrian - F3	per hour or part thereof	\$4.70	\$5.00	Yes	Partial Cost Recovery
James Morgan Reserve - Field 1 - F1	per hour or part thereof	\$11.20	\$11.80	Yes	Partial Cost Recovery
John Fisher Park Abbott Road - Field 3 - F3	per hour or part thereof	\$5.60	\$5.90	Yes	Partial Cost Recovery
John Fisher Park Abbott Road - Field 4 - F4	per hour or part thereof	\$11.10	\$11.70	Yes	Partial Cost Recovery
John Fisher Park Abbott Road - Field 5 - F5	per hour or part thereof	\$12.10	\$12.80	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 1 Pole 3 - F3	per hour or part thereof	\$2.80	\$2.90	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 1 Pole 4 - F4	per hour or part thereof	\$2.80	\$2.90	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 2 Pole 1 - F1	per hour or part thereof	\$2.80	\$2.90	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 2 Pole 2 - F2	per hour or part thereof	\$2.80	\$2.90	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
John Fisher Park Adam Street Ground - Field 1 - F1	per hour or part thereof	\$1.40	\$1.50	Yes	Partial Cost Recovery
John Fisher Park Denzil Joyce Oval - Field - F3	per hour or part thereof	\$3.80	\$4.00	Yes	Partial Cost Recovery
John Fisher Park Denzil Joyce Oval - Field - F3Hi	per hour or part thereof	\$6.90	\$7.30	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 11-16 - F3	per hour or part thereof	\$7.20	\$7.60	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 17-20 - F4	per hour or part thereof	\$7.20	\$7.60	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 21-25 - F5	per hour or part thereof	\$6.10	\$6.40	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 2-7 - F1	per hour or part thereof	\$7.60	\$8.00	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 27-28 - F6	per hour or part thereof	\$3.10	\$3.30	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 8-10 - F2	per hour or part thereof	\$4.60	\$4.90	Yes	Partial Cost Recovery
John Fisher Park Old Reub Hudson Oval - Old Reub - F1	per hour or part thereof	\$3.10	\$3.30	Yes	Partial Cost Recovery
John Fisher Park Old Reub Hudson Oval - Old Reub - F1Hi	per hour or part thereof	\$5.20	\$5.50	Yes	Partial Cost Recovery
John Fisher Park Reub Hudson Oval - Reub - F2	per hour or part thereof	\$3.80	\$4.00	Yes	Partial Cost Recovery
John Fisher Park Reub Hudson Oval - Reub - F2Hi	per hour or part thereof	\$6.90	\$7.30	Yes	Partial Cost Recovery
John Fisher Park Weldon Oval - High - F2	per hour or part thereof	\$33.90	\$35.80	Yes	Partial Cost Recovery
John Fisher Park Weldon Oval - Low - F1	per hour or part thereof	\$16.70	\$17.60	Yes	Partial Cost Recovery
Keirle Park - Keirle North - F1	per hour or part thereof	\$9.40	\$9.90	Yes	Partial Cost Recovery
Keirle Park - Keirle South - F2	per hour or part thereof	\$7.50	\$7.90	Yes	Partial Cost Recovery
Killarney Heights Oval - Killarney - F1	per hour or part thereof	\$6.80	\$7.20	Yes	Partial Cost Recovery
Killarney Heights Oval - Killarney - F1Hi	per hour or part thereof	\$10.10	\$10.70	Yes	Partial Cost Recovery
Kitchener Park - Field 1 - F1	per hour or part thereof	\$8.00	\$8.50	Yes	Partial Cost Recovery
Kitchener Park - Field 2 - F2	per hour or part thereof	\$6.30	\$6.60	Yes	Partial Cost Recovery
Kitchener Park - Mini fields - F3	per hour or part thereof	\$3.60	\$3.80	Yes	Partial Cost Recovery
L M Grahams Reserve - High 100 lux - F2	per hour or part thereof	\$22.70	\$24.00	Yes	Partial Cost Recovery
L M Grahams Reserve - High 200 lux - F3	per hour or part thereof	\$30.90	\$32.70	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
L M Grahams Reserve - Low 50 Lux - F1	per hour or part thereof	\$11.80	\$12.50	Yes	Partial Cost Recovery
Lake Park Oval - Field 1 - F1	per hour or part thereof	\$8.70	\$9.20	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 1 - F1	per hour or part thereof	\$6.90	\$7.30	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 1 - F1Hi	per hour or part thereof	\$10.40	\$11.00	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 2 - F2	per hour or part thereof	\$6.90	\$7.30	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 2 - F2Hi	per hour or part thereof	\$8.70	\$9.20	Yes	Partial Cost Recovery
Lionel Watts Reserve - Hard Courts East - N2	per hour or part thereof	\$2.80	\$2.90	Yes	Partial Cost Recovery
Lionel Watts Reserve - Hard Courts West - N1	per hour or part thereof	\$2.80	\$2.90	Yes	Partial Cost Recovery
Lionel Watts Reserve - Synthetic - AFL	per hour or part thereof	\$12.10	\$12.80	Yes	Partial Cost Recovery
Lionel Watts Reserve - Synthetic - AFLHi	per hour or part thereof	\$20.80	\$21.90	Yes	Partial Cost Recovery
Macfarlane Reserve - Field - F1	per hour or part thereof	\$2.60	\$2.70	Yes	Partial Cost Recovery
Manly Oval - Hi - F4	per hour or part thereof	\$38.80	\$40.90	Yes	Partial Cost Recovery
Manly Oval - Low - F1	per hour or part thereof	\$8.30	\$8.80	Yes	Partial Cost Recovery
Manly Oval - Lux Level 2 - F2	per hour or part thereof	\$11.10	\$11.70	Yes	Partial Cost Recovery
Manly Oval - Lux Level 3 - F3	per hour or part thereof	\$18.50	\$19.50	Yes	Partial Cost Recovery
Manly West Park - Manly - F1	per hour or part thereof	\$5.10		Yes	Partial Cost Recovery
Miller Reserve - Field 1 - F1	per hour or part thereof	\$5.60	\$5.90	Yes	Partial Cost Recovery
Miller Reserve - Field 1 - F1Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
Miller Reserve - Field 2 - F2	per hour or part thereof	\$5.60	\$5.90	Yes	Partial Cost Recovery
Miller Reserve - Field 2 - F2Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
Miller Reserve - Field 3 - F3	per hour or part thereof	\$5.60	\$5.90	Yes	Partial Cost Recovery
Miller Reserve - Field 3 - F3Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
Miller Reserve - Mini Field - F4	per hour or part thereof	\$7.50	\$7.90	Yes	Partial Cost Recovery
Narrabeen Sports High School - Field 2 - F1	per hour or part thereof	\$5.50	\$5.90	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Narrabeen Sports High School - Field 2 - F1Hi	per hour or part thereof	\$8.70	\$9.20	Yes	Partial Cost Recovery
Narrabeen Sports High School - Synthetic Field 1 - F1	per hour or part thereof	\$8.70	\$9.20	Yes	Partial Cost Recovery
Newport Oval - Field 1 - F1	per hour or part thereof	\$3.70	\$3.90	Yes	Partial Cost Recovery
Newport Oval - Field 1 - F1Hi	per hour or part thereof	\$7.30	\$7.70	Yes	Partial Cost Recovery
Nolan Reserve - Field 1 - F3	per hour or part thereof	\$5.60	\$5.90	Yes	Partial Cost Recovery
Nolan Reserve - Field 1 - F3Hi	per hour or part thereof	\$9.70	\$10.20	Yes	Partial Cost Recovery
Nolan Reserve - Field 2 - F4	per hour or part thereof	\$6.60	\$6.90	Yes	Partial Cost Recovery
Nolan Reserve - Junior Field - F5	per hour or part thereof	\$3.70	\$3.90	Yes	Partial Cost Recovery
Nolan Reserve - Nolans 7 - F1	per hour or part thereof	\$10.30	\$10.90	Yes	Partial Cost Recovery
Nolan Reserve - Riverside 2 = Nolans 6 - F7	per hour or part thereof	\$7.50	\$7.90	Yes	Partial Cost Recovery
Nolan Reserve - Riverside 3 = Nolans 3 4 5 - F8	per hour or part thereof	\$17.70	\$18.70	Yes	Partial Cost Recovery
North Narrabeen Reserve - AFL - AFL	per hour or part thereof	\$17.30	\$18.20	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 3 - F1	per hour or part thereof	\$4.60	\$4.90	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 3 - F1Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 4 - F2	per hour or part thereof	\$4.60	\$4.90	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 4 - F2Hi	per hour or part thereof	\$9.20	\$9.80	Yes	Partial Cost Recovery
North Narrabeen Reserve - Fields 3,4 & touch - F3	per hour or part thereof	\$7.70	\$8.10	Yes	Partial Cost Recovery
North Narrabeen Reserve - Fields 3,4 & touch - F3Hi	per hour or part thereof	\$15.40	\$16.30	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 - Hi	per hour or part thereof	\$64.20	\$67.80	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole NE - F1	per hour or part thereof	\$16.00	\$17.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole NW - F2	per hour or part thereof	\$16.00	\$17.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole SE - F3	per hour or part thereof	\$16.00	\$17.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole SW - F4	per hour or part thereof	\$16.00	\$17.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - Training Field 2 east - T1	per hour or part thereof	\$5.50	\$5.90	Yes	Partial Cost Recovery

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Pittwater Rugby Park - Training Field 2 west - T2	per hour or part thereof	\$5.50	\$5.90	Yes	Partial Cost Recovery
Porter Reserve - High - F2	per hour or part thereof	\$6.20	\$6.60	Yes	Partial Cost Recovery
Porter Reserve - Low - F1	per hour or part thereof	\$3.10	\$3.30	Yes	Partial Cost Recovery
Porter Reserve - Training field - F3	per hour or part thereof	\$1.10	\$1.10	Yes	Partial Cost Recovery
Seaforth Oval - East - F2	per hour or part thereof	\$7.50	\$7.90	Yes	Partial Cost Recovery
Seaforth Oval - North - F3	per hour or part thereof	\$9.30	\$9.80	Yes	Partial Cost Recovery
Seaforth Oval - South - F1	per hour or part thereof	\$9.30	\$9.80	Yes	Partial Cost Recovery
Seaforth Oval - West - F4	per hour or part thereof	\$3.40	\$3.60	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 1 League - F1	per hour or part thereof	\$2.30	\$2.40	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 1 League - F1Hi	per hour or part thereof	\$5.40	\$5.60	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 4 - F4	per hour or part thereof	\$3.30	\$3.50	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 4 - F4Hi	per hour or part thereof	\$6.10	\$6.40	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Fields 2 & 3 - F23	per hour or part thereof	\$6.60	\$6.90	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Fields 2 & 3 - F23Hi	per hour or part thereof	\$11.00	\$11.60	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 1 East - F1	per hour or part thereof	\$5.10	\$5.40	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 1 East - F1Hi	per hour or part thereof	\$7.70	\$8.10	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 2 West - F2	per hour or part thereof	\$5.10	\$5.40	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 2 West - F2Hi	per hour or part thereof	\$7.70	\$8.10	Yes	Partial Cost Recovery
Warriewood Valley Sportsground - Field 1 - F1	per hour or part thereof	\$7.30	\$7.70	Yes	Partial Cost Recovery
Warriewood Valley Sportsground - Field 2 - F2	per hour or part thereof	\$7.30	\$7.70	Yes	Partial Cost Recovery
Warriewood Valley Sportsground - Mini field - F3	per hour or part thereof	\$3.00	\$3.10	Yes	Partial Cost Recovery
Wyatt Reserve - Wyatt - F1	per hour or part thereof	\$6.30	\$6.60	Yes	Partial Cost Recovery
Wyatt Reserve - Wyatt - F1Hi	per hour or part thereof	\$9.40	\$10.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Synthetic Sportsfields					
Hire of a mini synthetic sportfields - commercial user (excludes major, significant events as determined by Council)	per hour		\$90.00	Yes	Partial Cost Recovery
Hire of a mini synthetic sportfields - not for profit user	per hour		\$26.00	Yes	Partial Cost Recovery
Hire of the synthetic sportsfields - commercial user (excludes major, significant events as determined by Council)	per hour	\$170.00	\$180.00	Yes	Full Cost Recovery
Hire of the synthetic sportsfields - not for profit user	per hour	\$49.00	\$52.00	Yes	Partial Cost Recovery
Turf Cricket Wicket					
Turf Wicket hire - commercial user	per booking	\$1,329.00	\$1,404.00	Yes	Full Cost Recovery
Turf Wicket hire - not for profit user	per booking	\$666.00	\$704.00	Yes	Partial Cost Recovery
Turf Wicket preparation	per booking	Fee based on the cost to prepare the turf wicket plus 10%		Yes	Full Cost Recovery
Water Transport Operator					
Commercial private charter operators - daily rate per wharf or ramp	per day	\$67.00	\$71.00	Yes	Partial Cost Recovery
Ferry - capacity 61 to 80 persons - per vessel - annual permit	per year	\$2,666.00	\$2,816.00	Yes	Partial Cost Recovery
Ferry - capacity 81 to 150 persons - per vessel - annual permit	per year	\$5,337.00	\$5,636.00	Yes	Partial Cost Recovery
Ferry - capacity over 150 persons - per vessel - annual permit	per year	\$6,627.00	\$6,999.00	Yes	Partial Cost Recovery
Ferry - capacity up to 60 persons - per vessel - annual permit	per year	\$1,334.00	\$1,409.00	Yes	Partial Cost Recovery
Water taxis - full year - annual permit	per year	\$679.00	\$718.00	Yes	Partial Cost Recovery
Watercraft storage at Little Manly, Clontarf Reserve, Sangrado, Sandy Bay and Forty Baskets					
Non-resident fee - full year permit valid from October to September	per year	\$543.00	\$574.00	Yes	Partial Cost Recovery
Non-resident fee - half year permit valid from April to September	per half year	\$272.00	\$288.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Ratepayer/resident fee - full year permit valid from October to September	per year	\$326.00	\$345.00	Yes	Partial Cost Recovery
Ratepayer/resident fee - half year permit valid from April to September	per half year	\$164.00	\$174.00	Yes	Partial Cost Recovery
Watercraft storage at non-harbour locations					
Large boat facilities (Outrigger Canoes & Dragon Boats) - full year permit valid from October to September	per year	\$218.00	\$231.00	Yes	Partial Cost Recovery
Non ratepayer/ non resident fee - per vessel - full year permit valid from April to September	per year	\$307.00	\$325.00	Yes	Partial Cost Recovery
Non ratepayer/ non resident fee - per vessel - half year permit valid from October to September	per half year	\$154.00	\$163.00	Yes	Partial Cost Recovery
Ratepayer/ resident fee - per vessel - full year permit valid from October to September	per year	\$205.00	\$217.00	Yes	Partial Cost Recovery
Ratepayer/ resident fee - per vessel - half year permit valid from April to September	per half year	\$103.00	\$109.00	Yes	Partial Cost Recovery
Second craft in same bay (upon assessment only) - full year permit valid from October to September	per year	\$83.00	\$88.00	Yes	Partial Cost Recovery
Weddings					
Wedding ceremony - after first 3 hours	per hour	\$128.00	\$136.00	Yes	Partial Cost Recovery
Wedding ceremony - up to 10 people and the ceremony under one hour	per hour		\$136.00	Yes	Partial Cost Recovery
Wedding ceremony - up to 3 hours	per booking	\$483.00	\$483.00	Yes	Partial Cost Recovery
Wedding reception - per hour	per hour		\$136.00	Yes	Partial Cost Recovery
Wharf boat tie-up facilities					
Full year - annual permit March to February	per year	\$274.00	\$290.00	Yes	Partial Cost Recovery
Full year - annual permit March to February – Identified shallow sites Bell and Carols Wharves only	per year	\$137.00	\$145.00	Yes	Partial Cost Recovery
Half year - permit valid from September	per half year	\$137.00	\$145.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Half year – permit valid from September - Identified shallow sites Bell and Carols Wharves only	per half year	\$68.50	\$73.00	Yes	Partial Cost Recovery
Second permit for Scotland Island and Western Foreshores residents (must have a mainland permit to be eligible for this fee) - annual permit March to February	per year	\$100.00	\$100.00	Yes	Partial Cost Recovery
Wharf usage and watercraft storage					
Access to wharf - commercial operator - bond (maximum)	per application	\$5,273.00	Bond to be determined upon assessment of application & potential impact. \$5,569.00	No	Full Cost Recovery
Access to wharf or ramp - commercial operator/user - annual permit per wharf	per year	\$1,337.00	\$1,412.00	Yes	Partial Cost Recovery
Access to wharf/boat ramp - commercial operator/user - per wharf - monthly fee (minimum charge)	per month	\$134.00	Commercial access to wharf/ boat ramp - per facility - per month (4 week period) \$142.00	Yes	Partial Cost Recovery
Pump out facility use	per year	\$630.00	\$666.00	Yes	Partial Cost Recovery
Rowland Reserve closure of ramp - per day - maximum 7 hours	per day	\$346.00	\$366.00	Yes	Partial Cost Recovery
Rowland Reserve Waterways Facility - commercial hire of space - small compound (6m x 3m)	per week	\$75.00	\$80.00	Yes	Partial Cost Recovery
Rowland Reserve Waterways Facility - commercial hire of space (per month) - small compound (6m x 3m)	per month	\$220.00	\$233.00	Yes	Partial Cost Recovery
Watercraft storage and wharf tie-up waitlist fee, per vessel, per location	per vessel	\$52.00	Waiting list fee for all watercraft storage and wharf tie-up locations per vessel, per location \$55.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Environment & Climate Change					
Authorisation of legal documents - under Conveyancing Act 1919 Part 6 and s88					
Registered post of documents	per application	\$5.20	\$5.50	Yes	Full Cost Recovery
Resigning fee	per application	\$284.00	\$300.00	No	Partial Cost Recovery
Signing and extinguishment fee for easements, positive covenants and restrictions as per user including, but not limited to, on-site stormwater detention system inspection for all other development (i.e. residential, flat buildings)	per application	\$761.00	\$804.00	No	Full Cost Recovery
Signing and extinguishment fee for easements, positive covenants and restrictions as per user including, but not limited to, on-site stormwater detention system inspection for single residential dwellings	per application	\$576.00	\$609.00	No	Full Cost Recovery
Bonds and guarantees					
Bond/guarantee to cover the cost and/or maintenance of road and drainage, footpath works etc. excluding Road Damage Bond	per approval	Determined on application	Determined on application	No	Full Cost Recovery
Coastal Environment Centre - Conference Room Hire (600W HDTV cinema hire inc high speed internet iPod/iPhone compatible)					
After hours security and access control	per hire	\$157.00	\$166.00	Yes	Full Cost Recovery
Cleaning after function	per hire	\$65.00	\$69.00	Yes	Full Cost Recovery
Commercial function rate - 15% discount for permanent hirers (2 or more bookings)	per hour	\$92.00	\$98.00	Yes	Full Cost Recovery
Commercial use - 15% discount for permanent hirers (2 or more bookings)	per hour	\$46.40	\$49.00	Yes	Full Cost Recovery
Key deposit (payable at time of booking)	per hire	\$94.00	\$100.00	No	Full Cost Recovery
Kitchen facilities	per hire	\$28.80	\$30.40	Yes	Full Cost Recovery
Not for profit use - 15% discount for permanent hirers (2 or more bookings)	per day	\$174.00	\$184.00	Yes	Partial Cost Recovery
Not for profit use - 15% discount for permanent hirers (2 or more bookings)	per half day	\$93.00	\$99.00	Yes	Partial Cost Recovery
Not for profit use - 15% discount for permanent hirers (2 or more bookings)	per hour	\$23.20	\$24.50	Yes	Partial Cost Recovery
Refundable bond - Functions and special events	per hire	\$562.00	\$594.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Coastal Environment Centre - High School Excursion					
High School Excursion full day - additional students	per student	\$28.00	\$29.60	Yes	Partial Cost Recovery
High School Excursion full day - for first 20 students	minimum charge	\$559.00	\$591.00	Yes	Partial Cost Recovery
High School Excursion half day - additional students	per student	\$22.90	\$24.20	Yes	Partial Cost Recovery
High School Excursion half day - for first 20 students	minimum charge	\$458.00	\$484.00	Yes	Partial Cost Recovery
Coastal Environment Centre - High School Incursion					
CEC Educator	per hour	\$94.00	\$100.00	Yes	Full Cost Recovery
Coastal Environment Centre - Online Presentations					
Delivery of virtual presentation	per hour	\$83.00	\$100.00	Yes	Partial Cost Recovery
Coastal Environment Centre - Pre-School					
Coast and Bush Programs - additional children	per child	\$11.30	\$11.90	Yes	Partial Cost Recovery
Coast and Bush Programs - for first 20 children	minimum charge	\$317.00	\$335.00	Yes	Partial Cost Recovery
Sugar Gliders nature experience	per family	\$17.30	\$18.30	Yes	Partial Cost Recovery
Coastal Environment Centre - Primary School Excursion					
Primary School Excursion full day - additional students	per student	\$22.20	\$23.40	Yes	Partial Cost Recovery
Primary School Excursion full day - for first 22 students	minimum charge	\$489.00	\$517.00	Yes	Partial Cost Recovery
Primary School Excursion half day - additional students	per student	\$17.80	\$18.80	Yes	Partial Cost Recovery
Primary School Excursion half day - for first 22 students	minimum charge	\$391.00	\$413.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Coastal Environment Centre - School Holiday Program Activities					
Kids on the Coast - Vacation Care group rate (minimum 20)	group rate, per student	\$27.50	\$29.00	Yes	Partial Cost Recovery
Kids on the Coast (ages 6 - 18)	per student	\$70.00	\$74.00	Yes	Partial Cost Recovery
Coastal Environment Centre - University/TAFE Excursion					
Full Day - additional students	per student	\$31.70	\$33.50	Yes	Full Cost Recovery
Full Day - for first 20 students	minimum charge	\$634.00	\$670.00	Yes	Partial Cost Recovery
Coastal Environment Centre - University/TAFE Incursion					
Community Educators (by agreement)	per hour	\$99.00	\$105.00	Yes	Full Cost Recovery
Compliance Certificates - On-site detention - Environmental Planning and Assessment Act 1979 (Part 6)					
Compliance certificate for each additional OSD tank or basin	per certificate	\$338.00	\$357.00	No	Partial Cost Recovery
Multi-unit dwelling and industrial (includes up to 2 separate OSD tanks or basins)	per certificate	\$1,064.00	\$1,124.00	No	Partial Cost Recovery
Single dwelling (includes up to 2 separate OSD tanks or basins)	per certificate	\$577.00	\$610.00	No	Partial Cost Recovery
Compliance Certificates - Subdivision Final - Environmental Planning and Assessment Act 1979 (Part 6)					
Final certificate per allotment e.g. 10 allotments is 10 x fee	per lot	\$561.00	\$593.00	No	Partial Cost Recovery
Partial compliance per certificate e.g. compliance certificate for a stage of works silt and sediment control works	per certificate	\$561.00	\$593.00	No	Partial Cost Recovery
Corporate Volunteering and Education					
Half Day Program - Bushcare, Tree Planting, Environmental Clean-Ups & Field Trips - minimum 10 participants	per person	\$88.00	\$93.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Documents					
Copy of Strategies, Plans or Environmental Reports on CD e.g. Plans of Management	per copy	\$35.10	\$37.10	No	Full Cost Recovery
Copy of Strategies, Plans or Environmental Reports on Hard copy e.g. Plans of Management	per copy	\$71.00	\$75.00	No	Full Cost Recovery
Drainage system / easement investigation					
Investigation of drainage system in relation to development (i.e. extinguishment, future use etc.). Applicants are encouraged to obtain independent Engineering Consultant advice on drainage issues.	per hour	\$292.00	\$309.00	No	Partial Cost Recovery
Driveway Application/Assessment Fee					
Application and assessment fee for driveways in the same location and same dimensions	per application	\$210.00	\$222.00	No	Full Cost Recovery
Application and assessment fee for new and/or amended driveways	per application	\$465.00	\$492.00	No	Full Cost Recovery
Assessment fee for driveways constructed not in accordance with Council specifications (e.g. NOT plain concrete).	per application	\$584.00	\$617.00	No	Full Cost Recovery
Driveway Form Work and Final Inspection Fee					
Formwork and final inspections for driveways (2 inspections)	per application	\$540.00	\$571.00	No	Full Cost Recovery
Enquiry or Request					
For matters outside a current development application	per hour	\$292.00	\$309.00	Yes	Partial Cost Recovery
Environmental education and sustainability					
Workshop attendance fee	per family	\$10.90	\$11.50	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Feral Animal Management					
Feral animal cage trap bond	per trap	\$159.00	\$168.00	No	Full Cost Recovery
Flood Risk Information Request					
Common (see Flood Information Request form)	per request	\$117.00	\$124.00	No	Market Based Pricing
Licence for individuals or organisations to use available models for specific (large scale) projects	per year per model	\$3,732.00	\$3,941.00	No	Market Based Pricing
Multipurpose - (see Flood Information Request form)	per request	\$265.00	\$280.00	No	Market Based Pricing
Hoardings					
Application fee	per application	\$390.00	\$412.00	No	Partial Cost Recovery
Late fee (additional fee) when work commenced prior to obtaining permit	per application	\$968.00	\$1,023.00	No	Partial Cost Recovery
Permits - building/footpath - Type A/metre/month - Type A fencing and scaffolding	per metre per month	\$39.80	\$42.00	No	Partial Cost Recovery
Permits - building/footpath - Type A/metre/month - Type A fencing and scaffolding greater than 1.2m	per metre per month	\$33.10	\$35.00	No	Partial Cost Recovery
Permits - building/footpath - Type B/metre/month - Type B overheads	per metre per month	\$70.00	\$74.00	No	Partial Cost Recovery
Permits - building/footpath - Type C/metre/month - Type C overheads with offices, sheds and/or storage	per metre per month	\$81.00	\$86.00	No	Partial Cost Recovery
House Renumbering					
Application fee	per application	\$170.00	\$180.00	No	Partial Cost Recovery
Processing fee	per application	\$391.00	\$413.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Infrastructure works on Council roadway (works other than minor encroachments) Roads Act 1993 s138 and 139					
Cost of infrastructure works between \$0 and \$50,000	per application	\$1,390.00	\$1,468.00	No	Full Cost Recovery
Cost of infrastructure works between \$250,001 and \$1,000,000	per application	\$2,995.00	\$3,163.00	No	Full Cost Recovery
Cost of infrastructure works between \$50,001 and \$250,000	per application	\$1,830.00	\$1,933.00	No	Full Cost Recovery
Cost of infrastructure works greater than \$1,000,000	per application	\$3,580.00	\$3,781.00	No	Full Cost Recovery
Inspection or re-inspection of construction works. Roadworks, footpath, drainage works (LGA land)	per inspection	\$584.00	\$617.00	No	Partial Cost Recovery
Re-submission of engineering plans	per application	\$773.00	\$817.00	No	Partial Cost Recovery
Positive Covenant Certificate - Conveyancing Act 1919 Section 88G					
Certificate for positive covenants for on-site stormwater detention systems	each	\$35.00	\$35.00	No	Legislative Requirements (Regulatory)
Urgency fee (48 hours)	each	\$157.00	\$166.00	No	Partial Cost Recovery
Road Damage Fee and Bond (Development Application or Complying Development Certificate)					
Bond where the cost of works is between \$0 - \$25,000	per application	Zero	Zero	No	Full Cost Recovery
Bond where the cost of works is between \$25,001 - \$1,000,000	per application	\$2,000.00	\$2,000.00	No	Full Cost Recovery
Bond where the cost of works is between \$25,001 - \$1,000,000 and includes full demolition	per application	\$5,000.00	\$5,000.00	No	Full Cost Recovery
Bond where the cost of works is greater than \$1,000,000	per application	\$10,000.00	\$10,000.00	No	Full Cost Recovery
Inspection fee	per inspection	\$355.00	\$375.00	No	Partial Cost Recovery
Stormwater Drainage Pre-lodgement Meeting					
Investigation into the applicable development requirements specifically relating to stormwater drainage	each	\$438.00	\$463.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Stormwater drainage systems - Local Government Act 1993 Section 68					
Cost of stormwater drainage works between \$0 to \$50,000	per application	\$735.00	\$777.00	No	Full Cost Recovery
Cost of stormwater drainage works between \$250,001 to \$1,000,000	per application	\$1,730.00	\$1,827.00	No	Full Cost Recovery
Cost of stormwater drainage works between \$50,001 to \$250,000	per application	\$1,100.00	\$1,162.00	No	Full Cost Recovery
Cost of stormwater drainage works greater than \$1,000,000	per application	\$3,460.00	\$3,654.00	No	Full Cost Recovery
Re-inspection	per application	\$584.00	\$617.00	No	Partial Cost Recovery
Resubmission of plans	per application	\$753.00	\$796.00	No	Partial Cost Recovery
Subdivision Certificates (Linen Plan Release) - Environmental Planning and Assessment Act 1979 Division 6.4					
Boundary alterations plan	per application	\$1,132.00	\$1,196.00	No	Partial Cost Recovery
Consolidation plans	per application	\$1,318.00	\$1,392.00	No	Partial Cost Recovery
Creation of 10 lots	per certificate	\$6,456.00	\$6,818.00	No	Partial Cost Recovery
Creation of 2 lots	per certificate	\$2,162.00	\$2,284.00	No	Partial Cost Recovery
Creation of 3 lots	per certificate	\$2,848.00	\$3,008.00	No	Partial Cost Recovery
Creation of 4 lots	per certificate	\$3,459.00	\$3,653.00	No	Partial Cost Recovery
Creation of 5 lots	per certificate	\$3,993.00	\$4,217.00	No	Partial Cost Recovery
Creation of 6 lots	per certificate	\$4,544.00	\$4,799.00	No	Partial Cost Recovery
Creation of 7 lots	per certificate	\$5,004.00	\$5,285.00	No	Partial Cost Recovery
Creation of 8 lots	per certificate	\$5,450.00	\$5,756.00	No	Partial Cost Recovery
Creation of 9 lots	per certificate	\$5,930.00	\$6,263.00	No	Partial Cost Recovery
Creation of lot(s) in excess of 10 lots (Cost per lot in addition to the cost of 10 lots)	per lot	\$351.00	\$371.00	No	Partial Cost Recovery
Plans of subdivision road dedication and easement	per application	\$1,343.00	\$1,419.00	No	Partial Cost Recovery
Resigning fee	per certificate	\$431.00	\$456.00	No	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Subdivision Works Certificates - Environment and Planning Assessment Act 1979 Division 6.2					
For 10 lots	per certificate	\$5,639.00	\$5,955.00	No	Partial Cost Recovery
For 2 lots	per certificate	\$1,666.00	\$1,760.00	No	Partial Cost Recovery
For 3 lots	per certificate	\$2,352.00	\$2,484.00	No	Partial Cost Recovery
For 4 lots	per certificate	\$2,953.00	\$3,119.00	No	Partial Cost Recovery
For 5 lots	per certificate	\$3,559.00	\$3,759.00	No	Partial Cost Recovery
For 6 lots	per certificate	\$3,961.00	\$4,183.00	No	Partial Cost Recovery
For 7 lots	per certificate	\$4,163.00	\$4,397.00	No	Partial Cost Recovery
For 8 lots	per certificate	\$4,498.00	\$4,750.00	No	Partial Cost Recovery
For 9 lots	per certificate	\$5,237.00	\$5,531.00	No	Partial Cost Recovery
Inspection or reinspection of construction works per inspection	per inspection	\$362.00	\$383.00	No	Partial Cost Recovery
Per lot in excess of 10 lots	per certificate	\$317.00	\$335.00	No	Partial Cost Recovery
Temporary ground anchors - Roads Act 1993 S138 and 139					
Temporary ground anchors application	per application	\$1,502.00	\$1,587.00	No	Partial Cost Recovery
Temporary ground anchors permit	per anchor	\$865.00	\$914.00	No	Partial Cost Recovery
Water management structures and reports					
Special structures report assessment including water management reports and inspections	per hour	\$292.00	\$309.00	No	Partial Cost Recovery
Weeds Management					
Weeds Re-inspection fee	per inspection	\$160.00	Deleted Fee	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Property					
Avalon Golf Course					
Function room hire (Friday - Sunday)	per hour	\$150.00	\$150.00	Yes	Market Based Pricing
Function room hire (Monday - Thursday)	per hour	\$120.00	\$120.00	Yes	Market Based Pricing
Golf playing equipment hire	each	\$15.00	\$15.00	Yes	Market Based Pricing
Green fees - adults - 18 holes	each	\$25.00	\$26.00	Yes	Market Based Pricing
Green fees - adults - 9 holes	each	\$21.00	\$22.00	Yes	Market Based Pricing
Green fees - children (18 years and under) - 18 Holes	each	\$10.00	\$12.00	Yes	Market Based Pricing
Green fees - children (18 years and under) - 9 Holes	each	\$10.00	\$12.00	Yes	Market Based Pricing
Green fees - seniors - 18 Holes	each	\$20.00	\$21.00	Yes	Market Based Pricing
Green fees - seniors - 9 Holes	each	\$17.00	\$18.00	Yes	Market Based Pricing
Green fees - twilight (after 3.30pm no day light savings)	each	\$12.00	\$13.00	Yes	Market Based Pricing
Green fees - twilight (after 4.30pm day light savings)	each	\$12.00	\$13.00	Yes	Market Based Pricing
Marketing and/or promotional offer at Council's discretion	each	up to 100% discount	up to 100% discount	Yes	Market Based Pricing
Currawong Beach Cottages - Accommodation - Low Season (June to August)					
Low season - 2 bedroom Cottage - midweek per night	per night	\$195.00	\$195.00	Yes	Market Based Pricing
Low season - 2 bedroom Cottage - weekend Fri & Sat (2 nights)	per weekend	\$624.00	\$624.00	Yes	Market Based Pricing
Low season - 2 bedroom Cottage - weekly (7 nights)	per week	\$1,170.00	\$1,170.00	Yes	Market Based Pricing
Low season - Bluetongue Cottage - midweek per night	per night	\$180.00	\$191.00	Yes	Market Based Pricing
Low season - Bluetongue Cottage - weekend Fri & Sat (2 nights)	per weekend	\$540.00	\$540.00	Yes	Market Based Pricing
Low season - Bluetongue Cottage - weekly (7 nights)	per week	\$936.00	\$936.00	Yes	Market Based Pricing
Low season - Goanna Cottage - midweek per night	per night	\$165.00	\$165.00	Yes	Market Based Pricing
Low season - Goanna Cottage - weekend Fri & Sat (2 nights)	per weekend	\$495.00	\$495.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Low season - Goanna Cottage - weekly (7 nights)	per week	\$858.00	\$858.00	Yes	Market Based Pricing
Low season - Kookaburra, Wallaby, Possum and Echidna Cottages - midweek per night	per night	\$150.00	\$150.00	Yes	Market Based Pricing
Low season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekend Fri & Sat (2 nights)	per weekend	\$450.00	\$450.00	Yes	Market Based Pricing
Low season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekly (7 nights)	per week	\$780.00	\$780.00	Yes	Market Based Pricing
Low season - Midholme - midweek per night	per night	\$405.00	\$405.00	Yes	Market Based Pricing
Low season - Midholme - weekend Fri & Sat (2 nights)	per weekend	\$1,620.00	\$1,620.00	Yes	Market Based Pricing
Low season - Midholme - weekly (7 nights)	per week	\$2,835.00	\$2,835.00	Yes	Market Based Pricing
Low season - Original Cottages - midweek per night	per night	\$120.00	\$120.00	Yes	Market Based Pricing
Low season - Original Cottages - weekend Fri & Sat (2 nights)	per weekend	\$360.00	\$360.00	Yes	Market Based Pricing
Low season - Original Cottages - weekly (7 nights)	per week	\$624.00	\$624.00	Yes	Market Based Pricing
Low season - Platypus Cottage - midweek per night	per night	\$128.00	\$128.00	Yes	Market Based Pricing
Low season - Platypus Cottage - weekend Fri & Sat (2 nights)	per weekend	\$383.00	\$383.00	Yes	Market Based Pricing
Low season - Platypus Cottage - weekly (7 nights)	per week	\$663.00	\$663.00	Yes	Market Based Pricing
Low season - The Lodge - midweek per night	per night	\$270.00	\$270.00	Yes	Market Based Pricing
Low season - The Lodge - weekend Fri & Sat (2 nights)	per weekend	\$1,026.00	\$1,026.00	Yes	Market Based Pricing
Low season - The Lodge - weekly (7 nights)	per week	\$1,890.00	\$1,890.00	Yes	Market Based Pricing
Currawong Beach Cottages - Accommodation - Mid Season (February to May & September to November (excluding Easter))					
Mid season - 2 bedroom Cottage - midweek per night	per night	\$293.00	\$293.00	Yes	Market Based Pricing
Mid season - 2 bedroom Cottage - weekend Fri & Sat (2 nights)	per weekend	\$878.00	\$878.00	Yes	Market Based Pricing
Mid season - 2 bedroom Cottage - weekly (7 nights)	per week	\$1,755.00	\$1,755.00	Yes	Market Based Pricing
Mid season - Bluetongue Cottage - midweek per night	per night	\$270.00	\$270.00	Yes	Market Based Pricing
Mid season - Bluetongue Cottage - weekend Fri & Sat (2 nights)	per weekend	\$756.00	\$756.00	Yes	Market Based Pricing
Mid season - Bluetongue Cottage - weekly (7 nights)	per week	\$1,485.00	\$1,485.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mid season - Goanna Cottage - midweek per night	per night	\$248.00	\$248.00	Yes	Market Based Pricing
Mid season - Goanna Cottage - weekend Fri & Sat (2 nights)	per weekend	\$693.00	\$693.00	Yes	Market Based Pricing
Mid season - Goanna Cottage - weekly (7 nights)	per week	\$1,361.00	\$1,361.00	Yes	Market Based Pricing
Mid season - Kookaburra, Wallaby, Possum and Echidna Cottages - midweek per night	per night	\$225.00	\$225.00	Yes	Market Based Pricing
Mid season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekend Fri & Sat (2 nights)	per weekend	\$630.00	\$630.00	Yes	Market Based Pricing
Mid season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekly (7 nights)	per week	\$1,238.00	\$1,238.00	Yes	Market Based Pricing
Mid season - Midholme - midweek per night	per night	\$608.00	\$608.00	Yes	Market Based Pricing
Mid season - Midholme - weekend Fri & Sat (2 nights)	per weekend	\$2,430.00	\$2,430.00	Yes	Market Based Pricing
Mid season - Midholme - weekly (7 nights)	per week	\$4,253.00	\$4,253.00	Yes	Market Based Pricing
Mid season - Original Cottages - midweek per night	per night	\$180.00	\$180.00	Yes	Market Based Pricing
Mid season - Original Cottages - weekend Fri & Sat (2 nights)	per weekend	\$504.00	\$504.00	Yes	Market Based Pricing
Mid season - Original Cottages - weekly (7 nights)	per week	\$990.00	\$990.00	Yes	Market Based Pricing
Mid season - Platypus Cottage - midweek per night	per night	\$191.00	\$191.00	Yes	Market Based Pricing
Mid season - Platypus Cottage - weekend Fri & Sat (2 nights)	per weekend	\$536.00	\$536.00	Yes	Market Based Pricing
Mid season - Platypus Cottage - weekly (7 nights)	per week	\$1,052.00	\$1,052.00	Yes	Market Based Pricing
Mid season - The Lodge - midweek per night	per night	\$405.00	\$405.00	Yes	Market Based Pricing
Mid season - The Lodge - weekend Fri & Sat (2 nights)	per weekend	\$1,539.00	\$1,539.00	Yes	Market Based Pricing
Mid season - The Lodge - weekly (7 nights)	per week	\$2,835.00	\$2,835.00	Yes	Market Based Pricing
Currawong Beach Cottages - Accommodation -High Season (December to January and Easter)					
High season - 2 bedroom Cottage - midweek per night	per night	\$429.00	\$429.00	Yes	Market Based Pricing
High season - 2 bedroom Cottage - weekend Fri & Sat (2 nights)	per weekend	\$1,201.00	\$1,201.00	Yes	Market Based Pricing
High season - 2 bedroom Cottage - weekly (7 nights)	per week	\$2,574.00	\$2,574.00	Yes	Market Based Pricing
High season - Bluetongue Cottage - midweek per night	per night	\$396.00	\$396.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
High season - Bluetongue Cottage - weekend Fri & Sat (2 nights)	per weekend	\$871.00	\$871.00	Yes	Market Based Pricing
High season - Bluetongue Cottage - weekly (7 nights)	per week	\$2,376.00	\$2,376.00	Yes	Market Based Pricing
High season - Goanna Cottage - midweek per night	per night	\$363.00	\$363.00	Yes	Market Based Pricing
High season - Goanna Cottage - weekend Fri & Sat (2 nights)	per weekend	\$799.00	\$799.00	Yes	Market Based Pricing
High season - Goanna Cottage - weekly (7 nights)	per week	\$2,178.00	\$2,178.00	Yes	Market Based Pricing
High season - Kookaburra, Wallaby, Possum and Echidna Cottages - midweek per night	per night	\$330.00	\$330.00	Yes	Market Based Pricing
High season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekend Fri & Sat (2 nights)	per weekend	\$726.00	\$726.00	Yes	Market Based Pricing
High season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekly (7 nights)	per week	\$1,980.00	\$1,980.00	Yes	Market Based Pricing
High season - Midholme - midweek per night	per night	\$891.00	\$891.00	Yes	Market Based Pricing
High season - Midholme - weekend Fri & Sat (2 nights)	per weekend	\$3,564.00	\$3,564.00	Yes	Market Based Pricing
High season - Midholme - weekly (7 nights)	per week	\$6,237.00	\$6,237.00	Yes	Market Based Pricing
High season - Original Cottages - midweek per night	per night	\$264.00	\$264.00	Yes	Market Based Pricing
High season - Original Cottages - weekend Fri & Sat (2 nights)	per weekend	\$581.00	\$581.00	Yes	Market Based Pricing
High season - Original Cottages - weekly (7 nights)	per week	\$1,584.00	\$1,584.00	Yes	Market Based Pricing
High season - Platypus Cottage - midweek per night	per night	\$281.00	\$281.00	Yes	Market Based Pricing
High season - Platypus Cottage - weekend Fri & Sat (2 nights)	per weekend	\$617.00	\$617.00	Yes	Market Based Pricing
High season - Platypus Cottage - weekly (7 nights)	per week	\$1,683.00	\$1,683.00	Yes	Market Based Pricing
High season - The Lodge - midweek per night	per night	\$594.00	\$594.00	Yes	Market Based Pricing
High season - The Lodge - weekend Fri & Sat (2 nights)	per weekend	\$1,901.00	\$1,901.00	Yes	Market Based Pricing
High season - The Lodge - weekly (7 nights)	per week	\$4,158.00	\$4,158.00	Yes	Market Based Pricing
Currawong Beach Cottages - Administration Fee					
Charge for cancellation or any other situation where extra work is created to facilitate the request	per occasion	\$45.00	\$45.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Currawong Beach Cottages - Discounts Available					
Allowance for extenuating circumstances affecting the amenity and enjoyment of the site (at Park Manager discretion)	per occasion	up to 50% discount	up to 50% discount	Yes	Market Based Pricing
Allowance for marketing and/or promotional offer	per occasion	up to 100% discount	up to 100% discount	Yes	Market Based Pricing
Currawong Beach Cottages - Linen and Towels					
Linen hire - queen and double	per hire	\$40.00	\$40.00	Yes	Market Based Pricing
Linen hire - single	per hire	\$30.00	\$30.00	Yes	Market Based Pricing
Towel hire	per hire	\$5.00	\$5.00	Yes	Market Based Pricing
Currawong Beach Cottages - Tennis Court and Firewood					
Supply of Firewood	per Bag	\$20.00	\$20.00	Yes	Market Based Pricing
Tennis Court Hire at Currawong Beach	per hour	\$15.00	\$15.00	Yes	Market Based Pricing
Display of Articles on Footpaths					
Application fee & 2 year approval merchandise stands - not including signs & embellishments i.e. pot plants	per application	\$580.00	\$580.00	No	Market Based Pricing
Application fee & 2 year approval portable signs & embellishments	per application	\$250.00	\$250.00	No	Market Based Pricing
Inspection					
Inspection fee - excludes Council owned or managed properties	per inspection	\$283.00	\$299.00	Yes	Partial Cost Recovery
Interment Services levy					
Ashes Interment	each	\$26.40	\$28.15	No	Legislative Requirements (Regulatory)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
First Interment - Burials	each	\$86.40	\$93.00	No	Legislative Requirements (Regulatory)
Second Interment - Burials	each	\$62.70	\$67.65	No	Legislative Requirements (Regulatory)
Lease or other dealing of Public Land/Road Reserve/Crown Reserves/Community Buildings					
Activation Permit (up to six months) - Popup activation of food and beverage premises for adjoining public land or road (inc. laneway)	per application		Fee(s) to be determined upon assessment of application	Yes	Rate of Return Pricing (IRR)
Annual rental for use of unused sections of public land	per square metre per year	\$99 per square metre (*minimum fee \$580 per annum)	\$105 per square metre (*minimum fee \$615 per annum)	Yes	Full Cost Recovery
Application fee for land dealings over Council land etc (e.g. purchase of operational land, easements, covenants, caveats etc)	per application	\$2,600.00	Value of the land to be determined by Registered Valuer	No	Full Cost Recovery
Application fee for landowners consent for DA etc	per application	\$644.00	\$680.00	No	Full Cost Recovery
Application fee for landowners consent for DA etc - not for profit organisations	per application	\$86.00	\$90.00	No	Partial Cost Recovery
Application fee for lease assignment (not including legal fees)	per application	\$2,600.00	\$2,745.00	Yes	Full Cost Recovery
Application fee for road reserve closure (note - application to purchase is additional)	per application	\$9,475.00	\$10,005.00	No	Full Cost Recovery
Application fee for road reserve consent (Sect 138/139 Roads Act 1993) or lease of Council road reserve	per application	\$1,551.00	\$1,640.00	Yes	Full Cost Recovery
Community Storage space on reserves / in buildings - 10m2 or less	per year	\$265.00	\$280.00	Yes	Partial Cost Recovery
Community Storage space on reserves / in buildings - more than 10m2 and less than 20m2	per year	\$423.00	\$450.00	Yes	Partial Cost Recovery
Community Storage space on reserves / in buildings - more than 20m2	per year	\$575.00	\$610.00	Yes	Partial Cost Recovery
Compensation fee for the creation/modification/release of easement/covenant/right of way etc where Council is the Property Owner or is the Authority	each	\$12,585 or an amount determined by valuation (whichever is greater)	\$13,290 or an amount determined by valuation (whichever is greater)	Yes	Rate of Return Pricing (IRR)
Former Manly LGA - access / driveway - Pursuant to Sect 138/139 Roads Act 1993	per year	0.5% of Precinct Value (P.V.) + GST per annum (minimum rate \$580)	0.5% of Precinct Value (P.V.) + GST per annum (minimum rate \$615)	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Former Manly LGA - garage/carport/landscaped garden/enclosed - Pursuant to Sect 138/139 Roads Act 1993	per year	1.0% of Precinct Value (P.V.) + GST per annum (minimum rate \$580)	1.0% of Precinct Value (P.V.) + GST per annum (minimum rate \$615)	Yes	Full Cost Recovery
Internal legal preparation fee for lease/licence/easement/road reserve encroachment or other dealing in respect of land (other than as prohibited by the Retail Leases Act) - not for profit organisations	per application	\$1,500 for up to 6 hours then \$160 per hour	\$1,585 for up to 6 hours then \$169 per hour	Yes	Full Cost Recovery
Internal legal preparation fee for lease/licence/easement/road reserve encroachment or other dealing in respect of land (other than as prohibited by the Retail Leases Act) - other entities	per application	\$3,778 for up to 12 hours then \$160 per hour	\$3,990 for up to 12 hours then \$169 per hour	Yes	Full Cost Recovery
Lease/licence fee for Council owned or managed residential and commercial property	per application		Market rate	Yes	Rate of Return Pricing (IRR)
Legal preparation fee in respect of attending a customer request where council requires external legal services (other than as prohibited by the Retail Leases Act)	per application	Cost recovery plus 10%	Cost+10%	Yes	Market Based Pricing
Minimum annual licence fee to community groups (not for profit) for use of Council buildings (excluding SES & RFS)	per year	\$660.00	\$695.00	Yes	Partial Cost Recovery
Minor lease/licence/activation administration/application fee (as determined by Council)	per application	\$418.00	\$450.00	Yes	Partial Cost Recovery
Plan preparation fee (if required) - complex (max 5 hours then hourly rate)	per application	\$1,530.00	\$1,615.00	Yes	Full Cost Recovery
Manly Cemetery - Ashes Placement/Removal					
Additional fee for plaque placement/removal on granite wall or other specialist works where a mason or other specialist trade is required.	each		Cost+10%	Yes	Full Cost Recovery
Discount on the second plaque/placement fee where placement of multiple ashes occurs at the same time	per instance		40%	Yes	Market Based Pricing
Family attendance at ashes placement - graves, garden beds, wall memorials, family rock memorials (Weekdays 9am to 3pm)	each	\$200.00	\$200.00	Yes	Market Based Pricing
Place ash remains - after 3pm weekdays or 9am to 11am on weekends (subject to staff availability)	per hour or part thereof	\$254.00	\$269.00	Yes	Partial Cost Recovery
Place ash remains and supply memorial plaque - Dedication Seat - Supply of bronze plaque 178mm x 102mm attached to timber seat and place ash remains in ground underneath - 8 lines	each	\$1,614.00	\$1,621.00	Yes	Partial Cost Recovery
Place ash remains and supply memorial plaque - Granite Garden Border - supply bronze memorial plaque 178mm x 102mm 8 lines	each	\$1,535.00	\$1,621.00	Yes	Market Based Pricing
Place ash remains and supply memorial plaque - Manly Columbarium Wall - plaque for double niche in wall - 8 lines - 338mm x 152mm	each	\$1,761.00	\$1,860.00	Yes	Market Based Pricing
Place ash remains and supply memorial plaque - Manly Columbarium Wall - plaque for single niche in wall or column - 8 lines - 184mm x 152mm	each	\$1,419.00	\$1,499.00	Yes	Market Based Pricing
Place ash remains and supply memorial plaque - Manly Granite Columbarium Wall - plaque for single niche in wall or column - 8 lines - 230mm x 152mm	each	\$1,419.00	\$1,499.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Place ash remains in gravesite - Manly (no attendance)	each	\$654.00	\$691.00	Yes	Partial Cost Recovery
Removal of ash remains from Columbarium Wall	each	\$497.00	\$525.00	Yes	Partial Cost Recovery
Removal of ashes container from burial site	each	\$391.00	\$413.00	Yes	Partial Cost Recovery
Manly Cemetery - Burial Fees					
Interment (Burial) - Child aged 10-18 (50% applicable interment fee)	each	50% of current standard interment fee	50% of current standard interment fee	Yes	Partial Cost Recovery
Interment (Burial) - Excavate grave for burial - weekday 9am to 3pm (hand dug - without machine)	each	\$4,610.00	\$4,610.00	Yes	Market Based Pricing
Interment (Burial) - Excavate grave for burial - weekdays 9am to 3pm (using excavator or other machine)	each	\$2,560.00	\$2,704.00	Yes	Market Based Pricing
Interment (Burial) - Infant or child to age 10 (small coffin)	each	No charge	No charge	No	Free (Zero Cost Recovery)
Interment (Burial) - Saturday - booking surcharge (from 9am to 11am only) - in addition to applicable weekday interment fee	each	\$1,285.00	\$1,357.00	Yes	Partial Cost Recovery
Interment (Burial) - Shallow Burial surcharge - in addition to standard second interment fee	each	\$944.00	\$997.00	Yes	Partial Cost Recovery
Interment (Burial) - Weekday bookings after 3pm surcharge (subject to staff availability)	each	\$525.00	\$555.00	Yes	Partial Cost Recovery
Manly Cemetery - Burial Site Care					
Annual care (1 x visit per month)	each	\$732.00	\$773.00	Yes	Partial Cost Recovery
Clean inscription plate, remove weeds and spray or cover with mulch or turf	each	\$175.00	\$185.00	Yes	Partial Cost Recovery
Renovate monument	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Soiling and planting for a grave	each	\$223.00	\$391.00	Yes	Partial Cost Recovery
Turfing a grave	each	\$223.00	\$236.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Manly Cemetery - Council buyback					
Council buyback of unoccupied grave site	each	50% of current standard fee	50% of current standard fee	No	Market Based Pricing
Council buyback of unoccupied wall niche, memorial panel, garden bed or other position in cemetery	each	50% of current standard equivalent	50% of current standard equivalent	No	Market Based Pricing
Manly Cemetery - Exhumation (subject to site inspection and Health Department approval)					
Discount on the second plaque/placement fee where placement of multiple ashes occurs at the same time	each		40%	Yes	Market Based Pricing
Excavation of site	each	\$4,610.00	\$4,869.00	Yes	Market Based Pricing
Preparation of documents and application to Health Department	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Removal of monumental work	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Manly Cemetery - Interment Rights					
Cancellation fee - cancel reservation of interment rights (within 12 mths of purchase)/General administration fee	each	\$144.00	\$153.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - double niche in wall - premium - top rows 1 & 2	each	\$7,255.00	\$7,662.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - double niche in wall - standard - row 5 or lowest row	each	\$4,377.00	\$4,623.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - double niche in wall - superior - middle rows 3 & 4	each	\$5,811.00	\$6,137.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - single niche in column - premium - top rows 1 & 2	each	\$4,985.00	\$5,265.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - single niche in column - standard - row 5 or lowest row	each	\$2,985.00	\$3,153.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - single niche in column - superior - middle rows 3 & 4	each	\$3,985.00	\$4,209.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - single niche in wall - premium - top rows 1 & 2	each	\$4,557.00	\$4,813.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of interment Right - single niche in wall - standard - row 5 or lowest row	each	\$2,732.00	\$2,885.00	Yes	Partial Cost Recovery
Manly Columbarium Wall - purchase of Interment Right - single niche in wall - superior - middle rows 3 & 4	each	\$3,649.00	\$3,854.00	Yes	Partial Cost Recovery
Manly Granite Columbarium Wall - purchase of Interment Right - single niche in wall - premium - top rows 1 & 2	each	\$6,595.00	\$6,595.00	Yes	Partial Cost Recovery
Manly Granite Columbarium Wall - purchase of Interment Right - single niche in wall - standard - row 5 or lowest row	each	\$4,879.00	\$4,879.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Manly Granite Columbarium Wall - purchase of Interment Right - single niche in wall - superior - middle rows 3 & 4	each	\$5,740.00	\$5,740.00	Yes	Partial Cost Recovery
Manly Granite Garden Border - purchase of Interment Right - premium	each	\$5,073.00	\$5,358.00	Yes	Partial Cost Recovery
Manly Granite Garden Border - purchase of Interment Right - standard	each	\$3,776.00	\$3,988.00	Yes	Partial Cost Recovery
Manly Granite Garden Border - purchase of Interment Right - superior	each	\$4,525.00	\$4,779.00	Yes	Partial Cost Recovery
Purchase of Interment Right for Burial Site - full monumental sites - Manly - premium - top rows 1 & 2	each	\$20,763.00	\$21,926.00	Yes	Partial Cost Recovery
Purchase of Interment Right for Burial Site - full monumental sites - Manly - standard - row 5 or lowest row	each	\$18,633.00	\$19,677.00	Yes	Partial Cost Recovery
Purchase of Interment Right for Burial Site - full monumental sites - Manly - superior - middle rows 3 & 4	each	\$19,656.00	\$20,757.00	Yes	Partial Cost Recovery
Transfer of burial or niche interment right - including issue of new certificate for 3 or more sites	each	\$410.00	\$435.00	No	Partial Cost Recovery
Transfer of burial or niche interment right - including issue of new certificate for up to 2 sites	each	\$291.00	\$308.00	No	Partial Cost Recovery
Transfer of burial or niche interment right - Pensioner Discount - including issue of new certificate	each	\$139.00	\$147.00	No	Partial Cost Recovery
Manly Cemetery - Memorials/Dedications (at Trustee discretion)					
Dedication seat - premium	each	\$6,359.00	\$6,716.00	Yes	Partial Cost Recovery
Dedication seat - standard	each	\$4,292.00	\$4,533.00	Yes	Partial Cost Recovery
Dedication seat - superior	each	\$5,252.00	\$5,547.00	Yes	Partial Cost Recovery
Memorial plaques - additional line of text	each	\$64.00	\$68.00	Yes	Partial Cost Recovery
Memorial plaques - bronze plaque 178 x 102mm attached to kerbing on monument (not permitted on War Graves)	each	\$1,256.00	\$1,327.00	Yes	Partial Cost Recovery
Memorial plaques - Emblems - Type C or D	each	\$149.00	\$158.00	Yes	Partial Cost Recovery
Memorial plaques - Perpetual flowers	each	\$170.00	\$180.00	Yes	Partial Cost Recovery
Memorial plaques - photo - True to Life - black and white - 30mm x 40mm	each	\$433.00	\$458.00	Yes	Partial Cost Recovery
Memorial plaques - photo - True to Life - colour - 30mm x 40mm	each	\$581.00	\$614.00	Yes	Partial Cost Recovery
Memorial plaques - photos - other materials or sizes	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Purchase Granite sloper and bronze plaque for burial site - (concrete footing not included)	each	\$2,310.00	\$2,440.00	Yes	Partial Cost Recovery
Tree Memorial - purchase position on plinth - premium	each	\$4,303.00	\$4,544.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Tree Memorial - purchase position on plinth - standard	each	\$2,595.00	\$2,741.00	Yes	Partial Cost Recovery
Tree Memorial - purchase position on plinth - superior	each	\$3,596.00	\$3,798.00	Yes	Partial Cost Recovery
Manly Cemetery - Monumental Work					
Application for permission to add inscription - per site	per burial site	\$149.00	\$158.00	No	Partial Cost Recovery
Application for permission to construct new monument - includes first inscription - per site	per burial site	\$507.00	\$536.00	No	Partial Cost Recovery
Application for permission to erect tomb, vault, sculpture or monuments over 1.5m	each	\$792.00	\$837.00	No	Partial Cost Recovery
Application for permission to upgrade existing monument or install landscaping treatment	per burial site	\$297.00	\$314.00	No	Partial Cost Recovery
Permit to construct new monument - includes first inscription (Manly or Mona Vale Cemeteries)	per burial site		\$158.00	No	Market Based Pricing
Pre-poured foundations	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Remove and replace concrete infill or slab - fee for reopening of grave with tombstone and/or slab - Northern Memorials monuments	each	\$792.00	\$837.00	Yes	Partial Cost Recovery
Miscellaneous Fees					
Administrative fee to implement tax rulings to refund the GST component of a fee for goods and services	per amendment	\$50.00	\$53.00	No	Partial Cost Recovery
Small events booking - not for profit use - Mona Vale Cemetery site office courtyard area for commemorations/memorial services	per hour or part thereof	\$24.55	\$25.90	Yes	Partial Cost Recovery
Mona Vale Cemetery - Ashes Placement/Removal					
Dedication seat - supply of bronze plaque (178mm x 102mm with 8 lines of text) attached to timber seat and place ash remains in ground underneath	each	\$1,170.00	\$1,236.00	No	Market Based Pricing
Discount on the second plaque/placement fee where placement of multiple ashes occurs at the same time	each		40%	Yes	Market Based Pricing
Family attendance at ashes placement - graves, garden beds, wall memorials, family rock memorials (Weekdays 9am to 3pm)	each	\$200.00	\$212.00	Yes	Market Based Pricing
Pittwater Memorial Wall Niche - supply and attach bronze plaque 185mm x 185mm (with 10 lines of text) and place ash remains	each	\$1,414.00	\$1,494.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Place ash remains and supply memorial plaque - Tree memorial - supply memorial plaque, attach to plinth and place remains	each	\$1,614.00	\$1,705.00	Yes	Market Based Pricing
Place ash remains in Bedrock memorial and supply large bedrock memorial 'design border' plaque (355mm x 230mm with 10 lines of text) - no attendance	each	\$1,657.00	\$1,750.00	Yes	Market Based Pricing
Place ash remains in Bedrock memorial and supply small bedrock memorial 'design border' plaque a - (230mm x 230mm with 10 lines of text) - no attendance	each	\$1,382.00	\$1,460.00	Yes	Market Based Pricing
Place ash remains in Decorative Cylinder Memorial and supply memorial plaque (158mm round with 8 lines of text) - no attendance	each	\$1,203.00	\$1,271.00	Yes	Market Based Pricing
Place ash remains in family rock memorial - and supply of bronze plaque 178mm x 102mm with 8 lines of text - no attendance	each	\$1,235.00	\$1,305.00	Yes	Market Based Pricing
Place ash remains in Garden Beds A - D - and supply memorial plaque (178mm x 102mm with 8 lines of text) mounted on sandstone plinth (with family in attendance - weekdays 9am to 3pm)	each	\$1,403.00	\$1,482.00	Yes	Market Based Pricing
Place ash remains in Garden Beds A - D and supply bronze plaque (178mm x 102mm with 8 lines of text) mounted on sandstone plinth and place ash remains - no attendance	each	\$1,203.00	\$1,271.00	Yes	Market Based Pricing
Place ash remains in garden beds or other in-ground memorial - after 3pm weekdays or 9am to 11am on weekends (subject to staff availability)	per hour or part thereof	\$254.00	\$269.00	Yes	Market Based Pricing
Place ash remains in gravesite - Mona Vale (no attendance)	each	\$654.00	\$691.00	Yes	Market Based Pricing
Place ash remains in gravesite - with family attendance - weekdays 9am to 3pm	each	\$854.00	\$902.00	Yes	Market Based Pricing
Place ash remains in Gum Tree Grove Granite Garden Estate - supply memorial plaque - granite plinth - (185mm x 185mm with 10 lines of text) and place ash remains	each	\$1,414.00	\$1,494.00	Yes	Market Based Pricing
Place ash remains in Gum Tree Grove Granite Plinth - supply memorial plaque - (185mm x 185mm with 10 lines of text) and place ash remains - no attendance	each	\$1,414.00	\$1,494.00	Yes	Market Based Pricing
Removal of ash remains from Wall Columbarium	each	\$497.00	\$525.00	Yes	Market Based Pricing
Removal of ashes container from burial site	each	\$391.00	\$413.00	Yes	Market Based Pricing
Removal of ashes container from Garden Beds or other in-ground memorial	each	\$391.00	\$413.00	Yes	Market Based Pricing
Scatter ashes in cemetery gardens or in Council LGA (designated locations) - details of deceased and location of ashes noted in Cemetery Register	each	\$280.00	\$280.00	Yes	Market Based Pricing
Sculptural item - ashes placement (no attendance) and supply of bronze plaque 178mm x 102mm attached to sculpture	each	\$1,235.00	\$1,305.00	Yes	Market Based Pricing
SO Reynolds Memorial Wall - ashes placement and supply of bronze plaque 137mm x 102mm (with 8 lines of text)	each	\$1,077.00	\$1,138.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mona Vale Cemetery - Burial Fees					
Interment (Burial) - bottom or top of grave - half filled with sand/premium soil (as part of cultural burial requirement)	each	\$530.00	\$560.00	Yes	Market Based Pricing
Interment (Burial) - Child aged 10-18 (50% first interment fee)	each	50% of current first interment fee	50% of current first interment fee	Yes	Market Based Pricing
Interment (Burial) - First Interment - Excavate grave for burial - Weekdays 9am to 2.30pm - Mona Vale	each	\$2,143.00	\$2,264.00	Yes	Market Based Pricing
Interment (Burial) - Infant or child to age 10 (small coffin)	each	No charge	No charge	No	Free (Zero Cost Recovery)
Interment (Burial) - Saturday - booking surcharge (from 9am to 11am only) - in addition to applicable weekday interment fee	each	\$1,250.00	\$1,320.00	Yes	Market Based Pricing
Interment (Burial) - Second (or Third) Interment - Excavate grave for burial - Weekdays 9am to 2.30pm - Mona Vale	each	\$1,923.00	\$2,031.00	Yes	Market Based Pricing
Interment (Burial) - shallow burial surcharge - in addition to standard second interment fee	each	\$971.00	\$1,026.00	Yes	Partial Cost Recovery
Interment (Burial) - triple depth excavation surcharge - in addition to standard first interment fee	each	\$539.00	\$570.00	Yes	Market Based Pricing
Interment (Burial) - Use of lowering device on grave for coffins/casket (new graves/reserved graves with no monumental work and unimpeded access around site)	each	\$417.00 additional to applicable interment fee	\$441.00 additional to applicable interment fee	Yes	Market Based Pricing
Interment (Burial) - Weekday bookings after 3pm surcharge (subject to staff availability)	each	\$510.00	\$510.00	Yes	Market Based Pricing
Mona Vale Cemetery - Burial Site Care					
Annual care (1 x visit per month)	each	\$732.00	\$773.00	Yes	Market Based Pricing
Clean inscription plate, remove weeds and spray, cover with mulch	each	\$175.00	\$185.00	Yes	Market Based Pricing
Renovate monument	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Mona Vale Cemetery - Council buyback					
Council buyback of unoccupied grave site	each	50% of current standard equivalent price	50% of current standard equivalent price	No	Market Based Pricing
Council buyback of unoccupied wall niche, memorial panel, garden bed or other position in cemetery	each	50% of current standard equivalent price	50% of current standard equivalent price	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mona Vale Cemetery - Exhumation (subject to site inspection and Health Department approval)					
Excavation of site	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Preparation of documents and application to Health Department	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Removal of monumental work	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Mona Vale Cemetery - Interment Rights					
Cancellation fee - cancel reservation of interment rights (within 12mths of purchase) / General administration fee	each	\$140.00	\$140.00	Yes	Market Based Pricing
Gum Tree Grove Garden Memorial - purchase of Interment Right - premium	each	\$5,295.00	\$5,592.00	Yes	Market Based Pricing
Gum Tree Grove Garden Memorial - purchase of Interment Right - standard	each	\$3,013.00	\$3,182.00	Yes	Market Based Pricing
Gum Tree Grove Garden Memorial - purchase of Interment Right - superior	each	\$4,198.00	\$4,434.00	Yes	Market Based Pricing
Gum Tree Grove Granite Garden Estate - purchase of Single Interment Right - premium	each	\$5,843.00	\$6,171.00	Yes	Market Based Pricing
Gum Tree Grove Granite Garden Estate - purchase of Single Interment Right - standard	each	\$3,628.00	\$3,832.00	Yes	Market Based Pricing
Gum Tree Grove Granite Garden Estate - purchase of Single Interment Right - superior	each	\$4,735.00	\$5,001.00	Yes	Market Based Pricing
Late or early arrival or departure fee - Saturdays - every 30 minute interval (late departure fees after 12.30pm or for funeral bookings over 60 mins duration)	each	\$700.00	\$700.00	Yes	Market Based Pricing
Late or early arrival or departure fee - Weekdays - every 30 minute interval (late departure fees after 3.30pm or for funeral bookings over 60 mins duration)	each	\$580.00	\$580.00	Yes	Market Based Pricing
Memorial Garden Bed - (Mona Vale) - purchase of Interment Right - for single position - Garden A and B	each	\$1,214.00	\$1,282.00	Yes	Market Based Pricing
Memorial Garden Bed - (Mona Vale) - purchase of Interment Right - for single position - Garden C	each	\$1,593.00	\$1,683.00	Yes	Market Based Pricing
Memorial Garden Bed - (Mona Vale) - purchase of Interment Right - for single position - Garden D	each	\$1,984.00	\$2,096.00	Yes	Market Based Pricing
Pittwater Memorial Wall - purchase Interment Right - single niche in granite wall - premium (upper rows 1 & 2)	each	\$2,194.00	\$2,317.00	Yes	Market Based Pricing
Pittwater Memorial Wall - purchase Interment Right - single niche in granite wall - standard (lower rows 5 & 6)	each	\$1,788.00	\$1,889.00	Yes	Market Based Pricing
Pittwater Memorial Wall - purchase Interment Right - single niche in granite wall - superior (mid rows 3 & 4)	each	\$1,994.00	\$2,106.00	Yes	Market Based Pricing
Priority allocation fee (for reserving a position in soon to be released area)	each	50% of equivalent value	50% of equivalent value	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Purchase of family rock estate - Premium - (larger rock or premium location, accommodates up to 6 Ash remains) - including bronze family name plate - (placed in cemetery or memorial gardens at Council's discretion)	each	\$13,790.00	\$13,790.00	Yes	Market Based Pricing
Purchase of family rock estate - Standard - (accommodates up to 2 Ash Remains) - including bronze family name plate - (placed in cemetery or memorial gardens at Manager's discretion)	each	\$6,613.00	\$6,984.00	Yes	Market Based Pricing
Purchase of family rock estate - Superior - (accommodates up to 4 Ash Remains) - including bronze family name plate - (placed in cemetery or memorial gardens at Council's discretion)	each	\$10,030.00	\$10,030.00	Yes	Market Based Pricing
Purchase of Interment Right - Bedrock memorials - Large memorial	each	\$4,660.00	\$4,660.00	Yes	Market Based Pricing
Purchase of Interment Right - Bedrock memorials - Small memorial	each	\$2,400.00	\$2,400.00	Yes	Market Based Pricing
Purchase of Interment Right - Decorative Cylinder Memorial	each	\$3,470.00	\$3,665.00	Yes	Market Based Pricing
Purchase of Interment Right for Burial Site - full monumental sites - Mona Vale - premium	each	\$14,560.00	\$15,376.00	Yes	Market Based Pricing
Purchase of Interment Right for Burial Site - full monumental sites - Mona Vale - standard	each	\$12,470.00	\$13,169.00	Yes	Market Based Pricing
Purchase of Interment Right for Burial Site - full monumental sites - Mona Vale - superior	each	\$13,520.00	\$14,278.00	Yes	Market Based Pricing
Purchase of Interment Right for Monumental Lawn Grave Site - premium	each	\$13,360.00	\$14,109.00	Yes	Market Based Pricing
Purchase of Interment Right for Monumental Lawn Grave Site - standard	each	\$10,840.00	\$10,840.00	Yes	Market Based Pricing
Purchase of Interment Right for Monumental Lawn Grave Site - superior	each	\$12,100.00	\$12,100.00	Yes	Market Based Pricing
SO Reynolds Memorial Wall - purchase of Interment Right - single niche in memorial wall	each	\$995.00	\$1,051.00	Yes	Market Based Pricing
Transfer of burial or niche interment right - including issue of new certificate for 3 or more sites	each	\$395.00	\$418.00	No	Market Based Pricing
Transfer of burial or niche interment right - including issue of new certificate for up to 2 sites	each	\$291.00	\$308.00	No	Market Based Pricing
Transfer of burial or niche interment right - Pensioner Discount - including issue of new certificate	each	\$135.00	\$135.00	No	Market Based Pricing
Mona Vale Cemetery - Memorials/Dedications (at Trustee discretion)					
Dedication seat - premium	each	\$6,359.00	\$6,716.00	No	Market Based Pricing
Dedication seat - standard	each	\$4,292.00	\$4,533.00	No	Market Based Pricing
Dedication seat - superior	each	\$5,252.00	\$5,547.00	No	Market Based Pricing
Dedication seat - supply of bronze plaque 178mm x 102mm attached to timber seat (does not include ashes interment)	each	\$654.00	\$691.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Memorial plaques - bronze plaque 178 x 102mm attached to kerbing on monument (not permitted on War Graves)	each	\$1,256.00	\$1,327.00	Yes	Market Based Pricing
Memorial plaques - conical vase - attached to memorial wall	each	\$297.00	\$314.00	Yes	Market Based Pricing
Memorial plaques - conical vase - attached to plaque	each	\$180.00	\$191.00	Yes	Market Based Pricing
Memorial plaques - detachable name plate for Bedrock Memorial Plaques	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Memorial plaques - emblems - Type D	each	\$149.00	\$158.00	Yes	Market Based Pricing
Memorial plaques - perpetual flowers	each	\$170.00	\$180.00	Yes	Market Based Pricing
Memorial plaques - photo - True to Life - black and white - 30mm x 40mm	each	\$433.00	\$458.00	Yes	Market Based Pricing
Memorial plaques - photo - True to Life - colour - 30mm x 40mm	each	\$581.00	\$614.00	Yes	Market Based Pricing
Memorial plaques - photos - other materials or sizes	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Memorial plaques - upgrade plaque for Memorial Gardens A - D - 178mm x 102mm	each	\$718.00	\$759.00	Yes	Market Based Pricing
Memorial plaques - upgrade plaque from engraved to embossed for SO Reynolds Memorial Wall	each	\$644.00	\$681.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - purchase position on memorial wall 110mm x 110mm - premium (upper rows 1 & 2)	each	\$495.00	\$523.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - purchase position on memorial wall 110mm x 110mm - standard (lower rows 5 & 6)	each	\$344.00	\$364.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - purchase position on memorial wall 110mm x 110mm - superior (mid rows 3 & 4)	each	\$395.00	\$418.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - supply memorial plaque and attach to wall - 110mm x 110mm	each	\$380.00	\$402.00	Yes	Market Based Pricing
Purchase Granite sloper and bronze plaque for burial site - (concrete footing not included)	each	\$2,310.00	\$2,440.00	Yes	Market Based Pricing
Sculptural item - installed in cemetery grounds at discretion of trustee	each	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Tree Memorial - Mona Vale Cemetery - family (up to 4 positions)	each	\$9,481.00	\$10,012.00	Yes	Market Based Pricing
Tree Memorial - Mona Vale Cemetery - shared (per position on border)	each	\$2,100.00 Per position on border	\$2,218.00	Yes	Market Based Pricing
True to life colour photo - 50mm x 70mm - for Bedrock memorial cameo	each	\$612.00	\$647.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mona Vale Cemetery - Monumental Work					
Application for permission to erect tomb, vault, sculpture or monuments over 1.5m	per burial site	\$792.00	\$837.00	No	Market Based Pricing
Application to use burial site for monument - where no burial will ever occur - not permitted with new site sales	per burial site	\$5,167.00	\$5,457.00	No	Market Based Pricing
Permission to add inscription	per burial site	\$149.00	\$158.00	No	Market Based Pricing
Permission to construct new monument - includes first inscription - per site (Manly or Mona Vale)	per burial site	\$507.00	\$536.00	No	Market Based Pricing
Permission to upgrade existing monument or install landscaping treatment	per burial site	\$297.00	\$314.00	No	Market Based Pricing
Permit to construct new monument - includes first inscription (Manly or Mona Vale Cemetery)	per burial site		\$158.00	No	Market Based Pricing
Pre-poured foundations	per burial site	Cost + 50%	Cost + 50%	Yes	Market Based Pricing
Remove and replace concrete infill or slab - fee for reopening of grave with tombstone and/or slab - Northern Memorials monuments	per burial site	\$792.00	\$837.00	Yes	Partial Cost Recovery
Outdoor Dining					
Administration fee - late payment	each	\$110.00	\$110.00	No	Market Based Pricing
Avalon	per square metre per year	\$375.00	\$375.00	No	Market Based Pricing
Bonds - security and performance (to be paid for each new approval & returned at cessation of approval)	each	Three months approval fee	Three months approval fee	No	Full Cost Recovery
Collaroy - other areas	per square metre per year	\$255.00	\$255.00	No	Market Based Pricing
Collaroy - Pittwater Road strip	per square metre per year	\$405.00	\$405.00	No	Market Based Pricing
Curl Curl and Queenscliff	per square metre per year	\$275.00	\$275.00	No	Market Based Pricing
Dee Why - other areas	per square metre per year	\$440.00	\$440.00	No	Market Based Pricing
Dee Why Beachfront (The Strand)	per square metre per year	\$745.00	\$745.00	No	Market Based Pricing
Forestville Shopping Centre	per square metre per year	\$430.00	\$430.00	No	Market Based Pricing
Freshwater	per square metre per year	\$480.00	\$480.00	No	Market Based Pricing
Initial application fee (non-refundable)	per application	\$450.00	\$450.00	No	Market Based Pricing
Initial approval fee (to be paid if successful in your application)	per application	\$200.00	\$200.00	No	Market Based Pricing
Manly - CBD - Area 3 - North Steyne (The Corso to Raglan Street, Market Lane, Short Street Plaza, Sydney Road Plaza and Rialto Square)	per square metre per year	\$765.00	\$700.00	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Manly - CBD - Area 4 - Darley Road (The Corso & Wentworth Street), North Steyne (North of Raglan Street and South of Carlton Street) and South Steyne (South of Wentworth)	per square metre per year	\$705.00	\$700.00	No	Market Based Pricing
Manly - CBD - Area 4 - Raglan Street	per square metre per year	\$685.00	Deleted Fee	No	Market Based Pricing
Manly - CBD - Area 5 - Victoria Parade (including the corner with South Steyne), Wentworth Street (between South Steyne & Darley Road), Darley Road, North Steyne (North of Carlton Street), Marine Parade and Belgrave St & Whistler Street, Raglan St, Short St & Central Avenue	per square metre per year	\$630.00	\$630.00	No	Partial Cost Recovery
Manly - CBD Central - Area 1 - South Steyne (the Corso - Wentworth Street)	per square metre per year	\$1,275.00	\$900.00	No	Market Based Pricing
Manly - CBD Central - Area 1 - The Corso (between Darley Road & North Steyne incl. cnr Sydney Road)	per square metre per year	\$1,275.00	\$900.00	No	Market Based Pricing
Manly - CBD Central - Area 2 - The Corso (between East Esplanade & Darley Road)	per square metre per year	\$840.00	\$800.00	No	Market Based Pricing
Manly - Non CBD - Beatrice Street, Balgowlah Heights, Sydney Road, Seaforth and Sydney Road, Fairlight, (includes Fairlight, Balgowlah, Balgowlah Heights, Seaforth & Clontarf) and all other local shopping strips	per square metre per year	\$393.00	\$393.00	No	Market Based Pricing
Manly - Non CBD - Pittwater Road	per square metre per year	\$465.00	\$465.00	No	Market Based Pricing
Minimum annual usage fee for outdoor dining approvals	each	\$500.00	\$500.00	No	Market Based Pricing
Mona Vale	per square metre per year	\$375.00	\$375.00	No	Market Based Pricing
Narrabeen	per square metre per year	\$415.00	\$415.00	No	Market Based Pricing
Newport	per square metre per year	\$350.00	\$350.00	No	Market Based Pricing
North Balgowlah, Brookvale, Frenchs Forest and Narrabeena	per square metre per year	\$320.00	\$320.00	No	Market Based Pricing
North Narrabeen	per square metre per year	\$295.00	\$295.00	No	Market Based Pricing
Palm Beach	per square metre per year	\$345.00	\$345.00	No	Market Based Pricing
Renewal/new owner transfer fee	each	\$285.00	\$285.00	No	Market Based Pricing
Unspecified other areas	per square metre per year	\$255.00	\$255.00	No	Market Based Pricing
Warriewood	per square metre per year	\$295.00	\$295.00	No	Market Based Pricing
Whale Beach	per square metre per year	\$290.00	\$290.00	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Pittwater Golf Centre					
Driving Range - child/adult - disability - 100 balls	each	\$16.00	\$17.00	Yes	Market Based Pricing
Driving Range - child/adult - disability - 25 balls	each	\$7.00	\$8.00	Yes	Market Based Pricing
Driving Range - child/adult - disability - 50 balls	each	\$10.00	\$11.00	Yes	Market Based Pricing
Driving Range - VIP area user fee per calendar month (unlimited play per calendar month)	per month	\$13.00	\$15.00	Yes	Market Based Pricing
Driving Range balls - adult - 1,000 balls (with 12 months expiry)	each	\$170.00	\$180.00	Yes	Market Based Pricing
Driving Range balls - adult - 100 balls	each	\$21.00	\$22.00	Yes	Market Based Pricing
Driving Range balls - adult - 25 balls	each	\$10.00	\$11.00	Yes	Market Based Pricing
Driving Range balls - adult - 5,000 balls (with 12 months expiry)	each	\$710.00	\$725.00	Yes	Market Based Pricing
Driving Range balls - adult - 50 balls	each	\$14.00	\$15.00	Yes	Market Based Pricing
Driving Range balls - adult - 500 balls (with 12 months expiry)	each	\$95.00	\$100.00	Yes	Market Based Pricing
Driving Range child (U18) / seniors (with card) / student (with card) - 100 balls	each	\$19.00	\$20.00	Yes	Market Based Pricing
Driving Range child (U18) / seniors (with card) / student (with card) - 25 balls	each	\$9.00	\$10.00	Yes	Market Based Pricing
Driving Range child (U18) / seniors (with card) / student (with card) - 50 balls	each	\$12.00	\$13.00	Yes	Market Based Pricing
Marketing and/or promotional offer at Council's discretion	each	up to 100% discount	up to 100% discount	Yes	Market Based Pricing
Mini Golf fees - adult - 18 holes	each	\$19.00	\$20.00	Yes	Market Based Pricing
Mini Golf fees - adult - 36 holes	each	\$22.00	\$23.00	Yes	Market Based Pricing
Mini Golf fees - adult - unlimited play (same day only)	each	\$25.00	\$26.00	Yes	Market Based Pricing
Mini Golf fees - birthday parties - self-catered party per child	each	\$18.90	\$19.90	Yes	Market Based Pricing
Mini Golf fees - birthday parties - special package party per child	each	\$24.90	\$25.90	Yes	Market Based Pricing
Mini Golf fees - birthday parties - super package party per child	each	\$27.90	\$28.90	Yes	Market Based Pricing
Mini Golf fees - birthday parties - supreme package party per child	each	\$30.90	\$31.90	Yes	Market Based Pricing
Mini Golf fees - child (U18)/seniors (with card)/student (with card) - 18 holes	each	\$14.00	\$15.00	Yes	Market Based Pricing
Mini Golf fees - child (U18)/seniors (with card)/student (with card) - 36 holes	each	\$17.00	\$18.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mini Golf fees - child (U18)/seniors (with card)/student (with card) - unlimited play (same day only)	each	\$20.00	\$21.00	Yes	Market Based Pricing
Mini Golf fees - child/adult - disability - 18 holes	each	\$10.00	\$11.00	Yes	Market Based Pricing
Mini Golf fees - child/adult - disability - 36 holes	each	\$13.00	\$14.00	Yes	Market Based Pricing
Mini Golf fees - family (2A + 2C) - 18 holes	each	\$48.00	\$49.00	Yes	Market Based Pricing
Mini Golf fees - family (2A + 2C) - 36 holes	each	\$58.00	\$59.00	Yes	Market Based Pricing
Mini Golf fees - family (2A + 2C) - unlimited play (same day only)	each	\$68.00	\$69.00	Yes	Market Based Pricing
Mini Golf fees - family upgrade (same day only)	each	\$12.00	\$13.00	Yes	Market Based Pricing
Mini Golf fees - preschool (U5) - 18 holes	each	\$10.00	\$11.00	Yes	Market Based Pricing
Mini Golf fees - preschool (U5) - 36 holes	each	\$13.00	\$14.00	Yes	Market Based Pricing
Mini Golf fees - preschool (U5) - unlimited play (same day only)	each	\$16.00	\$17.00	Yes	Market Based Pricing
Property - Additional Fees - for access and management of Council buildings					
Charge out rate for staff - Facilities Manager	per hour per staff member	\$275.00	\$291.00	Yes	Partial Cost Recovery
Charge out rate for staff - Facilities Officer	per hour per staff member	\$162.00	\$172.00	Yes	Partial Cost Recovery
Charge out rate for staff - Senior Facilities Officer	per hour per staff member	\$192.00	\$203.00	Yes	Partial Cost Recovery
Charge out rate for staff - Steward	per hour per staff member	\$108.00	\$115.00	Yes	Partial Cost Recovery
Loss or non-return of master key	each	\$11,918.00	\$12,586.00	Yes	Partial Cost Recovery
Loss or non-return of standard key (single differ)	each	\$598.00	\$632.00	Yes	Partial Cost Recovery
Master key issue	each	\$359.00	\$380.00	Yes	Partial Cost Recovery
Re-keying or replacement of locks where keys have been lost. Does not include cost of replacement keys	each	Cost+20%	Cost+20%	Yes	Rate of Return Pricing (IRR)
Standard key (single differ) issue or access pass	each	\$91.00	\$97.00	Yes	Partial Cost Recovery
Supply of goods and services - cost recovery for goods and services supplied to third parties	each	Cost+15%	Cost+15%	Yes	Rate of Return Pricing (IRR)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Property Officers Time Charge out rate					
Staff charge out rate: Property Manager/Team Leader (minimum 1 hour)	per hour	\$275.00	\$291.00	Yes	Full Cost Recovery
Staff charge out rate: Property Officer (minimum 1 hour)	per hour	\$162.00	\$172.00	Yes	Full Cost Recovery
Staff charge out rate: Senior Property Officer (minimum 1 hour)	per hour	\$192.00	\$203.00	Yes	Full Cost Recovery
Public notification of application required by statute					
Public notification of applications required by statute, including but not limited to newspaper and internet advertisements, signage and letters.	per application	Cost recovery plus 10%	Cost+10%	No	Full Cost Recovery
Sydney Lakeside Holiday Park - Accommodation - Low Season					
Low season - Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week	\$1,626.00	\$1,806.00	Yes	Market Based Pricing
Low season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$305.00	\$311.00	Yes	Market Based Pricing
Low season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$232.00	\$237.00	Yes	Market Based Pricing
Low season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	\$1,465.00	\$1,651.00	Yes	Market Based Pricing
Low season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night	\$276.00	\$285.00	Yes	Market Based Pricing
Low season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	\$209.00	\$216.00	Yes	Market Based Pricing
Low season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	\$1,087.00	\$1,160.00	Yes	Market Based Pricing
Low season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$184.00	\$186.00	Yes	Market Based Pricing
Low season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$155.00	\$158.00	Yes	Market Based Pricing
Low season - Ensuite Site (rates for 2 people, max occupancy 2 people)	per week	\$462.00	\$554.00	Yes	Market Based Pricing
Low season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night	\$77.00	\$79.00	Yes	Market Based Pricing
Low season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week	\$462.00	\$554.00	Yes	Market Based Pricing
Low season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	\$1,988.00	\$2,199.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Low season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$351.00	\$363.00	Yes	Market Based Pricing
Low season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$284.00	\$294.00	Yes	Market Based Pricing
Low season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people)	per week	\$1,626.00	\$1,806.00	Yes	Market Based Pricing
Low season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Friday - Saturday	per night	\$305.00	\$311.00	Yes	Market Based Pricing
Low season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Sunday - Thursday	per night	\$232.00	\$237.00	Yes	Market Based Pricing
Low season - Palm Cabin (rates for 4 people, max occupancy 5 people)	per week	\$1,626.00	\$1,806.00	Yes	Market Based Pricing
Low season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night	\$305.00	\$311.00	Yes	Market Based Pricing
Low season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	\$232.00	\$237.00	Yes	Market Based Pricing
Low season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night	\$58.00	\$59.00	Yes	Market Based Pricing
Low season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	\$350.00	\$416.00	Yes	Market Based Pricing
Low season - Site Extras - adults (16 years and over)	per night	\$15.00	\$15.00	Yes	Market Based Pricing
Low season - Site Extras - adults (16 years and over)	per week	\$90.00	\$105.00	Yes	Market Based Pricing
Low season - Site Extras- children (4-15 years)	per week	\$48.00	\$56.00	Yes	Market Based Pricing
Low season - Site Extras -children (4-15 years)	per night	\$8.00	\$8.00	Yes	Market Based Pricing
Low season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	\$176.00	\$182.00	Yes	Market Based Pricing
Low season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	\$146.00	\$151.00	Yes	Market Based Pricing
Low season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	\$1,103.00	\$1,205.00	Yes	Market Based Pricing
Low season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	\$187.00	\$194.00	Yes	Market Based Pricing
Low season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	\$158.00	\$163.00	Yes	Market Based Pricing
Low season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week	\$1,626.00	\$1,806.00	Yes	Market Based Pricing
Low season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$305.00	\$311.00	Yes	Market Based Pricing
Low season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$232.00	\$237.00	Yes	Market Based Pricing
Low season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night	\$42.00	\$47.00	Yes	Market Based Pricing
Low season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	\$252.00	\$331.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Low season - Villa/Cabin Extras - adults (16 years and over)	per night	\$24.00	\$24.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - adults (16 years and over)	per week	\$144.00	\$168.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - children (4 - 15 years)	per night	\$19.00	\$19.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - children (4 - 15 years)	per week	\$114.00	\$133.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Accommodation - Mid Season					
Mid season - Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week		\$2,153.00	Yes	Market Based Pricing
Mid season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night		\$358.00	Yes	Market Based Pricing
Mid season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night		\$288.00	Yes	Market Based Pricing
Mid season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week		\$1,990.00	Yes	Market Based Pricing
Mid season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night		\$265.00	Yes	Market Based Pricing
Mid season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night		\$334.00	Yes	Market Based Pricing
Mid season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week		\$1,448.00	Yes	Market Based Pricing
Mid season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night		\$227.00	Yes	Market Based Pricing
Mid season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night		\$199.00	Yes	Market Based Pricing
Mid season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week		\$2,489.00	Yes	Market Based Pricing
Mid season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night		\$405.00	Yes	Market Based Pricing
Mid season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night		\$336.00	Yes	Market Based Pricing
Mid season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night		\$92.00	Yes	Market Based Pricing
Mid season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week		\$647.00	Yes	Market Based Pricing
Mid season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people)	per week		\$2,153.00	Yes	Market Based Pricing
Mid season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Friday - Saturday	per night		\$358.00	Yes	Market Based Pricing
Mid season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Sunday - Thursday	per night		\$288.00	Yes	Market Based Pricing
Mid season - Palm Cabin (rates for 4 people, max occupancy 5 people)	per week		\$2,153.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Mid season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night		\$358.00	Yes	Market Based Pricing
Mid season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night		\$288.00	Yes	Market Based Pricing
Mid season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night		\$73.00	Yes	Market Based Pricing
Mid season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week		\$508.00	Yes	Market Based Pricing
Mid season - Site Extras - adults (16 years and over)	per night		\$15.00	Yes	Market Based Pricing
Mid season - Site Extras - adults (16 years and over)	per week		\$105.00	Yes	Market Based Pricing
Mid season - Site Extras- children (4-15 years)	per night		\$8.00	Yes	Market Based Pricing
Mid season - Site Extras- children (4-15 years)	per week		\$56.00	Yes	Market Based Pricing
Mid season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week		\$1,415.00	Yes	Market Based Pricing
Mid season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night		\$224.00	Yes	Market Based Pricing
Mid season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night		\$193.00	Yes	Market Based Pricing
Mid season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week		\$2,153.00	Yes	Market Based Pricing
Mid season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night		\$358.00	Yes	Market Based Pricing
Mid season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night		\$288.00	Yes	Market Based Pricing
Mid season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night		\$57.00	Yes	Market Based Pricing
Mid season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week		\$400.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - adults (16 years and over)	per night		\$24.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - adults (16 years and over)	per week		\$168.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - children (4 - 15 years)	per night		\$19.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - children (4 - 15 years)	per week		\$133.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Sydney Lakeside Holiday Park - Accommodation - High Season					
High season - Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week	\$2,142.00	\$2,342.00	Yes	Market Based Pricing
High season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$366.00	\$379.00	Yes	Market Based Pricing
High season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$306.00	\$317.00	Yes	Market Based Pricing
High season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	\$1,974.00	\$2,166.00	Yes	Market Based Pricing
High season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	\$282.00	\$292.00	Yes	Market Based Pricing
High season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night	\$342.00	\$354.00	Yes	Market Based Pricing
High season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	\$1,554.00	\$1,619.00	Yes	Market Based Pricing
High season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$246.00	\$248.00	Yes	Market Based Pricing
High season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$222.00	\$224.00	Yes	Market Based Pricing
High season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night	\$91.00	\$99.00	Yes	Market Based Pricing
High season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	\$2,478.00	\$2,687.00	Yes	Market Based Pricing
High season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$414.00	\$428.00	Yes	Market Based Pricing
High season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$354.00	\$366.00	Yes	Market Based Pricing
High season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people)	per week	\$2,142.00	\$2,342.00	Yes	Market Based Pricing
High season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Friday - Saturday	per night	\$366.00	\$379.00	Yes	Market Based Pricing
High season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Sunday - Thursday	per night	\$306.00	\$317.00	Yes	Market Based Pricing
High season - Palm Cabin (rates for 4 people, max occupancy 5 people)	per week	\$2,142.00	\$2,342.00	Yes	Market Based Pricing
High season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night	\$366.00	\$379.00	Yes	Market Based Pricing
High season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	\$306.00	\$317.00	Yes	Market Based Pricing
High season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night	\$73.00	\$78.00	Yes	Market Based Pricing
High season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	\$436.00	\$547.00	Yes	Market Based Pricing
High season - Site Extras - adults (16 years and over)	per night	\$15.00	\$15.00	Yes	Market Based Pricing
High season - Site Extras - adults (16 years and over)	per week	\$90.00	\$105.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
High season - Site Extras- children (4-15 years)	per night	\$8.00	\$8.00	Yes	Market Based Pricing
High season - Site Extras- children (4-15 years)	per week	\$48.00	\$56.00	Yes	Market Based Pricing
High season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	\$1,470.00	\$1,571.00	Yes	Market Based Pricing
High season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	\$234.00	\$242.00	Yes	Market Based Pricing
High season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	\$210.00	\$217.00	Yes	Market Based Pricing
High season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	\$1,554.00	\$1,655.00	Yes	Market Based Pricing
High season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	\$246.00	\$254.00	Yes	Market Based Pricing
High season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	\$222.00	\$229.00	Yes	Market Based Pricing
High season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week	\$2,142.00	\$2,342.00	Yes	Market Based Pricing
High season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	\$366.00	\$379.00	Yes	Market Based Pricing
High season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	\$306.00	\$317.00	Yes	Market Based Pricing
High season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night	\$52.00	\$62.00	Yes	Market Based Pricing
High season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	\$312.00	\$435.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - adults (16 years and over)	per night	\$24.00	\$24.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - adults (16 years and over)	per week	\$144.00	\$168.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - children (4 - 15 years)	per night	\$19.00	\$19.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - children (4 - 15 years)	per week	\$114.00	\$133.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Accommodation - Premium Season					
Premium season - Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week	\$3,360.00	\$3,478.00	Yes	Market Based Pricing
Premium season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	\$3,066.00	\$3,175.00	Yes	Market Based Pricing
Premium season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per day	\$438.00	\$454.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Premium season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per day	\$438.00	\$454.00	Yes	Market Based Pricing
Premium season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	\$1,848.00	\$1,890.00	Yes	Market Based Pricing
Premium season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per day	\$264.00	\$270.00	Yes	Market Based Pricing
Premium season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per day	\$264.00	\$270.00	Yes	Market Based Pricing
Premium season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per day	\$119.00	\$129.00	Yes	Market Based Pricing
Premium season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week	\$832.00	\$902.00	Yes	Market Based Pricing
Premium season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	\$3,990.00	\$4,133.00	Yes	Market Based Pricing
Premium season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per day	\$570.00	\$590.00	Yes	Market Based Pricing
Premium season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per day	\$570.00	\$590.00	Yes	Market Based Pricing
Premium season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people)	per week	\$3,360.00	\$3,478.00	Yes	Market Based Pricing
Premium season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Friday - Saturday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Narrabeen Cabin (rates for 4 people, max occupancy 6 people) - Sunday - Thursday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Palm Cabin (rates for 4 people, max occupancy 5 people)	per week	\$3,360.00	\$3,478.00	Yes	Market Based Pricing
Premium season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Palm Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per day	\$102.00	\$110.00	Yes	Market Based Pricing
Premium season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	\$716.00	\$773.00	Yes	Market Based Pricing
Premium season - Site Extras - adults (16 years and over)	per day	\$15.00	\$15.00	Yes	Market Based Pricing
Premium season - Site Extras - adults (16 years and over)	per week	\$105.00	\$105.00	Yes	Market Based Pricing
Premium season - Site Extras- children (4-15 years)	per day	\$8.00	\$8.00	Yes	Market Based Pricing
Premium season - Site Extras- children (4-15 years)	per week	\$56.00	\$56.00	Yes	Market Based Pricing
Premium season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	\$1,806.00	\$1,823.00	Yes	Market Based Pricing
Premium season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per day	\$252.00	\$260.00	Yes	Market Based Pricing
Premium season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per day	\$252.00	\$260.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Premium season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	\$1,890.00	\$1,915.00	Yes	Market Based Pricing
Premium season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per day	\$264.00	\$274.00	Yes	Market Based Pricing
Premium season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per day	\$264.00	\$264.00	Yes	Market Based Pricing
Premium season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people)	per week	\$3,360.00	\$3,478.00	Yes	Market Based Pricing
Premium season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Turimetta Cabin / Avalon Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per day	\$480.00	\$497.00	Yes	Market Based Pricing
Premium season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per day	\$75.00	\$90.00	Yes	Market Based Pricing
Premium season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	\$525.00	\$628.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - adults (16 years and over)	per day	\$24.00	\$24.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - adults (16 years and over)	per week	\$168.00	\$168.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - children (4 - 15 years)	per day	\$19.00	\$19.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - children (4 - 15 years)	per week	\$133.00	\$133.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Discounts Available					
Discount depending on occupancy levels	per night		up to 15% discount	Yes	Partial Cost Recovery
Discount of 10% on group bookings of 10 or more cabins/sites and discount of 15%, for group bookings of 15 or more cabins/sites may be available at Park Management discretion (dependent upon season and occupancy)	per booking	up to 15% discount	up to 15% discount	Yes	Partial Cost Recovery
Extenuating circumstances affecting the amenity and enjoyment of the site (at Park Manager's discretion)	per instance	up to 50% discount	up to 50% discount	Yes	Partial Cost Recovery
Marketing and/or promotional offer	per instance	up to 100% discount	up to 100% discount	Yes	Partial Cost Recovery
Sydney Lakeside Holiday Park - Permanent Residents					
Application for modifications to existing dwelling or installation of new moveable home	each	\$320.00	\$330.00	No	Full Cost Recovery
Bond to cover damage costs due to installation of new dwellings or renovations to existing dwellings	per approval		5% of value of works or min \$2,500	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Telecommunications facility on Council controlled land					
Co-user charge (i.e. another carrier within the existing lease area)	per year	\$24,695.00	\$26,078.00	Yes	Rate of Return Pricing (IRR)
High impact site - additional rental for small shelter adjoining a large tower	per year	\$35,281.00	\$37,257.00	Yes	Rate of Return Pricing (IRR)
High impact site - co-user charge (i.e. another carrier within the existing lease area)	per year	\$35,281.00	\$37,257.00	Yes	Rate of Return Pricing (IRR)
High impact site - large shelter, monopole or tower	per year	\$70,557.00	\$74,509.00	Yes	Rate of Return Pricing (IRR)
Installation of equipment on a Council building - rental to install equipment on a Council building, this rental excludes any equipment shelter	per year	\$49,390.00	\$52,156.00	Yes	Rate of Return Pricing (IRR)
Microwave or Wi-Fi antenna, small street cabinet, small cell installation or similar installation on Council's land, light pole or building etc. single user only, no co-user fee	per year	\$9,850.00	\$10,402.00	Yes	Rate of Return Pricing (IRR)
Pole rental - rental for access for antennae on existing Council owned pole/small structure light pole etc., no co-user fee	per year	\$12,701.00	\$13,413.00	Yes	Rate of Return Pricing (IRR)
Typical site - co-user charge (i.e. another carrier within the existing lease area)	per year	\$24,695.00	\$26,078.00	Yes	Rate of Return Pricing (IRR)
Typical site - small equipment cabinets or site for monopole	per year	\$49,390.00	\$52,156.00	Yes	Rate of Return Pricing (IRR)
Warringah Recreation Centre					
Futsal: ball hire	per hour	\$5.00	\$5.00	Yes	Partial Cost Recovery
Futsal: casual court hire (5:00PM to 9:00PM)	per hour	\$75.00	\$80.00	Yes	Partial Cost Recovery
Futsal: casual court hire (7:00AM to 5:00PM)	per hour	\$59.00	\$63.00	Yes	Partial Cost Recovery
Futsal: casual court hire (weekends)	per hour	\$75.00	\$80.00	Yes	Partial Cost Recovery
Futsal: court - pre-school group per child (minimum 10 players)	per child	\$2.50	\$2.50	Yes	Partial Cost Recovery
Futsal: court - school group per court	per hour	\$37.90	\$40.00	Yes	Partial Cost Recovery
Futsal: court - school holiday program group per court	per hour	\$31.70	\$33.50	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Futsal: permanent court hire (5:00PM to 9:00PM)	per hour	\$64.00	\$68.00	Yes	Partial Cost Recovery
Futsal: permanent court hire (7:00AM to 5:00PM)	per hour	\$54.00	\$58.00	Yes	Partial Cost Recovery
Squash: casual court hire (5:00PM to 9:00PM)	per half hour	\$22.00	\$22.00	Yes	Partial Cost Recovery
Squash: casual court hire (5:00PM to 9:00PM)	per hour	\$22.00	\$22.00	Yes	Partial Cost Recovery
Squash: casual court hire (7:00AM to 5:00PM)	per half hour	\$17.00	\$17.00	Yes	Partial Cost Recovery
Squash: casual court hire (7:00AM to 5:00PM)	per hour	\$17.00	\$17.00	Yes	Partial Cost Recovery
Squash: casual court hire (weekends)	per half hour	\$22.00	\$22.00	Yes	Partial Cost Recovery
Squash: casual court hire (weekends)	per hour	\$22.00	\$22.00	Yes	Partial Cost Recovery
Squash: coaching rate (includes court hire)	per hour	\$75.00	\$80.00	Yes	Partial Cost Recovery
Squash: permanent court hire (5:00PM to 9:00PM)	per hour	\$32.00	\$32.00	Yes	Partial Cost Recovery
Squash: permanent court hire (7:00AM to 5:00PM)	per hour	\$30.00	\$30.00	Yes	Partial Cost Recovery
Squash: racquet hire	per hour	\$5.00	\$5.00	Yes	Partial Cost Recovery
Squash: school group - per child	per hour	\$8.00	\$8.00	Yes	Partial Cost Recovery
Tennis: casual court hire (5:00PM to 9:00PM)	per half hour	\$27.50	\$29.00	Yes	Partial Cost Recovery
Tennis: casual court hire (7:00AM to 5:00PM)	per hour	\$24.30	\$25.70	Yes	Partial Cost Recovery
Tennis: casual court hire (weekends)	per hour	\$27.50	\$29.00	Yes	Partial Cost Recovery
Tennis: permanent court hire (05:00PM to 09:00PM)	per hour	\$24.30	\$25.70	Yes	Partial Cost Recovery
Tennis: permanent court hire (7:00AM to 5:00PM)	per hour	\$22.10	\$23.30	Yes	Partial Cost Recovery
Tennis: private coaching (includes court hire) - minimum 10 players	per hour	\$79.00	\$84.00	Yes	Partial Cost Recovery
Tennis: racquet hire	per hire	\$5.00	\$5.00	Yes	Partial Cost Recovery
Tennis: school group - per court (court hire only)	per hour	\$21.00	\$21.00	Yes	Partial Cost Recovery
Tennis: school group coaching - per person (includes court hire)	per hour	\$6.00	\$6.00	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Waste Management & Cleansing					
Avalon Car Boot Sale					
Stallholder fee	per stall	\$54.00	Avalon Car Boot Sale Stallholder Fee \$58.00	Yes	Partial Cost Recovery
Bags to Riches Travelling Flea Market					
Stallholder fee	per stall	\$15.80	Bags to Riches Stallholder Fee \$16.70	Yes	Partial Cost Recovery
Domestic Waste Management Service Charge					
Standard Domestic Waste Service Charge	per annum	\$505.00	\$555.00	No	Full Cost Recovery
Waste availability charge	per annum	\$105.00	\$113.00	No	Full Cost Recovery
Domestic Waste Management Service Charge - Additional Services					
Additional 80L volume red lid rubbish service (cap of 3 additional red lid bins per household or strata complex)	per annum	\$287.00	\$309.00	No	Full Cost Recovery
First additional 140L blue lid recycling service	per annum	\$32.00	\$34.00	No	Full Cost Recovery
First additional 140L yellow lid recycling service	per annum	\$32.00	\$34.00	No	Full Cost Recovery
Subsequent additional 140L blue lid recycling service	per annum	\$108.00	\$116.00	No	Full Cost Recovery
Subsequent additional 140L yellow lid recycling service	per annum	\$108.00	\$116.00	No	Full Cost Recovery
Third or Fourth green lid vegetation (cap of 4 per household)	per annum	\$32.00	\$34.00	No	Full Cost Recovery
Wheelie bin extension handle/tow hitch	each		\$40.00	Yes	Full Cost Recovery
Domestic Waste Management Service Charge - Clean Up and Contamination - Cost Recovery					
Clean up contaminated or excessive booked bulky goods collection in excess of the permitted 3 cubic metres	per cubic metre	\$77.10	per excess cubic metre \$81.40 per excess cubic metre	No	Full Cost Recovery
Clean up excessive or incorrectly presented waste	per instance	\$200.50	per hour + cost recovery on landfill disposal charges \$211.70 per hour + cost recovery on landfill disposal charges	No	Full Cost Recovery
Empty contaminated bin	per bin	\$31.70	\$33.50	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Litterbin Services					
Deliver and remove bins (excludes emptying the bin) - 1,100 litre bin	per bin	\$10.90	\$11.50	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 1,500 litre bin	per bin	\$69.00	\$73.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 10,000 litre bin	per bin	\$238.00	\$252.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 240 litre bin	per bin	\$10.90	\$11.50	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 3,000 litre bin	per bin	\$80.00	\$85.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 4,000 litre bin	per bin	\$101.00	\$107.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 660 litre bin	per bin	\$10.90	\$11.50	Yes	Full Cost Recovery
Empty bins at functions and events - 1,100 litre bin (tipping and disposal costs may apply)	per bin	\$128.00	\$136.00	Yes	Full Cost Recovery
Empty bins at functions and events - 1,500 litre bin (tipping and disposal costs may apply)	per bin	\$152.00	\$161.00	Yes	Full Cost Recovery
Empty bins at functions and events - 10,000 litre bin (tipping and disposal costs may apply)	per bin	\$994.00	\$1,050.00	Yes	Full Cost Recovery
Empty bins at functions and events - 240 litre bin - includes tipping and disposal	per bin	\$5.40	\$16.50	Yes	Full Cost Recovery
Empty bins at functions and events - 3,000 litre bin (tipping and disposal costs may apply)	per bin	\$302.00	\$319.00	Yes	Full Cost Recovery
Empty bins at functions and events - 4,000 litre bin (tipping and disposal costs may apply)	per bin	\$392.00	\$414.00	Yes	Full Cost Recovery
Empty bins at functions and events - 660 litre bin - includes tipping and disposal	per bin	\$77.00	\$87.00	Yes	Full Cost Recovery
Tipping and Disposal	per bin		At cost	Yes	Full Cost Recovery
Recreation Business					
Manly Andrew Boy Charlton Aquatic Centre - Admission					
Additional family member entry	each	\$3.20	\$4.00	Yes	Market Based Pricing
All access casual visit - Adult	per session	\$26.30	\$28.00	Yes	Market Based Pricing
All access casual visit - Concession	per session	\$23.60	\$23.80	Yes	Market Based Pricing
Children under 4 years, TPI, school teachers in charge of school groups	per session	Zero	Zero	No	Free (Zero Cost Recovery)

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Community youth groups	per student per session	\$6.60	Deleted Fee	Yes	Partial Cost Recovery
Concession spa/sauna/steam upgrade	per session	\$4.20	Deleted Fee	Yes	Market Based Pricing
Crèche (1.5 hours)	per child	\$6.40	\$6.50	Yes	Market Based Pricing
Crèche (1.5 hours) member 1st child	per 1.5 hrs	\$3.20	\$3.20	Yes	Partial Cost Recovery
Crèche (1.5 hours) member 3 children	per 1.5 hrs	\$8.40	Deleted Fee	Yes	Partial Cost Recovery
Crèche (1.5 hours) second and subsequent Child	per 1.5 hrs	\$5.40	Deleted Fee	Yes	Partial Cost Recovery
Crèche 10 visit pass	each	\$58.00	\$58.50	Yes	Market Based Pricing
Pool inflatable - casual entry upgrade	each	\$2.10	\$2.50	Yes	Market Based Pricing
Spectator	per session	\$4.00	\$4.20	Yes	Market Based Pricing
Spectator to swimmer upgrade	each	\$4.60	\$5.00	Yes	Market Based Pricing
Swim - Adult	per session	\$8.60	\$9.20	Yes	Market Based Pricing
Swim - Child (4-17yrs) /Concession	per session	\$6.60	\$7.20	Yes	Market Based Pricing
Swim - Family (A family is a maximum of 5 members of one immediate family)	per session	\$25.90	\$27.90	Yes	Market Based Pricing
Swim - Family Concession (A family is a maximum of 5 members of one immediate family)	per session	\$20.60	\$22.30	Yes	Market Based Pricing
Swim - Student	each	\$6.60	\$7.20	Yes	Market Based Pricing
Swim, spa, steam, sauna combo (entry fee additional)	per session	\$5.20	\$5.60	Yes	Market Based Pricing
Swim, spa, steam, sauna combo Concession (entry fee additional)	per session	\$4.20	\$4.50	Yes	Market Based Pricing
Water polo - Adult entry	per session	\$8.60	Deleted Fee	Yes	Market Based Pricing
Water polo - Concession entry	per session	\$6.50	Deleted Fee	Yes	Market Based Pricing
Water polo - Spectator entry	per session	\$4.00	Deleted Fee	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Manly Andrew Boy Charlton Aquatic Centre - Carnival Packages					
School carnivals 25m indoor pool - hourly rate whole pool (handheld)	per hour	\$408.00	\$430.00	Yes	Partial Cost Recovery
School carnivals 25m indoor pool - hourly rate whole pool (touchpad)	per hour	\$462.00	\$488.00	Yes	Partial Cost Recovery
School carnivals 25m outdoor pool - hourly rate whole pool (handheld)	per hour	\$305.00	\$322.00	Yes	Partial Cost Recovery
School carnivals 25m outdoor pool - hourly rate whole pool (touchpad)	per hour	\$359.00	\$379.00	Yes	Partial Cost Recovery
School carnivals 50m pool - hourly rate whole pool (handheld)	per hour	\$603.00	\$637.00	Yes	Partial Cost Recovery
School carnivals 50m pool - hourly rate whole pool (touchpad)	per hour	\$706.00	\$746.00	Yes	Partial Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Commercial Hire Filming					
Filming fees - application fee	each	\$326.00	\$345.00	Yes	Market Based Pricing
Staff member filming	per hour	\$61.00	\$65.00	Yes	Full Cost Recovery
Staff member filming after hours	per hour	\$107.00	\$113.00	Yes	Full Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Fitness Centre					
1 x 30 minute personal training session	each	\$51.40	Deleted Fee	Yes	Market Based Pricing
1 x 60 minute personal training session	each	\$93.00	\$98.00	Yes	Market Based Pricing
10 x 30 minute personal training session	each	\$432.00	Deleted Fee	Yes	Market Based Pricing
10 x 60 minute personal training session	each	\$741.00	\$808.00	Yes	Market Based Pricing
5 x 30 minute personal training session	each	\$227.00	Deleted Fee	Yes	Market Based Pricing
5 x 60 minute personal training session	each	\$408.00	\$445.00	Yes	Market Based Pricing
Casual Fitness Centre visit	per session	\$23.40	\$24.70	Yes	Market Based Pricing
Casual Fitness Centre visit - Concession	per session	\$19.00	\$20.00	Yes	Market Based Pricing
Concession casual group fitness (student/senior/pensioner)	per session	\$19.00	\$20.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Group fitness class / aqua class	per session	\$23.40	\$24.70	Yes	Market Based Pricing
Group fitness class / aqua class - Concession	per session	\$19.00	\$20.00	Yes	Market Based Pricing
Health assessment fee	each	\$66.00	\$70.00	Yes	Market Based Pricing
Rehab 10 visit pass (health providers only)	each	\$92.00	\$97.20	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Memberships					
12 month Family Membership for 2 members with access to all aquatic centre facilities conditions apply	each	\$2,501.20	\$2,641.60	Yes	Market Based Pricing
12 month Family Membership for 3 members access to all aquatic centre facilities conditions apply	each	\$2,662.40	\$2,818.40	Yes	Market Based Pricing
12 month Family Membership for 4 members with access to all aquatic centre facilities conditions apply	each	\$2,818.40	\$2,974.40	Yes	Market Based Pricing
12 month Family Membership for 5 members with access to all aquatic centre facilities conditions apply	each	\$3,016.00	\$3,182.40	Yes	Market Based Pricing
12 month Fitness Centre Membership - Concession	each	\$1,261.00	\$1,331.20	Yes	Market Based Pricing
12 month Fitness Centre Membership Adult	each	\$1,430.00	\$1,508.00	Yes	Market Based Pricing
12 month Swim Membership Adult - renewal only	per season	\$743.00	\$785.00	Yes	Market Based Pricing
12 month Swim Membership Concession - renewal only	per season	\$465.00	\$490.00	Yes	Market Based Pricing
12 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family) - renewal only	per season	\$1,174.00	\$1,240.00	Yes	Market Based Pricing
6 month Swim Membership Adult - renewal only	per half season	\$430.00	\$455.00	Yes	Market Based Pricing
6 month Swim Membership Concession - renewal only	per half season	\$255.00	\$269.00	Yes	Market Based Pricing
6 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family) - renewal only	per half season	\$630.00	\$665.00	Yes	Market Based Pricing
Membership cancellation fee (if cancelled within minimum term)	each	\$164.00	Deleted Fee	Yes	Market Based Pricing
Membership replacement card fee	each	\$10.90	\$11.50	Yes	Full Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Multi Centre Swim Only Memberships - Includes unlimited access to Manly Andrew Boy Charlton Aquatic Centre and Warringah					
12 month Swim Membership Adult	per season		\$810.00	Yes	Market Based Pricing
12 month Swim Membership Concession	per season		\$608.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
12 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family)	per season		\$1,708.00	Yes	Market Based Pricing
6 month Swim Membership Adult	per half season		\$551.00	Yes	Market Based Pricing
6 month Swim Membership Concession	per half season		\$413.00	Yes	Market Based Pricing
6 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family)	per half season		\$1,162.00	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Multi-Visit Passes					
10 pass Adult entry card swim only	each	\$77.40	\$82.80	Yes	Market Based Pricing
10 pass entry card swim only Concession	each	\$59.40	\$64.80	Yes	Market Based Pricing
10 visit Adult swim, spa, steam/sauna	each	\$124.20	\$133.20	Yes	Market Based Pricing
10 visit pass Fitness Centre - Adult	each	\$210.60	\$222.30	Yes	Market Based Pricing
10 visit pass Fitness Centre - Concession	each	\$171.00	\$180.00	Yes	Market Based Pricing
10 visit pass group fitness - Adult	each	\$210.60	\$222.30	Yes	Market Based Pricing
10 visit pass group fitness - Concession	each	\$171.00	\$180.00	Yes	Market Based Pricing
10 visit swim, spa, steam/sauna Concession	each	\$97.20	\$105.30	Yes	Market Based Pricing
20 pass Adult entry card swim only	each	\$154.80	\$165.60	Yes	Market Based Pricing
20 pass entry card swim only Concession	each	\$118.80	\$129.60	Yes	Market Based Pricing
20 visit pass Fitness Centre - Adult	each	\$421.20	\$444.60	Yes	Market Based Pricing
20 visit pass group fitness Concession	each	\$342.00	\$360.00	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Other Charges					
Admin office hire fee	per booking	Price on Application	Deleted Fee	Yes	Partial Cost Recovery
Cleaning fee	per hour	\$190.00	\$201.00	Yes	Full Cost Recovery
Lifeguard hire	per hour	\$61.00	\$65.00	Yes	Full Cost Recovery
Locker hire - 12 months	per year	\$88.00	\$93.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Locker hire - 6 months	per half year	\$43.70	\$46.50	Yes	Full Cost Recovery
Locker hire - single use	per session	\$2.10	\$2.00	Yes	Full Cost Recovery
Plus per lane per hour 25m pool	per hour per lane	\$174.00	Deleted Fee	Yes	Full Cost Recovery
Plus per lane per hour 50m pool	per hour per lane	\$255.00	Deleted Fee	Yes	Full Cost Recovery
Room hire crèche	per hour	\$43.40	\$46.00	Yes	Full Cost Recovery
Room hire group fitness room	per hour	\$99.00	\$105.00	Yes	Full Cost Recovery
Student program schools - 30 minute lesson	per student	\$10.80	\$12.00	No	Partial Cost Recovery
Student program schools - 45 minute lesson	per student	\$13.00	\$13.70	No	Partial Cost Recovery
Vacation care	per child	\$6.20	Deleted Fee	Yes	Partial Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Pool Hire					
25 metre indoor pool - commercial, private, social group	per hour per lane	\$59.00	\$62.30	Yes	Full Cost Recovery
25 metre indoor pool - schools, registered sporting and swimming clubs - per hour per lane 50% discount	per hour per lane	\$28.70	\$31.15	Yes	Partial Cost Recovery
25 metre outdoor pool - after hours pool hire - hourly rate whole pool	per hour	\$224.00	\$240.00	Yes	Full Cost Recovery
25 metre outdoor pool - after hours pool hire - hourly rate whole pool (entry fee additional) schools, registered sporting and swimming clubs - 50% discount	per hour	\$114.00	\$120.00	Yes	Partial Cost Recovery
25 metre outdoor pool - schools, registered sporting and swimming clubs - hourly rate whole pool	per hour per lane	\$114.00	\$120.00	Yes	Partial Cost Recovery
25 metre outdoor pool - schools, registered sporting and swimming clubs - per hour per lane 50% discount	per hour per lane	\$22.80	\$23.50	Yes	Partial Cost Recovery
25 metre outdoor pool corporate, commercial, private, social group	per hour per lane	\$44.40	\$47.00	Yes	Full Cost Recovery
25 metre pool registered foundation swimming clubs	per hour per lane	\$16.80	\$17.70	Yes	Partial Cost Recovery
50 metre outdoor pool - after hours pool hire - hourly rate whole pool (entry fee additional)	per hour	\$261.00	\$275.60	Yes	Full Cost Recovery
50 metre outdoor pool - after hours pool hire - hourly rate whole pool (entry fee additional) schools, registered sporting and swimming clubs - 50% discount	per hour	\$131.00	\$137.80	Yes	Partial Cost Recovery
50 metre outdoor pool - schools, registered sporting and swimming clubs - per hour per lane 50% discount	per hour per lane	\$45.50	\$49.10	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
50 metre outdoor pool corporate, commercial, private, social group	per hour per lane	\$93.00	\$98.20	Yes	Full Cost Recovery
50 metre pool registered foundation swimming clubs	per hour per lane	\$33.60	\$35.50	Yes	Partial Cost Recovery
Indoor program pool - commercial, private, social group	per hour per lane	\$32.50	\$34.20	Yes	Full Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Recreation Program					
Birthday party - pool inflatable hire 2 hours	per booking	\$423.00	Deleted Fee	Yes	Full Cost Recovery
Birthday party (party food supplied)	per child	\$28.00	Deleted Fee	Yes	Full Cost Recovery
Birthday party with inflatable	per child	\$20.60	\$28.50	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Swim Programs					
Elite squads membership	each	\$93.00	\$100.00	Yes	Market Based Pricing
Elite squads swim & fitness membership	each	\$110.00	\$118.00	Yes	Market Based Pricing
Fit you Squad	each	\$20.00	\$22.20	Yes	Full Cost Recovery
Fit you Squad 10 Visit pass	each	\$180.00	\$199.80	Yes	Full Cost Recovery
Learn To Swim adult direct debit (paid fortnightly)	each	\$45.30	\$48.00	No	Market Based Pricing
Learn To Swim child, concession direct debit (paid fortnightly)	each	\$41.20	\$45.00	No	Market Based Pricing
Private Learn To Swim lesson - max 2 person - 30 minutes	per session	\$77.00	\$81.00	No	Market Based Pricing
Private Learn To Swim lesson 1 x participant - 30 minutes	per session	\$47.50	Deleted Fee	No	Market Based Pricing
Private Learn To Swim lesson 3 x participants - 30 minutes	each	\$100.00	Deleted Fee	No	Market Based Pricing
School holiday intensive swim program - per child, per day	per day	\$20.60	\$22.50	No	Market Based Pricing
Squads 1 x session (paid fortnightly)	per fortnight	\$40.10	\$44.00	Yes	Full Cost Recovery
Squads 2 x session (paid fortnightly)	per fortnight	\$61.00	\$66.00	Yes	Full Cost Recovery
Squads 3 x session (paid fortnightly)	per fortnight	\$69.00	\$75.00	Yes	Full Cost Recovery
Squads 4 x session (paid fortnightly)	per fortnight	\$84.00	\$90.00	Yes	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Warringah Aquatic Centre - Admission					
Children under 4 years, TPI, school teachers in charge of school groups	per visit	Free	Free	No	Free (Zero Cost Recovery)
Family (a family is a maximum of 5 members of one immediate family)	per session	\$25.90	\$27.90	Yes	Market Based Pricing
Family (a family is a maximum of 5 members of one immediate family) - Concession	per session	\$20.60	\$22.30	Yes	Market Based Pricing
Family weekend pass valid 3 months including public holidays (A family is a maximum of 5 members of one immediate family)	each	\$149.00	\$160.00	Yes	Market Based Pricing
Spectator	per entry	\$4.00	\$4.20	Yes	Market Based Pricing
Swim - Adult	per session	\$8.60	\$9.20	Yes	Market Based Pricing
Swim - Child (4-17yrs) /Concession	per session	\$6.60	\$7.20	Yes	Market Based Pricing
Water polo competition entry (applicable to Monday & Friday night comp only)	per entry	\$6.50	\$7.00	Yes	Market Based Pricing
Warringah Aquatic Centre - Carnival Packages					
Carnival Participant	per entry	\$3.10	\$3.30	Yes	Partial Cost Recovery
Carnivals 25m indoor pool - hourly rate (handheld)	per hour	\$562.00	\$594.00	Yes	Partial Cost Recovery
Carnivals 25m pool - hourly rate (touchpad)	per hour	\$695.00	\$734.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool (handheld)	per hour	\$695.00	\$734.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool (touchpad)	per hour	\$831.00	\$878.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool -double ended timing (handheld)	per hour	\$763.00	\$806.00	Yes	Partial Cost Recovery
Meeting room (carnivals on weekends) not for profit rate	per hour	\$31.50	\$33.30	Yes	Partial Cost Recovery
Scoreboard Operator	per hour	\$61.00	\$65.00	Yes	Partial Cost Recovery
Warringah Aquatic Centre - Commercial Hire Filming					
25m lane in addition to filming fee	per hour	\$174.00	\$184.00	No	Full Cost Recovery
50m lane in addition to filming fee	per hour	\$255.00	\$270.00	No	Full Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Diving Pool in addition to filming fee	per hour	\$307.00	\$325.00	No	Full Cost Recovery
Filming fee	each	\$326.00	\$345.00	No	Market Based Pricing
Warringah Aquatic Centre - Memberships - Includes unlimited entries during standard operating hours for swimming and all classes					
12 months Membership Adult	each	\$989.00	\$1,045.00	Yes	Market Based Pricing
12 months Membership Concession	each	\$765.00	\$808.00	Yes	Market Based Pricing
6 months Membership Adult	each	\$693.00	\$732.00	Yes	Market Based Pricing
6 months Membership Concession	each	\$513.00	\$542.00	Yes	Market Based Pricing
Warringah Aquatic Centre - Movie Screening					
Movie night	per ticket	\$8.60	Deleted Fee	Yes	Full Cost Recovery
Warringah Aquatic Centre - Multi Centre Swim Only Memberships - Includes unlimited access to Warringah Aquatic Centre and Manly Andrew Boy Charlton Aquatic Centre					
12 month Swim Membership Adult	each		\$810.00	Yes	Market Based Pricing
12 month Swim Membership Concession	each		\$608.00	Yes	Market Based Pricing
12 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family)	each		\$1,708.00	Yes	Market Based Pricing
6 month Swim Membership Adult	each		\$551.00	Yes	Market Based Pricing
6 month Swim Membership Concession	each		\$413.00	Yes	Market Based Pricing
6 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family)	each		\$1,162.00	Yes	Market Based Pricing
Warringah Aquatic Centre - Multi-Visit Passes					
12 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family)	each	\$1,708.00	\$1,708.00	Yes	Market Based Pricing
Additional child	each	\$367.00	\$367.00	Yes	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Adult 50 Swim Only visit - Concession	each		\$306.00	Yes	Market Based Pricing
Adult Swim Only 20 visit	each	\$154.80	\$165.60	Yes	Market Based Pricing
Adult Swim Only 20 visit - Concession	each	\$118.80	\$129.60	Yes	Market Based Pricing
Adult Swim Only 50 visit	each	\$365.50	\$391.00	Yes	Market Based Pricing
Child Swim Only 20 visit	each	\$118.80	\$129.60	Yes	Market Based Pricing
Child Swim Only 50 visit	each	\$280.50	\$306.00	Yes	Market Based Pricing
Monthly Swim Only Child pass	each	\$66.00	\$69.70	Yes	Market Based Pricing
Spectator 10 visit	each	\$36.00	\$37.80	Yes	Market Based Pricing
Warringah Aquatic Centre - Other Charges					
Cleaning fee	per hour or part thereof	\$190.00	\$201.00	Yes	Full Cost Recovery
Equipment hire fee for back bubbles, kickboards and noodles	per item per session	\$2.80	Deleted Fee	Yes	Full Cost Recovery
Lockers	per locker per session	\$1.00	\$1.20	Yes	Full Cost Recovery
Special events after hours	per hour	\$112.00	\$119.00	Yes	Full Cost Recovery
Staffing normal hours per person	per hour	\$61.00	\$65.00	Yes	Full Cost Recovery
Warringah Aquatic Centre - Pool Hire					
Business/commercial 25m lane	per hour or part thereof	\$54.00	\$57.00	Yes	Full Cost Recovery
Business/commercial 50m lane	per hour or part thereof	\$107.00	\$113.00	Yes	Full Cost Recovery
Business/commercial diving pool	per hour or part thereof	\$66.00	\$70.00	Yes	Full Cost Recovery
Organisation/association 25m lane	per hour or part thereof	\$26.60	\$28.10	Yes	Partial Cost Recovery
Organisation/association 50m lane	per hour or part thereof	\$54.00	\$57.00	Yes	Partial Cost Recovery
Organisation/association diving pool	per hour or part thereof	\$35.80	\$37.80	Yes	Partial Cost Recovery
Schools water polo comp (8x25m) per lane + dive pool	per hour	\$22.20	\$23.40	Yes	Partial Cost Recovery

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Studio/meeting room commercial normal hours	per hour or part thereof	\$64.00	\$68.00	Yes	Full Cost Recovery
Studio/meeting room not for profit normal hours	per hour or part thereof	\$31.50	\$33.30	Yes	Partial Cost Recovery
Water polo comp other than schools (8x25m)	per hour per lane	\$26.60	\$28.10	Yes	Partial Cost Recovery
Warringah Aquatic Centre - Recreation Program					
10 visit pass	each	\$210.60	\$222.30	Yes	Market Based Pricing
10 visit pass Concession	each	\$171.00	\$180.00	Yes	Market Based Pricing
Active Seniors Gentle Exercise	per person	\$10.60	\$11.20	Yes	Partial Cost Recovery
Active Seniors Gentle Exercise - 10 visit pass	each	\$95.40	\$100.80	Yes	Partial Cost Recovery
Birthday party with inflatable	per person	\$27.00	\$28.50	Yes	Market Based Pricing
Casual visit	per person	\$23.40	\$24.70	Yes	Market Based Pricing
Casual visit Concession	per person	\$19.00	\$20.00	Yes	Market Based Pricing
Warringah Aquatic Centre - Swim Program					
Adult Learn to Swim - 30 minute session	per session	\$21.10	\$24.00	No	Market Based Pricing
Adult stroke development - 30 minute session	per session	\$21.10	\$24.00	Yes	Market Based Pricing
Card replacement fee	per card	\$10.90	\$11.50	Yes	Full Cost Recovery
Diving - 1 session per week	per person	\$20.90	\$23.00	Yes	Market Based Pricing
Holiday activity program - 1 hour	per person	\$11.20	\$12.00	Yes	Market Based Pricing
Holiday dive programs	per person	\$20.90	\$23.00	Yes	Market Based Pricing
Holiday swim clinics - 1 hour	per person	\$29.90	\$32.00	Yes	Market Based Pricing
Holiday swim clinics - package of 5 classes	each	\$135.00	\$144.00	Yes	Market Based Pricing
Holiday swim programs	per person	\$20.60	\$22.50	No	Market Based Pricing
Learn to Swim - 1 session per week	per person	\$20.60	\$22.50	No	Market Based Pricing

Fee	Units	2022 - 2023 Fee \$	2023 - 2024 Fee \$	GST Applicable	Pricing Methodology
Learn to Swim refund fee	each	\$26.40	\$27.90	Yes	Full Cost Recovery
Private Learn to Swim lessons - max 2 person - 30 minutes	per session	\$76.00	\$81.00	No	Market Based Pricing
Schools	per student	\$10.80	\$12.00	No	Market Based Pricing
Swim assessment	each	\$6.60	\$7.00	Yes	Partial Cost Recovery
Swim Fit - 1 hour	per session	\$22.20	\$22.20	Yes	Market Based Pricing
Swim Fit 10 visit pass	each	\$199.80	\$199.80	Yes	Market Based Pricing
Swim Fit Concession - 1 hour	per session	\$18.00	\$18.90	Yes	Market Based Pricing
Swim Fit Concession 10 visit pass	each	\$162.00	\$170.10	Yes	Market Based Pricing
Swim Fit Express - 30 minutes	per session	\$11.10	Deleted Fee	Yes	Market Based Pricing
Swim Fit Express 20 visit pass	each	\$199.80	Deleted Fee	Yes	Market Based Pricing
Swim Fit Express Concession - 30 minutes	per session	\$8.90	Deleted Fee	Yes	Market Based Pricing
Swim Fit Express Concession 20 visit pass - 30 minutes	each	\$160.20	Deleted Fee	Yes	Market Based Pricing
Planning and Place					
Busking Permits					
Annual permit - over 16 years (other than Manly CBD)	per permit	\$29.50	\$31.20	No	Market Based Pricing
Daily permit Manly CBD (Adult)	per permit	\$32.70	\$34.50	No	Market Based Pricing
Daily permit Manly CBD (Junior - 18 years and under)	per permit	\$16.90	\$17.90	No	Market Based Pricing
Group busking fee – LGA (excluding Manly) per annum (10 people maximum)	per permit		\$31.20	No	Market Based Pricing
Group busking fee – Manly per quarter (10 people maximum)	per permit		\$136.00	No	Market Based Pricing
Junior permit - under 16 years (other than Manly CBD)	per permit	Free	Free	No	Free (Zero Cost Recovery)
Monthly permit Manly CBD (7 days per week for 1 month)	per permit	\$56.00	\$60.00	No	Market Based Pricing
Quarterly Permit Manly CBD (7 days per week for 3 months)	per permit	\$128.00	\$136.00	No	Market Based Pricing

<u>Fee</u>	<u>Units</u>	<u>2022 - 2023 Fee \$</u>	<u>2023 - 2024 Fee \$</u>	<u>GST Applicable</u>	<u>Pricing Methodology</u>
Manly Markets					
Manly Arts & Crafts Market	per charge	Plus Stall Fee (25% of participating stall rental fees)	Plus Stall Fee (25% of participating stall rental fees)	Yes	Market Based Pricing
Manly Arts & Crafts Market	per month	Fixed Fee (per month as per contract)	Fixed Fee (per month as per contract)	Yes	Market Based Pricing
Manly Fresh Produce Market	per charge	Plus Stall Fee (20% of participating stall rental fees)	Plus Stall Fee (20% of participating stall rental fees)	Yes	Market Based Pricing
Manly Fresh Produce Market	per month	Fixed Fee (per month as per contract)	Fixed Fee (per month as per contract)	Yes	Market Based Pricing



Draft Long-Term Financial Plan
2023 - 2033

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Introduction

The Long-Term Financial Plan forms part of our 10 year Resourcing Strategy, supporting Council's achievement of long-term goals in the Community Strategic Plan 2040. It ensures that we can sustainably deliver our related programs in our Delivery Program and Operational Plan.

What is the Long-Term Financial Plan?

The Long-Term Financial Plan (LTFP) explains how we will deliver services and assets now and in the future.

In forecasting to 2033, we considered a range of economic factors likely to affect our performance and finances and also make assumptions about how levels of service delivery to the community may change over time.

The Long-Term Financial Plan is important because it:

- assesses the financial sustainability of delivering service levels defined in the Delivery Program
- allows the costs of long-term strategic decisions to be quantified and debated
- determines the risk of future strategic directions

- allows scenario testing of different policies and service levels
- enables testing of sensitivity and robustness of key assumptions.

The LTFP has been developed based on fully funding the infrastructure renewal program, as well as additional maintenance costs and depreciation that result from major facilities upgrades.

A key element of the Resourcing Strategy

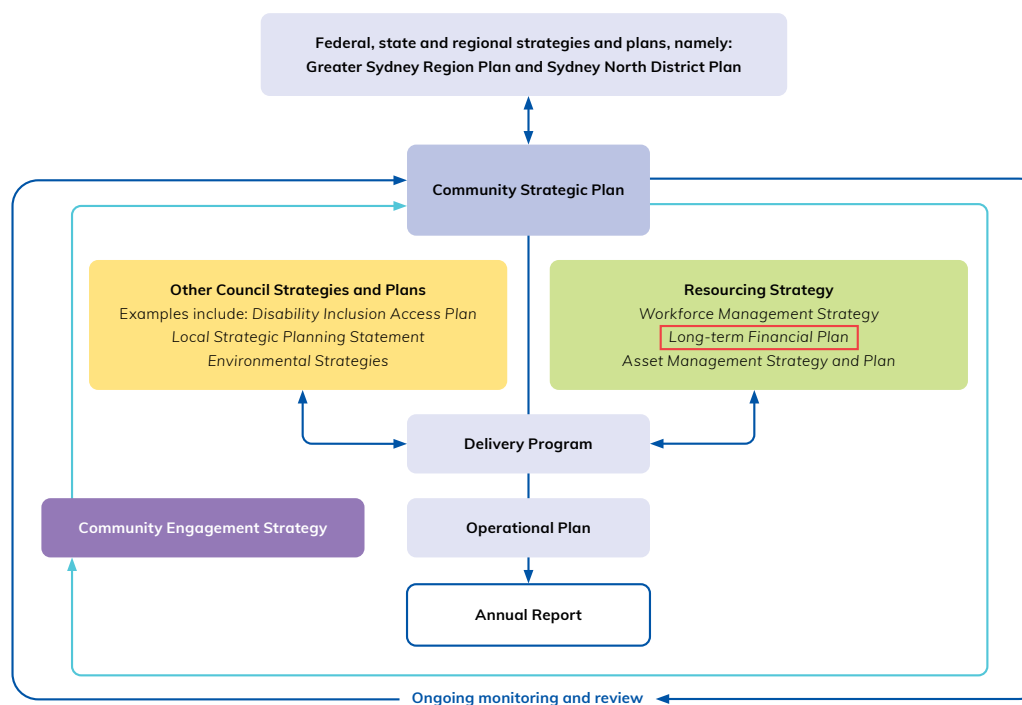
The LTFP is a key part of our 10-year Resourcing Strategy within our integrated planning and reporting framework. The Community Strategic Plan 2040 (CSP) captures our community's long term needs and aspirations. The Resourcing Strategy supports the CSP, by setting out how we will resource what Council provides in a sustainable way. It is made up of three interrelated elements:

- The long-term financial plan enables us to deliver services and build financial resilience to be able to withstand future shocks. It sets out how we will fund commitments such as infrastructure renewal, maintaining services, paying down debt and funding capital projects.
- The workforce management strategy shapes the capacity and capability of our workforce to deliver quality services and outcomes. It sets out priorities for developing and enabling staff.
- Our asset management strategy sets out how we will maintain facilities and assets and create new ones. It covers assets such as land and infrastructure for stormwater, transport, parks and recreation, buildings and is supported by an asset management plan.

The Resourcing Strategy plans ahead, anticipating the changing demographics and needs of our community, along with other trends and challenges that may impact the services we deliver. Together all elements of the Resourcing Strategy ensure our commitments for services and capital works are achievable in our four year Delivery Program and annual Operational Plan.

While other elements of the Resourcing Strategy are reviewed every four years with a new Council, the LTFP and asset management plan are reviewed annually to ensure financial planning for the annual Operational Plan and Budget are sound.

Figure 1
Integrated planning and reporting framework



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Strategic alignment

The community is at the centre of what drives us, starting with the community vision captured in the Community Strategic Plan 2040: Northern Beaches - a safe, diverse, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.

This is supported by Council's Purpose:
Partnering with the community to protect, improve and create our future.

The Community Strategic Plan captures our community's goals across environmental, social, economic and civic leadership outcomes. The Long-Term Financial Plan addresses the outcome of Good Governance, specifically Goal 19: 'Our Council is transparent and trusted to make decisions that reflect the values of the community', including our financial planning and accountability.

Our lead strategies and plans set out what Council will do to meet our community's needs and priorities.

They address our functions such as urban planning, environment, transport, community services, arts and events, childcare, libraries, sportsfields, open space and the local economy. These have implications for our service levels as well as resourcing through our finances, facilities and other assets.

The Resourcing Strategy considers these priorities as well as service levels, constraints, external pressures and risks over the coming 10 years. These are factored into the planning for our workforce, assets and finances so associated costs are considered. The LTFP then sets out how we will fund commitments such as delivering our services, renewing our infrastructure, paying down debt, and funding new capital projects.

The LTFP provides the financial horizon for the Delivery Program, paired with capital works planned in the Asset Management Plan. These are then devolved into the annual Operational Plan and its budget across all services. The LTFP is renewed each year to ensure the four-year and annual plans are based on current and robust financial planning.

Figure 2
Strategic line of sight



Long-Term Financial Plan

Principles and objectives

Financial management principles and objectives provide the framework for the development of Council's Long-Term Financial Plan and support consistent and informed decision-making by Council.

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Under the Local Government Act 1993, councils must apply sound financial management principles that require responsible and sustainable spending and investment and ensure future decisions consider intergenerational effects and equity. These principles are applied in the Council's financial and asset management funding decisions and risk management practices.

Principles of sound financial management

The following principles of sound financial management apply to councils and are prescribed under the Local Government Act 1993 (section 8B):

- a) Council spending should be responsible and sustainable, aligning general revenue and expenses.
- b) Councils should invest in responsible and sustainable infrastructure for the benefit of the local community.
- c) Councils should have effective financial and asset management, including sound policies and processes for the following:
 - i performance management and reporting
 - ii asset maintenance and enhancement
 - iii funding decisions
 - iv risk management practices.

- d) Councils should have regard to achieving intergenerational equity, including ensuring:
 - i policy decisions are made after considering their financial effects on future generations
 - ii the current generation funds the cost of its services.

These financial principles above are consistent with and support Council's Asset Management Policy.

Financial objectives

Financial objectives provide the framework for the development of Council's Long-Term Financial Plan and annual budget. The objectives enable consistent and informed decision-making by Council including funding options for infrastructure projects such as borrowings which impact our present and future financial position. These financial objectives are also consistent with our Asset Management Policy.

The financial objectives are:

1. Financial sustainability

Generate sufficient income to fund ongoing services, renew and replace assets, meet future commitments, and maintain sufficient cash levels to support liquidity needs and unplanned events. To do this we will:

- integrate asset management, long- term financial and strategic resource planning to ensure Council's long- term financial sustainability
- continually seek time, cost and quality service improvements and efficiencies and opportunities to increase income
- consider lifecycle costs in decisions relating to new and upgraded services and assets
- maintain sufficient cash and investments to ensure short-term working capital requirements are met
- limit the use of loan funds in the main to income producing assets and new infrastructure projects where intergenerational equity considerations justify spreading the cost between generations of ratepayers who benefit from the expenditure
- maintain a sound financial position, reflected in Council's performance ratios.

2. Safeguard financial legacy

Create and safeguard our financial legacy by making prudent and responsible decisions that consider the financial impact on future generations. To do this we will:

- ensure the current generation covers the cost of its services through a fully funded operating budget
- aim to achieve equity between generations of ratepayers where the mechanisms to fund specific capital expenditure and operations consider the ratepayers who benefit from the expenditure and should pay.

3. Deliver a balanced budget

Council must achieve a fully funded operating position reflecting that Council collects enough revenue to fund operational expenditure, the repayment of debt and depreciation. To do this we will:

- have a fully funded capital program, where the source of funding is identified and secured for both capital renewal and new capital works
- manage the immediate and ongoing financial impacts of shocks like the COVID-19 pandemic and weather events, to safeguard long-term financial sustainability
- maintain an unrestricted current ratio of greater than 1.5 to ensure the required level of cash is maintained to meet operational requirements as well as build cash reserves for contingencies that may arise.

Strengthening this position over the years of the LTFP is a priority.

4. Fund current service levels

The operating budget is designed to deliver current services and service levels. To do this we will:

- maintain existing service levels to the community
- any changes to future service levels will be determined in consultation with the community.

5. Fund infrastructure renewal

A disciplined approach is undertaken in fully using depreciation for the renewal of assets, informed by asset management plans and the prioritisation of assets in poor condition. To do this we will:

- fully use depreciation for the renewal of assets and provide the appropriate level of funding for their scheduled and reactive Maintenance - Council prioritise asset renewal over new assets
- continually monitor asset conditions to minimise the likelihood of infrastructure backlogs

- link the asset management plan to the Long-Term Financial Plan
- when funding is available
 - provide well-maintained community assets that are fit for purpose and provide best possible community benefit
 - focus adaptation and mitigation investment on critical assets and infrastructure to ensure they are resilient to natural disasters and climate change impacts.

6. Responsible funding of new community assets

Surplus funds and other funding sources are sought to meet additional infrastructure needs of the community in a prudent, ethical and responsible manner. To do this we will:

- achieve operating surpluses (excluding grants and contributions provided for capital purposes) which can be used to provide new assets when there are insufficient development contributions or grant funding

- fund capital expenditure in a prudent, ethical and responsible manner. Council will seek and accept external funding contributions to a project where the acceptance of the funding will not compromise Council's principles or objectives
- When funding is available, ensure the community has access to the required infrastructure to meet community needs within a framework of LGA-wide priorities
- ensure asset management decisions consider sustainability and adaptability, based on full life cycle costs through acquisition, operation, maintenance, renewal, adaptation and disposal.

Borrowing policy

Borrowings, where appropriate and financially responsible, can be an important funding source for income-generating projects and the delivery of significant new infrastructure to support intergenerational equity. The following is to be considered before entering a new loan arrangement.

- Borrowings should only be used as the last resort to finance projects of the highest priority to Council which are unable to be funded from income.
- The use of loan funds will, in the main, be limited to income producing assets and new infrastructure projects where intergenerational equity considerations justify spreading the cost between generations of ratepayers who benefit from the expenditure.

- Loans are not a funding source for operating expenditure.
- The total amount of loan borrowings must be sustainable in terms of ability to meet future repayments and budgetary obligations. The funding source to meet repayments must be identified before entering any new loan arrangement.
- The term of any loan is not to exceed the expected economic life of the asset being funded.

Council also maintains an overdraft facility of \$5 million as an integral and prudent part of cash management in responding to unexpected events without the need for the early redemption of term deposits.

Northern Beaches context

When preparing the Long-Term Financial Plan, many factors are taken into consideration and a vast array of research and statistics are analysed to forecast the likely revenue that will be available to meet the community's long-term objectives.

The Northern Beaches local government area (LGA) covers 254km² of urban and natural environment and is located to the north of the Sydney CBD. There is 80km of coastline and several national parks in the area, as well as four coastal lagoons, Manly Dam and many other Council reserves. Apart from housing there are also large areas for commercial and retail, light industry and rural land uses.

Community¹

The population is 264,481 people (Estimated Resident Population 2021) living across 105,016 dwellings. Other characteristics include:

- median age of 41 years
- the largest group is aged 35-49, with almost 56,022 people and comprising 21% of our population
- an ageing population: those aged 60+ years will grow by almost 36% by 2041, another 22,000 people
- living arrangements include 37% of the population as couples with children, 26% couples without children, 22% single, 9% single parents and 3% in group living situations such as nursing homes
- 4% of residents have a disability that needs assistance, and 11% provide unpaid assistance to a person with disability, long term illness or elderly.

Economy²

Our local economy features over 32,327 local businesses. Other characteristics include:

- 58% of our working population work full time, 32% part time
- 54% of working residents work locally
- 110,244 local jobs with 20% in health care and social assistance, 12% retail, 10% education and training, 9% professional and scientific industries, 8% in construction and 7% in manufacturing
- healthcare and social assistance is our fastest growing industry
- Gross Regional Product of over \$18 billion a year, at June 2021.

¹ Community data obtained from ID Planning
- Northern Beaches Community Profile
<https://profile.id.com.au/northern-beaches>

² Economy data obtained from ID Economy
- Northern Beaches Economic Profile
<https://economy.id.com.au/northern-beaches>

Council's role and partners

Council provides a range of services and facilities to the community and local businesses across social services, arts, culture and events, a theatre and museum, libraries, childcare, environment and waste management, parks and recreation, beaches and pools, planning and place management, local transport networks, economic development, cemeteries, holiday facilities, customer service and community engagement. We work together with the State Government on some of these functions to ensure our community's needs are recognised – such as planning and development, social and affordable housing, community safety, public transport and major roads, natural hazards and emergency management.

Some of the key agencies and other bodies we work with are listed here.

NSW Government:

- Department of Planning and Environment
- Greater Cities Commission
- Infrastructure NSW
- Department of Primary Industries
- Office of Local Government
- Office of Sport
- Destination NSW
- Transport for NSW
- Department of Education
- Department of Communities and Justice
- Rural Fire Service and Fire and Rescue
- Police and State Emergency Service

Not for Profits:

- Aboriginal Heritage Office
- Surf Life Saving Northern Beaches
- Community housing providers
- Community Northern Beaches
- Disability advocates
- Charities, churches and shelters
- Easylink Community Transport
- Cycling NSW
- Pedestrian Council of Australia
- Green Building Council of Australia

Other:

- Local resident associations
- Cultural and sporting groups
- Local businesses
- Chambers of Commerce
- Kimbriki Environmental Enterprises
- Utility providers
- TAFE and universities
- Sydney Coastal Councils
- Cities Power Partnership
- Resilient Cities Network

We also partner with our community, community groups and others to deliver the best outcomes. This includes the use of our facilities by community groups, schools and not for profit organisations such as community centres and hubs, creative art spaces, sportsfields, surf club and sports club buildings, aquatic centres, the Coastal Environment Centre.

This may involve the charging of a fee, or a subsidised lease for exclusive use. Various open spaces are hired for filming, sporting or major events as the Northern Beaches has many stunning locations.

Council manages \$2.5 billion of land assets, \$3.2 billion of infrastructure assets and \$125 million of other assets such as IT equipment, plant and fleet. Our infrastructure assets include the stormwater network, transport network (local roads, paths, cycleways, bus shelters, wharves, bridges, retaining walls), sportsfields and other parks and recreation assets, some foreshore and coastal

protection structures and a wide range of buildings and public amenities. Each year Council plans ahead and invests significantly into our assets to ensure that they meet the needs of our changing community, are well maintained, accessible, safe and operational, and upgraded when needed.

While around 57% of Council's income is sourced from rates and annual charges, our services and infrastructure works are also funded from grants, development contributions, interest on investments, dividends from Kimbriki and fees and charges. At times new major assets are provided by Council, often with the assistance of Government grants, such as at Dee Why PCYC, Church Point carpark, new surf club buildings, the 36 km Coast Walk and many recent cycleways and road improvements. We also work together with bodies such as sports clubs, Surf Life Saving and the Rural Fire Service to fund upgrades to related buildings where needed.

Financial issues and risks

An analysis of financial issues and risks that impact Council's ability to meet its objectives has been undertaken.

Risks

- Regulatory financial management restrictions placed on Council and its ability to raise revenue, limit Council's ability to forward plan with certainty, when the largest funding source is reliant on the annual rate peg announcement
- Currently costs are escalating greater than the annual rate peg. The 3.7% rate peg announced by the IPART for the 2023/24 financial year is considerably lower than the current inflation rate. IPART is currently reviewing the volatility and lag issues with the rate peg methodology
- Ongoing economic instability results in further uncertainty in estimating costs and setting prices

- Natural hazards - Pressures from climate change, population growth and increased property values will drive increased exposure to our entire community, from a safety, wellbeing, and financial perspective unless we take active steps to limit these risks. The LGA is particularly vulnerable to natural hazards including bushfire, flooding, landslip, coastal erosion and storms. As the climate changes, exposure to natural hazards such as heatwaves, heavy rainfall, severe bushfire conditions, storm surges, sea-level rise and flooding will increase. Efforts to increase resilience in the community and natural and built environments are needed along with measures to reduce carbon emissions and increase efficiencies in managing energy, water and waste
- Political decisions at the State and Commonwealth level that change policy and legislation that Council operates under

- Many projects are funded through grants. It is often not possible to submit grant applications several years in advance, and a lack of grant funding may severely affect the ability of Council to deliver a project. Grants that are not recurring in nature or secured are not included in the LTFP for this reason.

Issues

- The most significant financial consideration is the pressure the COVID-19 pandemic placed on Council's income and expenditure between 2020 and 2022 and to a lesser extent events such as storms. This resulted in the re-prioritisation of many programs and capital expenditure projects to ensure Council had the capacity to respond to the pandemic. Rebuilding working capital and focusing on reducing the infrastructure renewal backlog are a priority

- The Asset Management Plan (AMP) identifies a level of unfunded works which total \$151 million over 10 years for:
 - Unfunded renewal of existing infrastructure \$48 million
 - Unfunded new infrastructure \$84 million
 - Unfunded maintenance and operational expense requirements \$19 million (\$18 million relates to existing assets)

Further investment in upgrading legacy IT systems is also required, which has required reprioritisation of future programs. To deliver the funding needed to progress these projects funding options will need to be explored with the community. Resourcing options to address the funding gap for the renewal and maintenance of existing assets (\$7 million per year) is explored in a scenario in this LTFP.

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Risk management

Council has a cautious risk appetite for financial risks and will manage risks that have the potential to adversely impact on its long-term sustainable future.

Council's activities expose it to a variety of risks which are considered in preparing the LTFP. Council recognises the importance of a risk framework to strengthen its capacity to effectively identify, understand and capitalise on challenges and pursue opportunities. Council has different levels of risk that it is prepared to accept before mitigation action is deemed to be necessary.

Council has a cautious risk appetite for financial risks and its preference is for safe options that are very low risk, tightly controlled, and which only pursue a potential for reward when it safely outweighs the risk/s taken. Council manages its budgets and financial commitments prudently to remain within its approved annual and long-term plans. Budgets are considered through effective short, medium and long-term financial planning and investment strategies and long-term asset management plans to maintain a disciplined approach to financial sustainability.

The risk of Council's financial position becoming unsustainable has been identified as a Strategic Risk Area for the organisation. There are likely causes, both external and internal, that could lead to this situation without the presence of risk controls. Controls are in place to mitigate this risk including the preparation of this LTFP informed by Council's Asset Management Plan.

However, long term planning in a dynamic environment has some level of uncertainty. Risks such as changes in legislative requirements and economic risks have been discussed in the previous section. These risks could materially change the outcome and projected results of this plan. The Sensitivity Analysis within this LTFP tests the impact of inherent economic risks.

Current financial position

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Council's financial results over the past three financial years largely reflect the impact of COVID-19 pandemic restrictions on operations and the support measures in place for the community.

This was partially offset by COVID-19 economic stimulus grants for capital expenditure. The net cost to Council of the COVID-19 pandemic to 30 June 2022 was \$41 million.

Council adjusted funding for expenditure programs to provide capacity to respond to the pandemic and retain our long term strong and sustainable position. While Council didn't meet the Operating Performance ratio benchmark of more than 0% in the first two financial years following the COVID-19 pandemic, all other financial and asset performance ratios were met and the loans of the former Councils continued to be repaid.

Along with COVID-19, other significant events placing pressure on Council include storms, flooding and bushfire threats. The restoration of working capital funds is a priority over the Long-Term Financial Plan along with continuing to repay loans taken out by the former Councils. Strengthening of working capital will ensure Council maintains sufficient funding for unexpected events and future opportunities.

High inflation and price volatility, combined with the lag in the rate peg, are resulting in a growing divergence between costs and rates income. This reduces Council's capacity to address unfunded elements of the Asset Management Plan.

Council's Financial Statements provide a summary of Council's financial performance and are available on our website.

Forecasting future budgets

In planning for the financial year 2023/24, and beyond, we have made assumptions on factors outside of our control such as inflation, wage increases and the rate peg.

In other words, our current budget and long-term outlook is based on the most likely scenarios.

To illustrate how further negative movements in these factors could affect our budgets in coming years, we have included a separate sensitivity analysis.

Revenue forecasts

In determining the likely revenue that will be available to meet the community's long-term objectives, we have considered the following:

Capacity for rating

Income from rates is a major component of Council's revenue base. The community's capacity and willingness to pay rates and whether there is potential for changes to the rate path are an important consideration when determining a rating structure.

In making that judgement, Council considers information related to:

- the potential to reduce the reliance on rates through increased revenues from other sources
- the projected impact of the rate peg
- changes in rating revenues from changing demographics and industry makeup
- opportunities for a special variation to general income
- any need to increase the reliance on rating due to a reduction of revenues from other sources such as a decline in grants and subsidies.

No change in the rating categories and sub-categories is proposed, nor the method of rating. The Alternative Model explores an application to the IPART for a Special Rate Variation to address unfunded renewal and maintenance requirements of the Asset Management Plan.

Socio-economic analysis and rates affordability

The following analysis assists in assessing the community's capacity and willingness to pay rates.

Residential properties

In the 2022/23 financial year, there were 96,074 properties across Northern Beaches Council rated as 'Residential'.

These properties include single dwellings, social housing and multi-unit dwellings.

Housing tenure

In the Northern Beaches, 68% of households were purchasing (with a mortgage) or fully owned their home, 24.5% were renting privately, and 1.6% were in social housing in 2021 (ABS).

The median monthly mortgage repayment across the Northern Beaches was \$2,750 and the median weekly rent was \$650³.

³ Australian Bureau of Statistics, Census of Population and Housing 2021
www.abs.gov.au/census/find-census-data/quickstats/2021/LGA15990

Household income

According to the 2021 Census the median weekly income of households across the Northern Beaches was \$2,592 which was \$515 more than the Greater Sydney area⁴.

Employment status

In December 2022, the Northern Beaches had an unemployment rate of 2.4% (3,749 people)⁵, lower than the Greater Sydney rate of 3.5%⁶.

Index of Relative Socio-Economic Disadvantage (IRSED)

The Index of Relative Socio-Economic Disadvantage (IRSED) is based on the 2016 Census and is useful in identifying geographic areas that are relatively disadvantaged. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations and is useful in identifying geographic areas that are relatively disadvantaged.

An area with an IRSED of 1,000 is considered average while a lower score indicates that the area is experiencing more disadvantage.

The IRSED for the Northern Beaches is higher than the average at 1,092. This indicates relatively lower levels of socio-economic disadvantage as compared to other LGAs.

The IRSED index by suburb is outlined on the following page. Whilst there is some variation across the LGA, no areas fall below 1,000.

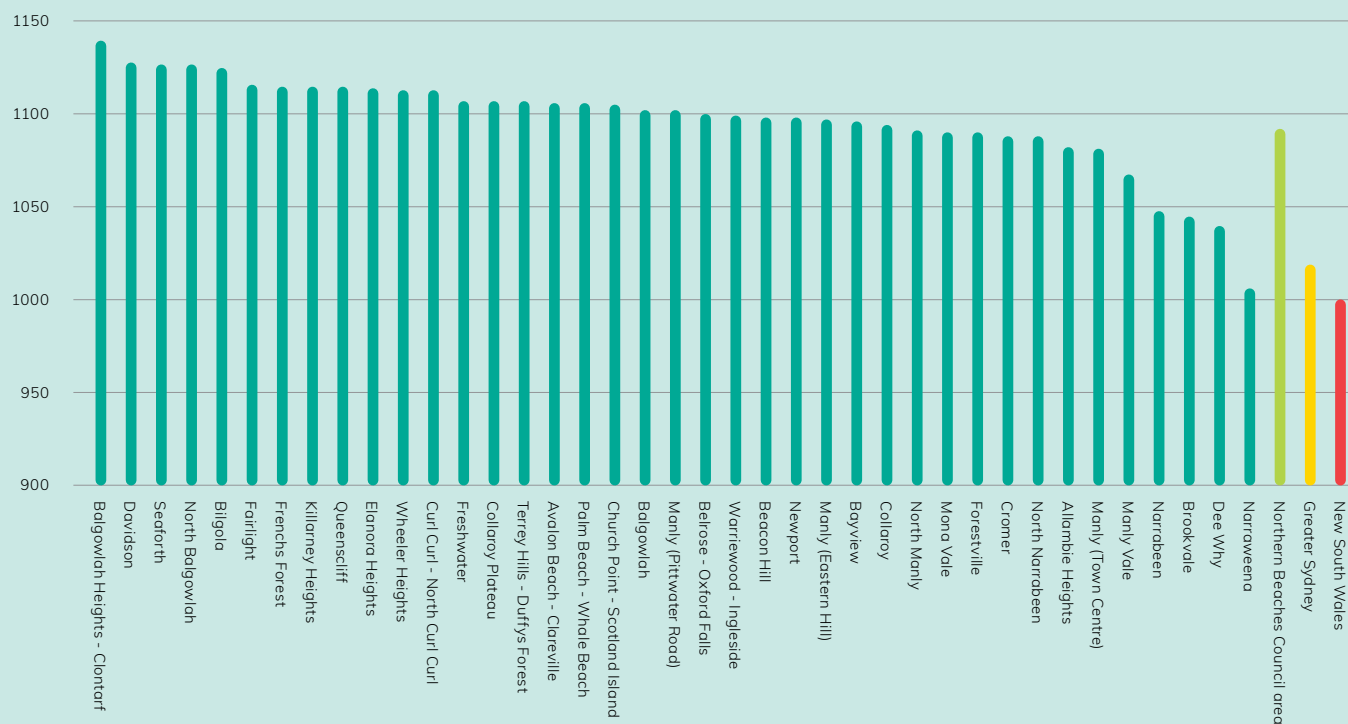
⁴ Australian Bureau of Statistics, Census of Population and Housing 2021
www.abs.gov.au/census/find-census-data/quickstats/2021/LGA15990

⁵ Jobs and Skills Australia, Small Area Labour Markets December 2022
www.jobsandskills.gov.au/work/small-area-labour-markets#downloads

⁶ Australian Bureau of Statistics, Labour Force Australia'
– Detailed (table 16b) January 2023
www.abs.gov.au/statistics/labour/employment-and-unemployment/labour-force-australia-detailed/latest-release

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Figure 3
Index of Relative Socio-Economic Disadvantage (IRSED) 2016



Source: Australian Bureau of Statistics, Census of Population and Housing 2016.
Compiled and presented in profile.id by .id, the population experts.
<http://www.id.com.au>

Long-Term Financial Plan

Outstanding rates and annual charges

On 30 June 2022, 3.63% of rates and annual charges levied remained outstanding. This remains well under the industry benchmark of 5%. This is an important consideration in setting options for funding within this plan and is one of the indicators of our ratepayers' capacity and willingness to pay for the services of the Council.

Financial hardship and rebates

Council understands that individual ratepayers may experience financial hardship and has options available to provide support through the Rates and Annual Charges Hardship Policy. Rebates are also available to eligible pensioners.

Rate peg and Special Rate Variations

The maximum amount councils can collect in income from rates is determined each year by the Independent Pricing and Regulatory Tribunal (IPART) through their rate peg methodology. The current approach to determining the rate peg means variations can occur when there is economic instability, as we have recently experienced. A council can apply to IPART for a Special Variation (SRV) to the rate peg – which enables a Council to establish an increase in rates income above the rate peg. An alternative scenario is included in this LTFP to explore this option to provide additional funding for the renewal and maintenance of existing assets.

Fees and charges

A number of the services we provide are offered on a user pays basis.

In preparing the Long-Term Financial Plan, possible future income from fees and charges, including opportunities to reduce reliance on other forms of income, has been considered.

Grants and subsidies

Council receives an annual Financial Assistance Grant allocation from the Commonwealth as well as grants for specific programs. In preparing the Long-Term Financial Plan we have assumed we will continue to receive grants that are recurring. Should these grants and subsidies be reduced, our ability to provide the same level of service will be impacted.

The Financial Assistance Grant has been paid partially in advance for a number of years, with the advance payment for the following year generally occurring in the last quarter. We have assumed this will continue. We have also assumed the Emergency Service Levy contribution from the NSW Government will continue as it has also been provided to Council for several years.

Borrowings

There are no anticipated new borrowings over the 10-year period of the Long-Term Financial Plan.

Refinancing of two existing loans which have an initial 10-year term will be undertaken over the next two years. The residual at maturity of the initial term was based on repayments over a term of 20 years. The refinancing of these loans is consistent with the loan documentation and planning undertaken at their initiation.

An internal loan of \$6.6 million (\$2.2m 2023/24, \$2.4m 2024/25) from the Mona Vale Cemetery Internal Cash Reserve is proposed to part fund the Enterprise Resource Planning system replacement.

The loan will be repaid to the Mona Vale Cemetery Internal Cash Reserve over six years with the equivalent interest the funds would have earned over the same period.

Cash reserves

Detailed modelling has been undertaken to manage Council's restricted cash reserves including development contributions, domestic waste and the Kimbriki landfill remediation reserves.

Working capital needs to be maintained at sufficient levels to provide against unforeseen and unbudgeted expenditures. This includes storm events, the need to undertake works unbudgeted in the current financial year which may impact on services to the community, the safety of the community and the protection of community assets. The events of the last few years now mean Council needs to rebuild working capital. Future operating surpluses have been utilised to reinstate working capital levels.

Expenditure forecasts

In developing expenditure forecasts, new expenditure items and ongoing commitments have been considered. This has included costs for capital and recurrent expenditures such as maintenance costs and capital renewals for infrastructure assets. Consideration has also been given to appropriate phasing of when the costs are expected to be incurred including expenditure for planning, construction, implementation and ongoing maintenance.

Increased maintenance expenditure has been included within the plan for new assets.

The Asset Management Plan identifies a level of unfunded works. To deliver the funding needed to progress these projects funding options will need to be explored with the community.

Financial modelling

The development process for the Long-Term Financial Plan has included financial modelling taking account of different scenarios. This has been presented in the sensitivity analysis.

Financial planning assumptions

In preparing the budget, consideration was given to a range of economic and political factors that affect our finances. This impacts our capability to maintain existing levels of service and long-term financial sustainability.

Based on reputable sources such as Deloitte Access Economics, we have made assumptions in putting together this year's budget and long-term financial outlook. The assumptions are detailed below:

Market driven planning assumptions

As part of undertaking financial modelling, key assumptions that underpin the estimates must be made. The following assumptions have been used in the modelling contained in the Long-Term Financial Plan.

Growth

Demographic trends and projections influence planning for housing, jobs, infrastructure, facilities and other services.

The Northern Beaches population is projected to increase to over 290,000 people in 2033, at an average of 0.8% per annum, or approximately 2,100 extra persons per year⁷.

Inflation (Consumer Price Index (CPI))

Inflation has been assumed as follows:

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Consumer Price Index (CPI)	3.4%	2.5%	2.5%	2.5%	2.5%	2.4%	2.3%	2.3%	2.4%	2.4%

Source: Deloitte Access Economics Business Outlook - September Quarter 2022 - Underlying CPI

⁷ Source: ID Forecast – March 2023
<https://forecast.id.com.au/northern-beaches>

Income assumptions

Rates

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Rate peg - Scenario 1: Delivery Program Model	3.70%	4.0%	3.0%	2.8%	2.8%	2.7%	2.6%	2.6%	2.7%	2.7%
Rate peg + SRV - Scenario 2: Alternative Model		4.0% + 6.0%								
Rates and annual charges growth	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%

2023/24 is based on the IPART's rate peg of 3.7%.

Subsequent years are an estimation of the Rate Peg, based on 40% of costs being Employee Costs and 60% being Other Expenses. Scenario 2 also includes an additional amount to close the asset renewal and maintenance gap and address the impact of recent high inflation, which would form the basis of an SRV application.

Rates growth represents the average annual growth in income (measured over five years) due to supplementary valuations and anticipated population growth. This is also applied to annual charges for domestic waste and stormwater.

Annual Charges - Domestic Waste Management Charge

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Waste charge	9.9%	6.1%	2.5%	2.5%	2.4%	2.4%	2.3%	2.3%	2.4%	2.4%

We calculate the domestic waste management charges (DWMC) to ensure the income generated can fund the costs associated with providing the service including provisions for the future replacement of bins.

This also includes planning for future improvements to the service and capacity to respond to unplanned events such as a storm.

It has been assumed that costs and therefore the DWMC will primarily increase in line with underlying inflation, with adjustments for items such as known contract 'rise and fall' factors including fuel and changes to the Waste Levy.

Annual Charges - Stormwater Management Services Charge

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Stormwater charge	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

We have assumed there is no change in the stormwater management services charge, as the charge is capped by legislation and has not changed since it was introduced.

User Fees and Charges

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Fees and charges – statutory	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fees and charges – Kimbriki	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI
Fees and charges – parking areas	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fees and charges – non-statutory	5.60%	3.30%	3.30%	3.00%	3.00%	2.90%	2.90%	2.90%	2.90%	2.90%

User fees and charges that are controlled by other levels of government under legislation are assumed to not change. We have also assumed there is no change in income from pay and display beach parking and car parks due to the high elasticity of demand and volatility in this income stream. Kimbriki income is assumed to increase by CPI.

Non-statutory charges such as childcare fees and venue hire, are determined by applying our Pricing Policy which incorporates the Local Government Competitive Neutrality Guidelines. Projected income growth is based on 75% of related costs being employee costs and 25% being other expenses (CPI).

Other Revenues

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Fines	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Other revenues	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Other revenue principally comprises income from fines, sale of recycled materials and licences. CPI has been used to project future

income from other revenues except for fines. Fines are set by the State Government and are not forecast to increase.

Grants and Contributions - Operating Purposes

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Financial Assistance Grant	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Grants and Contributions – Operating (recurring)	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Council receives a number of operational grants from various government agencies. The largest of these being the Financial Assistance Grant (FAG) (\$8.6m) and we have assumed that this will continue (and be paid partially in advance).

In August 2022 the NSW Local Government Grants Commission advised that “given the current economic environment, the CPI may not increase going forward”. Based on this advice we assume there will be no increase in this grant.

We have also assumed we will continue to receive other operating grants in relation to ongoing operations e.g. salary grants and that these will increase annually in line with CPI. Other operating grants received for specific project related purposes have been included in the year we anticipate they will be received.

Grants and Contributions - Capital Purposes

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Development contributions	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI
Other grants and contributions - capital	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Local infrastructure contributions are a significant source of capital revenue. Predicting the amount of revenues received from this source is extremely difficult as it is essentially market driven and depends on the timing of developments. We have assumed \$6 million in contributions in

the 2023/24 financial year and these will increase annually in line with CPI with some adjustments for the expected timing of Warriewood Valley s7.11 payments. We have also assumed we will continue to receive other capital grants in relation

to ongoing programs for road resheeting, however we have not assumed any further growth in this income. Other capital grants received for specific project related purposes have been included in the year we anticipate they will be received only where the grant funding has been confirmed.

Interest and Investment Revenues

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Return on investment portfolio	4.40%	3.80%	3.85%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%

We have used information provided by our investment advisor and Deloitte Access Economics to determine forecast projections for interest on investments based on forecast cash balances over the 10-year period.

Other Income

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Other income	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Other income comprises rental income from leased properties. CPI has been used to project future income.

Gain/(Loss) on disposal of assets

Gains or losses on the disposal of assets are predominantly received from the sale of plant and fleet. Future years are based on the plant and fleet replacement program. Infrastructure-related disposals are based on the Asset Management Plan for the renewal program.

Expenditure assumptions

The following table outlines the financial planning assumptions by expenditure types. This includes a brief description as to how we have determined the assumption and impact of external influences.

Employee Benefits and On Costs

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Industry Award base increase	3.70%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Industry Award step increase	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%
Super guarantee levy	11.00%	11.50%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%

The Local Government State Award provides for an annual increase as well as salary band step increases. The current Award expires on 30 June 2023. As the new Award is not yet available, the 2023/24 increase is based on the forecast Wage Price Index of 3.7%. We have assumed increases will be 2.5% per annum over the remainder of the Long-Term Financial Plan.

Other assumptions relating to employee costs in the Long-Term Financial Plan include:

- No change in existing employee working hours.
- A stable vacancy rate in establishment permanent positions in each financial year.

- The average increase as a result of award based salary band step increases will be 0.63% per annum.
- Superannuation expenditure based on the statutory contribution rate incrementally increasing to 12% by 2025/26.

Borrowing Costs

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Interest rate on loans	6.55%	6.10%	6.00%	5.70%	5.70%	5.60%	5.60%	5.60%	5.60%	5.60%
Tip remediation discount	3.85%	3.85%	3.85%	3.85%	3.85%	3.85%	3.85%	3.85%	3.85%	3.85%

Council's borrowing costs over the 10-year period comprise a number of components:

- Interest incurred on borrowings - where borrowings have already been undertaken the interest rate identified in the Loan Agreement has been used. For variable loans or new borrowings the proposed interest rate has been calculated based on the forecast 10-year swap rate along with a 2% loan margin based on advice from Council's investment advisor.
- Lease interest charges - rates on these borrowings are forecast in accordance with the lease documents.
- Tip remediation discount - this relates to the remediation of the waste landfill site at Kimbriki. The remediation model was last updated in 2022.

Materials and Services

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Materials and services	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI
Fuel - petrol price at pump (cents per litre) (Sept 2022)	182.43	173.47	174.22	176.28	178.18	179.95	181.52	183.14	184.76	186.39

Materials and services including domestic waste management costs and other expenses which represent the principal costs used to deliver services to the community are forecast to increase in line with the CPI. While the rate of growth projected is uneven it is forecast to average 2.5% per annum.

Fuel is indexed by the forecast change in the petrol price at pump published by Deloitte Access Economics.

Depreciation and amortisation

The depreciation methodology can be found in the Notes to the Financial Statements.

The depreciation expense assumed in the Long-Term Financial Plan has been calculated in accordance with this methodology. Estimates have also been included for the projected depreciation cost of new assets which have been identified within the proposed Capital Works Program along with the impact of revaluations.

Other Expenses

Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Other expenses	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Other expenses primarily relate to statutory charges (including the Emergency Services Levy and Waste Disposal Levy) and grants

and donations provided by Council. These are generally forecast to increase in line with CPI.

Future and ongoing financial challenges, opportunities and efficiency savings

The most significant financial consideration is the pressure the COVID-19 pandemic placed on Council's income and expenditure in the past three years. Council experienced a significant impact to operational income while also supporting small businesses and the community through this challenging time. The cost over this period was \$41 million and has resulted in the re-prioritisation of many programs and capital expenditure projects to ensure Council had the capacity to respond to the pandemic. Inflation is currently considerably higher than growth in rates income, which is placing further pressure on future years.

Infrastructure investment is informed by the Asset Management Plan 2022-2032. However, the plan identified a need to invest more funds into both the renewal, operation and maintenance of existing assets along with new assets. Further, there is a growing gap between the costs to maintain assets and services and the funding available to Council.

Council is focused on continuing to achieve efficiency savings and reinvesting those into our community. This includes efficiencies achieved through the introduction of new systems and processes and the optimisation of plant and fleet. This builds on savings achieved in each year since the formation of Northern Beaches Council.

We continue to work across the organisation to provide efficiency improvements and contain costs. Ongoing savings are anticipated through projects such as the advancement of technology and the efficiencies and improved customer experience it presents and the optimisation of resources and assets. Funds that may be made available through such projects could be used in a number of ways including supporting the rebuilding of working capital, improvements in services, accelerating the renewal of aging infrastructure or reducing rates. As savings are achieved opportunities will be considered and changes to the Long-Term Financial Plan applied.

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Sensitivity analysis

Although the assumptions listed in the previous section are our current informed estimate based on a range of reliable sources, long-term financial plans are inherently uncertain.

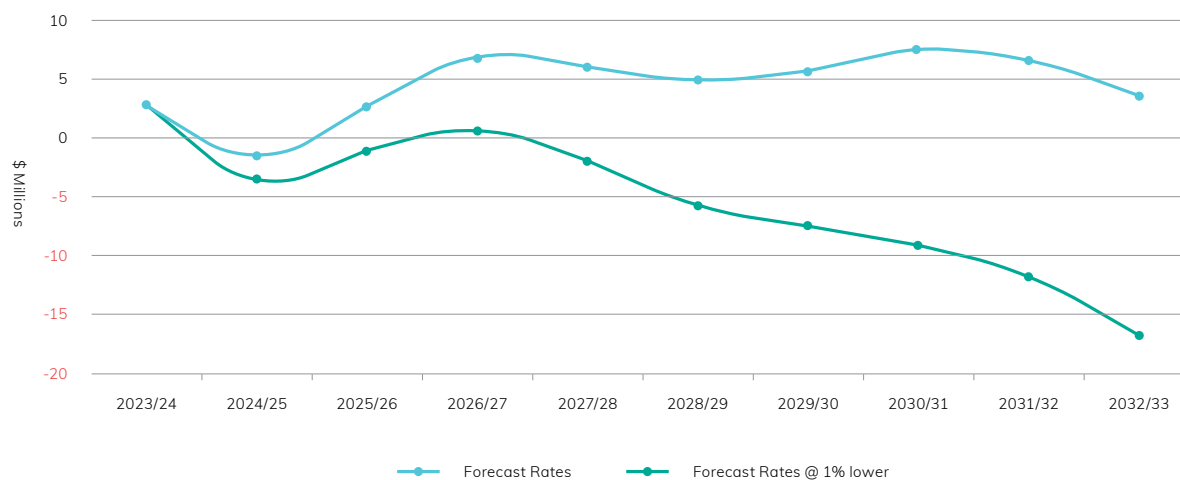
They contain a wide range of assumptions about interest rates and the potential effect of inflation on revenues and expenditures which are largely outside our control.

Developing our LTFP includes financial modelling taking into account the impact on our finances if trends worsen. Modelling has been developed on 'Scenario 1 - Delivery Program Model', as this is the base case for the Council's 2023/24 budget.

Rates

Rates comprise 45% of our total income. Rates are capped by the State Government and we can only increase rates if we apply for a special increase. If the rate peg is 1% pa lower than forecast from 2024/25 the budget would remain in deficit except for the 2026/27 financial year.

Surplus/(Deficit) before Capital Grants and Contributions



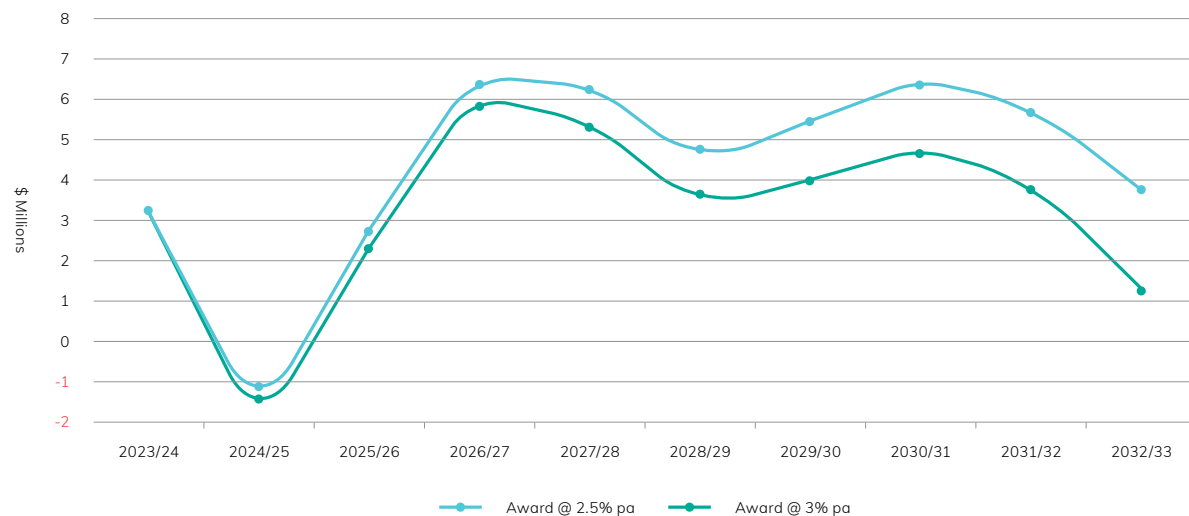
Long-Term Financial Plan

Employee costs

Salary growth is largely subject to the NSW Local Government Award. The current Award expires on 30 June 2023 and we have assumed an annual increase

of 3.7% in 2023/24 and 2.5% for each year afterwards before step increases. If the Award increase was 0.5% pa higher the budget would still remain in surplus for each year of the Long-Term Financial Plan except for 2024/25.

Surplus/(Deficit) before Capital Grants and Contributions



2023 - 2033

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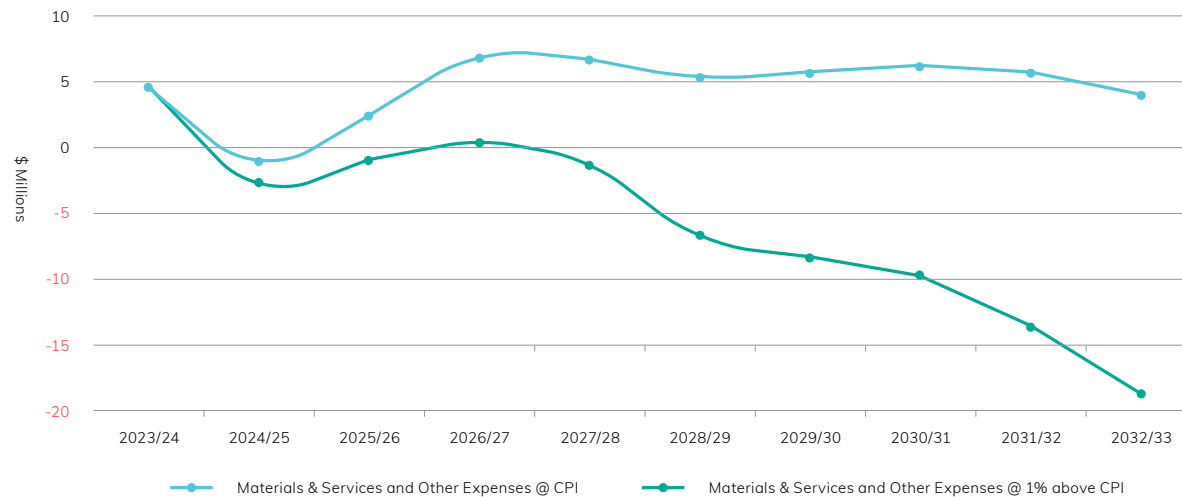
Materials, services and other expenses

Our budget shows we are in a sound financial position, however fluctuating market conditions could affect the price of certain materials and services.

The chart shows the impact of a 1% per annum increase in materials, services and other expenses above the CPI.

The budget would fall into deficit each year from 2024/25 (except for 2026/27) if no corresponding change in income or expenditure is made.

Surplus/(Deficit) before Capital Grants and Contributions



Long-Term Financial Plan

Scenario modelling

The Long-Term Financial Plan is a rolling 10-year projection of Council's income and expenditure, assets and liabilities and cashflow.

Updates have been made alongside the revision of Council's Delivery Program and Operational Plan. This includes revised assumptions, indexation and financial modelling for two scenarios.

- Scenario 1 - Delivery Program Model - this option is based on rates income increases based on the rate peg in each year. This option demonstrates a sound financial position and responsible investment in the ongoing renewal of infrastructure assets – however the unfunded items within the Asset Management Plan will not be addressed. While performance benchmarks are met (with the exception of year 2 due to the cost of the ERP replacement project and the election occurring in that year), the results are weaker especially regarding asset renewal and operating performance. This model is consistent with the 2023/24 Budget.
- Scenario 2 - Alternative Model - this option applies an increase in rates income in the 2024/25 financial year (year 2), which results in \$11 million more income in that year. The additional income is then utilised to maintain and renew existing assets. This produces a stronger operating result and asset renewal ratio.

It is important to note Kimbriki's financial performance and position is consolidated with Council's position. This includes cash and investments which are held for operational purposes, future capital expenditure and the future remediation of the landfill site. These funds are held for the management of the facility and are governed by an independent Board. If Kimbriki's financial position was excluded the Council's performance against most benchmarks would be weaker.

Financial forecast 2023/24 to 2032/33 - Scenario 1 - Delivery Program Model

Income Statement

Scenario 1 - Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Income from continuing operations													
Rates and annual charges	218,169	225,941	234,594	246,465	258,029	265,959	273,470	281,310	289,124	296,897	304,843	313,308	322,061
User charges and fees	79,105	79,722	92,073	96,904	99,420	101,913	104,102	106,553	108,983	111,500	114,086	116,774	119,285
Other revenues	14,994	22,343	19,567	20,788	21,072	21,363	21,661	21,967	22,267	22,562	22,864	23,186	23,516
Grants and contributions provided for operating purposes	19,460	27,165	25,816	29,560	19,143	20,180	19,419	20,689	19,654	20,907	20,190	21,467	20,775
Grants and contributions provided for capital purposes	26,544	43,952	40,946	26,150	10,996	8,446	10,556	8,247	9,623	9,033	10,122	10,313	10,463
Interest and investment revenue	1,363	1,238	6,268	6,461	5,050	5,023	4,686	4,984	5,114	5,088	5,440	5,702	5,935
Other Income	6,154	6,736	6,436	6,442	6,603	6,768	6,937	7,111	7,281	7,449	7,620	7,803	7,990
Net gain from the disposal of assets	-	960	457	395	266	324	324	304	305	253	396	289	362
Total income from continuing operations	365,789	408,057	426,158	433,165	420,579	429,977	441,155	451,166	462,351	473,689	485,562	498,842	510,387

Income Statement (continued)

Scenario 1 – Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Expenses from continuing operations													
Employee benefits and on-costs	139,118	134,560	147,351	156,952	162,116	167,913	173,154	178,560	184,133	189,879	195,804	201,916	208,218
Materials and services	150,209	142,766	158,876	173,775	172,595	172,950	169,874	175,679	180,119	183,946	186,773	192,825	198,033
Borrowing costs	2,605	2,624	2,616	2,593	2,509	2,447	2,417	2,403	2,392	2,135	2,182	2,232	2,066
Depreciation, amortisation and impairment for non-financial assets	47,406	45,508	47,405	49,646	52,286	53,810	56,475	57,361	58,014	59,418	59,994	60,847	62,530
Other expenses	24,781	20,969	21,554	20,824	21,248	21,743	22,251	22,772	23,284	23,787	24,301	24,850	25,412
Net loss from the disposal of assets	1,579	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses from continuing operations	365,698	346,427	377,802	403,790	410,754	418,864	424,171	436,775	447,943	459,164	469,055	482,669	496,259
Operating result - Surplus / (Deficit)	91	61,630	48,356	29,376	9,826	11,113	16,984	14,391	14,409	14,525	16,507	16,173	14,128
Operating result before grants and contributions provided for capital purposes	(26,453)	17,678	7,410	3,226	(1,170)	2,667	6,429	6,144	4,785	5,492	6,385	5,860	3,666

40 Balance sheet

Scenario 1 – Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Assets													
Current assets													
Cash and cash equivalents	6,199	10,661	6,552	6,709	6,876	7,061	7,262	7,487	7,744	8,033	8,340	8,665	9,007
Investments	147,311	135,751	138,052	103,526	99,698	97,843	109,154	115,645	117,923	116,240	126,964	132,403	138,035
Receivables	15,421	15,993	24,936	25,115	25,577	25,982	26,401	26,821	27,230	27,630	28,067	28,516	28,978
Inventories	403	378	397	410	421	431	442	453	464	475	486	497	509
Prepayments	1,572	2,028	2,975	3,076	3,153	3,232	3,313	3,395	3,477	3,557	3,639	3,726	3,816
Total current assets	170,906	164,811	172,912	138,836	135,724	134,549	146,572	153,802	156,837	155,935	167,495	173,807	180,344
Non-current Assets													
Investments	779	826	760	786	805	826	846	687	528	369	210	52	-
Receivables	1,136	1,087	1,007	1,008	1,049	1,082	1,114	1,146	1,178	1,210	1,243	1,278	1,313
Infrastructure, property, plant and equipment	5,072,703	5,062,151	5,413,445	5,569,895	5,670,799	5,775,847	5,877,248	5,984,983	6,089,481	6,203,593	6,310,940	6,424,919	6,540,374
Investment property	5,835	5,835	6,155	6,475	6,795	7,115	7,435	7,755	8,075	8,395	8,715	9,035	9,355
Right of use assets	11,289	10,475	7,732	6,470	5,209	3,947	2,686	1,424	163	108	54	-	-
Other	4	-	-	-	-	-	-	-	-	-	-	-	-
Total non-current assets	5,091,746	5,080,374	5,429,098	5,584,634	5,684,657	5,788,817	5,889,328	5,995,996	6,099,425	6,213,675	6,321,161	6,435,284	6,551,043
Total assets	5,262,652	5,245,185	5,602,010	5,723,470	5,820,381	5,923,366	6,035,900	6,149,798	6,256,262	6,369,610	6,488,656	6,609,090	6,731,387

Balance sheet (continued)

Scenario 1 – Delivery Program Model

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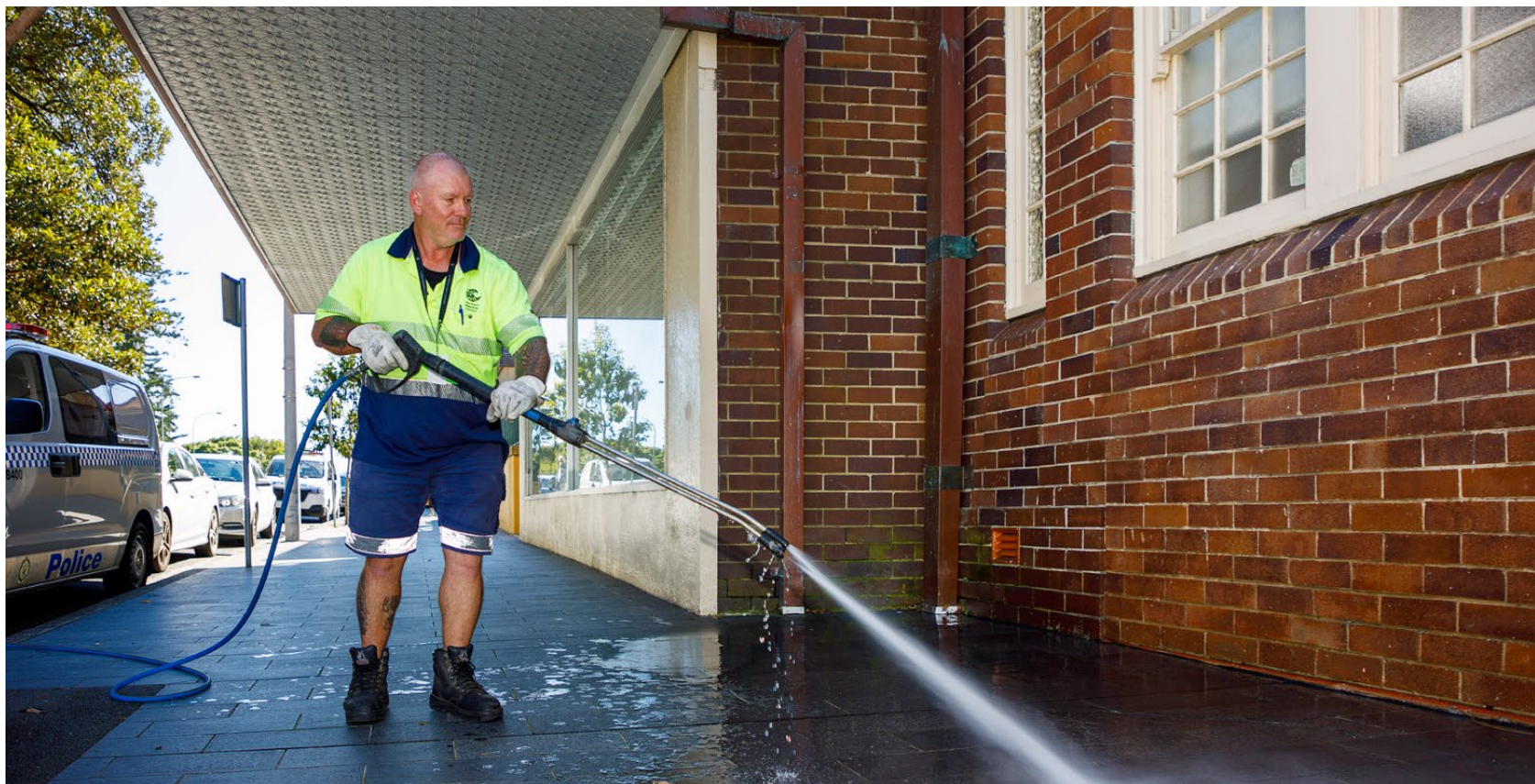
	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Liabilities													
Current liabilities													
Payables	40,055	44,606	41,113	41,653	42,232	42,753	43,332	43,927	44,513	45,090	45,681	46,311	46,957
Contract liabilities	15,782	26,546	22,304	4,002	2,661	2,746	2,826	2,908	2,990	3,074	3,161	3,250	3,342
Lease liabilities	1,230	1,269	1,231	1,269	1,307	1,347	1,388	1,430	63	66	70	-	-
Borrowings	5,137	5,033	3,206	2,121	1,787	743	789	840	522	549	576	877	272
Employee benefit provisions	35,315	37,044	35,553	37,078	38,228	39,413	40,636	41,897	43,197	44,538	45,920	47,346	48,817
Provisions	560	762	759	792	817	1,014	916	7,658	974	1,004	5,945	5,917	1,168
Total current liabilities	98,079	115,260	104,166	86,914	87,031	88,016	89,887	98,660	92,259	94,321	101,353	103,702	100,555
Non-current liabilities													
Payables	250	200	100	50	-	-	-	-	-	-	-	-	-
Contract liabilities	6,580	9,815	6,636	5,125	5,037	4,949	4,860	4,772	4,684	4,596	4,508	4,419	4,331
Lease liabilities	10,211	9,474	6,941	5,673	4,365	3,018	1,630	200	-	-	-	-	-
Borrowings	22,319	17,293	9,377	7,257	5,470	4,727	3,938	3,098	2,575	2,027	1,450	573	301
Employee benefit provisions	2,225	2,432	761	794	819	844	871	898	926	955	985	1,016	1,047
Provisions	37,439	44,150	46,325	48,217	50,153	51,995	54,043	49,453	51,661	53,683	50,876	48,212	50,216
Total non-current liabilities	79,024	83,364	70,141	67,115	65,844	65,533	65,342	58,421	59,847	61,261	57,819	54,220	55,895
Total liabilities	177,103	198,624	174,307	154,030	152,875	153,550	155,229	157,080	152,105	155,582	159,172	157,921	156,450
Net assets	5,085,549	5,046,561	5,427,703	5,569,441	5,667,506	5,769,817	5,880,671	5,992,718	6,104,156	6,214,028	6,329,484	6,451,169	6,574,937

2023 - 2033

Balance sheet (continued)

Scenario 1 – Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Equity													
Accumulated surplus	4,867,395	4,867,332	5,065,155	5,091,834	5,101,386	5,112,268	5,128,827	5,143,749	5,159,102	5,174,221	5,192,281	5,209,435	5,225,594
IPP&E revaluation surplus	218,154	179,229	362,548	477,607	566,120	657,549	751,843	848,969	945,054	1,039,806	1,137,203	1,241,734	1,349,342
Total equity	5,085,549	5,046,561	5,427,703	5,569,441	5,667,506	5,769,817	5,880,671	5,992,718	6,104,156	6,214,028	6,329,484	6,451,169	6,574,937



2023 - 2033

44 Cashflow statement

Scenario 1 – Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Cash flows from operating activities													
Receipts:													
Rates and annual charges	218,524	226,388	234,883	246,334	257,717	265,713	273,233	281,066	288,882	296,657	304,597	313,045	321,790
User charges and fees	82,123	84,291	98,583	100,976	103,665	106,264	108,571	111,133	113,676	116,300	118,996	121,801	124,433
Interest received	2,123	1,182	6,212	6,532	5,013	4,992	4,628	4,936	5,075	5,058	5,382	5,653	5,885
Grants and contributions	58,012	56,649	54,170	36,027	28,896	28,813	30,168	29,137	29,484	30,154	30,533	32,009	31,474
Bonds, deposits and retentions received	7,356	7,098	8,729	7,098	7,098	7,098	7,098	7,098	7,098	7,098	7,098	7,098	7,098
Other	37,697	45,656	42,429	43,593	41,248	41,903	41,701	42,895	43,400	45,247	44,911	45,737	46,482
Payments:													
Payments to employees	(134,939)	(137,235)	(148,211)	(155,373)	(160,926)	(166,685)	(171,889)	(177,254)	(182,787)	(188,491)	(194,373)	(200,440)	(206,696)
Payments for materials and services	(164,584)	(156,463)	(168,264)	(187,913)	(185,125)	(185,447)	(182,567)	(187,700)	(198,900)	(196,238)	(199,672)	(211,679)	(216,117)
Borrowing costs	(1,429)	(1,142)	(1,075)	(965)	(660)	(524)	(415)	(326)	(233)	(163)	(132)	(100)	(50)
Bonds, deposits and retentions refunded	(6,416)	(5,466)	(5,466)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)
Other	(28,449)	(30,930)	(25,134)	(20,556)	(20,969)	(21,507)	(21,958)	(22,471)	(22,982)	(23,484)	(23,990)	(24,523)	(25,077)
Net Cash flows from operating activities	70,018	90,028	96,854	68,655	68,859	73,522	81,473	81,415	75,616	85,041	86,252	81,502	82,125
Cash flows from investing activities													
Receipts:													
Sale of investments	367,193	338,038	332,000	334,500	303,809	301,835	295,468	296,967	297,882	305,142	295,435	299,719	299,019
Proceeds from sale of PPE	2,539	3,734	1,427	2,675	2,662	3,238	3,236	3,042	3,046	2,528	3,961	2,894	3,616

Long-Term Financial Plan

Cashflow statement (continued)

Scenario 1 – Delivery Program Model

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	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Payments:													
Purchase of investment securities	(355,613)	(352,829)	(319,427)	(300,000)	(300,000)	(300,000)	(306,800)	(303,300)	(300,000)	(303,300)	(306,000)	(305,000)	(304,600)
Payments for PPE	(73,150)	(76,755)	(104,751)	(101,118)	(71,688)	(75,228)	(70,998)	(75,631)	(73,923)	(87,030)	(78,588)	(78,002)	(78,722)
Net cash flows from investing activities	(59,031)	(87,812)	(90,751)	(63,944)	(65,218)	(70,156)	(79,093)	(78,922)	(72,996)	(82,660)	(85,192)	(80,389)	(80,687)
Cash flows from financing activities													
Receipts:													
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments:													
Repayment of borrowings	(5,130)	(5,018)	(4,724)	(3,206)	(2,121)	(1,787)	(743)	(789)	(840)	(522)	(549)	(576)	(877)
Lease liabilities (principal repayments)	(1,241)	(1,269)	(1,261)	(1,228)	(1,231)	(1,269)	(1,307)	(1,347)	(1,388)	(1,430)	(63)	(66)	(70)
Dividends paid to minority interest	(154)	(38)	(118)	(120)	(123)	(126)	(129)	(132)	(135)	(139)	(142)	(145)	(149)
Net cash flows from financing activities	(6,525)	(6,325)	(6,104)	(4,554)	(3,475)	(3,181)	(2,179)	(2,269)	(2,364)	(2,091)	(753)	(788)	(1,096)
Net change in cash and cash equivalents	4,462	(4,109)	0	157	167	185	201	225	257	289	307	325	342
Cash and cash equivalents at beginning of year	6,199	10,661	6,552	6,552	6,709	6,876	7,061	7,262	7,487	7,744	8,033	8,340	8,665
Cash and cash equivalents at end of year	10,661	6,552	6,552	6,709	6,876	7,061	7,262	7,487	7,744	8,033	8,340	8,665	9,007
Investments at year end	136,577	151,385	138,812	104,312	100,503	98,668	110,000	116,333	118,451	116,609	127,173	132,454	138,035
Cash, cash equivalents and investments at end of year	147,238	157,937	145,364	111,021	107,379	105,729	117,262	123,820	126,194	124,642	135,513	141,119	147,042
Net change in cash, cash equivalents and investments	-	10,699	(12,573)	(34,343)	(3,642)	(1,650)	11,533	6,558	2,375	(1,553)	10,871	5,606	5,923

2023 - 2033

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Cash and investments statement

Scenario 1 - Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Total Cash and Investments	147,238	157,937	145,364	111,021	107,379	105,729	117,262	123,820	126,194	124,642	135,513	141,119	147,042
Represented by:													
Externally Restricted													
Developer Contributions	29,542	36,457	36,163	22,206	18,272	13,941	17,516	15,020	15,241	14,785	15,246	13,494	15,023
Unexpended Grants - not tied to liability	262	566	-	-	-	-	-	-	-	-	-	-	-
Domestic Waste Management	364	3,401	5,336	6,433	7,304	9,726	12,878	16,221	19,742	9,422	13,373	17,617	22,184
Other externally restricted reserves	604	722	600	816	1,037	1,266	390	512	639	774	914	532	687
Total Externally Restricted	30,771	41,146	42,099	29,454	26,613	24,933	30,784	31,753	35,623	24,980	29,534	31,643	37,894
Internally Restricted													
Deposits, Retentions & Bonds	13,749	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380
Employee Leave Entitlement	7,633	7,026	7,026	7,026	7,277	7,534	7,797	8,068	8,345	8,628	8,919	9,218	9,523
Kimbriki Landfill Remediation	12,153	13,597	15,764	17,883	20,479	23,239	25,848	28,725	25,039	28,020	31,158	29,553	28,029
Unexpended Grants - tied to liability	34,095	28,600	26,901	7,145	5,803	5,893	5,962	6,035	6,114	6,198	6,287	6,383	6,484
Other	15,769	15,582	14,453	12,719	11,348	10,439	11,265	15,004	16,390	18,333	16,837	17,974	16,951
Total Internally Restricted	83,399	80,184	79,524	60,152	60,287	62,484	66,252	73,211	71,266	76,559	78,582	78,507	76,368
Total Restricted Cash	114,170	121,330	121,623	89,606	86,900	87,417	97,035	104,964	106,889	101,539	108,116	110,150	114,262
Total Unrestricted Cash	33,068	36,607	23,741	21,415	20,479	18,312	20,227	18,856	19,305	23,103	27,398	30,969	32,780

Capital budget statement

Scenario 1 - Delivery Program Model

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	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Capital Funding													
Working Capital	7,508	7,785	17,852	5,593	4,086	4,222	404	3,063	1,232	351	355	360	175
Depreciation	23,569	22,098	39,135	36,896	38,238	42,876	45,297	47,138	48,469	49,222	49,422	50,603	51,802
Capital grants and contributions													
Grants and contributions	19,194	29,262	28,408	19,808	3,942	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913
Externally restricted reserves													
- Developer contributions	10,094	8,038	10,518	21,008	11,558	9,280	5,310	9,260	7,859	7,952	8,106	10,490	7,348
- Domestic Waste	-	-	-	-	-	-	-	-	-	14,048	-	-	-
- Other	1,207	1,797	2,338	1,967	1,956	1,945	3,045	2,044	2,033	2,023	2,013	2,533	1,993
Internally restricted reserves													
- Merger savings fund	1,375	1,893	952	625	-	-	-	-	-	-	-	-	-
- Other	8,718	4,005	4,115	3,999	3,943	5,834	6,687	3,902	4,347	3,290	6,779	4,216	6,262
Income from sale of assets													
- Plant and equipment	2,276	1,995	1,427	2,675	2,662	3,238	3,236	3,042	3,046	2,528	3,961	2,894	3,616
Total funding	73,941	76,872	104,744	92,570	66,385	69,308	65,892	70,362	68,899	81,327	72,548	73,008	73,109

Capital budget statement (continued)

Scenario 1 - Delivery Program Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Capital Expenditure													
Buildings	16,107	21,091	17,883	17,529	12,075	10,062	10,216	10,599	10,856	11,106	11,364	11,639	11,917
Community Land	2,954	-	-	-	-	-	-	-	-	-	-	-	-
Furniture & Fittings	115	730	111	169	36	36	36	36	36	36	36	36	36
Land Improvements	-	-	14,462	5,439	2,144	4,561	740	3,395	1,560	675	675	675	675
Land Under Roads	159	-	-	-	-	-	-	-	-	-	-	-	-
Library Books	1,361	868	684	818	899	850	870	1,065	1,092	1,117	1,143	1,169	1,197
Office Equipment	1,042	1,995	3,390	2,096	2,210	2,606	2,494	2,533	2,559	2,608	2,658	2,687	2,752
Open Space / Recreational	10,116	9,387	14,564	22,480	10,243	12,007	8,700	10,767	9,407	8,443	9,478	12,430	9,238
Other Assets	43	696	644	625	-	-	-	-	-	-	-	-	-
Other Structures	2,074	3,419	5,749	3,431	2,523	1,630	502	1,044	1,064	1,084	1,105	1,127	1,150
Plant & Equipment	5,039	3,545	5,244	6,731	6,529	9,150	9,998	6,997	7,728	19,948	10,756	7,155	9,886
Road, Bridges & Footpaths	24,852	26,574	31,282	23,773	20,191	17,968	20,949	21,331	21,753	23,240	22,752	22,888	22,605
Stormwater Drainage	6,111	5,505	9,420	8,356	8,407	9,649	9,979	10,938	11,169	11,379	11,644	11,473	11,883
Swimming Pools	1,007	345	1,311	1,124	1,130	791	1,410	1,657	1,675	1,692	940	1,728	1,770
Tip Asset	2,960	2,718	-	-	-	-	-	-	-	-	-	-	-
Total expenditure	73,941	76,872	104,744	92,570	66,385	69,308	65,892	70,362	68,899	81,327	72,548	73,008	73,109

Long-Term Financial Plan

Statement of borrowings

The Long-Term Financial Plan recognises debt as an important source of funds for large capital projects.

There are no anticipated new borrowings over the 10 year period of the Long-Term Financial Plan, however Council will continue to review the need to borrow for major infrastructure projects. Spreading these costs over a number of years facilitates intergenerational equity and smooths out long-term expenditure peaks and troughs.



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Statement of performance measures

Scenario 1 - Delivery Program Model

	OLG Benchmark	Result 2020/21	Result 2021/22	Forecast 2022/23	Budget 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33
Budget Performance														
Operating Performance Ratio	> 0%	(7.3%)	4.5%	1.8%	0.7%	(0.3%)	0.6%	1.4%	1.3%	1.0%	1.1%	1.3%	1.2%	0.7%
measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.		✗	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓
Own Source Operating Revenue Ratio	> 60%	87.4%	82.5%	84.3%	87.1%	92.8%	93.3%	93.2%	93.6%	93.7%	93.7%	93.8%	93.6%	93.9%
measures fiscal flexibility. It is the degree of reliance on external funding sources.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Operational Liquidity														
Unrestricted Current Ratio	> 1.5x	1.69x	1.90x	1.94x	2.22x	2.25x	2.25x	2.32x	2.11x	2.40x	2.53x	2.38x	2.40x	2.58x
represents a council's ability to meet short-term obligations as they fall due.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	< 5%	3.9%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%
expressed as a percentage of total rates and charges available for collection in the financial year.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cash Expense Cover Ratio	> 3mths	5.1mths	5.6mths	4.9mths	3.6mths	3.4mths	3.3mths	3.7mths	3.8mths	3.7mths	3.6mths	3.8mths	3.8mths	3.9mths
liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash inflow.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Long-Term Financial Plan

Statement of performance measures (continued)

Scenario 1 - Delivery Program Model

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	OLG Benchmark	Result 2020/21	Result 2021/22	Forecast 2022/23	Budget 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33
Liability and Debt Management														
Debt Service Cover Ratio	> 2x	2.8x	7.3x	7.8x	9.6x	11.6x	13.9x	20.7x	20.7x	20.2x	25.2x	25.1x	24.6x	23.2x
measures the availability of operating cash to service loan repayments.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Asset Management														
Building and Infrastructure Renewals Ratio	> 100%	117.2%	112.7%	127.3%	107.3%	100.6%	104.0%	107.9%	107.5%	106.5%	105.5%	103.1%	103.6%	101.9%
assesses the rate at which these assets are being renewed against the rate at which they are depreciating.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Infrastructure Backlog Ratio	< 2%	1.50%	1.53%	1.32%	1.25%	1.21%	1.18%	1.14%	1.10%	1.06%	1.03%	1.00%	0.97%	0.94%
ratio shows what proportion the infrastructure backlog is against the total net carrying amount of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Asset Maintenance Ratio	> 100%	106.5%	100.6%	100.5%	100.5%	100.5%	100.5%	100.5%	100.5%	100.5%	100.5%	100.5%	100.5%	100.5%
ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cost to bring assets to agreed service level	N/A	1.24%	1.26%	1.09%	1.04%	1.01%	0.98%	0.95%	0.92%	0.89%	0.87%	0.84%	0.82%	0.79%
ratio shows what proportion the infrastructure backlog is against the total gross replacement cost of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

2023 - 2033

Financial forecast 2023/24 to 2032/33 - Scenario 2 - Alternative Model

Income statement

Scenario 2 - Alternative Model

	Result 2020/21 \$'000	Result 2021/22 \$'000	Forecast 2022/23 \$'000	Budget 2023/24 \$'000	Year 2 2024/25 \$'000	Year 3 2025/26 \$'000	Year 4 2026/27 \$'000	Year 5 2027/28 \$'000	Year 6 2028/29 \$'000	Year 7 2029/30 \$'000	Year 8 2030/31 \$'000	Year 9 2031/32 \$'000	Year 10 2032/33 \$'000
Income from continuing operations													
Rates and annual charges	218,169	225,941	234,594	246,465	269,280	277,557	285,404	293,588	301,745	309,857	318,152	326,987	336,121
User charges and fees	79,105	79,722	92,073	96,904	99,420	101,913	104,102	106,553	108,983	111,500	114,086	116,774	119,285
Other revenues	14,994	22,343	19,567	20,788	21,074	21,365	21,663	21,969	22,269	22,564	22,866	23,188	23,518
Grants and contributions provided for operating purposes	19,460	27,165	25,816	29,560	19,143	20,180	19,419	20,689	19,654	20,907	20,190	21,467	20,775
Grants and contributions provided for capital purposes	26,544	43,952	40,946	26,150	10,996	8,446	10,556	8,247	9,623	9,033	10,122	10,313	10,463
Interest and investment revenue	1,363	1,238	6,268	6,461	5,097	5,092	4,762	5,162	5,428	5,535	5,956	6,275	6,635
Other Income	6,154	6,736	6,436	6,442	6,603	6,768	6,937	7,111	7,281	7,449	7,620	7,803	7,990
Net gain from the disposal of assets	-	960	457	395	266	324	324	304	305	253	396	289	362
Total income from continuing operations	365,789	408,057	426,158	433,165	431,879	441,646	453,166	463,623	475,287	487,098	499,388	513,097	525,150

Income statement (continued)

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Expenses from continuing operations													
Employee benefits and on-costs	139,118	134,560	147,351	156,952	162,116	167,913	173,154	178,560	184,133	189,879	195,804	201,916	208,218
Materials and services	150,209	142,766	158,876	173,775	175,685	176,105	173,170	179,388	183,986	188,066	191,151	197,380	202,826
Borrowing costs	2,605	2,624	2,616	2,593	2,509	2,447	2,417	2,403	2,392	2,135	2,182	2,232	2,066
Depreciation, amortisation and impairment for non-financial assets	47,406	45,508	47,405	49,646	53,390	54,944	57,609	58,102	58,760	60,190	61,114	61,999	63,395
Other expenses	24,781	20,969	21,554	20,824	21,248	21,743	22,251	22,772	23,284	23,787	24,301	24,850	25,412
Net loss from the disposal of assets	1,579	-	-	-	-	-	-	-	-	-	-	-	-
Total expenses from continuing operations	365,698	346,427	377,802	403,790	414,948	423,153	428,601	441,224	452,555	464,056	474,552	488,377	501,918
Operating result from continuing operations	91	61,630	48,356	29,376	16,931	18,493	24,565	22,399	22,733	23,041	24,835	24,720	23,232
Operating result before grants and contributions provided for capital purposes	(26,453)	17,678	7,410	3,226	5,935	10,046	14,009	14,151	13,109	14,009	14,713	14,407	12,769

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Balance sheet

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Assets													
Current assets													
Cash and cash equivalents	6,199	10,661	6,552	6,709	6,876	7,018	7,293	7,776	8,070	8,585	8,876	9,259	9,689
Investments	147,311	135,751	138,052	103,526	100,215	98,800	110,418	119,952	125,783	127,447	139,612	146,498	155,712
Receivables	15,421	15,993	24,936	25,115	26,030	26,451	26,884	27,324	27,754	28,175	28,630	29,097	29,581
Inventories	403	378	397	410	421	431	442	453	464	475	486	497	509
Prepayments	1,572	2,028	2,975	3,076	3,153	3,232	3,313	3,395	3,477	3,557	3,639	3,726	3,816
Total current assets	170,906	164,811	172,912	138,836	136,695	135,932	148,350	158,901	165,548	168,239	181,242	189,077	199,307
Non-current assets													
Investments	779	826	760	786	805	826	846	687	528	369	210	52	-
Receivables	1,136	1,087	1,007	1,008	1,110	1,144	1,178	1,212	1,246	1,280	1,314	1,351	1,389
Infrastructure, property, plant and equipment	5,072,703	5,062,151	5,413,445	5,569,895	5,676,780	5,787,889	5,895,387	6,006,984	6,115,240	6,233,186	6,346,177	6,465,898	6,585,451
Investment property	5,835	5,835	6,155	6,475	6,795	7,115	7,435	7,755	8,075	8,395	8,715	9,035	9,355
Right of use assets	11,289	10,475	7,732	6,470	5,209	3,947	2,686	1,424	163	108	54	-	-
Other	4	-	-	-	-	-	-	-	-	-	-	-	-
Total non-current assets	5,091,746	5,080,374	5,429,098	5,584,634	5,690,699	5,800,922	5,907,532	6,018,062	6,125,252	6,243,338	6,356,470	6,476,336	6,596,195
Total assets	5,262,652	5,245,185	5,602,010	5,723,470	5,827,394	5,936,854	6,055,882	6,176,963	6,290,800	6,411,577	6,537,712	6,665,413	6,795,502

Balance sheet (continued)

Scenario 2 - Alternative Model

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	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Liabilities													
Current liabilities													
Payables	40,055	44,606	41,113	41,653	42,369	42,895	43,478	44,077	44,668	45,249	45,844	46,479	47,129
Contract liabilities	15,782	26,546	22,304	4,002	2,661	2,746	2,826	2,908	2,990	3,074	3,161	3,250	3,342
Lease liabilities	1,230	1,269	1,231	1,269	1,307	1,347	1,388	1,430	63	66	70	-	-
Borrowings	5,137	5,033	3,206	2,121	1,787	743	789	840	522	549	576	877	272
Employee benefit provisions	35,315	37,044	35,553	37,078	38,228	39,413	40,636	41,897	43,197	44,538	45,920	47,346	48,817
Provisions	560	762	759	792	817	1,014	916	7,658	974	1,004	5,945	5,917	1,168
Total current liabilities	98,079	115,260	104,166	86,914	87,169	88,158	90,033	98,810	92,413	94,480	101,516	103,869	100,727
Non-current liabilities													
Payables	250	200	100	50	-	-	-	-	-	-	-	-	-
Contract liabilities	6,580	9,815	6,636	5,125	5,037	4,949	4,860	4,772	4,684	4,596	4,508	4,419	4,331
Lease liabilities	10,211	9,474	6,941	5,673	4,365	3,018	1,630	200	-	-	-	-	-
Borrowings	22,319	17,293	9,377	7,257	5,470	4,727	3,938	3,098	2,575	2,027	1,450	573	301
Employee benefit provisions	2,225	2,432	761	794	819	844	871	898	926	955	985	1,016	1,047
Provisions	37,439	44,150	46,325	48,217	50,153	51,995	54,043	49,453	51,661	53,683	50,876	48,212	50,216
Total non-current liabilities	79,024	83,364	70,141	67,115	65,844	65,533	65,342	58,421	59,847	61,261	57,819	54,220	55,895
Total liabilities	177,103	198,624	174,307	154,030	153,013	153,692	155,375	157,231	152,260	155,741	159,335	158,089	156,623
Net assets	5,085,549	5,046,561	5,427,703	5,569,441	5,674,381	5,783,162	5,900,507	6,019,732	6,138,540	6,255,836	6,378,377	6,507,324	6,638,879

2023 - 2033

Balance sheet (continued)

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Equity													
Accumulated surplus	4,867,395	4,867,332	5,065,155	5,091,834	5,108,030	5,125,109	5,147,841	5,169,661	5,192,085	5,214,305	5,239,028	5,262,972	5,286,470
IPP&E revaluation surplus	218,154	179,229	362,548	477,607	566,351	658,053	752,666	850,072	946,456	1,041,531	1,139,348	1,244,352	1,352,410
Total equity	5,085,549	5,046,561	5,427,703	5,569,441	5,674,381	5,783,162	5,900,507	6,019,732	6,138,540	6,255,836	6,378,377	6,507,324	6,638,879

Cashflow statement

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Cash flows from operating activities													
Receipts:													
Rates and annual charges	218,524	226,388	234,883	246,334	268,762	276,847	284,703	292,880	301,038	309,153	317,441	326,259	335,386
User charges and fees	82,123	84,291	98,583	100,976	103,665	106,264	108,571	111,133	113,676	116,300	118,996	121,801	124,433
Interest received	2,123	1,182	6,212	6,532	4,995	5,058	4,702	5,106	5,380	5,495	5,893	6,221	6,576
Grants and contributions	58,012	56,649	54,170	36,027	28,896	28,813	30,168	29,137	29,484	30,154	30,533	32,009	31,474
Bonds, deposits and retentions received	7,356	7,098	8,729	7,098	7,098	7,098	7,098	7,098	7,098	7,098	7,098	7,098	7,098
Other	37,697	45,656	42,429	43,593	42,212	42,879	42,705	43,625	44,128	46,000	45,903	46,750	47,306
Payments:													
Payments to employees	(134,939)	(137,235)	(148,211)	(155,373)	(160,926)	(166,685)	(171,889)	(177,254)	(182,787)	(188,491)	(194,373)	(200,440)	(206,696)
Payments for materials and services	(164,584)	(156,463)	(168,264)	(187,913)	(188,401)	(188,933)	(186,194)	(191,449)	(202,940)	(200,689)	(204,799)	(217,065)	(221,571)
Borrowing costs	(1,429)	(1,142)	(1,075)	(965)	(660)	(524)	(415)	(326)	(233)	(163)	(132)	(100)	(50)
Bonds, deposits and retentions refunded	(6,416)	(5,466)	(5,466)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)	(7,098)
Other	(28,449)	(30,930)	(25,134)	(20,556)	(20,969)	(21,507)	(21,958)	(22,471)	(22,982)	(23,484)	(23,990)	(24,523)	(25,077)
Net cash flows from operating activities	70,018	90,028	96,854	68,655	77,574	82,212	90,393	90,380	84,764	94,277	95,472	90,912	91,781

2023 - 2033

Cashflow statement (continued)

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Cash flows from investing activities													
Receipts:													
Sale of investments	367,193	338,038	332,000	334,500	303,291	301,395	295,162	293,924	294,329	301,795	293,994	298,272	295,438
Proceeds from sale of PPE	2,539	3,734	1,427	2,675	2,662	3,238	3,236	3,042	3,046	2,528	3,961	2,894	3,616
Payments:													
Purchase of investment securities	(355,613)	(352,829)	(319,427)	(300,000)	(300,000)	(300,000)	(306,800)	(303,300)	(300,000)	(303,300)	(306,000)	(305,000)	(304,600)
Payments for PPE	(73,150)	(76,755)	(104,751)	(101,118)	(79,885)	(83,521)	(79,537)	(81,296)	(79,480)	(92,693)	(86,384)	(85,906)	(84,709)
Net cash flows from investing activities	(59,031)	(87,812)	(90,751)	(63,944)	(73,932)	(78,888)	(87,939)	(87,630)	(82,106)	(91,670)	(94,429)	(89,741)	(90,255)

Cashflow statement (continued)

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Cash flows from financing activities													
Receipts:													
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments:													
Repayment of borrowings	(5,130)	(5,018)	(4,724)	(3,206)	(2,121)	(1,787)	(743)	(789)	(840)	(522)	(549)	(576)	(877)
Lease liabilities (principal repayments)	(1,241)	(1,269)	(1,261)	(1,228)	(1,231)	(1,269)	(1,307)	(1,347)	(1,388)	(1,430)	(63)	(66)	(70)
Dividends paid to minority interest	(154)	(38)	(118)	(120)	(123)	(126)	(129)	(132)	(135)	(139)	(142)	(145)	(149)
Net cash flows from financing activities	(6,525)	(6,325)	(6,104)	(4,554)	(3,475)	(3,181)	(2,179)	(2,269)	(2,364)	(2,091)	(753)	(788)	(1,096)
Net change in cash and cash equivalents	4,462	(4,109)	-	157	167	142	275	482	295	515	290	383	430
Cash and cash equivalents at beginning of year	6,199	10,661	6,552	6,552	6,709	6,876	7,018	7,293	7,776	8,070	8,585	8,876	9,259
Cash and cash equivalents at end of year	10,661	6,552	6,552	6,709	6,876	7,018	7,293	7,776	8,070	8,585	8,876	9,259	9,689
Investments at year end	136,577	151,385	138,812	104,312	101,021	99,626	111,264	120,640	126,311	127,816	139,822	146,550	155,712
Cash, cash equivalents and investments at end of year	147,238	157,937	145,364	111,021	107,897	106,644	118,558	128,415	134,381	136,401	148,697	155,809	165,401
Net change in cash, cash equivalents and investments	-	10,699	(12,573)	(34,343)	(3,124)	(1,253)	11,914	9,858	5,966	2,020	12,296	7,112	9,592

2023 - 2033

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Cash and investments statement

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Total Cash and Investments	147,238	157,937	145,364	111,021	107,897	106,644	118,558	128,415	134,381	136,401	148,697	155,809	165,401
Represented by:													
Externally Restricted													
Developer Contributions	29,542	36,457	36,163	22,206	18,272	13,941	17,516	15,020	15,241	14,785	15,246	13,494	15,023
Unexpended Grants - not tied to liability	262	566	-	-	-	-	-	-	-	-	-	-	-
Domestic Waste Management	364	3,401	5,336	6,433	7,304	9,726	12,878	16,221	19,742	9,422	13,373	17,617	22,184
Other externally restricted reserves	604	722	600	816	1,037	1,266	390	512	639	774	914	532	687
Total Externally Restricted	30,771	41,146	42,099	29,454	26,613	24,933	30,784	31,753	35,623	24,980	29,534	31,643	37,894
Internally Restricted													
Deposits, Retentions & Bonds	13,749	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380	15,380
Employee Leave Entitlement	7,633	7,026	7,026	7,026	7,277	7,534	7,797	8,068	8,345	8,628	8,919	9,218	9,523
Kimbriki Landfill Remediation	12,153	13,597	15,764	17,883	20,479	23,239	25,848	28,725	25,039	28,020	31,158	29,553	28,029
Unexpended Grants - tied to liability	34,095	28,600	26,901	7,145	5,803	5,893	5,962	6,035	6,114	6,198	6,287	6,383	6,484
Other	15,769	15,582	14,453	12,719	11,348	10,439	11,265	15,004	16,390	18,333	16,837	17,974	16,951
Total Internally Restricted	83,399	80,184	79,524	60,152	60,287	62,484	66,252	73,211	71,266	76,559	78,582	78,507	76,368
Total Restricted Cash	114,170	121,330	121,623	89,606	86,900	87,417	97,035	104,964	106,889	101,539	108,116	110,150	114,262
Total Unrestricted Cash	33,068	36,607	23,741	21,415	20,997	19,226	21,522	23,452	27,492	34,862	40,582	45,659	51,139

Long-Term Financial Plan

Capital budget statement

Scenario 2 - Alternative Model

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	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Capital Funding													
Working Capital	7,508	7,785	17,852	5,593	4,086	4,222	404	3,063	1,232	351	355	360	175
Special Rate Variation	-	-	-	-	7,546	7,620	7,802	4,786	4,654	4,738	6,955	7,039	4,990
Depreciation	23,569	22,098	39,135	36,896	38,238	42,876	45,297	47,138	48,469	49,222	49,422	50,603	51,802
Capital grants and contributions:													
Grants and contributions	19,194	29,262	28,408	19,808	3,942	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913
Externally restricted reserves:													
- Developer contributions	10,094	8,038	10,518	21,008	11,558	9,280	5,310	9,260	7,859	7,952	8,106	10,490	7,348
- Domestic Waste	-	-	-	-	-	-	-	-	-	14,048	-	-	-
- Other	1,207	1,797	2,338	1,967	1,956	1,945	3,045	2,044	2,033	2,023	2,013	2,533	1,993
Internally restricted reserves:													
- Merger savings fund	1,375	1,893	952	625	-	-	-	-	-	-	-	-	-
- Other	8,718	4,005	4,115	3,999	3,943	5,834	6,687	3,902	4,347	3,290	6,779	4,216	6,262
Income from sale of assets:													
- Plant and equipment	2,276	1,995	1,427	2,675	2,662	3,238	3,236	3,042	3,046	2,528	3,961	2,894	3,616
Total funding	73,941	76,872	104,744	92,570	73,931	76,928	73,694	75,147	73,553	86,066	79,503	80,047	78,099

Capital budget statement (continued)

Scenario 2 - Alternative Model

	Result 2020/21 \$ '000	Result 2021/22 \$ '000	Forecast 2022/23 \$ '000	Budget 2023/24 \$ '000	Year 2 2024/25 \$ '000	Year 3 2025/26 \$ '000	Year 4 2026/27 \$ '000	Year 5 2027/28 \$ '000	Year 6 2028/29 \$ '000	Year 7 2029/30 \$ '000	Year 8 2030/31 \$ '000	Year 9 2031/32 \$ '000	Year 10 2032/33 \$ '000
Capital Expenditure													
Buildings	16,107	21,091	17,883	17,529	17,216	15,259	12,803	13,244	13,564	13,879	16,335	16,674	14,882
Community Land	2,954	-	-	-	-	-	-	-	-	-	-	-	-
Furniture & Fittings	115	730	111	169	36	36	36	36	36	36	36	36	36
Land Improvements	-	-	14,462	5,439	2,144	4,561	740	3,395	1,560	675	675	675	675
Land Under Roads	159	-	-	-	-	-	-	-	-	-	-	-	-
Library Books	1,361	868	684	818	899	850	870	1,065	1,092	1,117	1,143	1,169	1,197
Office Equipment	1,042	1,995	3,390	2,096	2,210	2,606	2,494	2,533	2,559	2,608	2,658	2,687	2,752
Open Space / Recreational	10,116	9,387	14,564	22,480	10,485	12,253	8,951	11,022	9,666	8,706	9,746	12,703	9,515
Other Assets	43	696	644	625	-	-	-	-	-	-	-	-	-
Other Structures	2,074	3,419	5,749	3,431	2,616	1,726	1,773	1,358	1,167	1,190	1,213	1,237	1,263
Plant & Equipment	5,039	3,545	5,244	6,731	6,529	9,150	9,998	6,997	7,728	19,948	10,756	7,155	9,886
Road, Bridges & Footpaths	24,852	26,574	31,282	23,773	22,248	20,036	24,629	22,890	23,323	24,822	24,346	24,495	24,225
Stormwater Drainage	6,111	5,505	9,420	8,356	8,407	9,649	9,979	10,938	11,169	11,379	11,644	11,473	11,883
Swimming Pools	1,007	345	1,311	1,124	1,142	803	1,423	1,670	1,688	1,705	954	1,743	1,784
Tip Asset	2,960	2,718	-	-	-	-	-	-	-	-	-	-	-
Total expenditure	73,941	76,872	104,744	92,570	73,931	76,928	73,694	75,147	73,553	86,066	79,503	80,047	78,099

Long-Term Financial Plan

Statement of borrowings

The Long-Term Financial Plan recognises debt as an important source of funds for large capital projects.

There are no anticipated new borrowings over the 10 year period of the Long-Term Financial Plan, however Council will continue to review the need to borrow for major infrastructure projects. Spreading these costs over a number of years facilitates intergenerational equity and smooths out long-term expenditure peaks and troughs.



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Statement of performance measures

Scenario 2 - Alternative Model

	OLG Benchmark	Result 2020/21	Result 2021/22	Forecast 2022/23	Budget 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33
Budget Performance														
Operating Performance Ratio	> 0%	(7.3%)	4.5%	1.8%	0.7%	1.4%	2.3%	3.1%	3.1%	2.8%	2.9%	2.9%	2.8%	2.4%
measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.		✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Own Source Operating Revenue Ratio	> 60%	87.4%	82.5%	84.3%	87.1%	93.0%	93.5%	93.4%	93.8%	93.8%	93.9%	93.9%	93.8%	94.0%
measures fiscal flexibility. It is the degree of reliance on external funding sources.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Operational Liquidity														
Unrestricted Current Ratio	> 1.5x	1.69x	1.90x	1.94x	2.22x	2.26x	2.27x	2.35x	2.19x	2.56x	2.76x	2.61x	2.65x	2.92x
represents a council's ability to meet short-term obligations as they fall due.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	< 5%	3.9%	3.6%	3.5%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%
expressed as a percentage of total rates and charges available for collection in the financial year.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cash Expense Cover Ratio	> 3mths	5.1mths	5.6mths	4.9mths	3.6mths	3.4mths	3.3mths	3.7mths	3.9mths	3.9mths	3.9mths	4.2mths	4.2mths	4.3mths
liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash inflow.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Long-Term Financial Plan

Statement of performance measures (continued)

Scenario 2 - Alternative Model

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	OLG Benchmark	Result 2020/21	Result 2021/22	Forecast 2022/23	Budget 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33
Liability and Debt Management														
Debt Service Cover Ratio	> 2x	2.8x	7.3x	7.8x	9.6x	13.4x	15.9x	23.4x	23.4x	23.0x	28.7x	28.6x	28.0x	26.6x
measures the availability of operating cash to service loan repayments.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Asset Management														
Building and Infrastructure Renewals Ratio	> 100%	117.2%	112.7%	127.3%	107.3%	118.6%	121.4%	124.3%	117.5%	115.9%	114.8%	116.5%	116.8%	110.8%
assesses the rate at which these assets are being renewed against the rate at which they are depreciating.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Infrastructure Backlog Ratio	< 2%	1.50%	1.53%	1.32%	1.25%	1.21%	1.16%	1.11%	1.07%	1.03%	0.99%	0.96%	0.93%	0.90%
ratio shows what proportion the infrastructure backlog is against the total net carrying amount of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Asset Maintenance Ratio	> 100%	106.5%	100.6%	100.5%	100.5%	106.9%	106.9%	107.0%	107.6%	107.7%	108.0%	108.3%	108.4%	108.6%
ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cost to bring assets to agreed service level	N/A	1.24%	1.26%	1.09%	1.04%	1.01%	0.97%	0.93%	0.90%	0.87%	0.84%	0.81%	0.79%	0.76%
ratio shows what proportion the infrastructure backlog is against the total gross replacement cost of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

2023 - 2033

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Performance monitoring

Council monitors its performance against financial health check performance indicators. The statement of performance measures is in accordance with Local Government Code of Accounting Practice and Financial Reporting and the benchmarks set by the NSW Office of Local Government.

Indicator	Measure	Definition	Benchmarks
Operating Performance Ratio	Measures a council's ability to contain operating expenditure within operating revenue.	Operating revenue (excluding capital grants and contributions less operating expenses)/Operating revenue (excluding capital grants and contributions)	> 0%
Own Source Operating Revenue Ratio	Measures the level of a council's fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.	Total operating revenue (inclusive of capital grants and contributions) / Total operating revenue	> 60%
Unrestricted Current Ratio	This ratio is specific to local government and is designed to assess the adequacy of working capital and the ability to satisfy obligations in the short term for unrestricted activities of council.	Current assets less all external restrictions/current liabilities less specific purpose liabilities	> 1.5x
Rates and Annual Charges Outstanding Percentage	To assess the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts.	Rates, Annual and Extra Charges Outstanding / Rates, Annual and Extra Charges Collectible	< 5.0%
Cash Expense Cover Ratio	This liquidity ratio indicates the number of months a council can continue to pay for its immediate expenses without additional cash inflow.	Current year's cash and cash equivalents/Payments from cashflow of operating and financing activities multiplied by 12	> 3 months
Debt Service Cover Ratio	The availability of operating cash to service debt including interest, principal and lease payments.	Operating Result before capital grants excluding interest and depreciation / Principal Repayments (from the Statement of Cash Flows + Borrowing Interest Costs (from the Income Statement))	> 2x
Building and Infrastructure Renewals Ratio	Compares the proportion spent on infrastructure asset renewals and the assets deterioration.	Asset renewals/Depreciation of building and infrastructure assets	> 100%
Infrastructure Backlog Ratio	This ratio shows what proportion the backlog is against total value of a council's infrastructure.	Estimated cost to bring assets to a satisfactory condition/ total infrastructure assets (carrying value)	< 2%
Asset Maintenance Ratio	Compares actual versus required annual asset maintenance.	Actual maintenance / Required asset maintenance	> 100%
Cost to Bring Assets to Agreed Service Level	This ratio shows what proportion the backlog is against total replacement value of a council's infrastructure.	Estimated cost to bring assets to a satisfactory condition/ total infrastructure assets (replacement cost)	N/A

Long-Term Financial Plan



2023 - 2033



Community and Stakeholder Engagement Report

Public exhibition of Draft Youth Voice Action Plan - Shaping the Beaches' Future

Consultation period: 1 December 2022 to 14 March 2023

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1. Summary

This report outlines the outcomes of community and stakeholder engagement as part of the public exhibition of the Draft Youth Voice Action Plan 2028 – Shaping the Beaches' Future (the draft Plan) between 1 December 2022 and 14 March 2023.

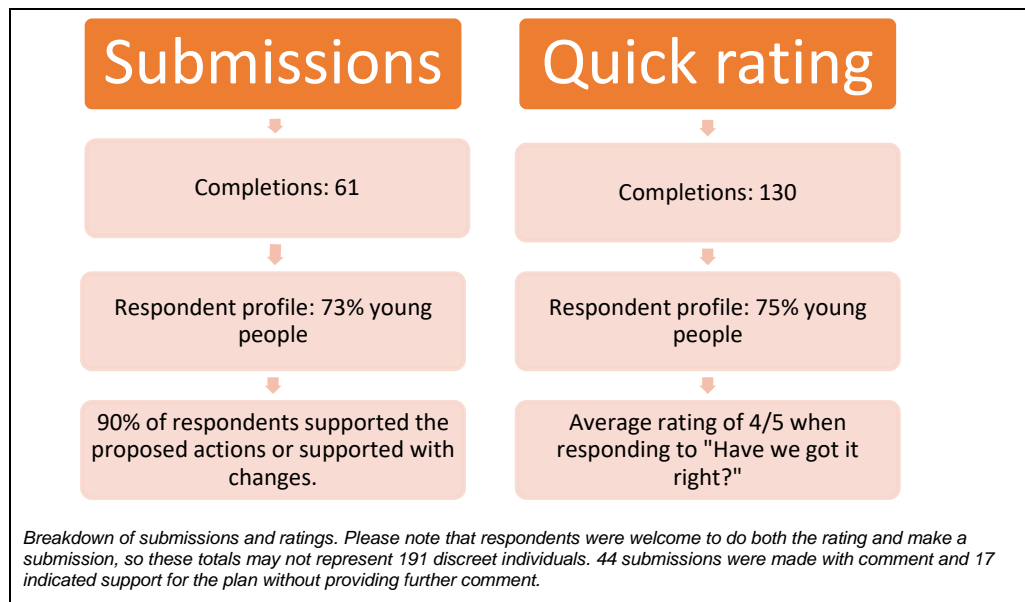
The draft Plan has been developed to outline five years of actions for youth development and capacity building that will support and engage young people to participate in community life and achieving the outcomes outlined in Better Together 2040.


Most submissions received during the consultation period were either supportive of the draft Plan or supportive with changes.

A summary of the key themes/issues raised throughout exhibition include:






- Agreement of the importance of supporting intergenerational connection.
- Recognition of the rich diversity that exists within the youth cohort.
- Confirmation of a core set of priority issues affecting young people's ability to participate in community life, including concern for the environment, housing affordability, cost of living, and supporting mental health and wellness.
- Recognition that young people like to connect in different ways and acknowledge the value and importance of connection for their sense of belonging.
- Calls for commitment by Council to continue engaging with young people throughout implementation and delivery of the actions.


1.1. Key outcomes



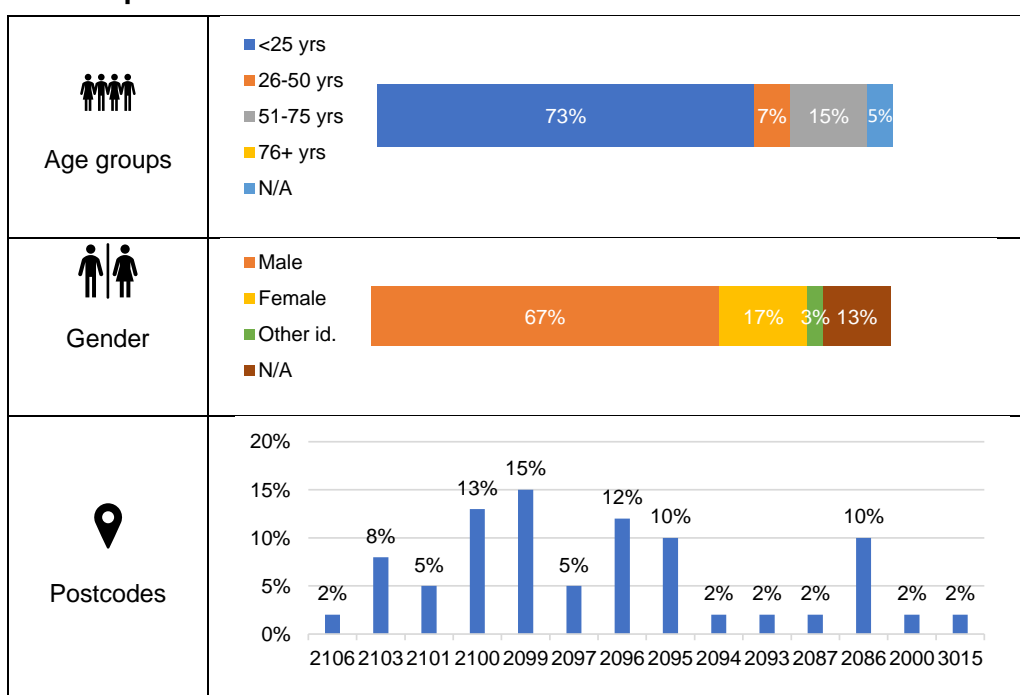
 Feedback themes	Places and spaces Ways to connect Skills and Education	Priority Issues for young people, such as cost of living, housing affordability, environment, and mental health support Delivery of the Action Plan
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1.2. How we engaged

 Have Your Say: visitation stats	Visitors: 2360	Visits: 3198	Average time onsite: 53secs
 Social media	Council social media channels, including Facebook, Instagram, and LinkedIn KALOF social media channels, including Facebook and Instagram		Reach: 100,916 Clicks: 1,035
 Videos	Overview video – Have Your Say		You Tube views: 191
 Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 6 editions Council (weekly) e-News: 6 editions The Wave – Council's Disability Newsletter: 3 editions KALOF newsletter: 3 editions Northern Beaches Youth Interagency newsletter: 1 edition		Distribution: Approx. 22,000 subscribers Distribution: Approx. 61,500 subscribers Distribution: Approx. 1400 subscribers Distribution: Approx. 1800 subscribers Distribution: Approx. 180 subscribers
	Youth Advisory Group (YAG): 2 workshops Northern Beaches Youth Interagency: 1 workshop Better Together Leadership Group: 1 meeting		

Key stakeholder engagement	Community Safety Advisory Committee: 1 presentation
 Pop up sessions	Pop up engagements at Council or community events: 11 School engagement: 8 formal sessions YAG members representing 12 schools on the Northern Beaches were also asked to promote the draft Plan and facilitate informal engagement sessions at their school.

1.3. Who responded¹



2. Background

The draft Plan was identified as a priority in the Better Together Social Sustainability Strategy 2040 as young people are active contributors and essential to a thriving and vibrant community. They are current and future leaders, innovators, creatives, and environmental caretakers. The experience of young people on the Northern Beaches is constantly evolving.

Co-created with over 1,000 young people over a period of six months, the draft Plan sets the direction and prioritises action for youth development for the next five years. It recognises the important role everyone in the community plays ensuring young people are a part of community life on the Northern Beaches. The draft Plan has four directions that represent

¹ The demographic data in this section was gathered in the online submission form only. The data represented only includes those respondents who provided this detail and is just an approximate snapshot.

areas of importance to young people and will deliver the support and resources advocated by young people.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values.

4. Engagement approach

This public exhibition phase of community and stakeholder engagement for the Draft Youth Voice Action Plan – Shaping the Beaches' Future was conducted between 1 December 2022 and 14 March 2023 and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Strategy](#) (2022).

An existing project page² was updated on our Have Your Say platform with information provided in an accessible and easy to read format. This included a video, a snapshot document, and a breakdown of the proposed actions for each of the four (4) key directions in the draft Plan.

The project was mostly promoted through social media (both our Council and youth-focused KALOF channels) and a range of Council email newsletters (EDM), including Council's weekly E-News and our fortnightly engagement newsletter.

Feedback was captured through an online submission form embedded onto the Have Your Say project page. The form included a question that directly asked respondents for their level of support on the proposal. An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wished to contribute.

To quickly capture the sentiment about the draft Plan, we also utilised a quick and easy rating tool asking people to answer the question 'Have we got it right?' on a scale of 1 to 5.

We did not limit people to just one of the commenting tools. We did however encourage people who gave the plan a quick rating of 3 or less to share their comments in the submission form so that we could address their feedback.

Email and written feedback were also invited. Contact details for the project manager were provided to allow people to speak directly with them and provide feedback over the phone.

Two workshops were held with Council's YAG during the public exhibition. The second of these two workshops included Councillors, providing an opportunity to check with the members that the draft Plan addressed key concerns and to identify any gaps or additional actions required for the draft Plan. We also revised the Have Your Say project page in line

² <https://yoursay.northernbeaches.nsw.gov.au/youth-voices>

with the YAG's advice to facilitate the capture of feedback from as many young people as possible.

We included information about the public exhibition of the draft Plan in several school newsletters, encouraging teachers to discuss the draft Plan with their students.

We ran engagement sessions at schools across the Northern Beaches and guided students to the Your Say page to provide feedback. YAG members were also asked to promote the draft Plan and facilitate informal engagement sessions at their schools, and with their various networks.

We presented about the draft Plan and key actions to various groups on the Northern Beaches, including the Northern Beaches Youth Interagency and the Community Safety Advisory Committee.

4.1. Reaching diverse audiences

We wanted to ensure we promoted the consultation and held conversations with a broad cross section of youth on the Northern Beaches.

We reached out to a range of organisations offering services to young people from diverse backgrounds, including LGBTQIA+ services, outreach services, disability services, mental health services and more.

We provided an Easy Read version of the draft Plan on the Your Say page and promoted the consultation in Council's monthly Disability Newsletter.

We held pop up sessions at various community events, including Council events and events organised by representatives of the social services sector on the Northern Beaches.

5. Findings

In addition to feedback collected through emails, community pop-ups and workshops, 44 online submissions and 130 quick ratings were received during the public exhibition period of the draft Plan.

Young people were highly engaged throughout the exhibition and represent the largest proportion of respondents, with the majority in support of the draft Plan. Overall feedback championed Council's commitment to increasing young people's visibility and participation within the community.

Sample comments made from young people aged 12-24 in support of the plan:

"The extent of the research and consultation process gives me confidence that these outlined strategies will deliver the results intended to benefit young people here."

"This plan seems highly effective as it targets the fundamental problems youth face today - feeling dis fragmented from society."

Sample comments made from non-youth community members in support of the plan.

"Having grown up on the Northern Beaches gay, when unspeakable prejudice and violence was occurring, this is a much needed and long-awaited initiative".

"One plan for all northern beaches youth is great idea".

A summary of the key themes/issues raised throughout exhibition include:

- Agreement of the importance of supporting intergenerational connection.
- Recognition of the rich diversity that exists within the youth cohort.
- Confirmation of a core set of priority issues affecting young people's ability to participate in community life, including concern for the environment, housing affordability, cost of living, and supporting mental health and wellness.
- Recognition that young people like to connect in different ways and acknowledge the value and importance of connection for their sense of belonging.
- Calls for commitment by Council to continue engaging with young people throughout implementation and delivery of the actions.

In particular, the feedback related to key priority issues, the desire of intergenerational connection, and importance of shared places and spaces is consistent with the feedback received from young people and other stakeholders during the initial engagement period and development of the draft Plan. Most of the comments relating to these issues can be linked to existing actions already identified in the draft Plan.

All relevant submissions have been reviewed and will be considered in the development and review of other related strategies and actions.

In response to the feedback during exhibition, several changes are recommended to the draft Plan, including six additional actions to ensure that Youth Voice is responsive to what matters to young people on the Northern Beaches.

Table One below demonstrates how the themes that emerged from the feedback have been responded to, including where there is a corresponding change in the Action Plan.

Table One: Response to submission and recommendations for change

Theme	Issues, change requests and other considerations raised	Council's response
Environment	Feedback throughout the exhibition period suggested that there is a gap in the action plan relating to the importance of the environment and climate change for young people.	<p>Direction 4 in the Action Plan works towards supporting young people to have their say on topics that impact their future - including climate change.</p> <p>Recommendations for change:</p> <ol style="list-style-type: none"> 1. Highlight the environment and climate change as a key issue that young people feel impacts their future (page 10).

Theme	Issues, change requests and other considerations raised	Council's response
	Suggestions included ensuring that young people were educated on the importance and significance of climate change.	<p>2. Insert visual in Direction 1 to show Environment and Climate Change Strategy and Resilience Strategy as a related document (page 33).</p> <p>3. Additional actions in Direction 2 (page 39) and Direction 4 (page 47) that support inclusion of young people in the delivery of <i>Protect. Create. Live. and Withstand. Adapt. Thrive.</i></p>
Places and spaces	<p>It was raised that places and spaces for young people was potentially not adequately addressed in the plan, especially in relation to actions around third/bumping spaces for young people aged 18-24. One submission referenced the importance and current limitations of library spaces.</p> <p>Issues such as needing locations that were not related to alcohol, are outdoor, accessible by public transport, and consistency of availability were raised as important aspects of young people's needs.</p> <p>One submission requested the provision of places for car owners to meet off road and the provision of 4WD tracks.</p>	<p>Shared places and spaces are critical social infrastructure for a connected community.</p> <p>Young people have told us that they value having ways to connect both with each other, but with others in the community as well. Bumping Spaces is a term used for a communal space where people naturally bump into each other. These are important places in the community for building social connection.</p> <p>The requests for activities in open spaces are a matter for the recently adopted Open Space and Outdoor Recreation Strategy. A strategic direction is to provide new and enhanced open space for all ages, including young people, and implementation is underway. Off road car activities are not included, with the requests referred for future consideration.</p> <p>Recommendations for change:</p> <p>4. Three additional actions and one amended action recommended for Direction 1 (pages 34 & 35) related to places and spaces and the engagement of young people on the delivery of library programs, services and spaces.</p>
Ways to connect	<p>Ways to connect was the most common theme across the submissions and verbal feedback.</p> <p>Respondents indicated that young people have a diverse range of passions that drives participation in activities that enable social connection. Examples include live music, art and creativity, exercise and</p>	<p>Many of the passions and activities that young people engage in for connection are delivered by groups and organisations outside of Council. Council will continue to work with these organisations to ensure that a range of programs and activities are available on the Northern Beaches to support the variety of interests.</p> <p>There is an action under Direction 1 (page 34) that will ensure Council delivers activities that are accessible and engaging</p>

Theme	Issues, change requests and other considerations raised	Council's response
	sport, caring for and enjoying the natural environment, and interest groups such as Scouts.	<p>for young people and complimentary to those provided by other stakeholders.</p> <p>Council will continually review activities and events delivered against the directions and seek ongoing feedback from young people about what they are passionate about and what connection opportunities are important to them.</p> <p>Recommendations for change:</p> <p>5. Add a clear commitment (page 48) ensuring ongoing engagement and consultation occurs with young people as the plan is delivered.</p>
Skills and Education	Young people raised career planning as a gap in focus for Direction 3 - Skills and Education. In consultation with the Youth Advisory Group, career expos were raised as an important opportunity for sharing the diverse career opportunities available at Council.	<p>Career planning is an important part of the transition to adulthood and identifying appropriate skills and education pathways.</p> <p>A stronger focus on the career component of these pathways will be included in the Action Plan.</p> <p>Recommendations for change:</p> <p>6. Amend action in Direction 3 for Youth Advisory Group (page 43) to include reference to short skills courses.</p> <p>7. Addition of an action in Direction 3 (page 42) to expand representation of career opportunities at Council at local careers expos.</p>
Volunteering and mentoring	<p>Volunteering was raised as an important avenue to support education, skill development, and the inclusion of young people in the community. We also heard that volunteering provides opportunities for mentoring and intergenerational connection.</p> <p>One submission expressed the value of young people supporting and mentoring peers.</p>	<p>We agree that volunteering is an important pathway for providing young people with education and skill development outside of the more commonly accessed education and training pathways such as work experience. Volunteering is also an important enabler for inclusion and mentoring.</p> <p>Recommendations for change:</p> <p>8. Amend action (page 43) to include mapping of volunteer pathways in addition to education and training.</p>
Priority Issues	We received confirmation that there are a core set of	This is consistent with the feedback received in the initial engagement for development of

Theme	Issues, change requests and other considerations raised	Council's response
	priority issues that are currently impacting on young people's ability to participate in community life, including concern for the environment, housing affordability, cost of living and supporting mental health. Young people want to ensure they can contribute to discussion and decision making on these issues and others such as land use planning.	<p>the Plan. The methodology undertaken and finding of this engagement are presented in the companion document "Youth Voice Engagement and Insight Report".</p> <p>There are several actions included in Direction 1 (page 35) and Direction 4 (page 47) that will enable young people to contribute to decision making on these important issues.</p> <p>Recommendations for change:</p> <p>9. Call out key topics of interest/concern to Young People in the document and highlight their importance (page 10).</p>
First Nations	We received feedback from First Nations young people that the action relating to First Nations did not have a clear enough focus on young First Nations people and should be clearer.	<p>The intention of this action is to ensure that young First Nations people are engaged with when developing programs and the wording can be amended to be more explicit about this.</p> <p>Recommendations for change:</p> <p>10. Amend language in action under Direction 2, (page 38) to emphasise working specifically with First Nations young people.</p>
Links to existing strategies	A range of submissions commented on work already in progress across other Council strategies and plans relevant to young people, in particular safety and young people living with disability.	<p>Council has a range of actions that impact on young people in the adopted Community Safety Plan and Disability Inclusion Action Plan.</p> <p>The Community Safety Plan is working towards achieving safety related outcomes for young people in the Northern Beaches.</p> <p>There are a range of actions in the Disability Inclusion Action Plan that support identification of employment opportunities for young people, including those living with disability.</p> <p>Recommendations for change:</p> <p>11. Insert reference to related strategies and plans for each of the four Directions (pages 33, 37, 41, 45).</p>
The title of the Action Plan	One submission suggested that the title Youth Voice implied automatic agreement with the Voice of Parliament proposal.	The title Youth Voice was selected by young people at the start of the project and represents the language and terms identified by them that describes the purpose of the Action Plan.

Theme	Issues, change requests and other considerations raised	Council's response
		Recommendations for change: 12. Recommendation to highlight the process undertaken for selecting the name on (page 7).
Intergenerational connection	Overall, there was agreement of the importance of intergenerational connection, both for challenging assumptions about young people and for providing young people access to mentoring and support as they transition to adulthood.	Intergenerational connection is a key outcome of Direction 1 (pages 34 and 35) and supports the comments made by respondents around the role and importance of intergenerational connection for young people.
Social Services for young people	<p>There were submissions that recommended further consultation with social services to determine what adequate support looks like for vulnerable young people and supports they need.</p> <p>Another indicated the importance and benefit of regular programs and services in supporting young people, as opposed to one off events and activities which have less impact.</p>	The social services sector participated in co-design of the plan and have been engaged throughout the public exhibition period. The social services sector will continue to be consulted in the delivery of the Action Plan as a key stakeholder.
Action Plan layout	Requests for more visual presentation of document, and to consider inclusion of more visual elements such as mindmaps.	<p>We worked closely with young people to design the plan and provided a range of ways to access the key content. These included a shorter more visual snapshot document and an Easy Read version of the Plan.</p> <p>We will continue to work with Young People to ensure documents are engaging and inclusive of Young People.</p>
Council scope	A small number of submissions from non-youth respondents were unsupportive of the plan suggesting they thought the Youth Voice Action	We are committed to supporting Young People to have a say about decisions that impact on them.

Theme	Issues, change requests and other considerations raised	Council's response
	Plan is not within the scope of Council and added additional bureaucracy to decision making.	
Inclusion	Several of the submissions raised the topic of inclusion, especially how the plan would assist with ensuring that young people from a range of backgrounds and lived experience are able to connect with broader community life was raised for consideration.	When developing the strategies and plans we heard from groups with lived experience (pages 24 and 25), including young people from diverse cultural backgrounds, young people living with disability, and LGBTQIA+ young people. They provided feedback that recognising diversity within diversity and understanding that what we refer to as priority populations are not homogenous groups, was very important to their ongoing inclusion in community life.
Young people living with disability	One respondent wanted to ensure that young people living with disability had been included in research for the action plan	Targeted engagement was conducted with young people living with disability and their parents and carers in the development of the Plan (pages 24 and 25). To allow for people living with disability to further engage in the consultation process, an Easy Read document is available that has been developed with the Council for Intellectual Disability.
Purchase of community assets	One submission suggested the acquisition of land for the purposes of a youth centre	All community centres are available for the whole community, including young people, to access and utilise. This aligns with feedback from young people that they want to connect and participate in places that are part of the community and not spaces and places allocated for young people. Council has an adopted Community Centres Strategy which identifies the need for additional community centre space in Brookvale. The proposed mechanisms will ensure young people are involved in decision making on any additional community centre space. Any decision regarding Council acquiring property would be undertaken in line with the merit-based process provided by the adopted Property Management Framework.
Delivery of the Action Plan	There was strong support for the plan, however young people especially requested that ongoing	We will continue to ensure that we engage with a diverse cross-section of young people in the delivery of the plan, committed to in

Theme	Issues, change requests and other considerations raised	Council's response
	work was undertaken to ensure that implementation included ongoing check-in and consultation with young people about delivery of the Plan.	the Implementation, Monitoring and Evaluation section (page 48).

Appendix 1 Verbatim community and stakeholder responses*

A. Online submissions³

Number	Submission
1	I like the moral and the planning of the idea and how it was displayed, with problems and statements relating towards youth today and then your solutions, which was clear, easy to read and straight to the point. However I just wonder what exactly you mean by the solutions, such as what is going to be done to achieve your goal/ idea. How are you gonna solve the problems/ statements of youth that you said before? I'm just asking myself, how will this be done?
2	I agree with the proposed actions and I think it is important to keep checking up to see the changes are actually working
3	I think its good that the council is getting young people to engage into the community. At times people can be disconnected from their community, which is such an essential part of their life. This idea will allow young people to connect and form relationships and better the community as a whole.
4	I'd Love To See Some More Live Music On The Northern Beaches, more band nights and more medium/bigger bands come and play on our beaches especially ones who grew up here :) it provides a safe space for all ages and live music is so important but has dropped off massively in the last few years on the northern beaches.
5	I hope youth can join more social activities.
6	I do love the idea of helping out with young people and those of similar age to me. I believe all people including kids should have a chance to speak and be open with their ideas, no one should feel bottled up and unable to have their chance of sharing what they have to say.
7	I think it is an amazing idea! a suggestion is to also involve seniors in the program!
8	Make sure that actions are put through so that the plan goes ahead and is a success.
9	We could make school more enjoyable by including activities that make more students want to come to school. This sort of thing is incorporated into languages in year 7 and 8 at Saints in my experience. This makes me always look forward to my language period and could be done in other subjects.
10	As said in the doc, I think it would be important for young people to connect more with older people, this could help educate the younger people about what is to come in there lives and starting to develop strategies they could use to overcome those. Also about younger people standing up for themselves, It is important for younger people to feel safe when sticking up for themselves, they need to feel comfortable when taking action. For example, if there is something going on at home, if the younger person takes action, they would stick up for themself and feel comfortable expressing there feelings.
11	I think the plan sounds good. I'm not too sure about how well it will work though. Maybe some one-on-one support or talk might be good for shy young people.
12	I believe getting young people to communicate with older people will be a challenge within itself. I would love to hear the ideas for getting this plan into action
13	Support Youth Advisory Group to review Council Agenda monthly, and build capacity, participation and knowledge of Council process The single biggest issue to effect the mobility of youth on the Northern Beaches is being discussed at Council on 28 Feb 2023 by way of a Notice of Motion concerning e-bikes. One Councillor claims that the elderly citizens in a NB 'village' were living in fear of going to the shops because of the young people riding too fast on their e-bike. Council adopted its Bike plans and 'Move NB' Strategy in 2018. The community, in particular the young people of the NBs are way ahead of this plan and have embraced e-bikes as a means of

*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

³ Some people only answered the sentiment question in the online submission form and did not provide further comments.

	<p>transport to and from school and their local haunts.</p> <p>They have embraced this form of transport and should be consulted about safe bike riding and provision of facilities to promote safe e-bike ownership and riding.</p> <p>No more reports that become meaningless and events overtake the actions and implementation plans.</p>
14	4wd tracks in the northern beaches
15	<p>Would love it if there could be a place on the Northern Beaches where people could meet with their cars and do drifting car shows etc. because then people would be able to do their burnouts at the facility and not on the roads endangering lives.</p> <p>Another place would be great to have would be a 4WD track somewhere on the Northern Beaches that is open to northern beaches 4wders maybe somewhere up near Belrose Terrey Hills. Because there is a big community of 4wders on the beaches who just want a place to go on the weekends and test their rigs.</p>
16	It is good
17	I think this movement is extremely beneficial for the upcoming generations of our society. The 4 man goals to achieve pursue true interest in the young minds and provide many opportunities for all
18	informative presentation maybe include a collaborative feature to keep students a bit more interested and alert.
19	Cool
20	i like it
21	Having grown up on the Northern Beaches gay, when unspeakable prejudice and violence was occurring, this is a much needed and long awaited initiative.
22	More inclusivity in the community is needed
23	There is lots good in this. Well done. However being older myself I feel youth need guidance and will benefit from the wisdom of those who have lived much longer and experienced much more. When I was young I thought I knew it all and knew better. With age and experience I realise that the younger generation can benefit from lessons learned by others.
24	<p>All of the main Australian surveys of youth people show climate change as the single most important issue for young people. For example, in the 2022 Mission Australia survey, 51.0% of young people identified climate change as the single most important issue in Australia. This 50-page document showcasing the 'voice of young people across the Northern Beaches' makes no reference at all to 'climate change', and the word 'environment' occurs just 5 times; twice in the introduction by the Mayor, twice relating to safe environments, and only once quoting a young person who is 'interested ... in the environment'.</p> <p>Why does 'Youth Voice' not in any way reflect the passion of young people like me on climate change as the single most important issue of concern to young people? Why are there no specific actions Council, young people and the community can take to collectively address this issue? I'm sure a lot of the mental health issues would be positively affected were we to start to unite together to address this issue. This is what young people want.</p> <p>Council either didn't listen, or they didn't ask the right questions.</p>
25	<p>what is the point of announcing a plan for 2028 that really need no real planning at all</p> <p>plans are like talk</p> <p>cheap</p> <p>for the amount of money you receive you can do better than this !</p>
26	<ol style="list-style-type: none"> 1. I don't like the term "Voice" - it implies automatic agreement with the controversial Indigenous voice to parliament of which nearly 40% of Australians (according to polls) disagree. 2. Wisdom comes from age, not from 15 year olds. 3. Added bureaucracy to Council affairs and actions 4. Added bureaucracy and delays if Youth Voice contradicts Council concerns. 5. Pressure on Council to accept the Youth voice, even if controversial.

27	Less paragraphs more visual features like mind maps
28	I am looking forward to seeing the action plan in action.
29	I think the introduction of this Youth Voice Action Plan will really benefit and help young people on the northern beaches. The extent of the research and consultation process gives me confidence that these outlined strategies will deliver the results intended to benefit young people here. I think if it's stuck to with consistent and reoccurring consultation with young people, to ensure and update the plan if it's not working, then it can have great impacts.
30	<p>Under Direction 3, I would suggest including an action that ensures education on the protection and value of the natural environment. It is no secret that conserving our natural environment is a key priority within young people, and in continuing to educate them about the scientific and cultural significance of the natural world will empower youth to take action and make decisions to ensure the promotion of our defining feature within the council. The natural prowess of the Northern Beaches is second to none, and ensuring informed perspectives will greatly benefit the local area.</p> <p>I support the Youth Action Plan as a vital means of ensuring the voices and opinions of youth are valued and heard.</p>
31	<p>I am a volunteer Scout Leader in Curl Curl. Scouts is a Youth Led organisation that has been working with youth on the Northern Beaches for over 100 years. Surveys have shown that young people that join scouts feel more included, help their communities more, and overall are more resilient. Scouting is inclusive no matter what your gender, race or religion. Best of all Scouts is Youth Led which means that young people decide what they want to do and adults help to facilitate that.</p> <p>I am not saying that Scouting is perfect but please think about it when finalising the 'Youth Voice'.</p> <p>Cheers XXXXX</p> <p>See reports on the effects of scouting: https://scouts.com.au/blog/2020/05/29/the-scouting-effect-scouting-builds-resilience-for-life/#:~:text=Resilience%20enables%20people%20to%20thrive,lead%20and%20learn%20by%20doing. https://scoutsvictoria.com.au/media/3677/welcome-to-scouting.pdf</p>
32	<p>The report does an excellent job at identifying key issues facing young people. The report notes several times in various contexts the importance of third places for young people, but the plan doesn't speak to this in any of the actions. It would be fantastic to see spaces for the 18-24 group experiencing delayed independence that are free or low cost, accessible, not centered around alcohol and indoor. In particular these would benefit LGBTQ young adults who may not be fully comfortable interacting with friends in the family home, young people with difficult or unsafe home life, young people with little disposable income and young people living with disability (who have fewer existing options). Libraries are a fantastic recourse but have a lot of limitations as a casual place for young people to hang out. I'd also like to note as this process continues that regular programs and services young people can engage with for multiple years will have a much greater impact than one off talks and events.</p>
33	<p>This plan seems highly effective as it targets the fundamental problems youth face today - feeling dis fragmented from society.</p> <p>What I have experienced is that youth are becoming greater delinquents on the northern beaches and the catalyst for this issue . Starts with the eshays and junkies that roam the streets. I also believe with this plan more kids will become tolerant to conforming to this drinking and drug culture.</p> <p>This plan seems like it will be highly effective as it shows the community and children that there is a proactive strategy to combatting the feeling of dissociation and isolation youth feel in today society</p>
34	<p>You need to have more import from social services. I don't think troubled kids are going to be resting coucil run programs. Coming from a young person of an alcoholic family I never saw any support for me. Everyone thinks northern beaches is easy and we fine. Kids aren't fine and no promotion to help them find support they need. Plenty if support for the in who is doing the drugs</p>

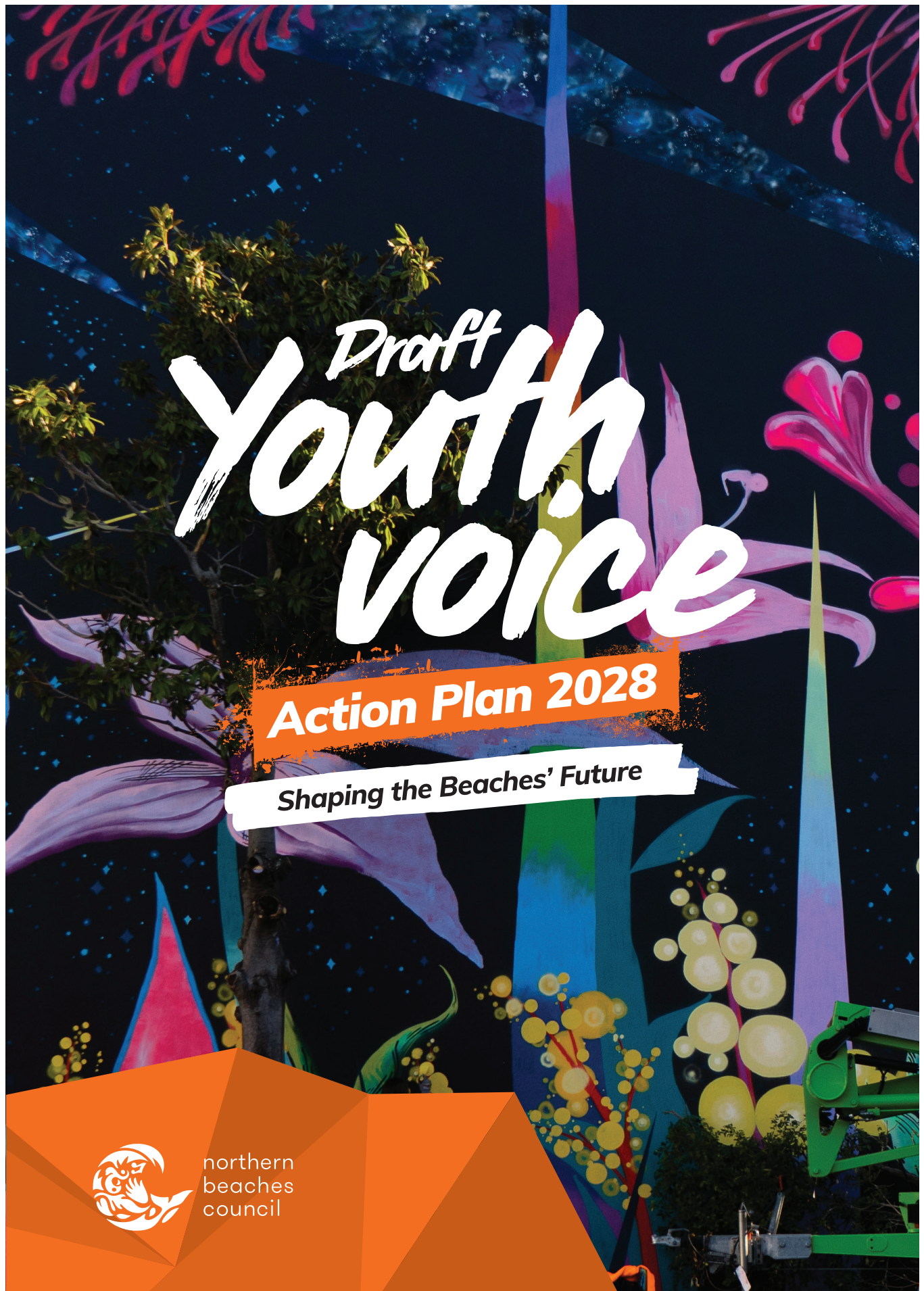
	but this left with nothing have no one to talk to, Social workers think we are all rich and suggest things that are not possible.
35	Suggestion: consult or collaborate with the persons with lived experience. As an example, what is it like to grow up with a disability? What is it like for a parent with a child who identifies as LGBTQI+
36	No teenagers going to any wholesome workshop to help them, but I do think creating a stronger community would be good. I also know that no young person is ever going to live on the northern beaches bc it is so expensive, but that's what makes it so good. I think supporting projects where teens could hangout would be good, as there aren't many of those in the NB. So far the only ones are Youth group and the mall, but I think we could do better. I have heard plans for a teen room where we could hang and play pool or whatever. Another great idea are table tennis tables. I really want these as they are easy to hang out at and easy to play.
37	The 'Youth Voice Action Plan' outlines the feelings of young people and a pathway into the future that benefits them. The paper could furthermore be improved by providing more statistics and numbers as it can help Council better understand where young people stand on such issues.
38	Isn't this something that parents should be doing and are responsible for?
39	I have been in the past a member of youth working groups and committees for Manly Council (MYC) and Northern Beaches Council (KALOF Committee, Interim Youth SRG) and I feel this document is light actions for providing opportunities for young people to engage in their passion whether that be performing in a band and getting an opportunity at one of Council's band nights or channeling a passion for art into an artwork for ArtDecko or working with some of council's youth workers on a street art project. these type of things have been important in the past and continue to be important.
40	one plan for all northern beaches youth is great idea
41	Really support these ideas. Love getting out on the beaches for some fitness and exercise with friends - appreciate all the great options for coastal walks and lake walks that allow me to bring my less fortunate Kuringai Council friends to the beaches to enjoy.
42-58	Submissions indicated support for draft plan, no comment provided.

B. Emailed submissions

Number	Submission
59	<p>Thank you for sharing the draft youth voice action plan. [REDACTED]</p> <p>[REDACTED] On reading the draft plan I have the following questions, and would be happy to discuss these in more detail:</p> <ul style="list-style-type: none"> The plan speaks to youth generally and then 'minority' groups, including people with a disability. How do we create a truly inclusive community where all people have an opportunity to connect broadly outside of their 'minority' group? What employment opportunities exist in the Northern Beaches for people with a disability? What role does/can the council play in providing employment opportunities? Have people with an intellectual disability been included in the research for this action plan? <p>Please let me know if you would like to discuss any of these topics in more detail before you finalise the 2028 action plan.</p>
60	<p>My name is [REDACTED] and I teach [REDACTED]. My Year 10 students are working on an assessment task identifying a problem in the local community and drafting solutions to these problems. I wanted to let you know we have been using the Council's Youth Voice Action Plan website and documents as resources to demonstrate how this is done and to encourage the students that they do have a say in our local community. So firstly, congratulations on the great work you are all doing. I can see the incredible amount of working</p>

	<p>going into this and I wanted to acknowledge all your efforts. (People often forget to say thank you when things are going well, don't they!)</p> <div style="background-color: black; width: 100%; height: 80px; margin: 10px 0;"></div> <p>If you know who I could speak to about either of these requests, I would really appreciate it. All the best and good luck with your project!</p>
61	<p>I am most interested in Council actually being able to do something to make real the aims and elements contained in your Youth plan.</p> <p>My vision also connects with the future plan for the Brookvale precinct which speaks of being a place for community and a place of achievement to keep our youth here on the Northern Beaches. Our youth of today need opportunities for the future establishment of their ideas and endeavours.</p> <p>Please read my attached submission to your Have Your Say.</p> <p>Please include me in the discussions that could arise out of such a suggestion that Council could purchase and run a property which is at the moment for sale.</p> <p>Opposite Freshwater Campus, and has history attached! but importantly is the perfect chance to provide a real space for all your proposals to actually become real.</p> <p>When Council does this, the youth will actually believe in the good work that our Govt bodies CAN achieve. Not just words, but actions.</p> <p>We do not have a community space on the Northern Beaches for young people. The wonderful Curl Curl Pitt Rd Creative Space was just the first step in addressing this successful support to the importance of such a Centre.</p>

Document administration	
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Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.



2

Acknowledgement of country

Council acknowledges the traditional custodians of these lands and shows its respect to the Elders past and present.



Artist credit

Aleta Wassell, 19
Over 18's People's Choice Recipient
ArtDecko 2021

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Cover artist credit
David Cragg
Midnight Dream, 2020
Photograph by Connor Neil

4

Message from the Mayor

Building a better future together - A plan to empower young people.



Young people are active contributors and essential to a thriving and vibrant community. They are our current and future leaders, innovators, creatives, and environmental caretakers. The experience of young people on the Northern Beaches is constantly evolving.

When speaking with our young people they talk about their sense of social justice and the importance of diversity, environmental consciousness, and their aspirations for making a difference to the world they live in.

Our young people reflect their surroundings and broader social and cultural norms, but also give us a glimpse into the future. To allow us to remain thriving, vibrant and relevant we need to listen and act on their advice and ideas.

Better Together 2040 was adopted in 2021 by Council and provides clear strategic direction to guide and focus Council's work to ensure that the Northern Beaches is socially sustainable into the future.

The purpose of the Youth Voice Action Plan 2028 - Shaping the Beaches' Future is to outline 5 years of actions for youth development that will support and engage young people to participate in community life and achieving the outcomes outlined in Better Together 2040.

The Youth Voice Engagement and Insight Report explores the experiences of young people on the Northern Beaches and is the companion document to this plan.



Michael Regan
Mayor



Mayor Michael Regan with 2022 Young Person of the Year, Molly Parker

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Message from the Youth Voice Steering Group

The Youth Voice Steering Group was formed to provide guidance and advice throughout this project.

It consisted of a group of young people living on the Northern Beaches that have diverse ages, genders, interests and experiences. The input from this group ensured that every aspect of the plan was co-designed with local young people.

We asked some of the Youth Voice Steering Group why they got involved in the project:

The Youth Voice project was the perfect opportunity to take an active role in improving my local community. I wanted to leverage local voices and provide innovative solutions to situate my local council at the forefront of our state and our country.

Jessica, 20 years old

I believe it's extremely important young people all over the Beaches get involved in this project as it's our future, it's where we have grown up and want to grow old in. So if we aren't speaking up on our needs and options now I believe it'll be too late when our kids are experiencing the same issues we see today as young people.

Vaughn, 20 years old

I got involved with the Youth Voices project so I could really understand how our Council works and how it operates to help us. I realized there were a lot of projects where people could have their voices heard with the Your Say Northern Beaches website, which I didn't know even existed before I went to the Youth Voices meetings.

Oliver, 15 years old

The group was the perfect opportunity for me to share my thoughts, as well as connect with like-minded people from across the Northern Beaches, from all different age groups. It has been riveting to hear a variety of opinions and queries, and I can't wait to see where it goes in the future. It is an amazing way to make youth feel empowered as individuals, but also as drivers for change within their communities.

Lily, 15 years old



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Introduction

Overall, young people think the Northern Beaches is a great place to grow up.



“... I was born here. It's the best place ever to grow up.”

Why we need Youth Voice Action Plan 2028 - Shaping the Beaches' Future

Young people are active contributors and essential to a thriving and vibrant community. The experience of young people on the Northern Beaches is constantly evolving.

All young people on the Northern Beaches are empowered to participate in community life in a way that matters to them

This aspirational statement represents a collective vision for young people on the Northern Beaches.

We are fortunate on the Northern Beaches to be able to say that many young people already experience this, however we want this to be true for all young people.

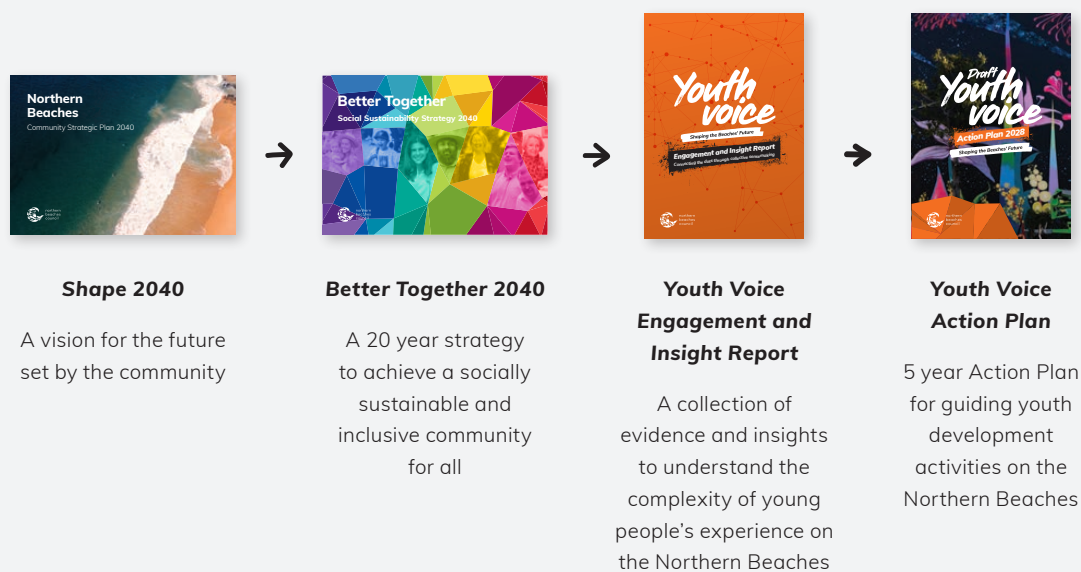
The statement provides the ongoing guidance for everyone contributing over the long term as we work towards enduring change.

Part of the Better Together Strategy

Supporting social sustainability outcomes for young people.

Our Better Together Social Sustainability Strategy 2040 was adopted in August 2021. It outlined our commitment to identifying the unique challenges we face over the next 20 years and builds on the many strengths that exist on the Northern Beaches.

A key action outlined in the strategy was to develop a youth discussion paper. The Youth Voice Action Plan is a vital part of this process to capture the views and voices of local young people and inform the delivery of youth development. These programs will build capacity and resilience of a diverse cross section of young people and local youth services.



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Working with young people to create change

Young people have been at the centre of developing this Action Plan. The name Youth Voice Action Plan 2028 - Shaping the Beaches' Future was selected by local young people to represent their desire for a greater presence in community life.

Following an extensive consultation across a range of activities, over 1,000 young people participated, contributing over 1,100 comments and ideas. This feedback highlights young people's current experience across eight focus areas and provides the evidence base for how we can all work together to achieve positive change for young people. This engagement tells us what matters to young people and how we can make sure that they remain a critical part of community life as the decision makers, innovators, and caretakers of our world today and tomorrow.

Overall, young people love growing up on the Northern Beaches and express a deep desire to continue living here as they transition to adulthood. Throughout consultation the four main topics that they spoke about within this context included housing affordability, concern for the natural environment and climate change, cost of living and supporting mental health (wellness).

Opportunities and challenges

Nine key insights emerged from the engagement that explain the current state of youth participation:

- 1 Role modelling**
The role of adults in positively modelling the variety of life skills, behaviours and attitudes young people need.
- 2 Mental health**
Where there are negative attitudes and stigma around mental health, young people are less likely to demonstrate help seeking behaviours.
- 3 Decisions for the future**
High cost of living leaves young people feeling like they are not in control of their future, and while in many instances the trend to remain in the family home can be a positive one, others can feel trapped in unsafe environments.
- 4 Assumptions about young people**
Assumptions about young people is one of the primary reasons for young people feeling excluded from community life.
- 5 Belonging**
One of the most positive aspects young people talked about was their love of the Northern Beaches and the sense of belonging they have for the area.
- 6 Skills and education**
Young people know that to achieve economic security and financial independence they need to have the skills and knowledge to support themselves.
- 7 Support systems**
Young people spoke about the importance of both formal and informal support systems and highlighted a growing reliance on families and friends for mental health support.
- 8 Connection**
The way that connections occur does not look the same for everyone, but young people talk about connection being when they feel they belong to a group and feel close with other people.
- 9 Financial literacy**
Young people know that money matters. Often young people's approach and knowledge of financial literacy mirrors the spending habits and financial attitudes of those closest to them.

These insights together create an overall story that depicts how social and cultural drivers of behaviour impact on young people's ability to participate in a wide range of ways.

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A collective responsibility

A role for everyone in empowering youth.

Council plays an important role in supporting young people, delivering youth development and capacity building activities, placing young people wherever possible at the heart of decision-making that impacts them, and advocating to improve outcomes for young people.

The Plan has identified that there is a role for everyone in the community in supporting young people to be part of the community.

Council

Enable, advocate, and listen to young people in our work.

Young people

Engage with Council and contribute ideas, be involved, and connect with the community.

Youth Services sector

Work in partnership with young people to build capacity, especially for those from priority populations.

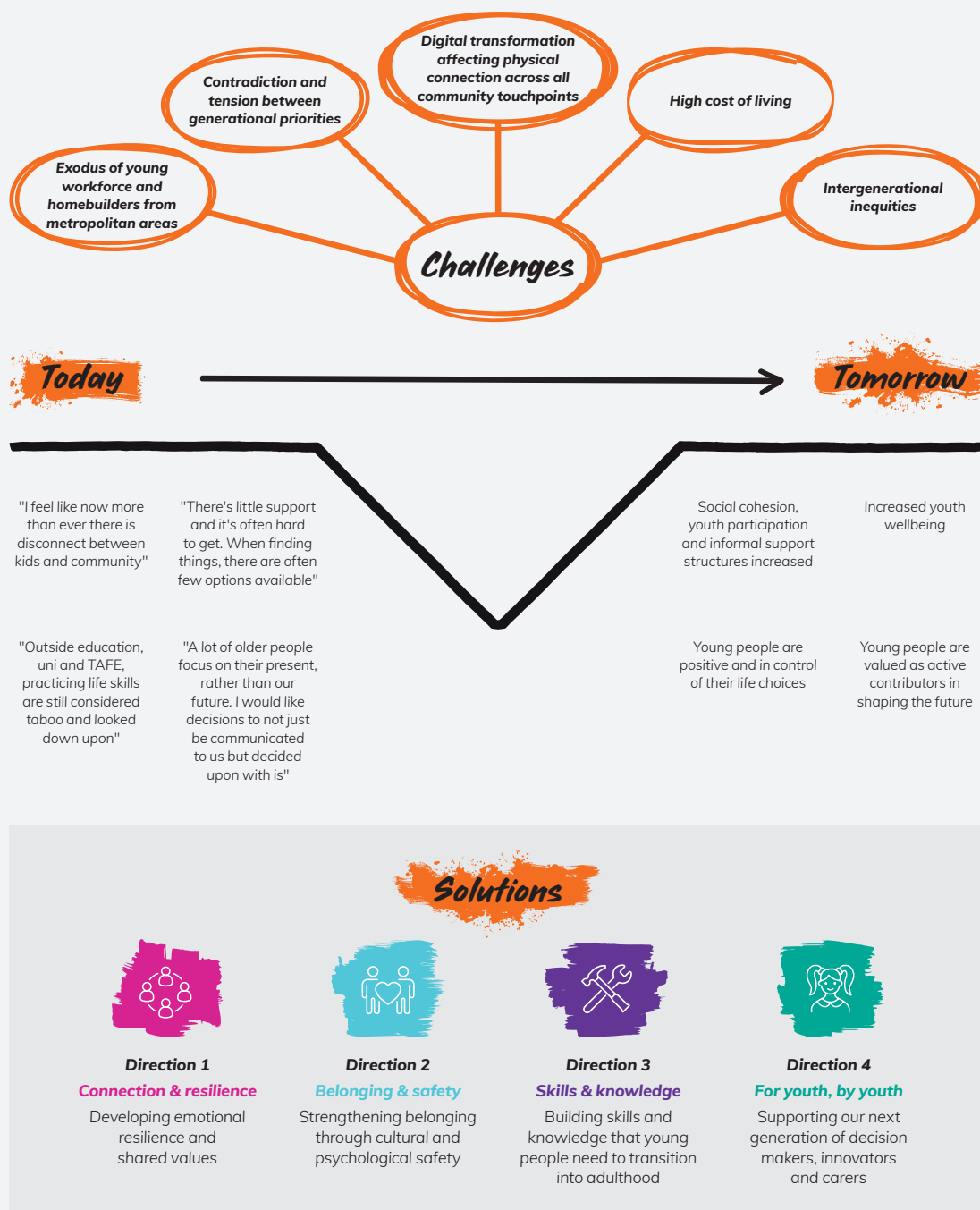
The community

Embrace, respect and mentor young people in the community.

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Youth Voice - Creating a positive future

Using our collective strengths to overcome challenges and guide us from today into tomorrow.





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A new approach to supporting young people

The Youth Voice Action Plan provides a holistic plan to improve youth wellbeing, build social cohesion and increase participation of young people.

The experience of young people living on the Northern Beaches is shaped by many interconnected factors that impact on their ability to feel safe, included and connected to the community they live in.

“I experience equity when I am listened to about what I need and what my community needs”

Young Person, 12-17 years, Targeted workshop (LGBTQI+)

We know that young people face barriers to participation in community life, but often this has been viewed purely as an activity supply problem, where solutions are traditionally designed to create specific programs for young people. The persistence of youth withdrawal and declining participation in community life tells us that providing activities alone does not provide a solution to the problem.

This plan builds on the strengths in the community to overcome these challenges. It seeks to highlight places that Council, in collaboration with young people, community service providers, and the community can make the most difference to improve participation of young people and their experience of community life.

Planning a future so all young people on the Northern Beaches are empowered to participate in community life in a way that matters to them.



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Emerging into adulthood

Key transition periods for young people.

We know that between the ages of 12 and 24, young people experience multiple transitions, more so than any other time in their lives.

These transitional phases of life mark physical, cognitive and emotional changes as well as an eventual transition from child orientated support services (such as school and youth support) to the services offered to the general adult population.

To make these transitions successful we know that young people need to understand where they can get support during these periods of change.

We can help young people to nurture their resilience and set them up to be able to cope and adapt to change throughout their lives in healthy and sustainable ways if we get it right at these critical transition stages.

Snapshot of feedback about key transition points

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Primary to high school

- Informal support networks become increasingly important to those aged 12-17.
- Role modelling in childhood impacts the way young people will make decisions, and their understanding of foundational money matters when they transition to adulthood.
- Young adults reflected that it was not until they had transitioned from high school that they realised the importance of money management skills. Those who had been exposed to good financial habits as children found it easier to get on track as a young adult.

High school to university

- Having family support systems is an advantage that allows some young people to have support as they undertake further study or training.
- Juggling study and earning money can mean there is not much time left to engage in community life.
- Young adults tell us it is at this point that they realise they may not have the financial literacy required for ongoing good financial health.

Moving into employment


- Young people find it hard to locate genuine entry level roles on the Northern Beaches.
- Some of the life skills young people say they did not realise were important to know include tax knowledge, setting up bank accounts and how to register for support payments through portals like Centrelink.
- Young adults in apprenticeships told us that they found learning skills around running a business primarily came from their employer than through their study.

Living at home and moving out

- Many young people find that they cannot afford to move out of home and stay in a state of semi-independence for much longer than previous generations.
- Currently there is not a strong skill transfer pathway for information about housing and accommodation including where to find rentals, how to find flatmates, the process for applying for a property, bond requirements etc.
- For those wanting to obtain a mortgage they often do not understand how they go about this, and the types of financial habits banks look for.
- Overall young people told us that their capacity to save and have discretionary spending money is greatly reduced if they move from the family home.

Moving from child-orientated streams to adult services

- The transition to adult services could be supported better in a range of ways.
- For young adults needing mental health care facilities, they can be put with much older patients which leads to them feeling disconnected.
- For those transitioning from care of the state this is a particularly difficult time as there are limited support structures for them to fall back on as they traditionally have a lower earning capacity.
- The cost of health services and treatments, including medication often becomes unaffordable as young people take on these costs themselves, as well as new financial responsibilities.



*Who our young
people are and
what matters
to them*

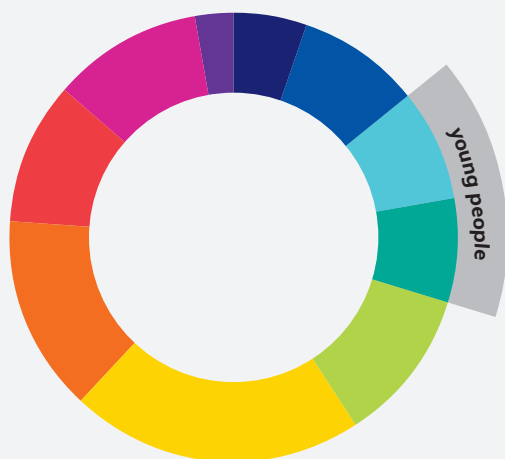
Defining empowerment in the voice of young people



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Demographic snapshot

Our young people in 2021.



Age segmentation on the Northern Beaches

Babies and pre-schoolers (0 - 4)	5.4%
Primary schoolers (5 - 11)	8.9%
Secondary schoolers (12 - 17)	8.1%
Tertiary education and independence (18 - 24)	7.5%
Young workforce (25 - 34)	11.0%
Parents and homebuilders (35 - 49)	21.3%
Older workers and pre-retirees (50 - 59)	14.0%
Empty nesters and retirees (60 - 69)	10.4%
Seniors (70 - 84)	10.7%
Elderly aged (85+)	2.7%

Total population: 263,561

Age of Young People



12 - 17 years	52%
18 - 24 years	48%

Total young people: 41,032

Where Young People were born (15-24 years)

Most common



24,431

Australia



1,384

England



331

England



145

China

Biggest five-year increase in overseas birthplace*



12.7%

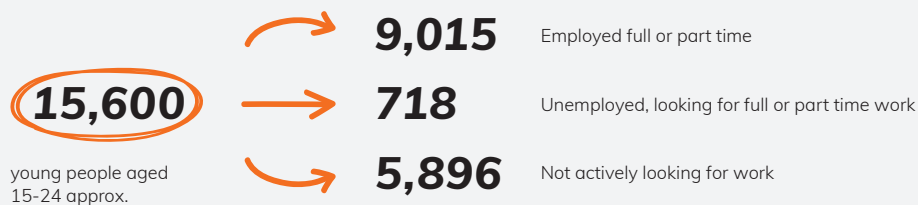
Young people that speak a language other than English at home*



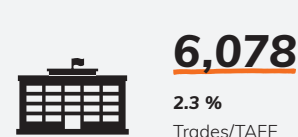
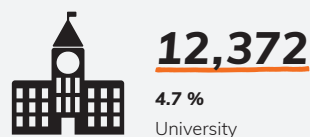
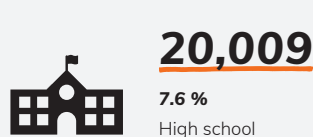
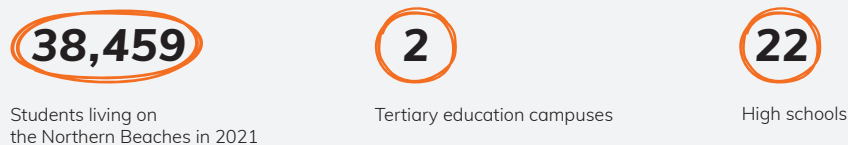
6,914

Have a long term health condition (15-24 years)

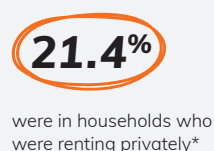
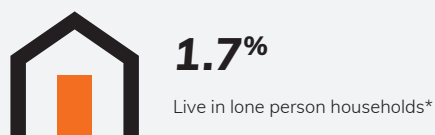
Young people in the workforce



Our young students



Where do our young people live?



* Indicates data from 2016 ABS census

Diversity within diversity

Recognising the rich diversity of young people living on the Northern Beaches, the burning issues were identified for different priority populations.



LGBTQIA+

"To experience equity, you are helped in the ways you need with supportive people "

Young person 12-17 years
LGBTIQ+ targeted workshop

LGBTQIA+ Australians are far more likely to be psychologically distressed than non LGBTQIA+ Australians¹.

Around 10% of young Australians experience same-sex attraction, most realising this around puberty².

That means there are likely 4,103* young people who relate to this priority population.



First Nations

"Equal opportunity is what equity looks like to me and providing all people the resources they need to thrive and succeed"

First Nations Young Person
12-17 years

First Nations young people spoke about the need for connection between young people, culture, and community. This group identified the need for role models in the community who can provide mentoring to young people and help people access services when they need them. A key concept was around opportunities for connection through storytelling.

First Nations People make up 0.6% of the total Northern Beaches population.



Living with disability

"Events on the northern beaches are often planned for the able, and the disabled as taken as a second thought."

Young Person 12-17 years
living with disability

Young people living with disability can experience barriers to access and inclusion. Research suggests that these barriers can increase the risk of poorer health and wellbeing outcomes.

There are 638 young people between the ages of 10 and 24 with need for assistance living on the Northern Beaches.

¹ Beyond Blue, Statistics, <https://www.beyondblue.org.au/media/statistics>

² Ibid

³ Kessler, RD et al. (2005). Lifetime prevalence and age-of-onset distributions of DSM-IV disorders in the National Comorbidity Survey Replication. Archives of General Psychiatry, 62: p. 593-602.

⁴ Headspace, What is School Disengagement (2018) <https://headspace.org.au/assets/Uploads/Centres/Elsternwick/SDST-v2-Editable-FINAL.pdf>



At risk of disengaging from school

"Kids also need adult role models, like coaches and nice teachers to help us grow."

Young person 12-17 years
Targeted workshop

Disengaged students are at greater risk of adverse social and educational outcomes. We also know that 75% of mental health issues occur before the age of 25³.

3% of all students have persistent serious disengagement with additional challenges. E.g Mental health distress.⁴

This equates to an estimated 600* young people on the Northern Beaches disengaging from school.



Multicultural and linguistically diverse

"Equity is getting someone an extra piece when they need it rather than everyone getting the same piece"

Young Person 12-18 years
Targeted Workshop

Many young people from culturally and linguistically diverse backgrounds have different experiences and face different challenges living and working on the Northern Beaches. Some young people may experience barriers accessing services, due to lack of information about services, language barriers and actual or perceived cost associated with services.

4,800 young people living on the Northern Beaches were born overseas.



Young people with lived mental illness experience

"Safety means being able to have a nourishing environment with care and overlook to enable fullbacks when times get tough "

Young Person 18-24 years
Targeted Workshop

14% of children aged 12-17 met the clinical criteria for mental disorders⁵. 15% of 18-24 year olds experienced high or very high psychological distress⁶.

Unlike older age groups, young people have remained reporting higher rates of psychological distress than pre pandemic levels⁷.

* calculated using 2021 ABS data

⁵ AIHW, Health of Young People, Table 1

⁶ This percentage is derived from the ABS National Health Survey (NHS). The most recent data available is from 2017-18 as due to Covid19 pandemic, rates of psychological distress were not reported at the time of the NHS 2020-21 survey

⁷ ANU Centre for Social Research and Methods Covid19 Impact Monitoring Survey Program

How we support young people now

Currently Council supports capacity building for young people in a variety of ways.

"I think the youth advisory council is a really good idea to let young people's voices be heard"

Young person 12-17 years, School Engagement Session

69

Individual touchpoints with youth across

18

Council teams.

Supporting	Examples of programs/activities delivered
Skills development	<ul style="list-style-type: none"> • Leadership development through the Youth Advisory Group • Partnering with schools to deliver gatekeeper training to those 16+ • Professional development programs across a range of topics • Volunteer opportunities to work for event management • Youth employment opportunities • Work experience placements including high school, social work, research, engineering undergraduate, traineeships and student planner roles • Road safety programs • Youth opportunities grant • Development of creative skills in programs that foster skills in music, film and other creative pursuits
Engagement	<ul style="list-style-type: none"> • Facilitate and include young people in strategic and place planning • Attending high schools to speak with young people about waste reduction • Express Yourself annual exhibition featuring artworks of HSC students
Interest activities and programs	<ul style="list-style-type: none"> • Glen Street Theatre Program • HSC Lock-in in the Libraries • Young writers' competition • Youth art workshops
Community development	<ul style="list-style-type: none"> • Young people are identified as a priority group for awarding community development grants • Provision of community and cultural venue space at subsidised rates for organisations who deliver programs to youth • Exhibitions of emerging artists in creative spaces across the area • KALOF, Council's youth social media channels • Supporting a range of events and youth programs in partnership with youth service providers



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How the Action Plan was developed













Understanding young people's unique experience.

The Youth Voice Action Plan has been grounded in youth participation and engagement from origin. Using a co-design process **engagement created a shared language and understanding between stakeholders that represents the diverse experiences of the people involved in the process.**

This Plan includes a snapshot of the key insights and stories we heard from young people. We encourage you to explore these insights in more depth in the Youth Voice Engagement and Insight Report.

“Each person provides a unique perspective on our local community given their different ages, schooling, cultural backgrounds, and upbringings. This project encourages diverse thought where despite our differences, we can be united in the similar purpose of wanting to create a better local community.”

Youth Voice Steering Group member

	Inform	Consult	Involve	Collaborate
Objective	Work with young people to plan the project and engagement	Determine the current challenges and opportunities for young people	Identify the key outcomes young people want and need delivered	Co-create an action plan for everyone
Activities	 Planning workshops	 Workshops  Youth voice consultations  YourSay thought board	 Social media  School engagements and activations  Community conversations	 Action planning workshops to co-design actions for 5 years
Results	4 planning workshops with young people	81,052 social media reach 12 Youth Workshops 1 co-design workshop 114 Youth Voice photo competition entries YAG workshops 1 sector workshop 17 School engagements and youth activations 7 Priority group workshops 42 Your Say comments 48 community conversations	4 co-design workshops	3 Action planning workshops with 39+ participants
Outcome from engagement	 8 Focus areas	 9 Key insights 4 Directions	 10 Outcomes	 Key actions

30



What we learnt from young people

Understanding our big problems and where there is already positive change happening for young people.

We heard from young people that the adequacy of their life skills impacted on how they experienced the transition to independence, and ultimately to being an adult. The skills developed through adolescence and young adulthood correlate to how they experience their participation in community life. Over time the experience young people have in community life (either positive or negative) contributes to their sense of self, belonging and overall wellbeing.

When youth wellbeing suffers, how youth are perceived in the community is impacted and ultimately either reinforces or challenges subconscious bias of community attitudes and behaviour about young people. Not everyone experiences this cycle in the same way, however young people have overwhelmingly told us that the community incorrectly perceives the outcome of this cycle as young people not caring about or wanting to participate. When this happens, young people further isolate and withdraw from many facets of community life.

Young people (12-17)	1026
Young people (18-24)	90
Parents and carers	13
Community members	57
Local youth services	30+

Top 10 themes: 12-17 years

- 1 Informal support systems
- 2 Feeling of belonging
- 3 Service usage
- 4 Youth visibility in community life
- 5 Mechanisms for connection
- 6 High cost of living
- 7 Issues and activism
- 8 Skills
- 9 Individual value base
- 10 Positive role models

Top 10 themes: 18-24 years

- 1 Service usage
- 2 Skills
- 3 High cost of living
- 4 Youth visibility in community life
- 5 Getting around
- 6 Issues and activism
- 7 Informal support systems
- 8 Individual value base
- 9 Feeling of belonging
- 10 Assumptions about youth

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Direction 1 - Connection and resilience

Developing emotional resilience and shared values.

Outcome measure - Increase in the number of young people agreeing that they feel connected with community life



Direction 1: Snapshot

What young people advocated for

A whole of community approach to shifting attitudes and assumptions about young people, as well as more opportunities to connect across generations

In their words

I feel like now more than ever there is a disconnect between kids and community. There is a divide between kids, support, community and services.

Young person
12-17 years

First Nations Workshop

I think it's essential for young people to connect with older people as they need the support and connection with other people.

Young Person
12-17 years

Culturally Diverse
Workshop

I would like to connect more at public spaces with other young people interested in drawing, writing and the environment.

Young Person
12-17 years

School engagement
workshop

Plan outcome

Young people participate in community life and have access to services and networks to help

Young people connect across generations

Young people have access to and feel welcomed in community spaces

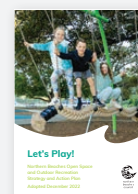
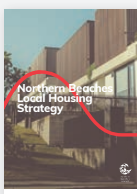
Impact on Better Together 2040 outcomes

Broad range of supportive community and social networks that reflect the diversity of the Northern Beaches

Value of all people is recognised, respected and embraced

Sense of belonging to life on the Northern Beaches

Links to existing Plans and Strategies



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Direction 1 - Actions

Connection and resilience

Action Plan outcome	Actions	Delivery Year
Young people participate in community life and have access to services and networks to help <i>"People with disabilities, we often experience inequity as people cannot understand our needs, and believe they know what is best for us. Events on the Northern Beaches are often planned for the able, and the disabled as taken as a second thought."</i>	Actions for Council	
	1.1 Trial the use of local social media influencers to support information and education delivery	Year 1
	1.2 Review current Youth Development activities so that they align with the strategic directions from Youth Voice	Year 1
	1.3 Work with internal stakeholders and young people to create a youth friendly guide to hiring and accessing Community Centres	Year 2-3
	1.4 Investigate and implement programs to strengthen support networks for young people	Year 2-3
	1.5 Develop and implement an approach to strengthening our work with 18-24 year olds	Year 2-3
	Actions in partnership with the Youth Sector	
	1.6 Coordinate advocacy to ensure the right services are available to meet the needs of young people living in the community	Ongoing
	Actions for young people	
	1.7 Encourage friends to participate in available opportunities	Ongoing
Young people connect across generations <i>"Older generation have their minds set on their way and don't stop for consideration of youth voices."</i>	Actions for Council	
	1.8 Coordinate a forum with Council, service providers and the community focused on building connections across generations	Year 1
	1.9 Explore ways to increase the amount of youth volunteering on the Northern Beaches	Year 1
	1.10 Increase opportunities for connection between Councillors and Council's Youth Advisory Group	Ongoing
	Actions for the community	
	1.11 When planning community activities, programs and events consider how to foster inter-generational collaboration	Ongoing
	Actions for Youth Advisory Group	
	1.12 Youth Advisory Group invite key stakeholders to meet and discuss initiatives to foster youth volunteering	Year 1
	Actions for young people	
	1.13 Register your interest with Council for volunteer opportunities	Ongoing

Action Plan outcome	Actions	Delivery Year
Young people have access to and feel welcomed in community spaces <i>"I would like to see the Northern Beaches Council use more effective planning policies... The Northern Beaches' future success hinges on younger generations - we should thus have a voice in the future development of our community."</i>	Actions for Council	
	1.14 Facilitate active youth representation in stakeholder engagement for the Community Connection Plan that will explore the importance of spaces and places for connection	Year 2-3
	1.15 Identify what makes a good communal gathering space for young people (Bumping Space), especially those aged 18-24 and investigate ways of activating them to increase young people's access and use of them	Year 2-3
	1.16 Advocate for and support young people to participate in the development of the Affordable Housing Action Plan	Year 4-5
	1.17 Engage with young people on the delivery of library programs, services, and spaces to encourage utilisation of libraries	Ongoing
Young Person 18-24 years	1.18 Strengthen meaningful participation of young people in land use planning including precinct, structure, and place planning	Ongoing
	Actions for Youth Advisory Group	
	1.19 Identify community spaces and places that can be better utilised by young people and facilitate intergenerational connection	Ongoing

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Direction 2 - Belonging and safety

Strengthening belonging by helping young people feel safe and included.

Outcome measure - Increase in the number of young people agreeing they feel safe at home and in the community



Direction 2: Snapshot

What young people
advocated for

Council to have a leadership role within the community and take purposeful steps towards authentic and ongoing inclusion of diversity of all kinds within community life



In their words

"I feel valued when there is representation in public spaces."

Young Person
12-17 years
School engagement

There's little support, and it's often hard to get. When finding things, there are often few options available."

Young person
12-17 years
School engagement



Plan outcome

A culturally safe and inclusive community for all young people

Reduced stigma and decreased systemic barriers for accessing services



Impact on Better
Together 2040
outcomes

Celebrating
First Nations
people

Sense of
belonging
to life on the
Northern
Beaches

Safe
places

Safe
people

Links to
existing Plans
and Strategies



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Direction 2 - Actions

Belonging and Safety

Action Plan outcome	Actions	Delivery Year
A culturally safe and inclusive community for all young people <i>"The biggest barrier for feeling safe in the Northern Beaches is the fears of discrimination and violence directly from difference of any type".</i> Young Person 12-17 years	Actions for Council	
	2.1 Build the capacity of local community and sporting groups to connect young people to services and supports	Year 1
	2.2 Develop a toolkit to improve youth participation and cultural safety in community life, especially for priority populations	Year 2-3
	2.3 Engage First Nations young people to contribute to developing programs to increase understanding of Aboriginal culture and heritage including local history and storytelling	Ongoing
	Actions in partnership with the Youth Sector	
	2.4 Develop a working group to explore safety issues relating to LGBTIQ+ community, with a focus on younger people	Year 1
	2.5 Collaboratively deliver workshops/seminars/forums to parents, caregivers, and community members on how to engage and understand the issues and challenges young people face	Year 2-3
	2.6 Find new ways to support young people from multi-cultural backgrounds and encourage participation in community wide activations	Ongoing
	Actions for Youth Advisory Group	
	2.7 Help Council identify and curate an internal image library of local young people to increase visibility of young people in council documents	Year 1

Action Plan outcome	Actions	Delivery Year
<p>Reduced stigma and decreased systemic barriers for accessing services</p> <p><i>"I don't hear about support within my communities, it's something that is much more taboo and difficult for young people to engage with. However, once people become open to ideas of social safety, it becomes much easier for younger people to engage."</i></p> <p>Young Person 12-17 years</p>	Actions for Council	
	2.8 Build the capacity of young people to support their peers through evidence based mental health training	Year 1
	2.9 Review and determine best channels of communication for young people to promote information, including sexual health and share with services	Year 2-3
	2.10 Map current support services available to young people who identify as LGBTIQ+ and identify gaps in support	Year 2-3
	2.11 Engage with the Youth Advisory Group to understand how to improve young people's connectedness and access to information during an emergency event to increase their resilience and safety in significant climate events	Ongoing
	Actions in partnership with other government departments	
	2.12 Promote No Wrong Door tool that captures current mental health education and support programs available to young people on the Northern Beaches	Year 1
	2.13 Co-design with young people and deliver an educational program focused on alcohol and substance abuse	Year 2-3
	Actions in partnership with the Youth Sector	
	2.14 Build stronger connections between Student Support Officers and local services to improve access to services for young people	Year 1
	2.15 Develop strategies for better connecting sport and community organisations and access to services for young people	Year 1
	Actions for young people	
	2.16 Proactively share experiences and impact of cost of living and other factors that affect ability to engage in community activities and support structures	Ongoing
	2.17 Participate in evidence based mental health training	Ongoing
	2.18 Plan and run awareness programs at school in the community e.g. "R U OK" day	Ongoing

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Direction 3 - Skills and knowledge

Building skills and knowledge that young people need to transition into adulthood.

Outcome measure - Increase in the number of young people agreeing they have the life skills and knowledge they need for the future



Direction 3: Snapshot

**What young people
advocated for**

More opportunities to learn and contribute to Council processes, more volunteering, mentoring and work experiences, and innovative ways of thinking about how to teach young people foundational life skills.

In their words

"Outside of education, uni and Tafe, practicing life skills are still considered majorly taboo and looked down upon."

Young Person
12-17 years
Targeted workshop
(LGBTQI+)

"The more they (children) understand, the better they can make decisions and be financially independent in their adulthood. We need to start teaching kids about money early on, so they grow up with a good understanding of how to manage their finances."

Young Person
12-17 years
YourSay comment

"Judgment in the workplace where young people cannot progress and skill is not taken into account - just age."

Young person
12-17 years
School engagement
session

Plan outcome

Opportunities to
access mentoring

Increase
opportunities
and improve
infrastructure to
facilitate skills
and education

Workplaces that
support and value
young people

**Impact on Better
Together 2040
outcomes**

Strong
volunteering
culture

Safe
people

Ensuring equity and
inclusion

Value of all people
is recognised,
respected and
embraced

**Links to
existing Plans
and Strategies**



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Direction 3 - Actions

Skills and knowledge

Action Plan outcome	Actions	Delivery Year
Opportunities to access mentoring <i>"I think that there should be better community strategies implemented to help the youth learn how to make money and become financially independent"</i> Young Person 12-17 years	Actions for Council	
	3.1 Map current mentoring programs across the Northern Beaches open to young people	Year 1
	3.2 Create a Youth Mentoring Hub to promote existing and future youth mentoring programs	Year 4-5
	3.3 Encourage and support established business owners on the Northern Beaches to mentor young people wanting support to set up their own business	Ongoing
	Actions in partnership with the Youth Sector	
	3.4 Promote opportunities to young people and prospective mentors and provide resources to improve mentoring practice	Year 4-5
	Actions for Youth Advisory Group	
	3.5 Create "How do I" videos that enable participation through peer-to-peer mentoring	Year 4-5
Workplaces that support and value young people <i>"I think when we all have a shot at things, and people are given the support they need, some really good stuff can happen"</i> Young person 12-17 years	Actions for Council	
	3.6 Deliver the Youth Employment Action plan as part of the Workforce Management Plan	Year 2-3
	3.7 Develop a mentoring program that connects young Council employees with more senior staff	Year 2-3
	3.8 Trial a program to empower young people to participate in the recruitment of council roles, that have a key impact on young people	Year 4-5
	3.9 Broaden the types of roles represented by Council at the local Northern Beaches Careers Expo to allow for young people to engage with the many career options that exist within local government	Ongoing

Action Plan outcome	Actions	Delivery Year
Increase opportunities and improve infrastructure to facilitate skills and education [equity to me is] "Fair opportunities to services and life choices regardless of circumstances" Young Person 12-17 years	Actions for Council	
	3.10	Develop resources and tools educating adults about how to have conversations about money and financial literacy with young people
	3.11	Work with business groups and training providers to promote pathways for young people to access work experience
	Actions in partnership with the Youth Sector	
	3.12	Map education, training and volunteer pathways on the Northern Beaches and develop a resource that can be used to increase opportunities and better promote what is available to young people
	3.13	Partner with education providers to increase equity of access to education through the development of additional resources including online content
	3.14	Promote and deliver capacity building workshops for young people that focus on saving and spending habits and developing positive future focused behaviours
	Actions for Youth Advisory Group	
	3.15	Young people identify relevant local internships, short skill courses, mentoring and volunteer opportunities and utilise youth led promotional opportunities to distribute information

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Direction 4 - For youth, by youth

Supporting our next generation of decision makers, innovators, and caretakers.

Outcome measure - Increase in the number of young people agreeing that they feel included in community life



Direction 4: Snapshot

What young people
advocated for

Better processes around engagement and decision making that build
consensus with young people on decisions that impact them.



In their words

**I believe that young people
are overlooked and due to
a stigma around us
(young people being seen
as immature, stupid etc)
our views aren't
taken seriously.**

Young adult
18-24 years

Targeted workshop
(Mental Health)

**"A lot of older people focus on
their present, rather than our future.
I would like decisions to not just be
communicated to us but decided
upon with us"**

Young Person
12-17 years

School engagement session



Plan outcome

A platform for youth voice

Processes that build consensus with young
people on decisions that impact them



Impact on Better
Together 2040
outcomes

Value of all people is
recognised, respected
and embraced

A resilient and
adaptive social
services sector

A sense of belonging
to life on the Northern
Beaches

Links to
existing Plans
and Strategies



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Direction 4 - Actions

For youth, by youth

Action Plan outcome	Actions	Delivery Year
<p>A platform for youth voice</p> <p>"Something that would make young people feel heard is being asked. I feel like sometimes young people are overlooked and viewed as if our opinions do not really matter and we are often not asked serious questions, therefore our voices aren't heard."</p> <p>Young person 18-24 years</p>	Actions for Council	
	4.1 Seek to include youth voice in all Consultative Council Committees	Year 1
	4.2 Implement a Young Thinker in Residence (YTiR) program to enable young people to lead research and advocacy work with support of Council and other stakeholders	Year 2-3
	4.3 Promote and share examples of successful youth engagement techniques	Ongoing
	Actions in partnership with the Youth Sector	
	4.4 Develop a set of meaningful engagement indicators for young people and embed them in decision making processes for youth services	Year 1
	Actions for Youth Advisory Group	
	4.5 Create a Q & A session with Councillor's and council staff where young people can come and ask questions of decision makers	Year 2-3
	Actions for Young People	
	4.6 Provide feedback that can improve access for young people to Council engagement processes	Ongoing
	4.7 Register to speak to Council on a matter that is important to you	Ongoing

Action Plan outcome	Actions	Delivery Year
Processes that build consensus with young people on decisions that impact them <i>"I feel most heard when someone sits with me and listens without interrupting"</i> Young Person 12-17 years	Actions for Council	
	4.8 Review approaches to youth advisory groups and strengthen the ability of Council's Youth Advisory Group to allow for meaningful participation of young people	Year 1
	4.9 Develop a quarterly reporting mechanism from Youth Advisory Group to Council	Year 1
	4.10 Establish a Youth Panel subgroup from Youth Advisory Group to meet monthly with the community engagement team to review upcoming engagement projects and identify those of most interest to young people and provide feedback on activities and channels	Year 2-3
	4.11 Create an online toolkit that provides practical actions for young people and the community to increase youth participation in planning and decision making	Year 2-3
	4.12 Implement a youth participation tool to monitor and evaluate participation by young people in Council decision-making processes	Year 4-5
	4.13 Support Youth Advisory Group to review Council Agenda monthly, and build capacity, participation and knowledge of Council process	Ongoing
	4.14 Ensure young people are included when collecting local knowledge to support and enable decision making in preparing for and responding to natural hazards and climate change	Ongoing
	Actions in partnership with the Youth Sector	
	4.15 Establish a working group for practitioners who facilitate youth advisory, youth steering, and youth engagement activities to collaborate on possible integration and alignment of these programs	Year 1
	Actions for Youth Advisory Group	
	4.16 Provide feedback and contribute to the design of youth focused support services	Year 2-3
	4.17 Actively participate in the Youth Advisory Group subgroup focused on engagement to review upcoming Council engagement projects	Year 2-3

Delivering the Plan

Implementation, monitoring and evaluation

The implementation of the Youth Voice Action Plan 2028 will be delivered in collaboration with teams across Council, the youth services sector, and young people.

Implementation of the Plan will be supported by detailed action planning and outcome measurement.

Progress against Youth Voice Action Plan 2028 - Shaping the Beaches' Future will be monitored by Council and the Youth Advisory Group.

The longer-term social impact of this Plan will be measured through the Better Together Social Sustainability Strategy 2040.

It is intended that this Plan remain responsive to changing needs and reviewed annually to accommodate any emerging issues. This review will include ongoing consultation with young people across the community to ensure that new and emerging trends are identified that are impacting on young people.

Resourcing

The implementation of the Plan will have financial implications in relation to actions identified over the next five years.

The actions and outcomes within the Plan will be allocated to the relevant business unit and delivered within operational budgets which are set annually by Council.





Community Safety Advisory Committee Terms of Reference

1 NAME

Community Safety Advisory Committee

2 PURPOSE AND OBJECTIVES

The purpose of the Community Safety Advisory Committee (the Committee) is to provide guidance to Council on community safety issues impacting the Northern Beaches.

The Committee will have the following objectives:

- Monitor crime trends.
- Advise Council on emerging crime prevention and community safety issues impacting the Northern Beaches.
- Monitor implementation of the Community Safety Plan.
- Inform the future development of the Community Safety Plan.
- Provide guidance to Council, as required, on issues relating to the development of Council strategies and services aimed at enhancing and improving community safety.

The role of this Committee is purely advisory and may not commit Council resources. The Committee is to work within the framework of the Community Strategic Plan and does not deal with operational matters. It should be noted that employees of the Council are not subject to the direction of the Committee or any of its members.

3 COMMITTEE CHARTER

The Community Safety Advisory Committee operates according to these Terms of Reference and their relevant Charter. Terms of Reference and Charters are adopted by resolution of Council and may also be amended by Council from time to time. The scope of the Committee is detailed in the respective Charter (refer Attachment 1).

4 MEMBERSHIP

- a) Membership of the Committee is comprised of up to 26 representatives of a range of stakeholder groups relevant to community safety and the delivery of the Community Safety Plan.
- b) The Mayor and 4 Councillors (up to 1 per Ward) will be appointed.
- c) In addition to Councillors, membership of the Committee is comprised of up to 21 representatives of a range of stakeholder groups relevant to community safety. The membership composition is detailed in the Charter (refer Attachment 1).
- d) All members of this Committee have an obligation to:
 - Attend all meetings scheduled for the Committee.
 - Objectively consider and actively participate in group deliberations.
 - Review relevant documents and provide feedback to the Committee where necessary, including occasional out-of-session consideration of time-bound matters that may fall outside the meeting schedule.
 - Endeavour to convey the views of the broader community, network or peak agency they are representing.
 - Maintain and respect the confidential nature of the meeting and other members.

5 ELIGIBILITY

- a) All Councillors are eligible to nominate for membership on the Committee. Appointments will be determined and endorsed by Council.
- b) Council will invite representation from the stakeholder groups outlined in the Charter.
- c) Representatives of networks /peak agencies must possess such skills, expertise, experience or special affiliation to be able to contribute to the Committee purpose and objectives.
- d) The selection of members will be undertaken in accordance with Council's Policy for Community Committee Framework and Appointment of Community and Stakeholder Representatives.
- e) A person appointed to the Committee shall continue as a member of the Committee for the period outlined in Term of Office.
- f) Should a representative vacancy occur during the terms of appointment, a new representative will be sought from the stakeholder group.
- g) Membership will be reviewed annually and if necessary, adjusted in accordance with the recommendation from the Committee.

6 TERM OF OFFICE

To assist with maintaining effectiveness and the continuity of knowledge within the Committee the terms of Councillors and other Committee members have been staggered. The aim is for established members to provide assistance to incoming Councillors after the council election and 12 months later, reciprocally from Councillors to incoming community members.

- a) The term for Councillors on the Committee is two (2) years or 12 months following the election of new Council.
- b) The term for other members on the Committee is four (4) years commencing within 12 months after the election of Council.
- c) All Councillor memberships will cease during the election caretaker period. New Councillors should be appointed to the Committee at the earliest opportunity following the election.
- d) The terms above are subject to the conclusion of the Committee, when all memberships cease.

7 SUPPORT PROVIDED

- a) Council will provide necessary resources to the Committee. This will include the venue and administrative support such as facilitating and running the meeting, preparation and distribution of the notice of meeting, agenda and the recording of the minutes.
- b) The Community, Arts & Culture Business Unit is responsible for managing the Committee and will be the main point of contact for members on Committee related matters.
- c) Council staff in the areas of Community Development and Environmental Compliance will be available to provide guidance and assistance where appropriate. The role of these representatives is to provide guidance on:
 - Status of current issues
 - Broad policy objectives
 - Local Government regulations and relevant legislation.

8 TIMETABLE FOR MEETINGS

- a) The Committee is to meet quarterly (four (4) times) throughout the year.
- b) A meeting will be limited to a maximum of two (2) hours duration unless the group resolves to extend the meeting to a particular time or until the completion of business.
- c) The schedule of meeting dates and venues will be provided to the members in advance and an agenda will be provided at least 7 days prior to meeting.

9 ATTENDANCE AT MEETINGS

- a) All members are expected to attend the meetings, or otherwise tender their apologies to either the Chair or lead Council Officer.
- b) If unable to attend, members may delegate their position to another member of their organisation, in consultation with the Chair or Lead Council Officer.
- c) No member should be absent for more than two (2) consecutive meetings without first seeking, and being granted, leave by the Chair. Without being granted such leave in these circumstances, the person's membership will be re-evaluated.
- d) While other Councillors may attend Committee meetings as observers, the meetings will not be open to other members of the public.
- e) On the invitation of the Chair or lead Council Officer, individuals or organisational representatives may be invited to attend a meeting in a one off guest capacity for the purposes of giving presentations or providing specific advice or expertise.

10 MEETING PRACTICES AND PROCEDURES

- a) The Council will ensure that each meeting is properly recorded with the use of minutes, which will be reported to Council.
- b) The quorum for each meeting will be one half plus the Mayor or another Councillor. If a quorum is not present within 30 minutes within the commencement time of the meeting, it will become an informal meeting with no recommendations or decisions made.
- c) The Mayor is the Chair of the Committee or their nominated representative.
- d) The Chair directs the progress of the Committee meeting. Subject to any determination by the Chair, each item is to be dealt with in the order in which it appears on the agenda.
- e) The Chair role is to facilitate the conduct of the meetings and ensure the Committee focuses on its primary purpose and objectives.
- f) This Committee is advisory in purpose and should have the intention of reaching consensus when endorsing items and recommendations. It has no authority to make decisions on behalf of Council.
- g) It will be at the discretion of the Chair when a matter is to be put to the vote. In such circumstances voting is to be by way of a show of hands. For a vote to be carried the matter must be supported by a majority of members present, with the Chair having a casting vote in the event the vote is tied (or Deputy in the absence of the Chair).

11 CODE OF CONDUCT

- a) All members of the Committee are required to observe Council's Code of Conduct and any other policy or requirement applicable to the proper functioning of the Committee.
- b) Members shall act in a professional and responsible manner with the information they obtain.

- c) Members must respect each other (often despite differences) and work together to create an open and trusting atmosphere. The group requires openness and honesty in order to function well and members should feel free to express their opinions and views without fear of recrimination.
- d) A breach of the Terms of Reference may lead to the member being removed from the Committee by the Chair.
- e) Members of the Committee do not have the authority to act or speak on behalf of Council including representations to the media on Council or the Committee's behalf. In accordance with Council's Media Policy, the Mayor is the only person permitted to speak to the media on behalf of the Council and the Committee.
- f) Conflicts of Interest: Council recognises that community representatives join such groups and Committees because of special interests they may have, and Council welcomes their expertise. Nevertheless, it is important that Council understands the basis of advice it receives from the groups, so members will be requested to declare any organisation they may represent. Disclosures of Conflicts of Interest, particularly pecuniary interests need to be made by members of the group and recorded in the minutes in accordance with section 442 and 443 Local Government Act 1993.
- g) Confidentiality and Privacy: Members may have contact with confidential or personal information retained by Council or other agencies. If so, members are required to maintain the security of any confidential or personal information and not access, unless the member is authorised to do so.

12 COUNCIL VALUES

All members of the Committee and all meeting attendees are expected to observe Northern Beaches Council Values outlined below:

- Trust: because being open brings out our best
- Teamwork: because working together delivers
- Respect: because valuing everyone is how we make a difference
- Integrity: because we are proud of doing what we say
- Service: because we care as custodians for the community
- Leadership: because everyone has a leading role

13 NEXT REVIEW DATE

- a) This Terms of Reference will be reviewed prior to the establishment of a new Committee.
- b) Amendments to this Terms of Reference may only be determined by Council.

ATTACHMENT 1	
CHARTER: Community Safety Advisory Committee	
<p>Established: March 2022</p>	<p>Function: To provide guidance to Council on community safety issues impacting the Northern Beaches.</p>
<p>Stakeholder Representative Term</p> <ul style="list-style-type: none"> • Councillors: Appointment for 2 years or until election caretaker period. • Stakeholder Representatives: Appointment for 4 years including one year following council election. 	
<p>Quorum and Voting</p> <ul style="list-style-type: none"> • The quorum for each meeting will be one half. • If a quorum is not present within 30 minutes within the commencement time of the meeting, the meeting shall become an informal meeting with no recommendations or decisions made. • The Committee should have the intention of reaching consensus when endorsing items and recommendations. 	<p>Composition/Membership</p> <p>The Committee comprises of up to 26 members representing a range of stakeholder groups relevant to the Community Safety Plan.</p> <p>The Chair is the Mayor or their nominated delegate on this group and Deputy Chair as elected by the Mayor.</p> <p>The following Council members will be appointed:</p> <ul style="list-style-type: none"> • Mayor (Chair) and 4 appointed Councillors (up to 1 per Ward) <p>In addition to Councillors, the group is to consist of up to 21 members as follows:</p> <ul style="list-style-type: none"> • Northern Beaches Police Local Area Commander or a delegate • Domestic Violence Interagency Chair • Mental Health Interagency Chair • Youth Interagency Chair • Northern Beaches Liquor Accord Chair • Housing and Homelessness Interagency Chair • Primary Health Network representative • Local Health District Network representative • Community Drug Action Team (CDAT) Chair • Seniors sector representative • 4 local State Members of Parliament or delegate • 2 local Federal Members of Parliament or delegate. • 5 Community members representing a broad range of strategic views on community safety across the Northern Beaches (up to 1 member per ward).
<p>Reporting Procedures</p> <p>Minutes of meetings to be reported to Council.</p>	
<p>Meetings:</p> <ul style="list-style-type: none"> • The Committee are to meet quarterly (four (4) times) throughout the year. • The schedule of meeting dates will be distributed at the formation of the Committee. • Agenda items, time and venue will be provided to the members in an agenda at least 7 days prior to the meeting. 	
<p>Ex Officio Advisors:</p> <ul style="list-style-type: none"> • Lead Council Officer: Community Safety Coordinator, Executive Manager Community, Arts and Culture, Manager Youth and Community Development • Business Unit: Community, Arts and Culture • Additional Council Officers: Executive Manager Environmental Compliance, Manager Rangers • Business Unit: Environmental Compliance • Council Executive: Chief Executive Officer, Director Community and Belonging 	

Revision History

Revision	Date	Status	TRIM Ref
1	8/5/2018	Terms of Reference (TOR) and Charter	2018/281599
2	23/3/2021	076/21 RESOLVED Notice of Motion 20/2021 – Community Safety Committee Membership	2021/196893
3	22/03/2022	065/22 RESOLVED Revision of Terms of Reference and Charter following election of Council	2022/089392
4	27/09/2022	288/22 RESOLVED Revision of Terms of Reference to include seniors sector representative	2022/526897
5	18/04/2023	Draft revised Terms of Reference to include local State and Federal Members of Parliament	2022/822717



MINUTES

COMMUNITY SAFETY ADVISORY COMMITTEE

held in Manly Town Hall on

THURSDAY 24 NOVEMBER 2022

**Minutes of the Community Safety Advisory Committee
held on Thursday 24 November 2022
in Manly Town Hall
Commencing at 9:30am**

ATTENDANCE:

Committee Members

Cr Sue Heins	Curl Curl Ward - Deputy Mayor - Chair
Cr Candy Bingham	Manly Ward
Cr Ruth Robins	Narrabeen Ward
Cr Michael Gencher	Pittwater Ward
Supt Patrick Sharkey	Northern Beaches Police Area Command
Narelle Hand	Northern Beaches Domestic Violence Interagency
Antoin Cullen	Northern Beaches Mental Health Interagency
Melissa Palermo	Northern Sydney Local Health District
Melinda Daley	Northern Sydney Primary Health Network - representing Lynelle Hales
Wendy Finianos	Community Representative – Curl Curl Ward
Mary Brearton	Community Representative – Narrabeen Ward
Sue Johansson	Community Representative – Pittwater Ward

Council Officer Contacts

Kylie Walshe	Executive Manager Community, Arts and Culture
Will Wrathall	Manager, Youth and Community Development
Darren Greenow	Manager, Regulatory Support – representing Azmeena Kelly
Kath Young	Community Safety Coordinator
Helen Askew	Program Support Officer, Youth and Community Development

Guest

Russell Peake	Manager, Social Planning and Services
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1.0 ACKNOWLEDGEMENT OF COUNTRY

The Deputy Mayor acknowledged the traditional custodians of the land on which the meeting gathered, and paid respect to Elders past and present.

2.0 APOLOGIES

Apologies were received from:

Cr Michael Regan	Mayor - Frenchs Forest Ward
Aileen Ogilvie	Northern Beaches Community Drug Action Team
Kevin Kingsbeer	Northern Sydney Housing and Homelessness Interagency
Lynelle Hales	Northern Sydney Primary Health Network
Libby Paulsen	Community Representative – Frenchs Forest Ward
Sam King	Northern Beaches Youth Interagency
Ray Brownlee	CEO, Northern Beaches Council
David Kerr	Director Community and Belonging, Northern Beaches Council
Azmeena Kelly	Executive Manager Environmental Compliance, Northern Beaches Council

The following members were not in attendance:

Doug Brooker	Northern Beaches Liquor Accord
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3.0 DISCLOSURES OF INTEREST

There were no disclosures of pecuniary or non-pecuniary conflicts of interest.

4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

4.1 MINUTES OF COMMUNITY SAFETY ADVISORY COMMITTEE MEETING HELD 1 SEPTEMBER 2022

RECOMMENDATION

That the minutes of the Community Safety Advisory Committee meeting held 1 September 2022, were accepted as a true and correct record of the proceedings of that meeting.

5.0 ACTIONS UPDATE

5.1 ACTIONS UPDATE

The following information was received and noted by the Committee.

MEETING OF 2 JUNE 2022

ITEM NO.	ACTION	RESPONSIBLE OFFICER	ACTION UPDATE
4.5.1	Investigate a sector or key community representative for seniors to join the Community Safety Advisory Committee	Kath Young	Complete. Refer to this meeting's Agenda Item 6.5.

MEETING OF 1 SEPTEMBER 2022

ITEM NO.	ACTION	RESPONSIBLE OFFICER	PROGRESS
6.1.1	Share with networks and the community that the reporting of crime, no matter how small, is essential to provide evidence and identification of patterns. Report crimes via the Police Portal or Crime Stoppers .	Committee members	Complete. Agenda Committee members encouraged to continue to share this when relevant.
6.1.2	Research and report on Council's process of investigating damage to Council facilities when video evidence comes to attention via social media.	Community Safety Coordinator	Complete. Refer to discussion.
6.3	Form a Working Group to progress the Community Safety Plan 2021-2026 action regarding sexual assault and report back to the Community Safety Advisory Committee on progress.	Committee members	Complete. Refer to this meeting's Agenda Item 6.5.

DISCUSSION

Action Item 6.1.2 Damage to Council facilities

Council has facility to scan TV, radio and news articles for reports with local relevance, however, has no formal facility to analyse social media for information on damage to Council facilities.

Community members are encouraged to report criminal incidents directly to the NSW Police Force Community Portal on 131 444 or [online](#), or to Crimestoppers on 1800 333 000 or [online](#).

Information about graffiti on Council property can also be reported to the Council's [Customer Service Team](#). Council's graffiti removal contractors will then be able to access this information and schedule removal.

6.0 AGENDA ITEMS

6.1 POLICE REPORT

Superintendent Patrick Sharkey provided an update on the Northern Beaches Local Area Command Police matters and requested the Committee hold in confidence Police matters discussed during the meeting.

The [NSW Bureau of Crime Statistics and Research \(BOCSAR\)](#) quarterly data was discussed, and crime trends were noted. A recent spike in property theft offences was largely associated with offenders entering unlocked homes and cars. Offenders are also accessing car keys left in unlocked homes to facilitate car theft. Regular licenced premises and firearms inspections are being undertaken.

Preparing for Summer

Emergency Management meetings have been conducted throughout 2022. Summer preparedness meetings have been held with stakeholders including Council, Rural Fire Service, SES, Marine Rescue and Water Police. Additional Police, including Licensing Police, are active every Friday and Saturday night to manage alcohol related crime throughout the Northern Beaches.

Suicide Prevention

Self-harm and suicide responses were discussed. Progress and actions of the Northern Beaches Suicide Response Steering Group were discussed.

Domestic Violence

Matters relating to domestic violence were highlighted. The Committee was assured that these matters are important to Police, and it was noted that audio recording of victim statements has recently been introduced to avoid furthering victim trauma. Police and Council support the Northern Beaches Domestic Violence Network and the [16 days of Activism against Gender Based Violence](#) was highlighted a current initiative.

Community Awareness

The Committee was encouraged to share with their networks the following key messages:

- Lock your cars and houses and secure your keys
- Report crime to Police at the time of the incident
- Support police by providing statements and cooperating with investigations.

DISCUSSION

Congratulations were extended to Superintendent Sharkey and the Northern Beaches Police Area Command on their efforts to identify and address local crime, their support of the community and on the results of their work.

Social media relating to Mona Vale Police Station was discussed. Superintendent Sharkey confirmed that this station is staffed 24 hours a day, 7 days a week. There are no plans to close this facility or reduce the Police presence north of Narrabeen Bridge. When officers at Mona Vale Police Station are engaged in other matters, an overflow phone diversion to Dee Why Police Station is activated.



MINUTES OF COMMUNITY SAFETY ADVISORY COMMITTEE

24 NOVEMBER 2022

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.1	Council staff to report on the progress and actions of the Northern Beaches Suicide Response Steering Group as a standing Agenda item for the Committee.	Will Wrathall	16 February 2023

6.2 ENVIRONMENTAL COMPLIANCE REPORT

Representing the Executive Manager Compliance, the Manager Regulatory Support provided an overview and presentation on compliance and regulatory statistics in relation to:

- Companion animal management
 - Dog attack data was discussed.
 - Changes to the Companion Animals Register and online Pet Registry with particular reference to the annual permits for non-desexed cats and restricted and dangerous dogs.
 - Registration and microchipping is required for cats over 4 months.
- Rangers
 - Nightly patrols are being conducted at East Esplanade, Manly.
 - Impounding Act 1993 being repealed and replaced with the Public Space (Unattended Property) Act 2021:
 - Includes shopping trolleys and all registered vehicles (cars, trailers, caravans, boat trailers) being removed from public spaces after being unattended in the same place for 28 days
 - Onus is on the owner to ensure items/vehicles are not left unattended
 - Enforcement will commence from March 2023
 - Council is currently developing website information and notifications
 - Office of Local Government is developing broader education program during transition period.
 - The intention is that the community remove belongings from public spaces and store them on private property or commercial storage, not relocate to another public space.
 - Infographic explaining notifications will be circulated with the Draft Minutes.
- Proactive Compliance
 - Arbovirus surveillance program will run during the warmer months
 - In conjunction with NSW Health, a tank water 'in close proximity' pilot program is being undertaken
 - Environmental Health Officers are undertaking food outlet inspections, including education and inspections relating to market stalls.

The Compliance presentation will be circulated with the Draft Minutes.

DISCUSSION

Markets and monitoring of car parking in surrounding streets was discussed. The Committee was advised that parking officers proactively patrol in the vicinity of Pittwater RSL however, streets without kerb and gutter are difficult to manage.

6.3 E-CIGARETTES (VAPING)

Melissa Palermo, Manager Alcohol and Tobacco Program at Health Promotion Northern Sydney Local Health District (NSLHD) recognised the Gayamaygal traditional custodians for the meeting in Manly and the Dharawal traditional custodians for where she grew up in Wollongong.

E-cigarettes (vaping) is an increasing area of concern and a presentation on current evidence, issues and action relating to e-cigarettes in the Northern Sydney area was provided. A copy of the presentation will be circulated with the Draft Minutes. In particular it was noted that:

- It is illegal to sell e-cigarettes (with or without nicotine) or e-cigarette accessories to a person under 18 years of age
- In spite of the [Public Health \(Tobacco\) Act 2008](#) which restricts the sale and supply of e-cigarettes, children and young people are accessing e-cigarettes. Most of those e-cigarettes contain nicotine.
- For persons over 18, a medical prescription is required to legally access nicotine e-cigarettes and liquid nicotine in Australia
- Persons over 18 are able to legally purchase e-cigarettes that do not contain nicotine
- [Wollongong University 'What's in a vape'](#) study has revealed that to date, they are yet to analyse a disposable device that did not contain any nicotine.

The [Health Promotion Team](#) is working towards addressing vaping issues by:

- Developing the [NSW Health: The facts about vaping](#) campaign
- Developing fact sheets for young people, parents and schools
- Sharing the NSLHD Vaping and Young People Survey Results Report with local organisations.

If community members think a tobacco or e-cigarette retailing law has been broken, they are encouraged to report by calling the Northern Sydney Public Health Unit on (02) 9485 6911 or report to the an [online reporting portal](#).

Further information is available to support the community:

- NSLHD webinar for parents and teachers: [NSLHD Vaping in Children and Young People Recording \(office.com\)](#)
- NSW Health Quit line on 13 7848 (13 QUIT) and [iCanQuit](#)
- Alcohol and Drug Foundation (ADF) [Guide to talking about vaping with young people](#)
- ABC Life Matters Podcast, ['How to talk to teens about vaping'](#)

DISCUSSION

High level regulation was discussed. The [Therapeutic Goods Administration](#) and Border Force Patrols endeavour to regulate at the point of entry. Fair Trading also have a role in regulation.

Confidence in e-cigarettes advertised as non-nicotine products is low. Smoking and using e-cigarettes are banned in all enclosed public areas and certain outdoor public areas, under the Smoke-free Environment Act 2000 and the Smoke-free Environment Regulation 2016.

The Committee was asked to share the presentation information and resources with networks and Northern Beaches community members to improve understanding of this issue.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.3	Investigate and report back to the Committee, the opportunity to update Council signage and website to include vaping and e-cigarettes information.	Kath Young	16 February 2023

6.4 DRAFT YOUTH VOICE ACTION PLAN

The Manager Social Planning and Services provided an overview and presentation on the [draft Youth Voice Action Plan](#). The draft Plan reflects work undertaken over the last 12 months to understand what it is like to be a young person on the Northern Beaches and supports young people to be more active contributors in community life.

The draft Plan outlines five years of action for youth development that will support and engage young people.

Key safety issues raised by young people during consultations included:

- Safety on public transport and in public spaces
- The importance of events and community connections
- Housing
- Online safety and how that links to mental health
- Alcohol and other drugs – the importance of role modelling by adults and the desire for opportunities to socialise in places that are alcohol-free.

At its recent Council meeting, Councillors agreed to place the draft Youth Voice Action Plan on public exhibition. Community comment is invited from 1 December 2022 to 28 February 2023. Following the exhibition period and collation of responses, Council will reconsider the draft Action Plan in early 2023.

The presentation will be circulated with the Draft Minutes.

6.5 COMMUNITY SAFETY COORDINATOR UPDATE

The Community Safety Coordinator addressed items previously circulated in the Agenda.

Item 4.5.1 Seniors Sector representative

Further to this action from the 2 June 2022 meeting, the following update is provided.

A range of senior groups were considered to represent the seniors sector on the Community Safety Advisory Committee. Current membership of the Committee includes the Chairs of various interagencies representing key stakeholders under the Community Safety Plan. The [Northern Sydney Community Network](#) was identified as the relevant interagency for seniors.

The Community Safety Advisory Committee members in attendance unanimously agreed to invite a representative of the Northern Sydney Community Network to join the Committee.

Action Item 6.3 Sexual Assault Prevention and Response Working Group

Further to this action from the 1 September 2022 meeting, the following update is provided.

The Working Group is now established and met on 14 November 2022. Priority areas for action were discussed however advice from Northern Sydney Sexual Assault Service (SAS) is being sought prior to Group actions being determined. A representative from the SAS will attend the next Working Group meeting to assist discussion. In the interim a draft guide is being prepared with the intention of providing services with clear information on:

- 24/7 referral points for victims of sexual assault
- Reporting options for victims.

It is intended this guide will lead to a landing page on Council's internet with more information and links for services and victims.



MINUTES OF COMMUNITY SAFETY ADVISORY COMMITTEE

24 NOVEMBER 2022

Manly Ward representative

The selection process for a Manly resident has been completed and is being forwarded to Council's CEO for endorsement.

Police and Council Operational meeting

Items included in the 29 September 2022 meeting and listed within the Agenda were noted and briefly discussed.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.5	Invite a representative of the Northern Sydney Community Network to join the Community Safety Advisory Committee.	Kath Young	16 February 2023

7.0 GENERAL BUSINESS

MoWaNa Safe Space

Sue Johansson provided an update on the MoWaNa Safe Space which is being established in partnership with Roses in the Ocean. The community led safe space will be temporarily located at 8-10 Waratah Street, Mona Vale

MoWaNa is planned to begin operating from Friday 16 December 2022* at the following times:

- Friday and Saturday nights - 5.00pm - 9.00pm*
- 23, 24 and 25 December - 10.00am - 9.00pm*
- 30 and 31 December - 10.00am - 9.00pm.*

(*Note: It has since been decided that MoWaNa will not be open on the above dates. The Safe Space will open on a date yet to be confirmed.)

Trained volunteers will be in attendance to support visitors to the Safe Space. Volunteers have also obtained Police and Working with Children checks. To assist community education and Committee members to share the information, clear messaging about the MoWaNa Safe Space was requested.

Changes to Committee meeting times and structure

The Committee considered and agreed to change future meetings as follows:

- Future meetings to begin at 9am
- Invite local Federal and State Members of Parliament to attend as visitors to the 16 February 2023 meeting
- Review the Community Safety Advisory Committee Terms of Reference to reintroduce inclusion of local Federal and State Members of Parliament as members of the Committee and submit recommendation for Council's consideration.

Liquor Licensing Reform

The NSW Government is proposing liquor licensing reform and is inviting comments via <https://www.haveyoursay.nsw.gov.au/liquor-licensing-reform>. Consultation is open until on Tuesday 13 December 2022.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
7.1	Share with the Committee clear messaging about the MoWaNa Safe Space	Sue Johansson	ASAP
7.2	Change future Committee Meeting start time to 9am	Kath Young	ASAP
7.3	Invite local Federal and State Members of Parliament to attend as visitors to the 16 February 2023 Community Safety Advisory Committee Meeting	Kath Young	ASAP
7.4	Review the Community Safety Advisory Committee Terms of Reference to reintroduce inclusion of local Federal and State Members of Parliament as members of the Committee and submit recommendation for Council's consideration.	Kath Young	ASAP

SUMMARY OF ACTIONS

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.1	Council staff to report on the progress and actions of the Northern Beaches Suicide Response Steering Group as a standing Agenda item for the Committee.	Will Wrathall	16 February 2023
6.3	Investigate and report back to the Committee, the opportunity to update Council signage and website to include vaping and e-cigarettes information.	Kath Young	16 February 2023
6.5	Invite a representative of the Northern Sydney Community Network (From the Beach to the Bush) to join the Community Safety Advisory Committee.	Kath Young	16 February 2023
7.1	Share with the Committee clear messaging about the MoWaNa Safe Space.	Sue Johansson	ASAP
7.2	Change future Committee Meeting start time to 9am.	Kath Young	ASAP
7.3	Invite local Federal and State Members of Parliament to attend as visitors to the 16 February 2023 Community Safety Advisory Committee Meeting.	Kath Young	ASAP
7.4	Review the Community Safety Advisory Committee Terms of Reference to reintroduce inclusion of local Federal and State Members of Parliament as members of the Committee and submit recommendation for Council's consideration.	Kath Young	ASAP

The meeting concluded at 11.39am



MINUTES OF COMMUNITY SAFETY ADVISORY COMMITTEE

24 NOVEMBER 2022

This is the final page of the minutes comprising 10 pages
numbered 1 to 10 of the Community Safety Advisory Committee meeting
held on Thursday 24 November 2022 and confirmed on Thursday 16 February 2023

Minutes Northern Beaches BUSH FIRE MANAGEMENT COMMITTEE MINUTES

Meeting:	003/2022
Convened by:	Councillor Sue Heins – Northern Beaches Council
Location:	Headquarters Gate 1 Kamber Road or Gate 2 Thompson Drive, Terrey Hills / Online Teams
Date and time:	Tuesday, 6 September 2022 1005hrs
Minutes by:	Emma Cameron – RFS

Table 1: Attendance Record

Members (alternate)	Organisation	Present	Apology	Absent
Mick Morris	Water Police		X	
Luke McSweeney	NPWS		X	
Rick McInnes	Ausgrid		X	
Todd Dickenson	NBC		X	
John Sequeira	Sydney Water		X	
Scott Molenaar	RFS		X	
Peter Todman	Planning		X	
Steven Lawler	NBC		X	
Mathew Mildwater	BFO FRNSW		X	
Scott Crosweller	RFS		X	
George Sheppard	RFS	X		
Ugo Tolone	RFS	X		
Emma Cameron	RFS	X		
Ray Duguid	RFS	X		
David Walton	NBC		X	
Nick Skelton	NBC		X	
Guy Baddock	RFS		X	
Yianni Mentis	NBC	X		
Bryan Germain	RFS GSAC	X		
Keith White	RFS GSAC	X		

Members (alternate)	Organisation	Present	Apology	Absent
Ben Fallowfield	NBC	Online		
Chris Munro	NBC	Online		
Matt Horwood	NBC	X		
Isobel Smith	NBC	X		
Sue Heins	NBC	X		
Judy Lambert	NBC	X		
Kel McNamara	FRNSW	X		
Peter Jensen	SHFT	Online		
Anthony Parrello	Planning	Online		
Rodney Clark	OEH	Online		
Chris Buckley	NBC	Online		
Warren Cree	RFS	Online		
Guy Munro	Ausgrid		X	
Rick McInnes	Ausgrid		X	

Table 2: Documents Referred to in the Meeting

Document title	Author	Date
Minutes of the 7 June 2022 BFMC	G Sheppard	6/9/2022
Agenda	G Sheppard	6/9/2022
2022/23 Pre-Season Briefing Presentation	U Tolone	6/9/2022
AFDRS Presentation	G Sheppard	6/9/2022
2022/23 Hazard Reduction Program	G Sheppard	6/9/2022
Ingleside Community Protection Plan (CPP)	G Sheppard	6/9/2022

Minutes

Item 1	Welcome	Chair
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Sue Heins (NBC) alternate chair.

Item 2	Apologies	Chair
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As above

Item 3	Acceptance of Minutes	Chair
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- Minutes of BFMC Meeting – 7 June 2022

Moved: Judy Lambert (NBC) Seconded: Yianni Mentis (NBC) Carried

Item 4	Matters Arising	Chair
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As listed in the agenda items

Judy Lambert (NBC) – Attendance sheet pre-sent does not include people attending online. Ray Duguid (RFS) is moderating online attendees and attendance sheet will be updated for Minutes

Item 5	Correspondence In	Chair
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As listed in the agenda items

- 17-8-22 – 2022/23 Pre-Season Briefing
- 4-8-22 – BFCC – BFRMP – Ignition Management Zones V5.1
- 4-8-22 – Interim BFRMP Policy – Annex C – Bush Fire Centre Management Zones

No questions

Item 6	Correspondence Out	Chair
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As listed in the agenda items

- 25-8-22 – BFMC Agenda 6 September 2022
- 25-8-22 – BFMC Draft Minutes 7 June 2022
- 25-8-22 - BFMC Final Minutes 1 March 2022
- 25-8-22 - Final NB BFMC HR Report 2021/22, 9-6-22

- 25-8-22 – Approved NB BFMC HR Program 2022/23, 9-6-22
- 25-8-22 – Approved 10-5-22 – FAFT Plan – NB BFMC
- 25-8-22 – FAFT Approval 10-5-22 Letter – NB BFMC
- 25-8-22 – NBC-ECC Bush Fire Activity Report – 7-6-22
- 25-8-22 – NB BFMC – NSW DPE-OSL Report – 7-6-22
- 25-8-22 – NB BFMC Organisational Report – RFS/GSA 7-6-22
- 25-8-22 – OSL NSW – NB Annual Works – Table – 7-6-22
- 25-8-22 – OSL NSW – NB Annual Works – Map – 7-6-22

No questions

Item 7	2022-23 Pre-Season Briefing	NSWRFS
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- 2022-23 Pre-Season Briefing/Presentation

Ugo Tolone (RFS) spoke briefly. Presentation will be attached to Minutes

Questions:

Judy Lambert (NBC) Nice to see temporary signs while the new signs are being installed

Yianni Mentis (NBC) Curious to know how the agencies feel about La Niña and what is to follow. How do you feel about Feb/March and dry conditions? Mostly moist and wet. Continuously maintain HPZ. Council need to make sure ready for burning. How does the RFS feel about this and the contingency plans? Ugo replied, one of the biggest things is soil moisture. We haven't see it like this over the last couple of years. Growth going to be a problem for agencies to manage. Machinery and Mechanical methods cannot be used due to weight on soft soil. Hand tool lines could be the answer. McLeod tools? Weeds are the real growth issues.

Next meeting in December will have more focus to answer this question.

Item 8	New Australian Fire Danger Rating Signs	NSWRFS
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- Australian Fire Danger Rating System (AFDRS) - Briefing

George Sheppard (RFS) presented online. Presentation will be attached to Minutes

- Need to confirm if the sign on Nyrang Road Allambie Heights has been installed, this was a late submission and is required. Yianni, these signs are all over our roads and main road. George confirmed they are in the same places, the automatic signs, Mona Vale RD x 2 & Wakehurst Parkway will be replace later.

Questions:

Yianni Mentis (NBC) – Regarding the “extreme” segment of the sign, what is the notice for setting up evacuation centers for horses etc. Trigger point for extreme is between 50-99. The BFMC operational executive will determine in consultation with the LEMO to determine if required.

Chris Munro (NBC) – Bush Fire Brochures redone. Can we have a copy of the AFDRS, for the Council community messaging page for distribution to several parties, as required. Website or electronic portal.

Sue Heins (NBC) – Automatic messaging and manual messaging. RMS signs and AFDR signs are to be the same message? Lots of learning to come. Does that mean if we are messaging inland and it's not happening elsewhere, people will become complacent? George, this is where the FDI comes into effect and is managed by the IMT as required.

Item 9 2022-23 Hazard Reduction Program NSWRFs

- Update on the 2022-23 plan
We have been unable to undertake and HR burning for the first quarter of the year due to the continuing wet weather. George was conducting a site visit on Thursday and couldn't receive an accurate moisture reading
- Weather outlook
Above average chance of increased rainfall and the formation of a La Niña event by summer.

Questions:

Sue Heins (NBC) – If we get a run of good weather, does that mean we can start HR's everywhere?
George Yes. We are ready to go.

Judy Lambert (NBC) – Contingency for smoke if we are all burning at the same time. George, yes working with BOM & RFS HQ, we utilise smoke modelling to minimise the effects of smoke in the Sydney basin.

Item 10 2022/23 - Update – Agency Mitigation Reports

- Northern Beaches Council (NBC)
Working very hard on APZ. Sent in report, latest state in play. Most burns are prepared and ready to go. Working a couple of burns, Codes not allowing to burn under HRC. Reports will be attached to minutes.
- National Parks (NSWS)
Rodney Clarke – Planning preparation phase. 4 HR burns ready to go, another one near sign off. Mitigation teams working around Skippy Park. This is the most important burn so far. Mitigation funding has come through. Quite a few APZ have been funded from the RFS grant.
- Crown Lands
Nil attendance
- OSL NSW (Planning)
Anthony Parrello – 80 Asset Protection Zones in NB, Ingleside and Belrose. 60 have HRC issued about 2 years ago from the RFS. Some HRC have constraints on them but hopefully to be completed by the end of the quarter. Guardian and the reporting side of things. RFS to assist. George to get back to Anthony.
- Others
Kel McNamara (FRNSW) – Apologies for being late. 30 HR for NB ready. Just cannot undertake as too wet.

Bryan Germain (GSAC) – Funding applications should have been in by earlier this year. BFMC membership. Guy Baddock is undertaking review of the 19/20 enquiry. GSAC is assisting. See Organisational report attached to Minutes

Peter Jensen (SHFT) – Completing APZ work and North Head Sanctuary. Judy to talk to Peter Jensen regarding the burns for this location.

Item 11 Ingleside Community Protection Plan (CPP)

- Update on the Ingleside, Elanora Heights, Warriewood, Mona Vale, Bayview Heights and Church Point CPP.
George presented online. Presentation will be attached to Minutes
- Public Exhibition
As soon as plan is available, George will share link

Questions:

Sue Heins (NBC) – Quite a segmented community. BIRA don't talk to CIRA, vice versa and roundabout. It's hard for the message to get across when they don't share information. Send link to Sue to be shared.

Motion: Proposed for the DRAFT Plan to be accepted at the BFMC meeting today allowing for the Executive Officer to make any minor changes, if required, following the Public Consultation period.

Moved: Sue Heins (NBC) Seconded: Judy Lambert (NBC) Carried

Lack of NSP (Neighbourhood Safer Places) specifically in Ingleside and Tumbledown Dick. Investigations to be conducted and updates to locations to be undertaken via grant funding and consultation with Council.

Water tanks: As part of the CPP for Ingleside, we are looking at locations for Emergency Firefighting Stored Water Supply in some of the areas without mains water.

For the residents that rely on electricity for medical reason and the like. Ausgrid run and manage this report for emergencies and relocation and required. LEMC function

Ben Fallowfield (LEMO). Does the RFS have the ability to tap into Ausgrids list. George said no and Ben said he would follow up.

Link to the Ingleside CPP:

<https://www.rfs.nsw.gov.au/plan-and-prepare/know-your-risk/community-protection-plans/draft-community-protection-plans/ingleside-cpp>

Item 12 Bush Fire Risk Management Plan (BFRMP)

- i) Updated on preparation of plan for public exhibition
- ii) Ignition Management Zones (IMZ) & fact sheet
- iii) BFRMP Proposed BFRMP Works Schedule for 2022/23

Discussion map is going to be circulated for review and discussion at next meeting on 6 December. This will be sent separate to the Minutes. Distribution will be within a week or so of this meeting.

It is now a BFCC requirement of all BFMC to consider IMZ's in their new BFRMP.

Judy Lambert (NBC): What account has been taken into of the changes to the ecological system from frequent burning? In agreeing to IMZs, environmental factors must be considered. Burn first time, determine threshold and move forward as required.

George is going to send out our proposed IMZ's. Hold a sub-committee meeting, allowing interested members to attend, with the aim to have recommendations for the December BFMC.

Matt Horwood (NBC) – Delays: More information can be provided so the IMZ can be updated before they are approved. George, Yes, Draft report was ready for approved about 2 years ago but delays have hampered this. All changes to be drafted and the BFMC come together to approve.

Item 13 Update Northern Beaches BFMC – Ignition Prevention Plan

- Update on the IPP

Ugo spoke to GB this morning. GSAC have a plan in place? Gives RFS powers over high risk areas. Brian spoke; NPWS may close the parks etc. Being seen and visible is important to reduce arson attacks. Did the Agencies get the draft? Matt said one was received about 6 months ago.

Different protocols for different agencies on high risk days. Consistency would be ideal between all agencies.

Item 14 Fire Trails / FAFT Plan

- Update

Minutes have not been submitted and George apologised. Keith White (GSAC) spoke about approvals for FAFT and that they can only be submitted via e-mail not Guardian.

Item 15 Update on the Section 52 Operations Plan

- Update

Plan is sitting with Guy as the Executive. Forward any data/personnel changes to the NB inbox.

Item 16 General Business

- Update

Yianni Mentis (NBC) – Council is in the midst of re- developing their Local Environment Plan (LEP) and Development Control Plan (DSCP). Currently have three to be coagulated into one and it is not easy. Open for public exhibition now. Go to Councils “Your Say” page on their website

Meeting Closed 1157hrs

Next Meeting:

6 December 2022 commencing at 1100hrs - BBQ lunch after

Minutes Northern Beaches BUSH FIRE MANAGEMENT COMMITTEE MINUTES

Meeting:	004/2022
Convened by:	Councillor David Walton – Northern Beaches Council
Location:	Northern Beaches Rural Fire Service District Office, Gate 4 Thompson Drive, Terrey Hills / Online Teams.
Date and time:	Tuesday, 6 December 2022 1100hrs
Minutes by:	Sam Dolan – RFS

Table 1: Attendance Record

Members (alternate)	Organisation	Present	Apology	Absent
Mick Morris	Water Police			
Luke McSweeney	NPWS	X (online)		
Rick McInnes	Ausgrid			
Todd Dickinson	NBC	X		
John Sequeira	Sydney Water			
Scott Molenaar	RFS			
Peter Todman	Planning			
Mathew Mildwater	BFO FRNSW	X		
Scott Crosweller	RFS	X		
Warren Cree	RFS		X	
George Sheppard	RFS	X		
Ugo Tolone	RFS	X		
Sam Dolan	RFS	X		
Ray Duguid	RFS			
Councillor David Walton	NBC	X		
Nick Skelton	NCC	X		
Guy Baddock	RFS		X	
Gary Hansen	RFS		X	
Ryan Clarkson	RFS		X	

Members (alternate)	Organisation	Present	Apology	Absent
Yianni Mentis	NBC			
Bryan Germain	RFS GSAC	X		
Keith White	RFS GSAC		X	
Ben Fallowfield	NBC	X		
Chris Munro	NBC	X		
Matt Horwood	NBC	X		
Isobel Smith	NBC	X		
Councillor Sue Heins	NBC	X (online)		
Judy Lambert	NCC	X		
Kel McNamara	FRNSW		X	
Peter Jensen	SHFT	X		
Anthony Parrello	Planning			
Rodney Clark	OEH	X (online)		
Chris Buckley	NBC			
Warren Cree	RFS			
Guy Munro	Ausgrid			
Rick McInnes	Ausgrid			
Paul Gamosh		X (online)		
Steve Chapple		X (online)		
Daniel Broadly		X		

Table 2: Documents Referred to in the Meeting

Document title	Author	Date

Minutes

Item 1	Welcome	Chair
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Councillor David Walton – Northern Beaches Council

Item 2	Apologies	Chair
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As above.

Item 3	Acceptance of Minutes	Chair
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Minutes of BFMC Meeting – 6 September 2022

Moved: Judy Lambert (NCC) Seconded: Chris Munro (NBC) Carried

Item 4	Matters Arising	Chair
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None.

Item 5	Correspondence In	Chair
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As listed in the agenda items.

- 4-11-22 – DPE – Proposed Crown Road Closure

Item 6	Correspondence Out	Chair
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As listed in the agenda items.

- 6-9-22 – Draft BFMC Minutes 6 September 2022
- 23-11-22 – Proposed Closure of Crown Road Reserve at Duffys Forest (letter & map)
- 1-12-22 – BFMC Agenda – 6 December 2022
- 1-12-22 – Updated BFMC HR 2022/23 Report

Item 7	BFMC Meeting Dates for 2023	Chair
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- 7 March 2023 at 1000hrs
- 6 June 2023 at 1000hrs
- 5 September 2023 at 1000hrs
- 5 December 2023 at 1100hrs

No issues with proposed dates.

Moved by: Todd Dickinson (NBC) Seconded: Scott Crosweller (RFS) Carried

Item 8 2022-23 Hazard Reduction Program NSWRFs

RFS provided an update provided to the committee. BFMC has completed 13 hazard reductions burns 256 hectares done which is 401 houses protected.

Item 9 2022/23 - Update – Agency Mitigation Reports NSWRFs

BFMC has completed 13 hazard reductions burns. 256 hectares done which is 401 houses protected. RFS provided an update on Cootamundra HR to the committee.

- NBC - There has been positive feedback regarding hazard reduction notifications being provided in advance.
 - RFS – Still looking to do more hazard reductions depending on weather.
 - NBC - Manly Dam – The community have raised concerns around nesting animals throughout Manly Dam
- ACTION: NCC and RFS to have a meeting to discuss this further.

NBC report submitted. There are 13 proposed burns, 270 house protected and 43.35 hectares council land.

Nick Skelton raised the issue regarding DA alternations and if increased distances are being considered by the Council based on the currently climate change.

- RFS confirmed that the Council refers high-risk applications to them for review.
- Further discussion occurred regarding issue.

NPWS has completed 2 hazard reductions with 4 ready to go and 6 in various stages of planning. They are still looking for smaller opportunities. APZ work is under way. Nothing to report on fire trails.

Crown Lands reported APZ has started with 1 fire trail done and 1 proposed.

OSL no report.

Nick Skelton asked about the Aboriginal Land Council. What efforts have been made to engage them?

- RFS advised they are provided with all BFMC correspondence and an invitation to attend meetings.
 - Further discussion occurred regarding how to engage with them and it was noted that they may feel uncomfortable attending such a formal event.
- ACTION: RFS to reach out to the Aboriginal Land Council to see if there is an alternative option to engagement with them.

Peter Jensen provided an update regarding the North Head.

- Nick Skelton asked if there were any fireworks planned.
- Confirmed that there are not any planned and if there are both RFS and NPWS would be consulted.

Item 10 Ingleside Community Protection Plan (CPP)

RFS provided an update to the committee. Plan completed and with the BFCC for approval.

Item 11 Bush Fire Risk Management Plan (BFRMP)

RFS provided an update to the committee. IMZ map of proposed areas to come out soon.

Item 12 Update Northern Beaches BFMC – Ignition Prevention Plan

RFS provided an update to the committee.

- Specific discussion regarding Dee Why Lagoon. Council confirmed they are keeping an eye on the people currently residing in the lagoon area.
- Nick Skelton asked if there is a register of these residents.
 - o It is believed there is a register of some sort with Family and Community Services.
- Further discussion regarding this issue occurred and it was agreed to take it offline.

Item 13 Fire Trails / FAFT Plan

RFS provided an update to the committee (reports to be included).

- Nick Skelton asked if there is joint funding for fire trails.
- RFS – Proposals sent to committee who categorises them to apply for funding. Committee will prioritise for funding.

Steve Chapple enquired about the Booralie trail (Namba Rd).

- RFS advised that it is being investigated at the moment. Submissions have been received by brigades on the condition. Register to be updated.

Item 14 Update on the Section 52 Operations Plan

RFS provided an update to the committee. Reminder: Please keep list updated.

Item 15 Proposed Crown Road Closure Duffys Forest

As listed in the agenda items.

- 4-11-22 – DPE – Proposed Crown Road Closure

Item 16 General Business

Nick Skelton enquired about Skippy Park Ranger Station.

- RFS advised that Duffys Forest RFB is currently occupying the station and works are being done (APZ).

Judy Lambert – Save the date 24-26 May for the Nature Conservation Council event.

RFS's Greater Sydney Area 27-28th April BFMC Training Workshop. Location to be confirmed.

Meeting Closed 1205hrs

Next Meeting:

- 7 March 2023 at commencing at 1000hrs



18 February 2022

Ms Charlene Nelson
A/Director, North District
Eastern Harbour City
Locked Bag 5022
Parramatta NSW 2124

2022/082185

Dear Ms Nelson

**Request for a Rezoning Review – 159-167 Darley Street West, Mona Vale
(RR-2021-104)**

I refer to your letter received via email on 28 January 2022 advising that a Rezoning Review has been submitted for consideration by the Sydney North Planning Panel. Northern Beaches Council appreciates the opportunity to comment on the rezoning review.

I confirm that the proposal which has been submitted for Rezoning Review is the same proposal that was considered by Council at its meeting on 26 October 2021.

Council resolved to not progress the proposal to Gateway Determination for several reasons, including failure to demonstrate satisfactory strategic and site-specific merit, and inconsistency with the strategic planning framework, including Councils Local Strategic Planning Statement - Towards 2040 and recently endorsed Local Housing Strategy.

Please refer to the following attachments which together comprise Council's submission on the rezoning review.

- Attachment 1 – Response to Table 1 and Appendix 1 of the Rezoning Review
- Attachment 2 – Approval letter for the Northern Beaches Local Housing Strategy
- Attachment 3 – Report to Council 26 October 2021
- Attachment 4 – Council Minute

Should you have any questions in relation to the above, please do not hesitate to contact my office on (02) 8495 6414.

Yours Sincerely



Louise Kerr
Director Planning & Place

Attachment 1

Table 1 : Councils adopted resolution for rejecting the Planning Proposal - with Proponent and additional Council responses

Council's reasons for rejecting the Planning Proposal	Macroplan response (Dec 2021)	Council Response (Feb 2022)
A. The Planning Proposal is inconsistent with the provisions of the North District Plan.	<p>Unfortunately, Council's interpretation is not consistent with the North District Plan.</p> <p>The Planning Proposal is consistent with the District Plan, specifically:</p> <ul style="list-style-type: none"> Planning Priority N5 seeks to provide housing supply, choice and affordability, with access to jobs, services and public transport. The site is located less than 500 m from the Mona Vale commercial / retail core and less than 400 m from employment lands. Public transport is less than 400m walking distance of the site with the closest bus stop located on Pittwater Road. The Planning Proposal will deliver a diversity and mix of different apartment sizes which will support improved affordability in the area. 	<ul style="list-style-type: none"> The North District Plan does not specifically require additional housing in the location of the subject site. The mechanism to provide a locally relevant response to the District Plan is Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), the latter of which was approved by DPE on 16 December 2021. The LHS identifies a 'Centre Investigation Area' around Mona Vale in which opportunities for new housing would be investigated in a holistic way, including potential need for accompanying infrastructure. The Mona Vale "Place Plan" project has commenced for this Centre Investigation Area. The Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form and in this location. Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zoned R2, or other land across the LGA with similar characteristics and attributes. Rezoning of the subject site ahead of the Mona Vale Place Plan would set a precedent for adjoining and other landowners to pursue rezoning outside of an agreed and approved strategic process. The objective of Planning Priority N5 of the District Plan is to support new diverse housing (such as terrace and villa homes that provide increased housing options) in the right location and must be coordinated with local infrastructure. Priority N5 identifies that councils are in the best position to investigate and confirm which parts of their local government area are suited to additional medium density opportunities (particularly for infill development) through the preparation of local housing strategies. Priority N5 also sets five-year housing targets for the Northern Beaches area and stipulates that each council is to develop 6-10 housing targets through its LHS and demonstrate capacity for steady housing supply. As detailed above, Council's approved LHS (approved by DPE on 16 December 2021) identifies that Council generally has capacity under existing planning rules to provide for these

		<p>new homes. However, Council needs to provide for a diversity of dwelling types to meet demand.</p> <ul style="list-style-type: none"> • One of these options is the identification of an area within 800 metres of the Mona Vale centre as an area for investigation. This is subject to the separate precinct-based place-planning and community consultation work, being done via the Mona Vale Place Plan. • As per the Council resolution of 26 October 2021, the subject site will also be included for consideration within the Centre Investigation Area (CIA) during the place planning process. • Priority N5 also identifies the requirement for councils to prepare Affordable Rental Housing Target Schemes following development of implementation arrangements. • In addition to Council's LSPS & LHS a key element of Council's Affordable Housing Policy is the inclusion of the Northern Beaches LGA in State Environmental Planning Policy No.70 (SEPP70). SEPP 70 enables Councils to include affordable rental housing requirements in Local Environmental Plans (LEPs) in areas subject to zoning "uplift" through an affordable housing contribution scheme. • Council has developed a draft affordable housing contribution scheme, which will allow the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution. The scheme will initially apply to the Frenchs Forest Planned Precinct and a site subject to a rezoning proposal in Narrabeen. It will be extended to other land that is subject to increases in residential density in the future. • The proposal does not provide for the provision of any affordable rental housing and is inconsistent with Council's affordable housing policy, LSPS and Priority N5 of the North District Plan. • It is therefore considered the Proposal is inconsistent with the North District Plan.
	<p>Planning Priority N10 seeks to grow investment, business opportunities and jobs in strategic centres. However, the employment generating capacity of MonaVale is tied in with the population that surrounds it. Allowing the population to grow through density will help bsupport the achievement of this Planning Priority withmore people requiring more service providers. Developing local employment growth in Mona Vale will need to be supported by improved housing options to</p>	<ul style="list-style-type: none"> • Council's LSPS recognises Mona Vale as the contemporary, urban heart of the northern peninsula. Actions for this strategic centre focus on place planning and revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA. • The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and infrastructure targets into the future. • There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. As noted above, this will be

	<p>accommodate a variety of additional workers. This is particularly important for key workers. Macroplan is of the opinion that providing housing supply for an additional 180-400 dwellings to be delivered in Mona Vale by 2036 will not be sufficient to support the job growth predicted for Mona Vale nor will it be sufficient to provide the variety of housing required to support local workers and the younger population.</p> <p>Planning Priority N12 which seeks to deliver integrated land use and transport planning and a 30-minute city. To achieve this, more housing and jobs will need to be planned for within strategic centres such as Mona Vale. Over 76% of those who work in the Northern Beaches also live in the area and this should continue to be encouraged and supported to achieve the Government's objective of a 30-minute city.</p>	<p>investigated through work on the Mona Vale Place Plan (which has commenced) and will consider the development potential of that area</p> <ul style="list-style-type: none"> To achieve a 30-minute city the integration of land use and transport planning is required to create walkable cities. Councils adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800- metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport. The subject sites are beyond this distance. This work is a separate precinct-based place-planning process and is to take into consideration the impacts on local infrastructure, including transport. The Planning Proposal to change the zoning and alter the density to significantly increase the number of dwellings on the site is inconsistent with Council's adopted Local Housing Strategy and considered inconsistent with Planning Priority N12.
<p>B. The Planning Proposal is inconsistent with the provisions of Council's Local Strategic Planning Statement - Towards 2040</p>	<p>Council's advice that the Proposal is inconsistent with the provisions of the LSPS is unclear. The LSPS states (p32):</p> <p><i>"Planning proposals seeking changes to the planning controls for additional development capacity through spot rezoning must have strategic merit and site-specific merit."</i></p> <p>Page 21 of the Planning Proposal report prepared by Macroplan demonstrated the consistency of the Proposal against the planning priorities of the LSPS. Further detail of</p>	<ul style="list-style-type: none"> Councils LSPS and LHS are the mechanisms to provide a locally relevant response to the Greater Sydney Region Plan and District Plan housing targets. The LSPS identifies the need to prepare a LHS and a Place Plan for Mona Vale. The LHS applies the principles of Towards 2040 and aims to build in long term capacity for growth around centres with good transport, whilst respecting each centre's scale and character and increasing housing diversity and affordability. It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing. The LHS identifies that we will need to accommodate around 12,000 new homes by 2036 to

	<p>the Proposal's strategic and site-specific merit is outlined in section 3 of this report.</p> <p>Macroplan is of the opinion that the Proposal is:</p> <ul style="list-style-type: none"> • consistent with the North District Plan and the LSPS; • provides a diversity of housing types, sizes and price points which can help improve housing and rental affordability; • provides a greater choice of housing options to a changing and ageing community; • will provide a mix of housing options to support Mona Vale's important role as a commercial and strategic centre for the Northern Beaches; • and will provide additional housing opportunities within walking distance of Mona Vale (a strategic centre) as well as public transport options, helping support the achievement of the NSW Government's objective of creating a 30-minute city. 	<p>provide for population growth. Analysis shows we generally have the capacity under existing planning rules to provide for these new homes, without having to make major changes to our existing planning controls for most of the Council area. The shortfall between what is needed and what is possible (i.e. the gap that we must plan for to 2036) within current controls is around 275 dwellings only. It is noted that this calculation has not had regard for the yield from a new proposal, currently on exhibition, in accordance with State Environmental Planning Policy (Aboriginal Lands). This exhibition includes a proposal for between 400-500 new dwellings at Morgan Road, Belrose.</p> <ul style="list-style-type: none"> • However, Council still needs to provide for a diversity of dwelling types to meet local needs. • The LHS outlines options to achieve this goal, including the identification of Centre Investigation Areas within an 800-metre radius of nominated centres, Mona Vale being one of them (the others being Brookvale, Dee Why, Manly Vale & Narrabeen). This work will be subject to separate precinct-based master-planning and community consultation. Council received State Government funding to begin the Mona Vale Place Plan (which is the investigation area) and has commenced this work. The Mona Vale Place Plan will consider the development potential of that area, including the appropriate level of new development that can be accommodated, and demands for local infrastructure. • The Proposal is inconsistent with the intent of master-planning, which is to consider the area, reflecting upon the unique character of the area and potential infrastructure required to support any growth. • As per the Council resolution of 26 October 2021, the subject site will be included for consideration within the Centre Investigation Area during the place planning process. • Further, Council's LHS identifies a significant undersupply of affordable housing on the Northern Beaches to support key and essential workers, and through Councils adopted Affordable Housing Policy aims for the provision of 10% affordable rental housing in areas subject to urban renewal (areas of zoning uplift). This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals, consistent with Council's existing Affordable Housing Policy. • The Proposal does not provide for the provision of any affordable rental housing and is inconsistent with Councils affordable housing policy and LHS.
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	<p>This is <u>not</u> a spot rezoning as it is contiguous to an existing area of R3 zoned land; is included in a cul-de-sac that is otherwise developed with similar built form; is located opposite a golf club; and most importantly is within walking distance of a strategic centre which has more than 4,300 jobs growing to 5,000-6,000 jobs by 2036. This Proposal responds to a critical shortage in diverse housing forms in the strategic centre of Mona Vale and appropriately responds to Council's LSPS.</p> <p>Council has acknowledged that housing affordability is a major issue for the LGA with additional housing supply needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community. The LSPS specifically states that "<i>significant additional housing supply is not needed to address projected population growth, but is needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community</i>" (p128). Hence Council's LHS is required to not only achieve housing targets in Mona Vale but also provide housing supply to address housing diversity in order to be consistent with the LSPS.</p> <p>This Planning Proposal seeks to address this issue by providing housing options which are in low supply and demand for the Mona Vale area.</p>	<ul style="list-style-type: none"> The proposal is a spot rezoning and does not adequately justify the rezoning of the subject property over and before other land adjoining it or within the broader Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Rezoning the subject site would set a precedent for adjoining and other landowners to seek rezoning before the Mona Place plan is completed. See under point E below. It is now widely recognised that supply alone does not address housing affordability, hence the Government's focus on SEPP 70 to address this issue.
C. The Planning Proposal does not demonstrate strategic merit or site-specific merit when assessed against the NSW	<p>Unfortunately, Council has again relied on grounds which are unclear or inconsistent.</p> <p>Macroplan has clearly outlined the strategic merit of this</p>	<ul style="list-style-type: none"> The Planning Proposal is inconsistent with Council's strategic direction and has not demonstrated why it should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location.

<p>Planning & Environment's: A guide to preparing planning proposals.</p>	<p>Proposal against both the state and local government policies under section 2.3.2 of the Planning Proposal report. It has demonstrated that all assessment issues can be addressed at the DA stage under section 2.3.3 of the Planning Proposal report. The Proposal is consistent with the current use(s) of land in the vicinity of the site and the objective to grow and develop Mona Vale as a strategic centre. Its proximity to both the strategic centre and employment lands of Mona Vale also make it a suitable site for higher density housing. There is no planning basis to suggest the Proposal is not suitable from a development perspective for medium density housing. Council's technical experts have confirmed that all other matters can be addressed at the DA stage. The strategic and site-specific merits of the Proposal are provided in section 3 of this report.</p> <p>Macroplan is of the opinion that the Proposal is:</p> <ul style="list-style-type: none"> • consistent with the North District Plan and the LSPS; • provides a diversity of housing types, sizes and price points which can help improve housing and rental affordability; • provides a greater choice of housing options to a changing and ageing community; • will provide a mix of housing options to support Mona Vale's important role as a commercial and strategic centre for the Northern Beaches; • and will provide additional housing opportunities within walking distance of Mona Vale (a strategic centre) as well as public transport options, helping support the achievement of the NSW Government's objective of creating a 30-minute city. 	<ul style="list-style-type: none"> • Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zoned R2, or other land across LGA with similar characteristics and attributes. • Rezoning of the subject site risks setting a precedent for adjoining landowners to consider rezoning under the same premise. • It is therefore considered the Proposal has no strategic merit.
<p>D. The Planning Proposal may establish an unwanted</p>	<p>The site is located at the end of a cul-de-sac street with a total of 20 residential lots. Apart from the land included in</p>	<ul style="list-style-type: none"> • Whilst the subject site adjoins or is in close proximity to a number of lots zoned R3 Medium Density to the east, the vast majority of the surrounding area to the west and south contains

precedent.	<p>this Proposal, the majority of the lots in the cul-de-sac are developed for medium density housing (i.e. a similar development style to the concept design). The street has been zoned R3 Medium Density Housing for an extended period. The Proposal is contiguous to the existing medium density housing form of this street and will not set a precedent given its location, attributes and proximity to the Mona Vale Strategic Centre.</p>	<p>low density housing and is zoned R2 low density residential.</p> <ul style="list-style-type: none"> • The subject adjoins, at its rear boundary, properties that are also currently zoned R2 Low Density Residential. The same arguments put forward by the Proponent to support this current planning proposal could be used by owners of these adjoining properties in an attempt to justify the rezoning of their land. • The Proposal is therefore not consistent with the low-density character of the majority of the surrounding area. • The proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the site or within the Mona Vale town centre zoned R2 or other land across LGA with similar characteristics and attributes. • Consideration of rezoning of the subject site has the risk of setting a precedent for adjoining landowners, or other landowners of R2 zoned land to consider rezoning under the same premises.
<p>E. The Planning Proposal does not provide affordable housing in keeping with the requirements of Council's Affordable Housing Policy.</p>	<p>The Planning Proposal addresses affordable housing issues identified in the LSPS and LHS through the provision of new medium density housing stock which is currently in short supply within Mona Vale. It will also encourage smaller sized apartments to be provided (e.g. 1-2 bedroom) which will be priced at a more affordable rate than oversized 3-4 bedroom apartments if clause 4.5A of the PLEP 2014 is removed.</p> <p>Council's Affordable Housing Policy states that it applies to urban renewal and greenfield development sites as documented under the Policy Statement:</p> <p><i>a) Council is committed to a 10% affordable rental housing target for all strategic plans and planning proposals for urban renewal or greenfield development. Higher rates of provision will be sought where feasible.</i></p> <p>The site is not identified as an "urban renewal" site under</p>	<ul style="list-style-type: none"> • Council's LHS identifies a significant undersupply of affordable housing on the Northern Beaches to support key and essential workers, and through Council's adopted Affordable Housing Policy aims for the provision of 10% affordable rental housing in areas subject to urban renewal (areas of zoning uplift). • This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals, consistent with Council's existing Affordable Housing Policy. • The Proposal does not provide for the provision of any affordable rental housing and is inconsistent with Council's affordable housing policy, LSPS and LHS. • SEPP 70 also identifies the need for affordable housing across the whole of the State and enables councils to include affordable rental housing requirements in Local Environmental Plans in areas subject to zoning "uplift" through an affordable housing contribution scheme. • Council has developed an affordable housing contribution scheme, which allows the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution, consistent with Council's affordable housing policy for areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing. • The Scheme is to apply initially to the Frenchs Forest Planned Precinct and a site in

	<p>the <i>North District Plan</i> or another strategic plan. Macroplan is of the opinion that the proposal should be classified as "infill development" and therefore this policy should not apply to the Proposal. In addition, Council's assessment report confirms that this policy does not apply to Mona Vale. Refer to Appendix 1 for more detailed responses regarding this matter.</p> <p>Should Council's Affordable Housing Contribution Scheme be amended to include Mona Vale (through SEPP 70), the client would contribute to the provision of affordable housing in the LGA at the DA stage. The Scheme currently only applies to Frenchs Forest and Narrabeen.</p>	<p>Narrabeen (consistent with Council's affordable housing policy for all areas of zoning uplift).</p> <ul style="list-style-type: none"> • The Scheme may be extended to other areas that are rezoned or are subject to increases in residential density in the future. • The Proposal does not provide any affordable rental housing (providing additional housing types for sale to the market does not provide affordable rental housing) and is inconsistent with Council's affordable housing policy, LSPS, LHS and intention of SEPP 70 to enable the provision of additional affordable rental housing within the Northern Beaches LGA.
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Table 2: Council issues as detailed within assessment report – with Proponent and additional Council responses

	Council Issue	Key Issue Theme	Macroplan and Proponent Response (Dec 2021)	Council Response (Feb 2022)
1.	<p>The Planning Proposal is considered to be inconsistent with</p> <ul style="list-style-type: none"> the Greater Sydney Region Plan North District Plan, Northern Beaches Local Strategic Planning Statement - Towards 2040 (LSPS), Northern Beaches Local Housing Strategy(LHS), and has not demonstrated sufficient strategic merit or site-specific merit. 	Consistency with strategic planning policies	<p>Refer to section 3 of this report which confirms the strategic and site-specific merit of the Proposal including consistency.</p> <p>Macroplan is of the opinion that the Proposal is:</p> <ul style="list-style-type: none"> consistent with the North District Plan and the LSPS; provides a diversity of housing types, sizes and price points which can help improve housing and rental affordability; provides a greater choice of housing options to a changing and ageing community; will provide a mix of housing options to support Mona Vale's important role as a commercial and strategic centre for the Northern Beaches; and will provide additional housing opportunities within walking distance of Mona Vale (a strategic centre) as well as public transport options, helping support the achievement of the NSW Government's objective of creating a 30-minute city. 	<ul style="list-style-type: none"> Mona Vale is identified as a Strategic Centre within both the Greater Sydney Region Plan 2036 and the North District Plan. In these documents, strategic centres are the focus of housing, employment, and transportation. As per the District Plan, Mona Vale strategic centre is a mixed- use area including retail, commercial, community, light industrial and residential uses. The Northern Beaches Council's LSPS (Towards 2040) was made by the Chief Executive Officer under delegated authority based on Council's resolution 25 February 2020 and a letter of support from the Greater Sydney Commission (GSC) for consistency with the Greater Sydney Region Plan and North District Plan. This new planning document sets out a 20-year vision for land use in the area. Councils LSPS and LHS (approved (with conditions) by DPIE on 16 December 2021) is the mechanism to provide a locally relevant response to the Greater Sydney Region Plan and District Plan housing targets. The LSPS identifies the need to prepare a LHS and a Place Plan for Mona Vale. The LHS applies the principles of Towards 2040 and aims to build in long term capacity for growth around centres with good transport, whilst respecting each centre's scale and character and increasing housing diversity and affordability.

				<ul style="list-style-type: none"> • It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing. • The LHS identifies that we will need to accommodate around 12,000 new homes by 2036 to provide for population growth. Analysis shows we generally have the capacity under existing planning rules to provide for these new homes, without having to make major changes to our existing planning controls for most of the Council area. The shortfall between what is needed and what is possible (i.e., the gap that we must plan for to 2036) within current controls is 275 dwellings. • However, Council still needs to provide for a diversity of dwelling types to meet local needs. • The LHS outlines options to achieve this goal, including the identification of Centre Investigation Areas within an 800-metre radius of nominated centres, Mona Vale being one of them (the others being Brookvale, Dee Why, Manly Vale & Narrabeen). This work is subject to the Mona Vale Place Plan, which is a separate precinct-based master-planning and community consultation process. Council has commenced the Mona Vale Place Plan (which will incorporate the investigation area), and will consider the development potential of that area, including the appropriate level of new development that
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				<p>can be accommodated, and demands for local infrastructure.</p> <ul style="list-style-type: none"> • The Proposal is inconsistent with the intent of master-planning, which is to consider the area, reflecting upon the unique character of the area and potential infrastructure required to support any growth. • As per the Council recommendation of 26 October 2021, the subject site will be included for consideration within the Centre Investigation Area during the place planning process. • Further, Council's LHS identifies a significant undersupply of affordable housing on the Northern Beaches to support key and essential workers, and through Councils adopted Affordable Housing Policy aims for the provision of 10% affordable rental housing in areas subject to urban renewal (areas of any zoning uplift). This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals, consistent with Council's existing Affordable Housing Policy. • The Proposal is seeking a zoning uplift however, does not provide for the provision of any affordable rental housing and so is inconsistent with Councils affordable housing policy and LHS. • The North District Plan, LSPS and LHS do not specifically require the need for additional housing in the
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				<p>location of the subject site. Further the Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location.</p> <ul style="list-style-type: none"> It is therefore considered that the Proposal does not have strategic merit.
2.	<p>The Planning Proposal is not the result of any endorsed LSPS, strategic study or report. Whilst Councils LSPS identifies an area of 1.5 km around the Mona Vale centre to investigate medium density housing, a key principle is also to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800 m) of high-frequency public transport. The mechanism to further explore the location, demand and type of dwelling is Councils LHS and preparation of the Mona Vale Place Plan.</p>	<p>Justification and need for the Planning Proposal</p>	<p>The LSPS specifically states under Priority 15 (p120):</p> <p><i>"Mona Vale: Opportunities exist for new housing near the centre that complements the village character."</i></p> <p>...</p> <p><i>Existing residential areas will be investigated for increased housing diversity ('missing middle'), focusing on areas up to 1.5km from strategic and local centres with high-frequency public transport."</i></p> <p>The wording in the LSPS is for increased housing diversity to be investigated for centres that <u>have</u> high-frequency public transport, not that housing diversity needs to be located within 800 m of a high-frequency public transport node. The subject site is located well within 1.5km from Mona Vale (a strategic centre with high-frequency public transport).</p> <p>The first housing principle listed under Figure 51 of the LSPS (p121) states:</p> <p><i>"Locate new housing in strategic and local</i></p>	<ul style="list-style-type: none"> The identified mechanism to investigate opportunities for new housing and increased housing diversity is the Mona Vale Place Plan. As outlined above, work on this project has commenced. A key principle of the LHS is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport. A key action to deliver on the priority is to prepare and implement a local housing strategy. The Proposal is not within 800 metres of the B-line stop, or the area for investigation as identified within the LHS. To ensure an available supply of affordable rental housing and provide for a minimum of 10% affordable rental housing for all planning proposals for upzoning. The Proposal does not provide for any affordable rental housing in accordance with this priority or Councils affordable housing policy. Priority 27 of the document recognises Mona Vale as the contemporary, urban heart of the north. Actions for this strategic centre focus on place planning and

			<p><i>centres and within reasonable walking distance (800m) of high-frequency public transport."</i></p> <p>The above principle discusses "new housing" and it is assumed that this applies to land that is not currently zoned for residential purposes. The site is already developed and zoned for housing and therefore the application of this principle is not relevant to this site. Otherwise, the housing principle is contradictory to the discussion text on page 120 of the LSPS which seeks to increase the diversity (missing middle) of existing residential areas in proximity to strategic centres.</p> <p>The LHS has not been approved/endorsed by DPIE which includes the 800 m investigation area from the B-line bus stop. Notwithstanding this, the Centres Renewal Framework outlined under Figure 15 of the LHS states that the investigation areas will be areas within 800 m of centres but exclude areas with environmental constraints. It does not state, neither for the Centre Core or Mixed Housing precincts, that housing needs to be 800 m from a high-frequency bus stop, specifically the B-line bus stop.</p>	<p>revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA.</p> <ul style="list-style-type: none"> • The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future. • There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. As noted above, this will be investigated through work on the Mona Vale Place Plan (which will incorporate the investigation area identified within the LHS), which has commenced. • The assumption that the reference to 'new housing' only applies to land that is not currently zoned for residential purposes is incorrect. New housing includes housing provided via zoning uplift. • DPE approved Council's LHS on 16 December 2021.
3.	Action 15.1 of the LSPS is for Council to prepare and implement a LHS. Council adopted the LHS on 27 April 2021. The endorsed LHS does not consider the site for medium density housing.	Justification and need for the Planning Proposal	<p>As stated above, the LHS has not been approved/endorsed by DPIE and comments and feedback on the LHS from DPIE have not been issued to Council.</p> <p>It should be noted that the LHS vision statement states (p6) (emphasis added):</p> <p>"New housing will be focused in and near centres where people can easily access public</p>	<ul style="list-style-type: none"> • Council's LHS was approved by DPIE on 16 December 2021. • The LHS outlines options to achieve future dwelling demand, including the identification of Centre Investigation Areas within an 800-metre radius of nominated centres, Mona Vale being one of them (the others being Brookvale, Dee Why, Manly Vale &

			<p>transport or walk or cycle to shops and services.”</p> <p>The prescriptive Centres Investigation Area boundary (which was amended in the final draft LHS, taking the B-line bus stop as the centre point for determining the Centres Investigation Area boundary) does not acknowledge that there are sites well within 800 m walking distances of shops, services and public transport that would be suitable for medium and higher density housing. The 800 m radius circle drawn around each Centres Investigation Area ignores where the ‘centre’ of a town and strategic centre is and that there may be suitable sites for higher density housing, consistent with the Centres Renewal Framework.</p> <p>Macroplan is of the view that a centre should not be defined by a high frequency bus stop such as the B-line (which could be moved or relocated in the future). It should not be put forward to be considered in a similar context to a major transport terminal such as a train station. Centres are places which provide services, amenities and access to local employment. They include public transport but do not rely upon or ‘centre’ themselves around a public transport node such as a bus stop. As a Strategic Centre, Mona Vale is to grow its employment base and provide local employment opportunities.</p> <p>The 800 m Centres Investigation Area boundary should be a guiding principle, not a regulatory tool to exclude suitable sites for other types of housing products.</p> <p>Notwithstanding the above, the Northern Beaches Local Planning Panel recommended on 6 October 2021 that the site is included as part of the Centres Investigation Area for Mona</p>	<p>Narrabeen). This work will be subject to separate precinct-based master-planning/place planning and community consultation.</p> <ul style="list-style-type: none"> • The Mona Vale Place Plan has commenced (which will incorporate consideration of the subject site). • Planning for infrastructure to support proposed growth will be a key element of this work, and will consider potential impacts on local infrastructure, including transport, traffic, environmental sustainability, and climate change. The need for new infrastructure will also be informed by other Council strategies, such as the social infrastructure study, open space and recreation strategy, and a land use and infrastructure implementation plan. • As per the Council resolution of 26 October 2021, the subject site will also be included for consideration within the Centre Investigation Area during the place planning process. • The approach of having a defined centre investigation area allows for a range of housing types, with a lower density overall, that can be designed in keeping with neighbourhood character yet build on local assets and features and account for constraints. It enables a broader approach to how a centre might function in terms of aspects such as walking and cycling access or integrated planning for open space and other neighbourhood amenities.
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4.	Action 27.1 of the LSPS is for Council to prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support the revitalisation of the centre. Council is about to commence the preparation of a place plan for Mona Vale.	Justification and need for the Planning Proposal	As outlined in section 4.1 of the Rezoning Review report, Council has previously prepared a draft Place Plan for Mona Vale which was never finalised. This process, including amendments to planning controls is likely to take in excess of five (5) years to result in land use changes and then approximately 2-3 years for housing supply to be delivered, subject to DA approval timeframes. This will only result in house prices continuing to escalate in the Mona Vale area and not provide housing opportunities for younger families and those wanting to downsize from their current residence.	<ul style="list-style-type: none"> As per above, the Mona Vale Place Plan process has commenced https://yoursay.northernbeaches.nsw.gov.au/my-place-mona-vale As per the Council resolution of 26 October 2021, the subject site will also be included for consideration within the Centre Investigation Area during the place planning process. DPIE's approval for the LHS is subject to a requirement that Council submit a Planning Proposal for at least two Centre Investigations Areas to DPE for Gateway approval by the end of 2022. At this point in time, the only Centre Investigation Areas that could meet that target date are Mona Vale and Brookvale
5.	Spot rezonings are not the best means of achieving the intended outcomes of providing a mix and diversity of housing to meet the needs of the local community whilst considering the unique character and impacts on infrastructure to support any proposed growth. The best and most orderly approach is via the Place Planning process for Mona Vale.	Spot rezoning process	<p>The NSW Planning system allows for spot rezonings to occur which ensures that developers can take the lead to deliver on both state and local government policies and priorities. Waiting for local councils to take the lead to make amendments to local environmental plans is unrealistic and also a lengthy process, particularly where a proponent is able to demonstrate clear alignment and achievement of government policy outcomes and is unlikely to compromise the outcome of future planning investigations.</p> <p>The Planning Proposal demonstrates that the rezoning is a logical planning inclusion and has strategic and site-specific merit. There is no planning justification for why the remaining five</p>	<ul style="list-style-type: none"> Councils LSPS and LHS (approved by DPIE on 16 December 2021) is the mechanism to provide a locally relevant response to the Greater Sydney Region Plan and District Plan housing targets. The LSPS identifies the need to prepare a LHS and a Place Plan for Mona Vale. Work on the Mona Vale Place Plan (which will incorporate the investigation area) has commenced and will take into consideration the area, including the appropriate level of new development that can be accommodated and impacts on local infrastructure. Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of

			(5) parcels of land, in this cul-de-sac street, should not be rezoned to R3. The development outcome would be consistent with the character of Darley Street West.	<p>the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.</p> <ul style="list-style-type: none"> Consideration of a rezoning of the subject site (outside of the place plan process) has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premises.
6.	The Proposal is both outside of the Mona Vale investigation area and is inconsistent with the intent of master-planning, which is to consider the area, reflecting upon the unique character of the area and potential infrastructure required to support any growth.	Site outside investigation area	Refer to the response above. The Planning Proposal confirmed that the Proposal would not impact on local infrastructure including the performance of the signalised intersection of Pittwater Road and Darley Street West. The Proposal will provide benefit in reducing the depths of floodwater in storm events for 6, 8 and 10 Kunari Place (neighbouring downstream). Mona Vale, as a strategic centre, has adequate community and social infrastructure which can be easily accessed by future residents.	<ul style="list-style-type: none"> Concerns were raised by Council's traffic engineers on the impact on the adjoining intersection of Darley Road west and Pittwater Road with secondary concerns related to access to transport services from the proposed intensification of dwellings on the subject sites. Concerns were also raised in submissions that development of this density will result in increased traffic and parking impacts on Darley Street West which is a dead-end cul-de-sac which cannot sustain any more traffic, with increased safety issues at the lights at the Pittwater Road intersection. Additional lane capacity at Darley Street West needs to be considered to address increased generation and demand attributed to any proposed development. Any future application for the development consent should consider compliance with AS2890, AS1742, and provide suitable connections from the development to Active Transport Network and public transport connections. No objection is raised to the proposal is raised at this stage from a traffic perspective.

				<ul style="list-style-type: none"> Planning for infrastructure to support proposed growth is to be a key element of the Mona Vale Place Plan work, and will consider potential impacts on local infrastructure, including transport, traffic, environmental sustainability, and climate change. The need for new infrastructure will also be informed by other Council strategies, such as the social infrastructure study, open space and recreation strategy, and a land use and infrastructure implementation plan
7.	<p>Further, Council's LHS identifies a significant undersupply of affordable housing on the Northern Beaches to support key and essential workers, and through Councils adopted Affordable Housing Policy aims for the provision of 10% affordable rental housing in areas subject to urban renewal (areas of zoning uplift). This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10% affordable rental housing to be included in new planning proposals, consistent with Council's existing Affordable Housing Policy.</p> <p>The Proposal does not provide</p>	Affordable Housing	<p>Under Priority 16 of the LSPS, Council does include a 'principle' which seeks to provide a minimum 10% affordable rental housing for all planning proposals. However, the LSPS specifically states under Priority 16 (p128):</p> <p><i>"Under the Northern Beaches Affordable Housing Policy, Council commits to a 10% affordable rental housing target for all planning proposals, urban renewal or greenfield development, with higher rates where financially feasible. We will implement this policy in the Frenchs Forest strategic centre, Ingleside Growth Area and other urban renewal areas."</i></p> <p><i>Northern Beaches LGA is included in State Environmental Planning Policy No. 70 Affordable Housing. This allows us to require affordable rental housing in new developments in areas that are subject to 'upzoning' - that is, where new planning rules permit higher density development, subject to NSW Government approval."</i></p>	<ul style="list-style-type: none"> The Proponent was advised as early as the pre-lodgement meeting that any areas subject to zoning uplift would be subject to the provision of affordable housing in accordance with Council's adopted Affordable Housing policy. Councils affordable housing policy requires areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing. This is reinforced through Council's LSPS, which contains several principles including one to seek a minimum 10% affordable rental housing for all planning proposals for upzoning, urban renewal or greenfield development, with higher rates where financially feasible (LSPS page 129). The LSPS also contains actions in relation to social and affordable housing, including: <ul style="list-style-type: none"> Increasing the supply of affordable rental housing;

	for the provision of any affordable rental housing and is inconsistent with Councils affordable housing policy and LHS.		<p>Therefore, the Affordable Housing Policy will only be implemented in the Frenchs Forest, Ingleside Growth Area and other urban renewal areas. The subject site is not located in these localities and is also not identified as an urban renewal area.</p> <p>In addition, Council's affordable rental housing requirements under SEPP 70 has not been finalised and approved by the NSW Government and therefore should not be applied to this Planning Proposal. Council confirms under discussions regarding SEPP 70 on p185 of their assessment report for the Ordinary Council Meeting that these provisions do not apply to Mona Vale. Also refer to page 181 of their assessment report (Attachment 11).</p>	<ul style="list-style-type: none"> ○ Implementing the affordable housing policy; and ○ Developing an affordable housing contributions scheme. <ul style="list-style-type: none"> • The Proposal does not include the provision of any affordable rental housing (increasing the density to provide a variety of dwelling sizes does not increase the provision of affordable rental supply) and is therefore inconsistent with Council's affordable housing policy, LSPS and Objective 11. • As identified above, Council has developed an affordable housing contribution scheme, which allows the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution, consistent with Council's affordable housing policy for areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing. • The Scheme is to apply initially to the Frenchs Forest Planned Precinct and a site in Narrabeen (the only two current sites identified for a zoning uplift), however, may be extended to other areas that are rezoned or are subject to increases in residential density in the future. Each area will be subject to separate feasibility analysis to determine the required contribution rate. • The Proposal does not include any affordable housing feasibility analysis nor provide any affordable rental housing. Providing additional housing options for sale to
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				<p>the market does not provide affordable rental housing) and is inconsistent with Council's affordable housing policy, LSPS, LHS and intention of SEPP 70 to enable the provision of additional affordable rental housing within the Northern Beaches LGA</p> <ul style="list-style-type: none"> The proposition that this is not urban renewal is rejected. Acceptance of this proposition would mean that spot rezonings could occur across a centre or precinct with no capacity to address the cumulative impacts on infrastructure and affordable housing demand.
8.	<p>The North District Plan, LSPS and LHS do not specifically require the need for additional housing in the location of the subject site. Further the Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location.</p>	<p>No strategic need for the proposal on this site</p>	<p>The North District Plan identifies three key planning priorities which the Planning Proposal addresses, that is:</p> <ul style="list-style-type: none"> <u>Planning Priority N5</u>: Seeks to provide housing supply, choice and affordability, with access to jobs, services and public transport. The site is located less than 500 m from the Mona Vale commercial / retail core and less than 400m from employment lands. Public transport is less than 400m walking distance of the site with the closest bus stop located on Pittwater Road. The Planning Proposal will deliver a diversity and mix of different apartment sizes which will support improved affordability in the area. 	<ul style="list-style-type: none"> The objective of Planning Priority N5 is to support new diverse housing (such as terrace and villa homes that provide increased housing options) in the right location and must be coordinated with local infrastructure. Priority N5 identifies that councils are in the best position to investigate and confirm which parts of their local government area are suited to additional medium density opportunities (particularly for infill development) through the preparation of local housing strategies. Priority N5 also sets five-year housing targets for the Northern Beaches area and stipulates that each council is to develop 6-10 housing targets through its LHS and demonstrate capacity for steady housing supply. As detailed above, Council's approved LHS identifies that Council generally has capacity under existing planning rules to provide for these new homes. However, Council needs to provide for a diversity of

				<p>dwelling types to meet demand</p> <ul style="list-style-type: none"> • One of these options is the identification of an area within 800 metres of the Mona Vale centre as an area for investigation. This will be subject to separate precinct-based place-planning and community consultation work, to be done via the Mona Vale Place Plan. • Work on the Mona Vale Place Plan (which will incorporate the investigation area) has commenced and will take into consideration the appropriate level of new development that can be accommodated and impacts on local infrastructure. • Priority N5 also identifies the requirement for councils to prepare affordable Rental Housing Target Schemes following development of implementation arrangements. • In addition to Council's LSPS & LHS a key element of Council's Affordable Housing Policy is the inclusion of the Northern Beaches LGA in State Environmental Planning Policy No.70 (SEPP70). SEPP 70 enables Councils to include affordable rental housing requirements in Local Environmental Plans (LEPs) in areas subject to zoning "uplift" through an affordable housing contribution scheme. • Council has developed a draft affordable housing contribution scheme, which will allow the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent
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			<ul style="list-style-type: none"> Planning Priority N10: Seeks to grow investment, business opportunities and jobs in strategic centres. The employment generating capacity of Mona Vale is tied in with the population that surrounds it. The Plan identifies that allowing the population to grow through density will help to support the achievement of this Planning Priority with more people requiring more service providers. The Plan also notes that developing local employment growth in Mona Vale will need to be supported by improved housing options to accommodate a variety of additional workers (Action 45). 	<p>monetary contribution. The scheme will initially apply to the Frenchs Forest Planned Precinct and a site subject to a rezoning proposal in Narrabeen. It will be extended to other land that is subject to increases in residential density in the future.</p> <ul style="list-style-type: none"> The proposal does not provide for the provision of any affordable rental housing and is inconsistent with Councils affordable housing policy, LSPS and Priority N5. Priority 27 of Councils LSPS identifies a place plan for Mona Vale to be developed with LEP and DCP controls to respond to and support the revitalisation of the centre. The LSPS recognises Mona Vale as the contemporary, urban heart of the north. Actions for this strategic centre focus on place planning and revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA. The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future. There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. As noted above, this will be investigated through work on the Mona Vale Place Plan (which will incorporate the investigation area identified within the LHS), which has
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			<ul style="list-style-type: none"> Planning Priority N12: seeks to deliver integrated land use and transport planning and a 30-minute city. To achieve this, more housing and jobs will need to be planned for within strategic centres such as Mona Vale. Mona Vale also lacks housing diversity as identified in the LSPS. The LSPS specifically states (p128): “...significant additional housing supply is not needed to address projected population growth, but is needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community”. 	<p>commenced and will take into consideration the area.</p> <ul style="list-style-type: none"> To achieve a 30-minute city the integration of land use and transport planning is required to created walkable cities. Council's adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800- metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport. This work is to be a separate precinct-based place-planning process and will take into consideration the impacts on local infrastructure, including transport. The Planning Proposal to change the zoning and alter the density to significantly increase the number of dwellings on the site, is inconsistent with Council's adopted LHS and considered inconsistent with Planning Priority N12. Priority 27 of the LSPS recognises Mona Vale as the contemporary, urban heart of the north. Actions for this strategic centre focus on place planning and revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA.
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			<ul style="list-style-type: none"> Hence the LHS is required to not only achieve housing targets in Mona Vale but also provide housing supply to address housing diversity. The subject site is well suited to deliver additional housing supply and housing diversity to cater for the LGA's ageing population. Council's LHS has identified that the majority of the predicted housing demand for the LGA will be provided in Frenchs Forest which does not address the housing demand and diversity issues for Mona Vale, nor does it support the growth of Mona Vale as a strategic centre. It should be acknowledged that DPIE's "projections" of household and dwelling growth – which has determined the numbers in the housing targets - are not related to demand. Rather, they reflect the Department's expectation of the amount of new development (supply) that will be allowed in a LGA. To then use these targets as a tool to stop rezoning (more supply) is rather circular and highly misleading in Macroplan's opinion. Given that demand is actually substantially in excess of these targets, it means the Council is implicitly acquiescing to the process by which high income households increasingly are squeezing out of low/middle income households. 	<ul style="list-style-type: none"> The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future. There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. As noted above, this is being investigated through work on the Mona Vale Place Plan (which will incorporate the investigation area identified within the LHS, with the subject site included for consideration).
9.	The Proposal is inconsistent with Objective 10 of the Greater Sydney Region Plan which seeks to deliver "greater housing supply" because the site is not	Not consistent with Greater Sydney Region Plan	The Local Planning Panel appears to disagree with Council's opinion and as a result recommended the site be included in the Centres Investigation Area for Mona Vale.	<ul style="list-style-type: none"> The Northern Beaches Local Planning Panel (LPP) did not agree that the site is suitable for medium density development. The LPP agreed with Council's assessment report and

	<p>the right location for additional medium density housing such as residential flat buildings, which needs to be planned for with consideration of the broader character of the area and impacts on infrastructure to support any proposed growth. The site is also not located within the 800 m investigation area of the LHS.</p>		<p>Council's opinion appears to contradict its recommendation to include the site within the investigation area for Mona Vale (refer to recommendation 2 of Council's report). However, if Council has already formed the view that the site is not in the right location for medium density housing then there is no need to await the Place Plan process for Mona Vale as Council has already determined that the site will not be rezoned for medium density housing.</p> <p>It is unclear why Council has formed this opinion given the full length of Darley Street West, excluding the subject site located at the end of the cul-de-sac, is already zoned R3. The subject area has already been extensively modified to accept the notion of suitability, transitioning and moving from extensively large detached dwelling lots to medium density housing as seen in the existing streetscape. The subject site is located less than 500 m from Mona Vale's commercial/retail centre.</p> <p>Under Objective 11 of the Greater Sydney Region Plan, the Plan states (pp. 68-69): <i>"Factors that contribute to rental and purchasing affordability challenges include the limited availability of smaller dwellings to meet the growing proportion of small households as well as the growing distance between areas where housing is affordable and the location of employment and education opportunities."</i></p> <p>It is important that the supply of housing delivers the type of housing that communities and places need as they grow and change. Homes need to respond to people's changing needs as they</p>	<p>that the application is premature considering the strategic planning initiatives being undertaken.</p> <ul style="list-style-type: none"> • The LPP recommended Council not proceed with the Planning Proposal however include the site in the Mona Vale Centre Investigation Area. • As per the Council resolution of 26 October 2021, the subject site will be included for consideration within the Centre Investigation Area during the Mona Vale place planning process, which has commenced. • Whilst the subject site has several lots zoned R3 Medium Density to the east, most of the surrounding area contains low density housing and is zoned R2 low density residential.
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			<p>transition through different stages of life. A diversity of housing types, sizes and price points can help improve affordability. Increasing the supply of housing that is of universal design and adaptable to people's changing needs as they age is also increasingly important across Greater Sydney."</p> <p>The Planning Proposal seeks to not only provide medium density housing, which is in short supply within Mona Vale, but also seeks to remove the density clause (i.e. clause 4.5A of the PLEP 2014) from applying the subject site as it is inconsistent with the objectives of the Greater Sydney Plan, that is, the density clause encourages larger and oversized apartments to be provided.</p> <p>In addition, the Planning Proposal confirmed that there was adequate local infrastructure to support the Proposal.</p>	<ul style="list-style-type: none"> • Clause 4.5A of the Pittwater LEP 2014 has been traditionally used to control overall density in the R3 zone given concerns about infrastructure e.g. roads. • As per the Council resolution of 26 October 2021, consideration of the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality will be reviewed as part of the Mona Vale Place Plan process.
10.	<p>The Proposal is not consistent with Objective 11 of the Greater Sydney Region Plan to provide more diverse and affordable housing. Councils affordable housing policy requires areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing. Increasing the density to provide a variety of dwelling sizes does not increase the provision of affordable rental supply.</p>	<p>Not consistent with Greater Sydney Region Plan</p>	<p>As stated above, a diversity of housing types, sizes and price points can help improve affordability. The Proposal seeks to achieve this on two fronts, firstly, to rezone the site from R2 to R3 to allow for the construction of townhouses and apartments and secondly, by removing the density clause which discourages smaller apartments (i.e. 1-2 bedroom apartments) to be delivered as part of a medium density development.</p> <p>Macroplan has received a letter from Domain Residential and Project Marketing (Attachment 13) confirming that there is not only a significant demand for medium density housing products in the Northern Beaches but that there is an undersupply of such products to service the market and buyers looking to scale down from</p>	<ul style="list-style-type: none"> • The proposal will support residential uses on the site; however, the objective is to support new housing in the right location and must be co-ordinated with local infrastructure. • The site is not the right location for additional medium density housing such as residential flat buildings, which needs to be planned for with consideration of the broader character of the area and impacts on infrastructure to support any proposed growth. • As identified above, Council's LHS identifies an area within 800 metres of the Mona Vale centre as an area for future investigation. This will be subject to separate precinct-based master-planning and community consultation work, to be done via the Mona Vale Place

		<p>large family homes to smaller accommodation in areas that are conveniently located close to local amenities.</p> <p>In a recent survey (September 2021) conducted by Corelogic, the Northern Beaches LGA ranked No.1 nationally in terms of price appreciation for houses over the past year. Over the year to August 2021, the median price for houses in the Northern Beaches was up 29.5% and since the beginning of 2020 the median price was up 38%. Mona Vale was up 39%. This is an alarming statistic which cannot simply be solved by Council's Affordable Housing Policy.</p> <p>Council's strategy to provide additional housing supply in Frenchs Forest to meet the majority of the Northern Beaches required housing stock by 2036 does not address the housing demands and requirements of Mona Vale. Restricting supply has a direct impact on housing prices and affordability.</p> <p>It needs to be noted that Council's Affordable Housing Policy does not state that it applies to "areas of zoning uplift", it specifically states it applies to urban renewal and greenfield site developments. The subject site should not be classified as an urban renewal site, nor a greenfield site given it is located within an existing established residential area and would be more appropriately defined as "infill development". Council's policy does not include a definition for urban renewal sites however, the Greater Sydney Region and North District Region Plans do identify urban renewal areas. The subject site is not identified as an "urban renewal" site under these strategic plans.</p> <p>Council has developed a draft affordable housing</p>	<p>Plan, which has commenced. The site is not located within the 800-metre investigation area, however as per the Council recommendation of 26 October 2021, the subject site will be included for consideration within the Centre Investigation Area during the Mona Vale place planning process.</p> <ul style="list-style-type: none"> • The Place Plan process will take into consideration the area, including the appropriate level of new development that can be accommodated and impacts on local infrastructure. • Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.
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			<p>contribution scheme, which will allow the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution. The scheme will initially apply to the Frenchs Forest Planned Precinct and a site subject to a rezoning proposal in Narrabeen. It will be extended to other land that is subject to increases in residential density in the future. Should the Scheme be updated to apply to development applications in Mona Vale, the proponent would contribute to this Scheme.</p> <p>As previously noted, and as noted by Council in their assessment report for the Ordinary Council Meeting, neither the Affordable Housing Policy or Housing Contribution Scheme applies to Mona Vale or the subject site.</p>	<ul style="list-style-type: none"> • See point E and 7 above. • Consistent with the inclusion of the Narrabeen site within the Northern Beaches Affordable Housing Contribution Scheme, all areas of zoning uplift are subject to Councils affordable housing policy.
11.	<p>The Proposal is not consistent with Objective 14 of the Greater Sydney Region Plan, that is “Integrated land use and transport creates walkable and 30- minute cities” and Council’s LHS as the Proposal is located outside the Centre Investigation Area for Mona Vale and will also result in a significant increase in the number of dwellings on the site.</p> <p>Council’s adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800 metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.</p>	Not consistent with Greater Sydney Region Plan	<p>The LHS (p74) proposes a Centres Renewal Framework that identifies different housing precincts in developable (unconstrained) areas around a centre or public transport stop (i.e. within an 800 m, or a 10-15 minute, walk). These areas are defined as Centre Investigation Areas. Figure 15 of the LHS explains the Centres Renewal Framework, stating that the investigation areas will be areas within 800 m of centres but exclude areas with environmental constraints.</p> <p>Macroplan is of the opinion that this interpretation of adopting a 800 m radius from the B-line bus stop is inconsistent with Council’s own Centres Renewal Framework, as shown in Figure 15 of the LHS, which defines the boundary of the investigation area as being within 800 m of centres and public transport, not a high frequency bus stop that generally services commuters to travel to and from the</p>	<ul style="list-style-type: none"> • To achieve a 30-minute city the integration of land use and transport planning is required to create walkable cities. • Council’s adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800- metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport. • This work is to be a separate precinct-based place-planning process, which has commenced, and will take into consideration the impacts on local infrastructure, including transport. • The Planning Proposal to change the zoning and alter the density to significantly increase the number of dwellings on this site, which is inconsistent with Council’s adopted Local Housing Strategy and considered inconsistent with Objective 14. • The B-line stop or equivalent main bus stop is the

			<p>Sydney CBD. This amendment, which was not flagged in the April 2021 report to the ordinary council meeting on 27 April 2021, has resulted in a significant quantity of land within 800 m of Mona Vale's shops, amenities and other public transport stops being excluded from the Centre Investigation Areas.</p> <p>The LHS vision statement states (p6):</p> <p>"New housing will be focused in and near centres where people can easily access public transport or walk or cycle to shops and services."</p> <p>The prescriptive Centre Investigation Areas boundary (which was amended in the final draft LHS, taking the B-line bus stop as the centre point for determining the Centre Investigation Areas boundary) does not acknowledge that there are sites well within 800 m walking distances of shops, services and public transport that would be suitable for medium and higher density housing. The 800 m radius circle drawn around each Centre Investigation Areas ignores where the 'centre' of a town and a strategic centre is and that there may be suitable sites for higher density housing, consistent with the Centre Renewal Framework.</p> <p>Macroplan is of the view that a centre should not be defined by a high frequency bus stop such as the B-line (which could be moved or relocated in the future). It should not be put forward to be considered in a similar context to</p>	<p>approved centre point for the centre investigation areas.</p>
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			<p>a major transport terminal such as a train station. Centres are places which provide services, amenities and access to local employment. They include public transport but do not rely upon or 'centre' themselves around a public transport node such as a bus stop. As a strategic centre, Mona Vale is to grow its employment base and provide local employment opportunities. The 800 m Centre Investigation Areas boundary should be a guiding principle, not a regulatory tool to exclude suitable sites for other types of housing products.</p> <p>A recent analysis undertaken by Vivendi Consulting in collaboration with TfNSW and other state agencies (i.e. the Place Analysis and Walkability Scoring (PAWS)) confirmed that structural factors (i.e. features that are 'inbuilt' into a centre and difficult to change such as the type and density of housing and jobs) were the key variables of what influences people to walk over adaptable factors that can be more easily changed such as bus and train public transport. The research confirmed that walkability depends upon the fundamental design of centres and that 'structural' factors – such as housing and employment density, permeability and points of interest – account for the majority of walking (around 54% in Greater Sydney). What was notable in the analysis undertaken was that 'adaptable' factors – such as trees, public transport, traffic speed – accounted for less than one fifth of the total observed amount of walking. This confirms the need to focus on providing housing density</p>	
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			around centres with services and employment opportunities to encourage walkable communities.	
12.	The Proposal is not consistent with Planning Priority N5 of the North District Plan to provide housing supply, choice, and affordability, with access to jobs, services, and public transport on the basis that councils are in the best position to investigate and confirm which parts of their LGAs are suited to additional medium density opportunities through the preparation of local housing strategies. The Proposal does not provide any affordable rental housing. Council is also of the opinion that it has the capacity under its existing planning rules to provide for the next 10 years of housing supply.	Not consistent with North District Plan	<p>Council's LHS has not been endorsed/approved by DPIE and therefore is not final.</p> <p>As stated above, Council's Affordable Housing Policy does not apply to the subject site. The Proposal will provide a diversity of housing which is currently lacking in the Mona Vale area.</p> <p>It should be acknowledged that the Department's "projections" of household and dwelling growth – which has determined the numbers in the housing targets - are not related to demand. Rather, they reflect the Department's expectation of the amount of new development (supply) that will be allowed in a LGA. To then use these targets as a tool to stop rezoning (more supply) is rather circular and highly misleading in Macroplan's opinion. Given that demand is actually substantially in excess of these targets, it means the Council is implicitly acquiescing to the process by which high income households increasingly are squeezing out of low/middle income households.</p> <p>Planning targets such as housing numbers in strategic planning documents should not be deliberately interpreted or applied as a</p>	<ul style="list-style-type: none"> • Council's LHS was approved subject to conditions by DPIE on 16 December 2021), with the objective to support new diverse housing (such as terrace and villa homes that provide increased housing options) in the right location and must be coordinated with local infrastructure. • The conditions placed on the LHS approval do not change the fundamental proposals for Centre Investigation Areas or their location, rather the emphasis is on completing draft Planning Proposals for at least two of these areas by the end of 2022, including Mona Vale. • See point E and 7 above. • The Affordable Housing Policy applies to all sites seeking a zoning uplift. • Priority N5 identifies that councils are in the best position to investigate and confirm which parts of their local government area are suited to additional medium density opportunities (particularly for infill development) through the preparation of local housing strategies. • Priority N5 also sets five-year housing targets for the Northern Beaches area and stipulates that each council is to develop 6-10 housing targets through its LHS and demonstrate capacity for steady housing supply. • As detailed above, Council's adopted LHS identifies that Council generally has capacity under existing planning rules to provide for these new homes. However, Council

			<p>maximum for each 5-year period when in fact, they are a minimum performance expectation relevant to higher level district and metropolitan plans. If there can be earlier and practical materialisation of medium density, it should not be unnecessarily held up.</p> <p>The Frenchs Forest Health Precinct has a stated capacity for 4,360 medium/high- rise dwellings which Council has indicated it would prefer to use to meet the LGA's housing targets, particularly in the short term. The problem with that argument is that the Frenchs Forest area – while attractive in its own right - is a distinct housing market from the coastal beach suburbs in the Northern Beaches LGA, which have such strong appeal. Using Frenchs Forest as a means to defer medium density in coastal suburbs such as Mona Vale until sometime in the distant future, would skew the market and see the price premium in the coastal suburbs only rise.</p> <p>The provision of additional housing supply in locations such as Frenchs Forest does not address the housing issues in Mona Vale which includes a lack of medium density housing and different apartment sizes. It does not address the locational differences of coastal locations or centres which have established amenity, services and jobs. Macroplan is of the opinion that there is significant demand for alternative housing products such as 1, 2 and 3 bedroom apartments in Mona Vale, given the high portion of detached dwellings in this locality and the price premium paid for housing in comparison to Greater Sydney.</p>	<p>needs to provide for a diversity of dwelling types to meet demand.</p> <ul style="list-style-type: none"> • One of these options is the identification of an area within 800 metres of the Mona Vale centre as an area for investigation. This will be subject to separate precinct-based place-planning and community consultation work, to be done via the Mona Vale Place Plan, which has commenced. • Work on the Mona Vale Place Plan (which will incorporate the investigation area) has commenced and will take into consideration the appropriate level of new development that can be accommodated and impacts on local infrastructure. • Priority N5 also identifies the requirement for councils to prepare affordable Rental Housing Target Schemes following development of implementation arrangements. • In addition to Council's LSPS & LHS a key element of Council's Affordable Housing Policy is the inclusion of the Northern Beaches LGA in State Environmental Planning Policy No.70 (SEPP70). SEPP 70 enables Councils to include affordable rental housing requirements in Local Environmental Plans (LEPs) in areas subject to zoning "uplift" through an affordable housing contribution scheme. • Council has developed a draft affordable housing contribution scheme, which will allow the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution. The scheme will initially apply to the Frenchs Forest Planned Precinct and a site subject to a rezoning proposal in Narrabeen. It will be extended to other land that is subject to increases in residential density in the future. • The proposal does not provide for the provision of any
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				affordable rental housing and is inconsistent with Councils affordable housing policy, LSPS and Priority N5
13.	The Proposal is not consistent with Planning Priority N12 of the North District Plan to deliver integrated land use and transport planning and a 30 minute city due to Council's adopted position within the LHS that only areas within 800 m radius of the Mona Vale B-line bus stop are the most appropriate location for housing as they are a walkable distance to services, jobs and public transport.	Not consistent with North District Plan	Refer to the response provided above to objective 14 of the Greater Sydney Region Plan. Council's adopted position is not consistent with the North District Plan nor its LSPS and Centre Renewal Framework outlined in the LHS to provide housing close to amenities, services and public transport. The B-line bus stop is only one of many bus stop locations in Mona Vale and is located on the edge of the 'town centre'.	<ul style="list-style-type: none"> See above, Councils LHS is consistent with the Greater Sydney Region Plan, North District Plan and LSPS and was approved (with conditions) by DPIE on 16 December 2021). To achieve a 30-minute city the integration of land use and transport planning is required to create walkable cities. Councils adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800- metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport. This work is to be a separate precinct-based place-planning process, which has commenced, and will take into consideration the impacts on local infrastructure, including transport. The Planning Proposal to change the zoning and alter the density to significantly increase the number of dwellings on the site is inconsistent with Council's adopted Local Housing Strategy and considered inconsistent with Planning Priority N12.
14.	The Proposal has not addressed the most recent Ministerial direction 4.3 (flood prone land – released on 14 July 2021). However, Council considers it generally complies.	Site-specific merit - flooding	Noted, the Planning Proposal was submitted electronically to Council on 8 July 2021. The cheque was cleared by Council on 14 July 2021 and therefore Council noted the lodgement date as the 14 th July. Subject to the Planning Proposal receiving a Gateway Determination, the Planning Proposal would be updated to address the latest version of Ministerial direction 4.3.	Noted.

15.	The subject site is not located within the 800 metres investigation area and therefore the proposal is inconsistent with the likely future uses of land in the vicinity of the proposal.	Site-specific merit – existing and future uses	<p>The subject site is located at the end of a cul-de-sac street where the entire street, except for the subject site, is zoned R3 and has been developed for medium density housing. The Planning Proposal does not propose any changes to the height controls or Floor Space Ratio for the site. In addition, there is an existing 2-storey apartment building at 10 Kunari Place, immediately to the north of 167 Darley Street West. The existing character of the locality is medium density residential development which is generally limited to 2 storeys with carparking underneath. The Proposal is consistent with the existing character of the street and will deliver housing which is consistent with the future use of this area.</p> <p>It should be noted that the subject site is located 830 m from the B-line bus stop on Barrenjoey Road and Council has identified land within 800 m of this bus stop as being suitable for higher density residential development based on its LHS.</p>	<ul style="list-style-type: none"> See point 10. Further, the character of the R2 zone is predominately low density 2 storey detached housing.
16.	Not consistent with Priority 15 of the LSPS regarding housing supply, choice and affordability in the right location because a key principle of the LSPS is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport. The Proposal is not within 800 metres of the B-line stop, or the area for investigation as	Consistency with LSPS - housing	<p>The LSPS specifically states under Priority 15 (p120):</p> <p>"Mona Vale: Opportunities exist for new housing near the centre that complements the village character.</p> <p>...</p> <p><i>Existing residential areas will be investigated for increased housing diversity ('missing middle'), focusing on areas up to 1.5km from strategic and local centres with high-frequency public transport."</i></p>	<ul style="list-style-type: none"> A key principle of Priority 15 is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport. A key action to deliver on the priority is to prepare and implement a local housing strategy. The DPE approved LHS identifies an area for investigation, which will consider the subject site during the Mona Vale Place Planning process, which has commenced. See discussion above.

	identified within the LHS.		<p>Therefore, the LSPS confirms that increased housing diversity will be investigated for centres that <u>have</u> high-frequency public transport, not that housing diversity needs to be located within 800 m of high-frequency public transport. The subject site is located well within 1.5km from Mona Vale (a strategic centre with high-frequency public transport).</p> <p>The first housing principle listed under Figure 51 of the LSPS (p121) states:</p> <p><i>"Locate new housing in strategic and local centres and within reasonable walking distance (800m) of high-frequency public transport."</i></p> <p>The above principle discusses "new housing" and it is assumed that this applies to land that is not currently zoned for residential purposes. The site is already developed and zoned for housing and therefore the application of this principle is not applicable to this site. Otherwise, the housing principle is contradictory to the discussion text on page 120 which seeks to increase the diversity (missing middle) of existing residential areas in proximity to strategic centres.</p> <p>As previously stated, the LHS has not been approved/endorsed by DPIE which includes the 800 m investigation area from the B-line bus stop.</p>	
17.	Not consistent with Priority 16 of the LSPS because the Proposal does not provide for any affordable rental housing in accordance with this priority or	Consistency with LSPS – affordable housing	<p>The LSPS specifically states under Priority 16 (p128):</p> <p><i>"Under the Northern Beaches Affordable Housing Policy, Council commits to a 10%</i></p>	<ul style="list-style-type: none"> • See point E and point 7 above. • This Priority is to ensure an available supply of affordable rental housing to support key and essential workers, and through Councils adopted Affordable Housing Policy aims for the provision of 10% affordable

	Councils affordable housing policy.		<p><i>affordable rental housing target for all planning proposals, urban renewal or greenfield development, with higher rates where financially feasible. We will implement this policy in the Frenchs Forest strategic centre, Ingleside Growth Area and other urban renewal areas.</i></p> <p><i>Northern Beaches LGA is included in State Environmental Planning Policy No. 70 Affordable Housing. This allows us to require affordable rental housing in new developments in areas that are subject to 'upzoning' - that is, where new planning rules permit higher density development, subject to NSW Government approval."</i></p> <p>As stated above, the Affordable Housing Policy will only be implemented in the Frenchs Forest, Ingleside Growth Area and other urban renewal areas. The subject site is not located in these localities and is also not identified as an urban renewal area. The proposal is an infill development within an existing street already zoned R3 Medium Density Residential Development. Council's affordable rental housing requirements under SEPP 70 have not been finalised and approved by the NSW Government and therefore should not be applied to this Planning Proposal. Council also confirms under discussions regarding SEPP70 on p185 of their assessment report that these provisions do not apply to Mona Vale.</p>	<p>rental housing in areas subject to urban renewal (areas of zoning uplift).</p> <ul style="list-style-type: none"> Councils Affordable Housing Policy aims for the provision of 10% affordable rental housing in areas subject to urban renewal (areas of zoning uplift). Any Planning Proposal for a zoning uplift is to undertake an affordable housing feasibility analysis to determine the feasible contribution rate, and will then be identified within the Northern Beaches Affordable Housing Contribution Scheme (similar to the Narrabeen proposal currently listed in the Scheme). Despite being advised as far back as the Pre-lodgement meeting that any areas subject to uplift would be subject to the provision of affordable housing in accordance with Council's adopted Affordable Housing Policy, the Proponent has failed to address the requirements of the Affordable Housing Policy, and undertake an affordable housing feasibility analysis. The Proposal does not provide any affordable rental housing (Providing additional housing options for sale to the market does not provide affordable rental housing) and is therefore inconsistent with Council's affordable housing policy, LSPS, approved LHS and intention of SEPP 70 to enable the provision of additional affordable rental housing within the Northern Beaches LGA.
18.	Not consistent with Priority 27 of the LSPS because the Mona Vale Place Plan and other studies will inform how Council	Consistency with LSPS – jobs and skills	<p>Macroplan is of the opinion that the Proposal has both strategic and site-specific merit and does not need to wait for the Mona Vale Place Plan to be prepared.</p>	<ul style="list-style-type: none"> Priority 27 of the LSPS recognises Mona Vale as the contemporary, urban heart of the north. Actions for this strategic centre focus on place planning and revitalisation of the commercial centre as well as

	is able to achieve housing, employment and other infrastructure targets into the future.		<p>We also note that Council commenced preparing a Place Plan for Mona Vale in 2013 which was publicly exhibited in late 2016 and was never finalised. This previous Place Plan identified similar housing issues and the need to provide a diversity of housing in Mona Vale. It has been well over five years since this work was undertaken.</p> <p>We are concerned that Council will not implement any land use zone changes for Mona Vale under the current Greater Sydney Region and North District Plans in the foreseeable future.</p>	<p>improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA.</p> <ul style="list-style-type: none"> The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future. DPIE has approved Council's LHS subject to a requirement that a Planning Proposal be prepared for at least two Centre Investigations Areas by the end of 2022. Only Mona Vale and Brookvale areas are far enough advanced to meet this requirement.
19.	The Proposal is both outside of the Mona Vale investigation area and is inconsistent with the intent of master-planning, which is to consider the area, reflect on the unique character of the area and circumstances and impacts on infrastructure to support any proposed growth. The proponent has not demonstrated why this planning proposal should be progressed ahead of the completion of the Mona Vale Place Plan.	Mona Vale Place Plan process	<p>The NSW Planning system allows for spot rezonings to occur which ensures that developers can take the lead to deliver on both state and local government policies and priorities. Waiting for local councils to take the lead to make amendments to local environmental plans is unrealistic and also a lengthy process, particularly where a proponent is able to demonstrate clear alignment and achievement of government policy outcomes and is unlikely to compromise the outcome of future planning investigations.</p> <p>The Planning Proposal demonstrates that the rezoning is a logical planning inclusion and has strategic and site-specific merit. Rezoning the subject site would not compromise Council's master planning process given the location of the site at the end of a cul-de-sac.</p>	<ul style="list-style-type: none"> See Point A, 1 & 3-6 above. The North District Plan does not specifically require the need for additional housing in the location of the subject site, with the mechanism to provide a locally relevant response to the District Plan housing being Councils LSPS, approved LHS and Mona Vale Place Plan. The Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location. Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Consideration of rezoning of the subject site therefore has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premises. Work on the Mona Vale Place Plan (which will incorporate the investigation area and give consideration to the subject site) has commenced and will take into consideration the area, including the

				<p>appropriate level of new development that can be accommodated and impacts on local infrastructure.</p> <ul style="list-style-type: none"> Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.
20.	<p>Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Consideration of rezoning of the subject site has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premise.</p>	Setting a precedent	<p>The Planning Proposal applies to the subject site and has not considered the strategic or site-specific merit of rezoning other residential areas. This is not required under the EP&A Act nor is it appropriate for a proponent to comment on the rezoning of other lands.</p> <p>Under Section 3.8(3) of the EP&A Act, a planning authority such as the Northern Beaches Council is required to review the local environmental plans for the area and prepare a planning proposal(s) under section 3.33 to give effect to the district strategic plan. The North District Plan was finalised in March 2018.</p> <p>The NSW planning legislation and framework allows for planning proposals to be submitted for consideration where they are strategically consistent with state and local government policies. The Planning Proposal is consistent with the Greater Sydney Region Plan, North District Plan and LSPS which are endorsed strategic policies.</p> <p>This is a straight forward Planning Proposal which is contiguous to the existing medium density housing in Darley Street West and will not set a precedent given its location, attributes and proximity to the Mona Vale strategic centre. The Planning Proposal has also demonstrated</p>	<p>See Point A-D, 5 and 19.</p>

			that any potential impacts can be managed at the DA stage, which has been confirmed by Council's technical specialists in their review of the Proposal.	
21.	It is noted that the Concept Plan carries no statutory weight, and should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a substantially different form and density to the submitted Concept Plan.	Concept Design	<p>The concept as presented and designed has appropriately considered the relevant matters that need to be addressed for a Planning Proposal. The technical assessment reports demonstrate that potential impacts can be addressed at the DA stage.</p> <p>It is typical that a concept plan/design is produced as part of a planning proposal. The Planning Proposal does not propose any changes to the height or floor space controls for the site and will need to consider the relevant development controls and guidelines applicable at the time that a DA is submitted.</p> <p>The Proposal seeks to remove the applicability of clause 4.5A of the PLEP. This clause in effect limits the number of dwellings which can be built on a site, which in most instances would not change the building footprint or scale of a medium density residential development. That is, visually the floor space ratio and height controls determine the building footprint and scale of the development while clause 4.5A influences whether the development site includes a mixture of one, two and three bedroom apartments or is dominated by three plus bedroom apartments. Hence under the proposed concept development, and subject to the site being rezoned R3 Medium Density Residential, visually the development would present the same whether there were 30 or</p>	<ul style="list-style-type: none"> • Council re-iterates that the Concept Plan carries no statutory weight. • Should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a substantially different form and density to the submitted Concept Plan.

			41 apartments within the development envelope.	
22.	Councils LHS is the most appropriate mechanism to broaden (where required) the choice of building types and locations available in the housing market in the Northern Beaches today, and the kind of housing that will be needed in the future. The proposal is therefore considered to be inconsistent with the objectives of Ministerial Direction 3.1.	Housing density location	<p>As previously stated, the LHS has not been endorsed by DPIE which includes the investigation areas for housing density and diversity. Also, the Northern Beaches Local Planning Panel recommended that the site be included in the investigation area which is a recommendation of the Council officer's assessment report. However, based on this assessment, Council has already formed an opinion not to consider this site for medium density housing even though it is consistent with the existing housing form and development in Darley Street West.</p> <p>The subject site is ideally located within walking distance of Mona Vale's commercial/retail core, employment lands, public transport and recreation spaces. No additional local infrastructure is required to support this Proposal.</p>	<ul style="list-style-type: none"> • Councils LHS was approved (with conditions) by the Department of Planning, Industry and Environment on 16 December 2021. • The subject site will be considered as part of the centre investigation area during the Mona Vale Place Planning process.
23.	The Planning Proposal seeks to change the zoning and alter the density to significantly increase the number of dwellings on the site, is outside of the investigation area and is inconsistent with Councils adopted LHS and considered inconsistent with Direction 3.4.	Housing density location	Same as above.	See above
24.	The Proposal is not consistent with Ministerial Direction 5.10 because the North District Plan does not specifically require the need for additional housing in	Site not identified for additional housing	Consistency with the North District Plan has been outlined above including why the Proposal should be progressed prior to the preparation of the Place Plan and that it does not set a precedent for adjoining landowners.	See above

	the location of the subject site, with the mechanism to provide a locally relevant response to the District Plan housing being Councils LSPS and LHS/Mona Vale Place Plan. In addition, the Proposal has not demonstrated why it should be progressed ahead of the Mona Vale Place Plan and that it will set a precedent for adjoining landowners.			
25.	The Planning Proposal has not adequately addressed the social and economic effects because the Proposal is considered to be inconsistent with Council's strategic documents and will not provide for any affordable rental housing.	Social and economic effects	<p>Macroplan prepared a detail Economic Assessment and Justification Report (Attachment 3, Appendix H) which provides the justification for providing additional housing within the Northern Beaches including Mona Vale.</p> <p>Mona Vale, as a strategic centre, has adequate community and social infrastructure which can be easily accessed by future residents. No additional investment in public infrastructure is required for this Planning Proposal to proceed.</p> <p>This Planning Proposal, if approved will allow for additional housing supply in Mona Vale and encourage a mix and diversity of dwelling sizes to be delivered. Apartment prices are significantly lower than detached housing, hence the Planning Proposal will offer more affordable housing options in Mona Vale.</p>	<ul style="list-style-type: none"> See above. Particularly the refusal of the Proposal to provide affordable rental housing in accordance with Council Policy.
26.	Rezoning the site to R3 and removing the density clause (i.e. clause 4.5A of the PLEP 2014) will result in additional cars	Adequate public infrastructure	The subject site is located at the end of a cul-de-sac which is less than 350 m in length from the signalised intersection with Pittwater Road. The entire street, excluding the subject site and the	<ul style="list-style-type: none"> Council re-iterates that the most appropriate mechanism s via the Mona Vale Place Plan, which has commenced and will incorporate the investigation area (and give consideration to the subject site), including the

	entering and exiting the site. Any increase in density should be undertaken by Council in the Mona Vale Centres Investigation Area including potential impacts on infrastructure.		Bayview Golf Course lands, is already zoned R3 with the majority of these sites already developed for medium density housing. The traffic assessment demonstrated that there would not be an impact on the level of service of the intersection of Darley Street West and Pittwater Road. In addition, no additional local services are required to support the Planning Proposal.	appropriate level of new development that can be accommodated and impacts on local infrastructure.
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Attachment 2

Planning,
Industry &
Environment

IRF21/2372

Mr Ray Brownlee
General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Mr Brownlee

Northern Beaches Local Housing Strategy

Thank you for submitting Northern Beaches Council's Local Housing Strategy (LHS) to the Department for the Secretary's approval.

The Department commends Council on preparing a robust evidence base to support its LHS, providing Council with a clear understanding of the current and future housing needs of the Northern Beaches local government area.

I can confirm that I have determined to approve the Northern Beaches LHS, adopted April 2021. My decision reflects the analysis undertaken to develop a comprehensive strategic planning framework and the evidence base to inform your LHS and deliver 3,500 dwellings for the period 2021-26. This assessment has also considered the additional information provided by council following our meeting in August.

In doing so, I have determined that:

- The LHS addresses housing supply, including the 6-10 year housing target, although commitment to further actions for delivery are required.
- The LHS addresses the need for housing diversity, although commitment to further actions for delivery are required.
- The LHS addresses housing affordability.
- The LHS is generally consistent with Section 9.1 Directions and SEPPs.
- The LHS is consistent with the North District Plan, subject to the requirements identified below.

The approval is also subject to the following requirements:

1. Within six (6) months of Council being notified of the LHS approval, Council is to prepare an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026,

and beyond. The Plan should be prepared in consultation with the Department, Transport for NSW (TfSNW), Sydney Water and adjoining Councils, to ensure any interdependencies are satisfactorily identified.

2. Council is to expedite the following LHS actions under Priorities 2 and 5 to ensure housing supply, diversity and affordability outcomes are secured before 2026:
 - Planning analysis and LEP updates for Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen that do not reduce the permissibility or density of existing permissible uses.
 - Annual reporting of development by centre to track yields and housing mix.
 - Adoption of a social and affordable housing target.
 - Continue to implement council's affordable housing contribution scheme (AHCS).
 - Review and seek lower parking requirements for boarding houses for R3, R4 and B4 sites in centre investigation areas.
3. Planning proposal(s) for two or more of the Centre Investigations Area are to be submitted to the Department for Gateway determination by December 2022 to facilitate dwelling delivery within the 2021 to 2026 period. These planning proposals are to be considered necessary to support the delivery of additional housing over the short to medium term, which will help council to meet its 6-10 year housing targets. These projects also present opportunities for new housing typologies (including affordable housing) suited to the future and changing needs of the community.
4. Council is to continue to progress and finalise the master planning and rezoning of Ingleside Precinct and include this as part of its proposed Comprehensive LEP to give rise to opportunities for housing to support council achieving its 6-10 year housing targets. Council is to prepare and submit this planning proposal to the Department for Gateway determination by December 2022.
5. Alternatively to requirement No. 4 (or if only part of expected dwelling yield for the Ingleside precinct is able to be realised as exhibited for the precinct by the Department in 2021), Council should proceed with planning work that will lead to rezoning of one or more of the following as outlined in its LHS to compensate for housing not delivered by the Ingleside precinct:
 - One of the of the following Centre Investigation Areas for Brookvale, Dee Why, Manly Vale or Narrabeen (this is not already committed under requirement No. 3 above);
 - Two or more of the Housing Diversity Areas centres; and/ or
 - other proposed rezonings in the LGA that have arisen since the preparation of the LHS that will enable delivery of substantive and new housing supply.

The planning proposals for one or more of these alternatives are to be submitted to the Department for Gateway determination by or before December 2022.

6. Any planning proposal(s) seeking to prohibit dual occupancy and/or medium density development where these forms of housing are currently permitted under any existing LEP is generally not supported, and would need to comprehensively address impacts to housing supply (including meeting the GSC's 6-10 year target), potential loss of housing choice and diversity, and justify any inconsistencies with Section 9.1 Ministerial Direction 3.1 – Residential Zones.
7. To ensure affordable housing is achieved within the 6-10 year period, Council is to continue to implement its AHCS in accordance with the Department's Guidelines.
8. A locally specific medium density complying development model as an alternative to the Low Rise Medium Density Housing Code is not supported. Council is to consult with the Department's Planning System Policy division to discuss alternative options to achieve the desired objectives of this approach.
9. A locally specific model for seniors housing as an alternative to the new Housing SEPP is not supported. Council is to review the new Housing SEPP and its changes to the previous approaches under the former Seniors Housing SEPP and consult with the Department's Planning System Policy division to discuss alternative options to achieve the desired objectives of this approach.
10. A locally specific model for affordable rental housing as an alternative to the new Housing SEPP is not supported. Council is to review the new Housing SEPP and its changes to the previous approaches under the former Affordable Housing SEPP, and is to consult with the Department's Planning System Policy division to discuss any alternative options to achieve the desired objectives of this approach.
11. Future iterations of the LHS should outline a clear commitment on the timing and process for reviews and updates of the LHS.
12. The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
13. Update or revise the LHS to inform Council's updates/revision to its LSPS following the making of a future District Plan.

Any planning proposals for new housing development will be assessed against Northern Beaches Council's LHS, the requirements above and Advisory notes attached.

Implementing your Local Housing Strategy

The State Government is committed to reducing the time taken to complete planning proposals that support housing delivery by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

To meet these commitments, a detailed implementation plan is required. This should reflect a comprehensive work program for all strategic planning work Council commits to undertake to implement its LHS and should include but not be limited to work streams related to items identified in the LHS Actions.

Local Housing Strategy Reviews and Updates

We strongly recommend that Council review and revise (where required) its LHS before the LSPS is required to be reviewed by the GSC. This will help best inform the next update to the LSPS.

It will also provide Council with the opportunity to improve and clarify aspects of the LHS. The advisory notes provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure in the absence of the Department's LHS review process.

Once again, I would like to take this opportunity to acknowledge the significant amount of work your team has been undertaken to develop the LHS. Please be advised that the LHS will be published on the NSW ePlanning Portal alongside this letter of approval and advisory notes.

Should you have any further questions, please contact Dominic Stefan, Specialist Planner on 8275 1024.

Yours sincerely



Amanda Harvey **16 December 2021**
Executive Director
Local Strategies and Plan Making

Encl: Advisory Notes



Planning,
Industry &
Environment

Northern Beaches Council Local Housing Strategy

Advisory Notes

The following advisory notes identify the further work Council will need to undertake to strongly position future planning proposals and further iterations of the Local Housing Strategy (LHS). The advisory notes provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals (where relevant) and that these will be reinforced through Gateway determinations as an interim measure in the absence of the LHS review process.

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
Supporting Approval Requirements	
Affordable Housing Contribution Scheme (AHCS)	<p>Council's LHS evidence-base is considered sufficient to justify the preparation of a SEPP70 AHCS. A condition of approval of the LHS is included which requires Council to prepare a scheme that sets out delivery and rent models, tenant eligibility criteria, tenancy allocation, asset ownership and management.</p> <p>Action 18 of the North District Plan requires Council to prepare an AHCS. The scheme would be prepared in advance of any out-of-sequence planning proposals and sends a critical signal to the market regarding Council's strategic planning intentions with regard to affordable housing provision. It will also commit Council to examining the feasibility of affordable housing contributions for all new proposals that are likely to result in an uplift of land value. If feasible and appropriate, affordable housing contributions would be required by LEP provisions that implement the contributions scheme.</p> <p>The scheme should be prepared in accordance with the Greater Sydney Region Plan key parameters for successful implementation of Affordable Rental Housing Targets and the NSW Government's <i>Guideline for Developing an Affordable Housing Contribution Scheme</i>.</p>



Planning,
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Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
Ongoing Implementation	<p>Future iterations of the LHS should be underpinned by an implementation plan with a priority work program, clearly defined roles, responsibilities and definitive timeframes with risks and dependencies identified. The Plan should be prepared in consultation with the Department and Transport for NSW (TfNSW) to ensure any critical interdependencies are satisfactorily resolved. This is encouraged to be informed by resourcing and budgets to demonstrate how housing targets will be delivered.</p> <p>The updated implementation plan prepared by Council and required to be shared with the Department should specifically address:</p> <ul style="list-style-type: none"> • Council's work in relation to significant infrastructure, investment and transformation projects, including: <ul style="list-style-type: none"> ○ Centre Investigation Areas (CIAs) for Brookvale, Dee Why, Manly Vale and Narrabeen ○ Housing Diversity Areas (HDAs) for local centres ○ The French Forest Education and Health Precinct ○ The Ingleside Precinct • Council's work in relation to housing diversity. • The preparation of a place-based and/or centres-based planning program that investigates opportunities and constraints in the LGA, identifying areas where greater uplift or changes to planning controls may be feasibly delivered. • The preparation/progression of the Consolidated LEP planning proposal to implement a single LEP for the Northern Beaches LGA.
Review and monitoring framework	<p>Revisions to the LHS may be required in response to significant changes in the LGA such as announcements on new infrastructure investment and employment opportunities, significant changes in projected population growth or updates to the LSPS.</p> <p>The framework should also review the supply and delivery of housing, including the 6-10 year housing target and targets for medium density and seniors housing.</p>



Matter		Consideration for future LHS updates and preparation and assessment of planning proposals
For inclusion in future iterations of the LHS		
Infrastructure		Future iterations of the LHS should detail the key local and State infrastructure commitments and investment decisions that will support the unlocking of housing supply. This analysis should consider public and active transport, education and health facilities, open space, community infrastructure, drinking supply, wastewater and utility services. Council is encouraged to cross reference any endorsed Council strategies and plans, where relevant, and collaborate with the Department and other State agencies (and in particular Schools Infrastructure NSW (SINSW), Sydney Water and TfNSW) to ensure identified opportunities are realistic and accurately reflect staging, sequencing, servicing and delivery of critical infrastructure such as public transport, education facilities and drinking supply and waste water services. Thresholds/triggers, funding, responsibilities for delivery and indicative timeframes should also be identified.
Making appropriate provision for any additional housing opportunities that may arise out of sequence		<p>The inclusion of a transparent and robust framework to consider additional opportunities assists Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit.</p> <p>Council is encouraged to utilise its out-of-sequence criteria in its LSPS to consider such proposals, and consider the following heads of consideration:</p> <ul style="list-style-type: none"> • Strategic merit and case for change • Robust demographic evidence • Housing Affordability and Diversity • Demand analysis and economic impacts • Infrastructure delivery and funding to be borne by the proponent • Stakeholder consultation and outcomes • Sustainability and resilience
Review and monitoring framework		Revisions to the LHS may be required in response to significant changes in the LGA such as announcements on new infrastructure investment and employment opportunities, significant changes in projected population growth or updates to the LSPS.



Planning,
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Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
	The implementation of a monitoring and review system and establishment of housing targets for medium-density and seniors housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and diversity of housing typologies, including any necessary changes to the Northern Beaches LEP (once gazetted) and in response to the new Housing Diversity SEPP. The framework should also review the supply and delivery of housing, including the 6-10 year housing target.
Community and Stakeholder Engagement	Incorporate the findings of any future relevant community and stakeholder engagement.
Consultation and engagement with agencies	<p>Council should continue consultation with the following agencies:</p> <ul style="list-style-type: none"> • TfNSW in relation to <ul style="list-style-type: none"> ○ planning for city-shaping & city-serving transport initiatives in Future Transport 2056 and alignment with Council-led transport infrastructure initiatives, ○ future transport infrastructure including the Western Harbour Tunnel and Beaches Link, ○ future B-Lines along Warringah and Mona Vale Roads, and ○ travel demand management measures and improvements to walking and cycling infrastructure to reduce dependence of current and future residents on private vehicle use. • Sydney Water • SINSW: <ul style="list-style-type: none"> ○ prior to the finalisation of any future strategy or planning proposal that proposes a significant increase in the number of dwellings; and ○ when Council is aware of variations in the following: <ul style="list-style-type: none"> - The actual number of lots or dwellings varying from planning proposal estimates / strategic plans. - An emerging demographic that varies from the planned population profile, either with more or less families with children. - Rates of development and dwelling take-up varying from planned release programs or forecast residential take-up rates.



Planning,
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Environment

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
	This is to ensure SINSW specifically understands where growth, or changes to growth rates are occurring and can effectively respond by targeting appropriate resourcing to impacted Government schools.
Seniors housing	Council is encouraged to investigate the inclusion of seniors housing provisions in its LEP that encourages increased supply of housing for seniors and people with a disability.
Interdependencies with relevant local evidence base	<p>Incorporate the findings and outcomes of latest studies, policies and State-led precinct plans prepared since the publication and release of the LHS, including but not limited to:</p> <ul style="list-style-type: none"> • Northern Beaches Affordable Housing Strategy • Review of LEP and DCP controls which restrict the development of smaller, diverse and fit-for-purpose housing, • Sydney Water Growth Servicing Plan 2020-2025 (recently updated), and <p>The Frenchs Forest Structure Plan once finalised.</p>
Structure Plan	Future iterations of the LHS should include a structure plan(s) that clearly identifies housing growth areas/precincts and their anticipated delivery over the short, medium and longer term horizons. Annotations to identify likely yield ranges and any key threshold assumptions should also be included.
Data	
Clarification of 6-10 year target and 10-20 year housing forecast.	<p>Revisions to the LHS should provide a breakdown of how the 6-10 year target will be achieved, including when and where anticipated supply will be delivered and explain market take-up rates. LHS revisions will also need to include a revised housing delivery forecast for the 10-20 year period as new information becomes available.</p> <p>Council should ensure that all population and dwelling forecasts are cross-checked against published Department projections to provide greater transparency. Additional guidance and support can be arranged with the Department's Evidence and Insights team to resolve any discrepancies in dwelling forecasts</p>

Attachment 3



REPORT TO ORDINARY COUNCIL MEETING

ITEM NO. 12.5 - 26 OCTOBER 2021

ITEM 12.5	PLANNING PROPOSAL (PEX2021/0001) - 159-167 DARLEY STREET, MONA VALE
REPORTING MANAGER	EXECUTIVE MANAGER STRATEGIC AND PLACE PLANNING
TRIM FILE REF	2021/700303
ATTACHMENTS	1 Planning Proposal (Included In Attachments Booklet) 2 Northern Beaches Local Planning Panel Advice (Included In Attachments Booklet)

SUMMARY

PURPOSE

To seek endorsement from Council to reject the Planning Proposal (Attachment1) to rezone properties located at 159-167 Darley Street West, Mona Vale from R2 Low Density Residential to R3 Medium Density Residential and to amend clause 4.5A of Pittwater Local Environmental Plan 2014 (PLEP 2014) so that maximum dwelling density requirements do not apply to the site.

EXECUTIVE SUMMARY

A Planning Proposal (PEX 2021/0001) was lodged on 14 July 2021 by Intrec Management (the Proponent) seeking to rezone properties located at 159-167 Darley Street West, Mona Vale from R2 Low Density Residential under PLEP 2014 to R3 Medium Density Residential and amend Clause 4.5A (3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale (thereby confirming that clause 4.5A does not apply to the subject site).

Council placed the Proponent's Planning Proposal on non-statutory public exhibition in accordance with the Northern Beaches Community Participation Plan from 9 August 2021 to 22 August 2021 (2 weeks).

72 public submissions were received in response to the public exhibition period. 66 submissions objected to the proposal. One submission generally supported the proposal, with a further submission being neutral and four submissions raising no objection to the rezoning but objecting to the proposed removal of the density restrictions.

Key issues raised in submissions include: lack of strategic merit, inconsistency with the character of the area, not in the interest of the local population, does not provide for any affordable rental housing and site- specific impacts such as increased traffic and parking impacts, and broader impacts on infrastructure and the environment.

The Northern Beaches Local Planning Panel considered the Planning Proposal on 6 October 2021 and indicated general agreement with Council's planning proposal report not to support the Planning Proposal and considered the application to be premature given the strategic planning initiatives being undertaken, in particular the Mona Vale Place Plan. The Panel recommended (Attachment 2):

- A. That Council not proceed with the Planning Proposal for 159-167 Darley Street Mona Vale, and not forward it to the NSW Department of Planning, Industry and Environment for a Gateway determination for the reasons set out in the assessment report.
- B. That the site be included in the Mona Vale Centre Investigation Area and the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality be reviewed as part of the Mona Vale Centre Investigation Area investigations.

The Planning Proposal is considered to be inconsistent with the Greater Sydney Region Plan, North District Plan, Northern Beaches Local Strategic Planning Statement - Towards 2040,

Northern Beaches Local Housing Strategy, and has not demonstrated sufficient strategic merit or site-specific merit.

RECOMMENDATION OF DIRECTOR PLANNING AND PLACE

That Council:

1. Reject the Planning Proposal for 159-167 Darley Street West, Mona Vale and not forward it to the NSW Department of Planning, Industry and Environment seeking a Gateway determination for the following reasons:
 - A. The Planning Proposal is inconsistent with the provisions of the North District Plan.
 - B. The Planning Proposal is inconsistent with the provisions of Council's Local Strategic Planning Statement - Towards 2040.
 - C. The Planning Proposal does not demonstrate strategic merit or site specific merit when assessed against the NSW Planning & Environment's: A guide to preparing planning proposals.
 - D. The Planning Proposal may establish an unwanted precedent.
 - E. The Planning Proposal does not provide affordable housing in keeping with the requirements of Council's Affordable Housing Policy.
 2. As part of the Mona Vale Place Planning Process, include 159-167 Darley Street West, Mona Vale for consideration within the Centre Investigation Area (as identified within the draft Local Housing Strategy) and the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality be reviewed as part of the Place Planning process.
-

REPORT

BACKGROUND

A Planning Proposal (PEX 2021/0001) for properties at 159-167 Darley Street West, Mona Vale was lodged on 14 July 2021 by Intrec Management (the Proponent).

The proposal is to:

- Rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential under PLEP 2014 to R3 Medium Density Residential.
- Amend Clause 4.5A(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale (thereby confirming that clause 4.5A does not apply to the subject site).

A Concept Plan has been prepared for the site which shows an indicative scheme for 2 residential flat buildings containing 38 apartments and 3 townhouses being provided on the site.

It is noted that the Concept Plan carries no statutory weight, and should the Planning Proposal be approved, a development application would be required for any redevelopment of the site, which could be of a substantially different form and density to the submitted Concept Plan.

Three of the properties subject to the proposal are owned by Magnolia Views Property Pty Ltd, with the remaining two properties in separate private ownership.

Pre-lodgment meeting

A pre-lodgement meeting for the Planning Proposal was held on 9 September 2020, with the following comments provided to the Proponent.

Strategic & Place Planning

- Mona Vale is identified as a Strategic Centre within both the Greater Sydney Region Plan 2036 and the North District Plan. Council is undertaking technical studies to determine how to best achieve the housing and employment targets in the context of the Strategic Centre and the entire LGA.
- The North District Plan and Local Strategic Planning Statement do not specifically require the need for additional housing in the location of the subject site.
- Based on Council's preliminary research, the LGA's five-year housing target (2016-2021) under the North District Plan is 3,400 new dwellings and is likely to be met under existing planning controls without the need for unplanned uplift.
- Council's LSPS has actions for the Mona Vale strategic centre focused on place planning and revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA.
- The LSPS also indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future.
- There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. As noted above, recent research indicates that existing planning controls will be able to deliver short term targets with an emphasis on new dwellings being provided in already identified precincts such as Frenchs Forest.
- Any areas subject to uplift would be subject to the provision of affordable housing in accordance with Council's adopted Affordable Housing policy. In particular, the proposal

must provide for the delivery of the 10% rental housing target (all strategic plans and planning proposals for urban renewal or greenfield development).

- Discussion was had in relation to the possibility of introducing Additional Permitted Uses to the site to ensure that development occurs as intended by the objectives of the Planning Proposal. Council is unable to provide formal comment on the use of APUs for this site given that this matter does not form part of the pre-lodgement documents. Further discussion may be held separately for this matter.
- The proposal to remove clause 4.5A in relation to density controls for residential accommodation is not supported.
- Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Consideration of rezoning of the subject site has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premises.

Stormwater, Floodplain Engineering

- The Proposal must show compliance with the Flood Prone Land (4.3) Direction of the Local Planning Directions under Section 9.1(2) of the Environmental Planning and Assessment Act 1979.
- The proposal would permit a significant increase in the development of floodprone land, the applicant must demonstrate that the cumulative impact of the development will not affect surrounding areas.
- The planning proposal has the potential to set a precedent for adjoining properties to upzone without the benefit of a wider housing review or the impacts to flood prone land to the northwest of the subject site.
- A comprehensive Flood Risk Assessment is required which includes:
 - 2D flood modelling of the existing flood regime for a range of design flood events up to and including the Probable Maximum Flood event
 - Flood modelling of the post construction scenario for the same design flood events up to and including the Probable Maximum Flood event
 - Afflux mapping to demonstrate the impact of the development on the flood regime, including the impact on flood depths and velocities
 - Consideration of the potential for blockage and how this will be mitigated
 - Determination of the required Flood Planning Level and resultant minimum floor level requirements for future development.
 - An assessment of the flood risk to life associated with the development including appropriate flood emergency response planning
 - Detail of any required civil works to mitigate flood risk
 - Commentary on the consistency of the proposal with Section 9.1 Direction 4.3 Flood Prone Land
 - Council is supportive of opportunities to minimise flood risk to private property and divert this flow to Darley Street if it does not impact the trafficability of the roadway in flood events.

- The Proposal would need to outline how any future Development Application on the site could comply with Council's Local Environmental Plan and Development Control Plan provisions for flood prone land.

Site Description

The subject site (see *Figure 1*) comprises five lots in total, legally described as Lot 1-5, DP 11108 with an approximate area of 6,120m². The site contains five single or two storey dwellings, and adjoins:

- A residential flat building to the East containing 11 units (155 Darley Street West),
- Darley Street West and Bayview Golf Course to the North,
- Detached dwellings and a residential flat building containing four units (10 Kunari Place) to the West; and
- A mix of one and two storey detached dwellings located in Park Street to the South.



Figure 1 : Aerial photo of site and adjoining properties



Figure 2 : 159 Darley Street West



Figure 3 : 161 Darley Street West



Figure 4 : 163 Darley Street West (double block)



Figure 5 : 167 Darley Street West

Site Ownership

Three of the lots subject to the proposal are owned by Magnolia Views Property Pty Ltd (161-163 Darley Street West), with the remaining two properties in separate private ownership (159 Darley Street West & 167 Darley Street West).

Proposed Amendments to PLEP 2014

The following amendments to PLEP 2014 are proposed:

- A. Rezone the site from R2 Low Density Residential to R3 Medium Density Residential

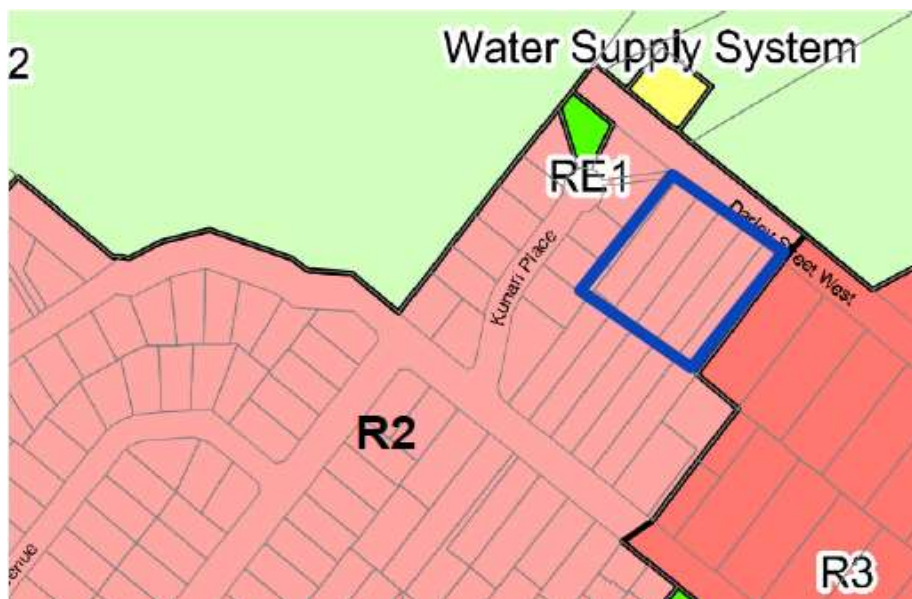


Figure 6 : Site - existing zoning



Figure 7 : Site - Proposed Zoning

- B. Amend Clause 4.5A(3) to include reference to 159-167 Darley Street West, Mona Vale (thereby confirming that clause 4.5A does not apply to the subject site):

Clause 4.5A Density controls for certain residential accommodation

- (1) *The objectives of this clause are as follows—*
- (a) *to achieve planned residential density in certain zones,*
 - (b) *to ensure building density is consistent with the desired character of the locality.*
- (2) *Development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone shown opposite that development in Column 2 of that table unless the development complies with the density requirements specified in Column 3 of that table.*
- (3) *This clause does not apply to land in the Warriewood Valley Release Area and 159-167 Darley Street West, Mona Vale*

Assessment of Planning Proposal

The following assessment is undertaken in accordance with the NSW Department of Planning, Industry and Environment's 'Planning Proposals: A Guide to Preparing Planning Proposals'.

Part 1 – Objectives or Intended Outcomes

The Planning Proposal seeks to amend Pittwater Local Environmental Plan 2014 to enable the site to be developed for medium density housing.

A Concept Plan has been prepared for the site to indicate up to 41 dwellings (three townhouse and 38 apartments) (See Figure 8).



Figure 8 : Concept Plan (BLDA=20 units ; BLDB = 18 units ; BLD B,C & D = 3 townhouses)

Part 2 – Explanation of Provisions

The site is currently zoned R2-low density residential under PLEP 2014, and the construction of multi-dwelling housing and residential flat buildings are not consistent with the objectives of this zone and are prohibited uses.

The proposal seeks to permit the development of multi-dwelling housing and residential flat buildings on the site by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential. Both multi-dwelling housing and residential flat buildings are permissible with consent under the R3 Medium Density Zone within PLEP 2014.

Density controls also exist for the development of certain residential accommodation within the R3 zone under Clause 4.5 of PLEP 2014 that restrict the density of development to a maximum of one dwelling per 200 square metres of site area.

The proposal also seeks to amend Clause 4.5A(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale (thereby confirming that clause 4.5A does not apply to the subject site).

Specifically, the proposed outcome of the planning proposal will be achieved by:

- Amending PLEP 2014 Land Zoning Map Sheet 12 for 159-167 Darley Street West, Mona Vale

in accordance with Figure 7.

- Amending clause 4.5(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale and thereby confirming that clause 4.5A does not apply to the site.

A Concept Plan has been prepared for the site showing two apartment buildings comprising 38 apartments plus three townhouses, equating to 41 dwellings with a density of approximately one dwelling per 149 square metres.

However, it is noted that the Concept Plan carries no statutory weight and should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a substantially different form and density to the submitted Concept Plan.

Part 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, Strategic Study or report?

The Planning Proposal is not the result of any endorsed Local Strategic Planning Statement (LSPS), strategic study or report. Whilst Councils LSPS identifies an area of 1.5km around the Mona Vale centre to investigate medium density housing, a key principle is also to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport. The mechanism to further explore the location, demand and type of dwelling is Councils Local Housing Strategy (LHS) and preparation of the Mona Vale Place Plan.

Action 15.1 of the LSPS is for Council to prepare and implement a LHS. Council adopted the LHS on 27 April 2021. The endorsed LHS does not consider the site for medium density housing.

Action 27.1 of the LSPS is for Council to prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support the revitalisation of the centre. Council is about to commence the preparation of a place plan for Mona Vale.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The objective of the Planning Proposal is to provide additional medium density housing within the vicinity of the Mona Vale town centre via a spot rezoning. Spot rezonings are not the best means of achieving the intended outcomes of providing a mix and diversity of housing to meet the needs of the local community whilst considering the unique character and impacts on infrastructure to support any proposed growth.

The best and most orderly way to explore and outline Council's approach to managing the location, type, and amount of new housing to meet the needs of the Northern Beaches community to 2036 is through Councils LHS and Place Planning of the Mona Vale area.

Section B - Relationship to Strategic Planning Framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategy?)

a) Does the proposal have strategic merit?

Mona Vale is identified as a Strategic Centre within both the *Greater Sydney Region Plan 2036* and the *North District Plan*. In these documents, strategic centres are the focus of housing, employment, and transportation. As per the District Plan, Mona Vale strategic centre is a mixed-use area including retail, commercial, community, light industrial and residential uses.

In both the Regional and the District plans, the focus for this centre is in its commercial and retail function including a job target of between 700-1700 jobs by 2036. A 0–5-year housing target of 3,400 dwellings is also provided in the North District Plan, with each Council to also develop 6-10 housing targets through its LHS and demonstrate capacity for steady housing supply.

The Northern Beaches Council's LSPS (Towards 2040) was made by the Chief Executive Officer under delegated authority based on Council's resolution 25 February 2020 and a letter of support from the Greater Sydney Commission (GSC) for consistency with the Greater Sydney Region Plan and North District Plan. This new planning document sets out a 20-year vision for land use in the area.

Council's LSPS and LHS (adopted at the Council meeting of 27 April 2021) is the mechanism to provide a locally relevant response to the Greater Sydney Region Plan and District Plan housing targets. The LSPS identifies the need to prepare a LHS and a Place Plan for Mona Vale.

The LHS applies the principles of Towards 2040 and aims to build in long term capacity for growth around centres with good transport, whilst respecting each centre's scale and character and increasing housing diversity and affordability.

It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

The LHS identifies that we will need to accommodate around 12,000 new homes by 2036 to provide for population growth. Analysis shows we generally have the capacity under existing planning rules to provide for these new homes, without having to make major changes to our existing planning controls for most of the Council area. The shortfall between what is needed and what is possible (i.e., the gap that we must plan for to 2036) within current controls is 275 dwellings.

However, Council still needs to provide for a diversity of dwelling types to meet local needs and to enable Council to seek exemption from housing-related State Environment Planning Policies, which have in the past resulted in ad-hoc development with poor environmental planning outcomes.

The LHS outlines options to achieve this goal, including the identification of Centre Investigation Areas within an 800-metre radius of nominated centres, Mona Vale being one of them (the others being Brookvale, Dee Why, Manly Vale & Narrabeen). This work will be subject to separate precinct-based master-planning and community consultation. Council has State Government funding to begin the Mona Vale Place Plan (which will incorporate the investigation area), which will commence shortly and will consider the development potential of that area, including the appropriate level of new development that can be accommodated, and demands for local infrastructure.

The Proposal is both outside of the Mona Vale investigation area and is inconsistent with the intent of master-planning, which is to consider the area, reflecting upon the unique character of the area and potential infrastructure required to support any growth.

Further, Council's LHS identifies a significant undersupply of affordable housing on the Northern Beaches to support key and essential workers, and through Council's adopted Affordable Housing Policy aims for the provision of 10% affordable rental housing in areas subject to urban renewal (areas of zoning uplift). This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals, consistent with Council's existing Affordable Housing Policy.

The Proposal does not provide for the provision of any affordable rental housing and is inconsistent with Council's affordable housing policy and LHS.

The North District Plan, LSPS and LHS do not specifically require the need for additional housing in the location of the subject site. Further the Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location.

It is therefore considered that the Proposal does not have strategic merit.

Greater Sydney Region Plan – A Metropolis of Three Cities

The proposal's consistency with the relevant objectives of the *Greater Sydney Region Plan* is detailed within Table 1.

Relevant Planning Priorities	Consistency
Housing the City Objective 10 – Greater housing supply	<p>The proposal will support residential uses on the site; however, the objective is to support new housing in the right location and must be co-ordinated with local infrastructure.</p> <p>The site is not the right location for additional medium density housing such as residential flat buildings, which needs to be planned for with consideration of the broader character of the area and impacts on infrastructure to support any proposed growth.</p> <p>As identified above, Council's LHS identifies an area within 800 metres of the Mona Vale centre as an area for future investigation. This will be subject to separate precinct-based master-planning and community consultation work, to be done via the Mona Vale Place Plan. The site is not located within the 800-metre investigation area.</p> <p>Work on the Mona Vale Place Plan (which will incorporate the investigation area) will be starting soon and will take into consideration the area, including the appropriate level of new development that can be accommodated and impacts on local infrastructure.</p> <p>Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.</p>
Objective 11 – Housing is more diverse and affordable	<p>The objective is to provide diverse housing choices, particularly in the form of additional affordable rental housing.</p> <p>Councils affordable housing policy requires areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing.</p> <p>This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals</p> <p>The Proposal does not include for the provision of any affordable rental housing (increasing the density to provide a</p>

	variety of dwelling sizes does not increase the provision of affordable rental supply) and is inconsistent with Council's affordable housing policy, LSPS and Objective 11.
A well-connected city Objective 14 - Integrated land use and transport creates walkable and 30-minute cities	<p>To achieve a 30-minute city the integration of land use and transport planning is required to create walkable cities.</p> <p>Council's adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.</p> <p>This work is to be a separate precinct-based place-planning process and will take into consideration the impacts on local infrastructure, including transport.</p> <p>The Planning Proposal to change the zoning and alter the density to significantly increase the number of dwellings on this site, which is located outside of the 800-metre investigation area, is inconsistent with Council's adopted Local Housing Strategy and considered inconsistent with Objective 14.</p>

Table 1 : Consistency with relevant priorities in the Greater Sydney Region Plan

North District Plan

The proposals consistency with the relevant objectives of the *North District Plan* is detailed within Table 2.

Relevant Planning Priorities	Consistency
Housing the city Planning Priority N5 – Providing housing supply, choice, and affordability, with access to jobs, services, and public transport	<p>The objective is to support new diverse housing (such as terrace and villa homes that provide increased housing options) in the right location and must be coordinated with local infrastructure.</p> <p>Priority N5 identifies that councils are in the best position to investigate and confirm which parts of their local government area are suited to additional medium density opportunities (particularly for infill development) through the preparation of local housing strategies.</p> <p>Priority N5 also sets five-year housing targets for the Northern Beaches area and stipulates that each council is to develop 6-10 housing targets through its LHS and demonstrate capacity for steady housing supply.</p> <p>As detailed above, Council's adopted LHS identifies that Council generally has capacity under existing planning rules to provide for these new homes. However, Council needs to provide for a diversity of dwelling types to meet demand, and to enable Council to seek exemption from housing-related State Environment Planning Policies,</p> <p>One of these options is the identification of an area within 800 metres of the Mona Vale centre as an area for</p>

	<p>investigation. This will be subject to separate precinct-based place-planning and community consultation work, to be done via the Mona Vale Place Plan.</p> <p>Work on the Mona Vale Place Plan (which will incorporate the investigation area) will be starting soon and will take into consideration the appropriate level of new development that can be accommodated and impacts on local infrastructure.</p> <p>Priority N5 also identifies the requirement for councils to prepare affordable Rental Housing Target Schemes following development of implementation arrangements.</p> <p>In addition to Council's LSPS & LHS a key element of Council's Affordable Housing Policy is the inclusion of the Northern Beaches LGA in State Environmental Planning Policy No.70 (SEPP70). SEPP 70 enables Councils to include affordable rental housing requirements in Local Environmental Plans (LEPs) in areas subject to zoning "uplift" through an affordable housing contribution scheme.</p> <p>Council has developed a draft affordable housing contribution scheme, which will allow the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution. The scheme will initially apply to the Frenchs Forest Planned Precinct and a site subject to a rezoning proposal in Narrabeen. It will be extended to other land that is subject to increases in residential density in the future.</p> <p>The proposal does not provide for the provision of any affordable rental housing and is inconsistent with Councils affordable housing policy, LSPS and Priority N5</p>
<p>A well-connected city</p> <p>Planning Priority N12 – Delivering integrated land use and transport planning and a 30-minute city</p>	<p>To achieve a 30-minute city the integration of land use and transport planning is required to created walkable cities.</p> <p>Councils adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.</p> <p>This work is to be a separate precinct-based place-planning process and will take into consideration the impacts on local infrastructure, including transport.</p> <p>The Planning Proposal to change the zoning and alter the density to significantly increase the number of dwellings on the site, which is outside the 800-metre investigation area, is inconsistent with Council's adopted Local Housing Strategy and considered inconsistent with Planning Priority N12.</p>

<p>A resilient city</p> <p>Planning Priority N22 - Adapting to the impacts of urban and natural hazards and climate change</p>	<p>Effective planning can reduce exposure to natural and urban hazards, with growth and change to be considered at the local level, taking into consideration cumulative impacts.</p> <p>The site is identified as flood affected, with the Planning Proposal showing general compliance with planning on flood affected land. A full assessment however cannot be undertaken until a more detailed application is lodged.</p>
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Table 2 : Consistency with relevant priorities in the North District Plan

4. Does the proposal have site-specific merit, having regard to the following?

<p>The natural environment (including known significant environmental values, resources, or hazards).</p>	<p><u>Flooding</u> The subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council's Flood Hazard Map adopted in 2019. Council notes the Planning Proposal generally meets the flood controls in the LEP and DCP, however has not addressed the most recent Ministerial direction 4.3 (flood prone land - released on 14 July 2021). Council however considers it generally consistent with Direction 4.3, however a full assessment cannot be undertaken until a more detailed development application is lodged and would be subject to approval by the development engineers.</p> <p><u>Biodiversity</u> The Ecological Assessment has concluded that the subject site contains a total of 0.23 ha of native vegetation, of which, 0.13 ha is indicated to be impacted. It is recommended that any future development design maximises efforts to avoid/ minimises impacts to the biodiversity values of the site and locality, including Pittwater Spotted Gum Forest.</p> <p>From the information supplied it is hard to determine the number of native trees proposed for removal, and whether it would be compliant with the DCP controls in relation to removal of tree canopy. An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal.</p>	<p>The site is zoned R2 low density residential.</p> <p>Council's LHS identifies an area within 800 metres of the Mona Vale centre as an area for investigation for additional housing diversity and density.</p> <p>Whilst Council will be beginning work on the Mona Vale Place Plan soon (which will incorporate the investigation area), it will apply the LHS adopted Centre Renewal Framework for this work. This identifies the outer zone of the investigation area as an area suitable for housing that matches the character of existing detached housing, such as dual occupancy, terraces, semi-detached</p>

	<p>dwellings, or manor homes.</p> <p>The subject site is not within the identified centre investigation area, and the proposal is for a Concept Plan with two apartment buildings in additional to three town houses.</p> <p>The proposal is inconsistent with the likely future uses of land in the vicinity of the proposal.</p>
<p>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>Work on the Mona Vale Place Plan (which will incorporate the investigation area identified within the LHS) will be starting soon and will take into consideration the centre investigation area as identified within the LHS.</p> <p>Planning for infrastructure to support proposed growth will be a key element of this work, and will consider potential impacts on local infrastructure, including transport, traffic, environmental sustainability, and climate change. The need for new infrastructure will also be informed by other Council strategies, such as the social infrastructure study, open space and recreation strategy, and a land use and infrastructure implementation plan.</p>

Table 3 : Commentary on site specific merit

5. Will the planning proposal give effect to a council's local strategy or other local strategic plan?

Councils LSPS contains four priorities related to housing as shown in *Table 4*.

Relevant Planning Priorities	Comment
<p><u>Open Space</u> Priority 6 - High quality open space for recreation</p>	<p>A key principle is to locate all new residential development within 400m of open space and all high-density areas within 200m of open space.</p> <p>The site is opposite the Bayview Golf Course, and within 200m of additional areas zoned RE1.</p>
<p><u>Housing</u> Priority 15 – Housing supply, choice, and affordability in the right locations</p>	<p>A key principle is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport.</p> <p>A key action to deliver on the priority is to prepare and implement a local housing strategy.</p> <p>The Proposal is not within 800 metres of the B-line stop, or the area for investigation as identified within the LHS.</p>
<p>Priority 16 – Access to quality social housing and affordable housing</p>	<p>To ensure an available supply of affordable rental housing and provide for a minimum of 10% affordable rental housing for all planning proposals for upzoning.</p> <p>The Proposal does not provide for any affordable rental housing in accordance with this priority or Councils</p>

	affordable housing policy.
Jobs and skills Priority 27 – Prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support the revitalisation of the centre.	Priority 27 of the document recognises Mona Vale as the contemporary, urban heart of the north. Actions for this strategic centre focus on place planning and revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA. The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future. There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. As noted above, this will be investigated through work on the Mona Vale Place Plan (which will incorporate the investigation area identified within the LHS), which will be starting soon and will take into consideration the area.

Table 4 : Consistency with Towards 2040

Further, the LSPS identifies an area of 1.5km around the Mona Vale centre to investigate medium density housing, which will be further explored through the preparation of a LHS, with the key principle being to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport.

Councils adopted LHS, applies the principles of Towards 2040 and aims to build in long term capacity for growth around centres with good transport, whilst respecting each centres scale and character and increasing housing diversity and affordability.

As detailed above, the LHS looks at the housing mix in the Northern Beaches today, and the kind of housing that will be needed in the future. It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

The adopted position for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This work is to be a separate precinct-based place-planning process involving community consultation. Council has State Government funding to begin the Mona Vale Place Plan (which will incorporate the investigation area), which will be starting soon and will take into consideration the area, including the appropriate level of new development that can be accommodated, including the impacts on local infrastructure.

The Proposal is both outside of the Mona Vale investigation area and is inconsistent with the intent of master-planning, which is to consider the area, reflect on the unique character of the area and circumstances and impacts on infrastructure to support any proposed growth.

In consideration of the above, the documents submitted by the proponent have not demonstrated why this planning proposal should be progressed ahead of the completion of the Mona Vale Place Plan.

Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Consideration of rezoning of the subject site has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premise.

It is therefore considered the Proposal does not have site specific or strategic merit.

6. Is this Planning proposal consistent with applicable State Environmental Planning Policies?

SEPP 55 – Remediation of Land

The Proposal includes a Concept Plan for the potential development of two residential flat buildings containing 38 apartments and three townhouses. SEPP 55 would apply should a development application be submitted. Matters for consideration are included within Ministerial Direction 2.6 detailed within section 6.

SEPP 65 – Design Quality of Residential Apartment Development

The Proposal includes a Concept Plan for the potential development of two residential flat buildings containing 38 apartments and three townhouses.

It is noted that the Concept Plan carries no statutory weight, and should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a substantially different form and density to the submitted Concept Plan.

SEPP 65 would apply should a development application be submitted.

SEPP 70 - Affordable Housing (Revised Schemes)

The Proposal does not provide any affordable rental housing.

SEPP 70 identifies the need for affordable housing across the whole of the State and enables councils to include affordable rental housing requirements in Local Environmental Plans in areas subject to zoning “uplift” through an affordable housing contribution scheme.

Council has developed an affordable housing contribution scheme, which allows the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution, consistent with Council’s affordable housing policy for areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing

The Scheme is to apply initially to the Frenchs Forest Planned Precinct and a site in Narrabeen, however, may be extended to other areas that are rezoned or are subject to increases in residential density in the future. Each area will be subject to separate feasibility analysis to determine the required contribution rate.

The proposal does not provide any affordable rental housing and is inconsistent with Council’s affordable housing policy and intention of SEPP 70 to enable the provision of additional affordable rental housing within the Northern Beaches LGA.

SEPP (Building Sustainability Index: BASIX) 2004

The Proposal includes a Concept Plan for the potential development of two residential flat buildings containing 38 apartments and three townhouses.

It is noted that the Concept Plan carries no statutory weight and should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a substantially different form and density to the submitted Concept Plan.

SEPP BASIX would apply should a development application be submitted.

SEPPs	Applicable	Consistent
1 Development Standards		
19 Bushland in Urban Areas	No	N/A
21 Caravan Parks	No	N/A

33	Hazardous and Offensive Development	No	N/A
36	Manufactured Home Estates	No	N/A
44	Koala Habitat Protection	No	N/A
47	Moore Park Showground	No	N/A
50	Canal Estate Development	No	N/A
55	Remediation of Land	Yes	Would apply should a development application be submitted.
64	Advertising and Signage	No	N/A
65	Design Quality of Residential Apartment Development	Yes	Would apply should a development application be submitted.
70	Affordable Housing (Revised Schemes)	Yes	No – The proposal does not provide any affordable rental housing.
	(Aboriginal Land) 2019	No	N/A
	(Affordable Rental Housing) 2009	No	N/A
	(Building Sustainability Index: BASIX) 2004	Yes	Would apply should a development application be submitted.
	(Coastal Management) 2018	Yes	Would apply should a development application be submitted.
	(Concurrences) 2018	No	N/A
	(Education Establishments and Child Care Facilities) 2017	No	N/A
	(Exempt and Complying Development Codes) 2008	Yes	Would apply should the Planning Proposal be approved.
	(Gosford City Centre) 2018	No	N/A
	(Housing for Seniors or People with a Disability) 2004	No	N/A
	(Infrastructure) 2007	No	N/A
	(Kosciuszko National Park – Alpine Resorts) 2007	No	N/A
	(Kurnell Peninsula) 1989	No	N/A
	(Mining, Petroleum Production and Extractive Industries) 2007	No	N/A
	(Miscellaneous Consent Provisions) 2007	No	N/A
	(Penrith Lakes Scheme) 1989	No	N/A
	(Primary Production and Rural Development) 2019	No	N/A
	(State and Regional Development) 2011	No	N/A
	(State Significant Precincts) 2005	No	N/A
	(Sydney Drinking Water Catchment) 2011	No	N/A
	(Sydney Region Growth Centres) 2006	No	N/A
	(Three Ports) 2013	No	N/A
	(Urban Renewal) 2010	No	N/A
	(Vegetation in Non-Rural Areas) 2017	No	N/A
	(Western Sydney Employment Area) 2009	No	N/A
	(Western Sydney Parklands) 2009	No	N/A
Sydney Regional Environmental Plans (Deemed SEPPs):			
8	(Central Coast Plateau Areas)	No	N/A
9	Extractive Industry (No 2 -1995)	No	N/A
16	Walsh Bay	No	N/A
20	Hawkesbury – Nepean River (No 2 – 1997)	No	N/A

24	Homebush Bay Area	No	N/A
26	City West	No	N/A
30	St Marys	No	N/A
33	Cooks Cove	No	N/A
	(Sydney Harbour Catchment) 2005	No	N/A

Table 5 : Compliance with State Environmental Planning Policies (SEPPs)

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

Direction 2.6: Remediation of Contaminated Land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

A Preliminary Site Investigation (PSI) and Preliminary Acid Sulfate Soil Assessment (PASSA) was undertaken and prepared by the proponent which identifies that the land is not located within an investigation area, activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have not been known to have been carried out on the site; the site has been used and occupied by residential development for over 50 years and the land is suitable, or can be made suitable, for the proposed medium density use subject to the implementation of recommendations of the report at the Development Application Application Stage.

Direction 3.1: Residential Zones

The objectives of this direction are:

- to encourage a variety and choice of housing types to provide for existing and future housing needs,
- to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- to minimise the impact of residential development on the environment and resource lands.

The proposed amendments are to provide for medium density development.

As outlined above, a Concept Plan has been prepared for the site which includes the potential construction of two residential flat buildings containing 38 apartments and three townhouses.

Council notes that the Concept Plan carries no statutory weight, and should the Planning Proposal be approved, a development application would be required for the site, which could be of a substantially different form and density to the submitted Concept Plan.

Councils adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This work is to be a separate precinct-based place-planning process involving community consultation. Council has State Government funding to begin the Mona Vale Place Plan (which will incorporate the investigation area), which will be starting soon and will take into consideration the area, including the appropriate level of new development that can be accommodated, including the impacts on local infrastructure.

The Proposal is both outside of the Mona Vale investigation area and inconsistent with the intent of master-planning, which is to consider the area, reflect on the unique character of the area and circumstances and impacts on infrastructure to support any proposed growth.

Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.

Councils LHS is the most appropriate mechanism to broaden (where required) the choice of building types and locations available in the housing market in the Northern Beaches today, and the kind of housing that will be needed in the future.

The proposal is therefore considered to be inconsistent with the objectives of Direction 3.1.

Direction 3.4: Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- a) improving access to housing, jobs and services by walking, cycling and public transport, and
- b) increasing the choice of available transport and reducing dependence on cars, and
- c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- d) supporting the efficient and viable operation of public transport services, and
- e) providing for the efficient movement of freight.

Councils adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.

This work is to be a separate precinct-based master-planning process and will take into consideration the impacts on local infrastructure, including transport.

The Planning Proposal seeks to change the zoning and alter the density to significantly increase the number of dwellings on the site, is outside of the investigation area and is inconsistent with Councils adopted Local Housing Strategy and considered inconsistent with Direction 3.4.

Direction 4.3 Flood Prone Land

The Proposal must show compliance with the Flood Prone Land (4.3) Direction of the Local Planning Directions under Section 9.1(2) of the Environmental Planning and Assessment Act 1979.

Under this direction, the following applies:

A planning proposal must include provisions that give effect to and are consistent with:

- a) the NSW Flood Prone Land Policy,
- b) the principles of the Floodplain Development Manual 2005,
- c) the Considering flooding in land use planning guideline 2021, and
- d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.

Council notes the Planning Proposal has not addressed the most recent direction (released on 14 July 2021). Council however considers it generally consistent with Direction 4.3, however a full

assessment cannot be undertaken until a more detailed development application is lodged.

Direction 5.10 - Implementation of Regional Plans

The North District Plan does not specifically require the need for additional housing in the location of the subject site, with the mechanism to provide a locally relevant response to the District Plan housing being Councils LSPS and LHS/Mona Vale Place Plan.

The Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location.

Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Consideration of rezoning of the subject site has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premises.

It is therefore considered the Proposal is inconsistent with the Regional Plan.

Directions (as of July 2021)		Applicable	Consistency
1	Employment and Resources		
1.1	Business and Industrial Zones	No	N/A
1.2	Rural Zones	No	N/A
1.3	Mining, Petroleum Production and Extractive Industries	No	N/A
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
2	Environment and Heritage		
2.1	Environment Protection Zones	No	N/A
2.2	Coastal Management	No	N/A
2.3	Heritage Conservation	No	N/A
2.4	Recreation Vehicle Areas	No	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's	No	N/A
2.6	Remediation of Contaminated Land	Yes	Would apply should a development application be submitted.
3	Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Yes	No
3.2	Caravan Parks and Manufactured Home Estates	No	N/A
3.3	Home Occupations	No	N/A
3.4	Integrating Land Use and Transport	Yes	No
3.5	Development Near Licensed Aerodromes	No	N/A
3.6	Shooting Ranges	No	N/A
3.7	Reduction in non-hosted short term rental accommodation period	No	N/A
4	Hazard and Risk		
4.1	Acid Sulfate Soils	Yes	Would apply should a development application be submitted.

4.2	Mine Subsidence and Unstable Land	No	N/A
4.3	Flood Prone Land	Yes	Would apply should a development application be submitted.
4.4	Planning for Bushfire Protection	No	N/A
5	Regional Planning		
5.2	Sydney Drinking Water Catchments	No	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
5.9	North West Rail Link Corridor Strategy	No	N/A
5.10	Implementation of Regional Plans	Yes	No
5.11	Development of Aboriginal Land Council land	No	N/A
6	Local Plan Making		
6.1	Approval and Referral Requirements	No	N/A
6.2	Reserving Land for Public Purposes	No	N/A
6.3	Site Specific Provisions	No	N/A
7	Metropolitan Planning		
7.2	Implementation of Greater Macarthur Land Release Investigation	No	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	No	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	No	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	No	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A

Table 6 : Compliance with Ministerial Directions

Section C – Environmental, social and economic impact**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The Ecological Assessment has concluded that the subject site contains a total of 0.23 Ha of native vegetation, of which, 0.13 Ha is indicated to be impacted. It is recommended that any future development design maximises efforts to avoid/minimise impacts to the biodiversity values of the site and locality, including Pittwater Wagstaff Spotted Gum Forest. From the information supplied it is hard to determine the number of native trees proposed for removal, and whether it would be compliant with the DCP controls in relation to removal of tree canopy. An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed amendments seek to increase the dwelling density of the site, with potential increased environmental considerations that will be required to be assessed should a development application be submitted.

Q9. Has the planning proposal adequately addressed any social and economic effects?

A key principle of Council's local strategic planning statement is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport, with a key action being to deliver on the priority is to prepare and implement a local housing strategy. Council's local housing strategy looks at the housing mix in the Northern Beaches today, and the kind of housing that will be needed in the future. It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

Council's LHS and its targets have been prepared based on projections and other information currently available by DPIE. The LHS notes that the DPIE population projections were released before the COVID-19 pandemic, and may need to be reviewed to reflect revised projections. The LHS further notes that "COVID-19 pandemic has had and will continue to have many impacts. Restrictions on travel and migration within Australia and internationally are likely to affect levels of population growth, particularly in the short term. Given the uncertainty, it is not possible to accurately predict the impact that COVID-19 associated restrictions will have on rates of population growth, demand for particular housing types, or the need for affordable housing. This reiterates the need for effective, flexible planning for the future of housing on the Northern Beaches and Sydney".

However, with regards to the impacts of COVID, it is noted that the population insight update provided by DPIE in December 2020 states that "ongoing border restrictions, the economic downturn and fewer births are likely to lead to both a lower rate of population growth and changing in living arrangements. These in turn will lead to less underlying demand for housing."

The proposed amendments are considered inconsistent with Council's strategic documents and do not provide for any affordable rental housing (increasing the density to provide a variety of dwelling sizes does not increase the provision of affordable rental supply).

Section D – State and Commonwealth interests**Q10. Is there adequate public infrastructure for the planning proposal?**

Removing the density provision for the site will result in a potential increase in dwellings and therefore additional site related impacts such as additional cars entering and exiting the site. Any increase in density in the R3 zone under the LEP should be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area and potential impacts on infrastructure.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

N/A

CONSULTATION

Council placed the Proponent's Planning Proposal on a non-statutory public exhibition in accordance with the Northern Beaches Community Participation Plan from 9 August 2021 to 22 August 2021 (2 weeks). Notification included:

- Letters to landowners and occupiers within the vicinity of the subject site including:
 - 155 Darley Street West, Mona Vale
 - 12 Kunari Place, Mona Vale
 - 10 Kunari Place, Mona Vale
 - 8 Kunari Place, Mona Vale
 - 6 Kunari Place, Mona Vale
 - 4 Kunari Place, Mona Vale
 - 96 Park Street, Mona Vale
 - 94 Park Street, Mona Vale
 - 92 Park Street, Mona Vale
 - 90 Park Street, Mona Vale
 - 88 Park Street, Mona Vale
 - 86 Park Street, Mona Vale
 - 82 Park Street, Mona Vale
 - 82A Park Street, Mona Vale
 - Bayview Golf Club
- Electronic copies of the exhibition material on Council's yoursay page.

Emails to registered community members who have listed their interest on Council's Community Engagement Register were sent on 9 August 2021 (to 22,483 people) and 14 August 2021 (to 173,038 people).

Submissions

72 public submissions were received in response to the public exhibition period.

66 submissions objected to the proposal. One submission generally supported the proposal, with a further submission being neutral and four submissions raising no objection to the rezoning but objecting to the proposed removal of the density restrictions.

A summary of the objections to the proposal is provided below.

Strategic Merit

- Overpopulation of the Northern Beaches with no requirement for the unplanned uplift due to the North District Plan zero-five-year housing target likely to be met under existing planning controls.
- There is no strategic merit in rezoning the site to R3, with any rezoning to form part of the strategic planning process and not through a spot rezoning with land closer to the Mona Vale centre more appropriate for medium density housing.
- The proposal is inconsistent with the desired future character of the area.
- The proposal is not providing affordable housing, nor enabling the provision of smaller housing as claimed, but instead is a way for the developer to increase profits.
- The Proposal is not in the interest of the local population.



REPORT TO ORDINARY COUNCIL MEETING

ITEM NO. 12.5 - 26 OCTOBER 2021

Other Issues

- The development of this density will result in increased traffic and parking impacts on Darley Street West which is a dead-end cul-de-sac and cannot sustain any more traffic, with increased safety issues at the lights at the Pittwater Road intersection.
- Overdevelopment of the site which is unsuitable for such a high density of development and should therefore remain low density.
- The development will depreciate the value of existing properties in the vicinity of the site.
- Inaccurate mapping within the Planning Proposal Report, with 102 Darley Street West (a private development) identified as part of Bayview Golf Club
- Existing sewage problems in the area, and the increase in density on the site will exacerbate issues.
- Additional demand for garbage collection and the increased noise that will be associated with this is unacceptable.
- Broader Impacts/strain on infrastructure and the environment, particularly flora and fauna, soil contamination and impacts on climate change.
- The proposal is within a flood prone area, with existing issues with the water table and underground parking and subterranean moisture.
- Overshadowing and impacts on privacy, particularly on adjoining neighbours.
- Will this property become predominately investors and therefore the potential to create an increase in airBnB style short term renters and significantly increase noise and other associated activities commonly found in this style of development.
- Issues raised by Council in the pre-lodgment meeting have not been satisfactorily addressed.
- Community consultation on the proposal is inadequate, and all of Darley Street West should have been notified.

ResponseStrategic Merit

As detailed above, Council agrees that the Planning Proposal is inconsistent with Council's strategic direction and the planning proposal has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without the demonstrable strategic need for additional housing of this form in this location.

Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Consideration of rezoning of the subject site has the risk of setting a precedent for adjoining landowners to consider rezoning under the same premises.

It is therefore considered the Proposal has no strategic merit.

Other Issues

Council notes many of the issues raised in submissions are matters for consideration should the Planning Proposal be approved, and a development application is lodged for the site.

In this respect a Concept Plan has been prepared for the site which includes the construction

of two residential flat buildings containing 38 apartments and three townhouses.

Council notes the Concept Plan is not an application for development, and as such a merit assessment of the Concept Plan has not been undertaken at this point, inclusive of all site related issues associated with building such a development.

It is noted however that removing the density provision for the site will also result in a potential increase in dwellings and therefore additional site related impacts such as additional cars entering and exiting the site. Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.

Council does not support the Planning Proposal, and notes that the Concept Plan carries no statutory weight. However, should the Planning Proposal be approved, a development application would be required for the site, at which point the site-specific impacts would be subject to the development assessment process.

It is also noted however that should the Planning Proposal be approved; any development application could be of a substantially different form and density to the submitted Concept Plan.

With regards to community consultation, Council notified all the adjacent neighbours that would be directly impacted by the Planning Proposal. Electronic copies of the exhibition material were also published on Council's Yoursay page, with other community members who listed their interest on Council's Community Engagement Register also receiving an email about the Proposal.

Agency Referrals

The Planning Proposal was referred to Sydney Water for comment (due to the location of the Sydney Water site at 112 Darley Street West).

Sydney Water advise that potable water is available to the site via a 100mm CICL watermain (laid in 1949) on Darley Street West. Wastewater should also be available via a 150mm PVC wastewater main (laid in 1975) within the property boundary. Amplifications, adjustments, and/or minor extensions may be required.

Detailed requirements, including any potential extensions or amplifications, will be provided once the development is further referred to Sydney Water for a Section 73 application.

Internal Referrals

Referrals were sent to the following Northern Beaches Council business units requesting specialist feedback on the planning proposal:

- Transport
- Stormwater and Flooding
- Coast and Catchments
- Environment & Biodiversity
- Place and Economic Development
- Urban Design

Council notes the Concept Plan is not an application for development, and as such a detailed assessment of all issues associated with building such a development has not be undertaken at this point.

Council also notes that the Concept Plan carries no statutory weight, and should the Planning Proposal be approved, a development application would be required for the site, which could be substantially different to the submitted Concept Plan.

Transport

- Concerns raised on the impact on the adjoining intersection of Darley Road west and Pittwater Road.
- Secondary concerns relate to access to transport services from the proposed intensification of dwellings on the subject sites.
- The application includes a Traffic Impact Assessment report that addresses the usual issues of concern. Intersection capacity and safety will need to be considered in any future applications.
- Additional lane capacity at Darley Street West needs to be considered to address increased generation and demand attributed to any proposed development.
- Any future application for the development consent should consider compliance with AS2890, AS1742, and provide suitable connections from the development to Active Transport Network and public transport connections.
- No objection to the proposal is raised at this stage.

Flooding

- The planning proposal generally meets the flood controls in the LEP and DCP and Direction 4.3 of the Local Planning Directions. A full assessment, however, cannot be undertaken until the DA stage and would be subject to approval by the development engineers.
- The subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council's Flood Hazard Map adopted in 2019.
- An existing overland flowpath traverses through the subject properties and continues towards Kunari Place (number 6, 8 and 10). The proposed proposal involves diverting approximately 70% of the peak 1% AEP flows arriving from the south east through a new shared access driveway to Darley Street West.
- The diverted flows arrive at Darley Street West and subsequently discharge overland towards Mona Vale golf course. The additional flows within Darley Street West will generally achieve flood depths and velocities that maintain the current flood risk hazard (h1 – h2).
- The 1% AEP afflux mapping indicates an increase in depths by up to 40mm on Darley Street West and to the reserve to the north adjacent to the golf course where additional overland flows have been directed.
- The post development flood modelling results indicate a reduction of flood depths for the 1% AEP event and PMF for 6, 8 and 10 Kunari Place ranging from 0.05 to 0.15m.
- The proposed buildings (C, D and E) have ground floor levels set at 1% AEP plus 500mm freeboard (4.91m AHD) associated with the diverted flows.
- The ground floor levels of both building A and B are elevated above existing overland flow paths and not impacted by local flood depths.
- Flood waters up to the PMF would not enter the undercover parking area (under building B and the new townhouses) as it is set at the PMF level of 4.64m AHD.

- A detailed flood evacuation plan or shelter in place details would need to be provided at the DA stage.
- All buildings would be required to be designed and constructed as flood compatible buildings and have structural integrity up to the PMF.

Catchments and Water Management

- Not aware of any statutory considerations or actions regarding Water Management that that Council should be initiating with assessment of the proposal.
- The site is not in a riparian area or riparian buffer and no issues or concerns in relation to water management.
- Future developments on the site will be required to comply with chapter 4 of Council's Water Management for Development Policy, including demonstration that impervious areas are minimised and Water Sensitive Urban Design is incorporated in the landscaping and build design to meet the Policy's General Stormwater Quality Requirements (Table 4).
- This is achievable based on the provided concept plans.

Biodiversity

- A preliminary Ecological Assessment has been undertaken to support the proposal. Findings from the assessment identify that the subject site contains 0.19 ha of PCT 1214 Pittwater Spotted Gum Forest (PSGF), consistent with the Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion, listed as endangered under the Biodiversity Conservation Act 2016 (BC Act). The remainder of the subject site is comprised of Planted Native Vegetation (0.04 ha), exotic vegetation (0.22 ha) and existing developed land (0.17 ha).
- The Ecological Assessment has estimated that the proposal will require the removal of approximately 0.09 ha of PSGF, 0.04 ha of planted native vegetation and 0.15 ha of exotic vegetation. These areas have been calculated based on area of the development overlapping the vegetation mapping prepared by the Ecologist.
- The Ecological Assessment has concluded that as the subject site contains a total of 0.23 ha of native vegetation, of which, 0.13 ha is indicated to be impacted, the NSW Biodiversity Offset Scheme is unlikely to be triggered by this mechanism. A preliminary assessment of significance has also been conducted which indicated that a significant impact to threatened biodiversity is unlikely.
- Indirect and prescribed impacts are required to be considered in assessment of whether the proposal triggers the BOS in accordance with the Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017, thus entry into the BOS and preparation of a Biodiversity Development Assessment Report (BDAR) cannot be ruled out at this stage.
- It is recommended that any future development design maximises efforts to avoid and minimises impacts to the biodiversity values of the site and locality, including Pittwater Wagstaff Spotted Gum Forest. As documented, further Biodiversity Assessment will be required as part of any development application to Council and should be based on final plans and incorporate the results of the Arboricultural Impact Assessment.
- The assessment should conduct site surveys with reference to relevant published flora and fauna survey guidelines. In addition, the Ecological Assessment must address the proposals compliance with the local planning controls Pittwater 21 DCP cl. B4.3 Flora and Fauna Habitat Enhancement Category 2 Land & cl. B4.22 Preservation of Trees and Bushland Vegetation.

- From the information supplied it is hard to determine the number of native trees that are proposed for removal, and whether it would be compliant with the DCP controls in relation to removal of tree canopy. An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries. This may identify that further native vegetation requires removal due to location of tree, health of tree and/or application of relevant exemptions in accordance with the Pittwater 21 DCP.

Economic development & tourism

- The site is well removed from the industrial area and so there is not an economic development concern with the impact of the rezoning on the Mona Vale industrial uses at eastern end of Darley Street.
- The attached Economic Assessment sets out the case for increasing housing supply and diversity in Mona Vale area in general and identifies increasing demand for housing in the Northern Beaches arising from the trend for increased working from home.
- However, there may be an issue with proceeding with the rezoning ahead of detailed Place Planning process, led by the Strategic Place and Planning team.

Northern Beaches Local Planning Panel Advice

The Northern Beaches Local Planning Panel (the Panel) considered the Planning Proposal on 6 October 2021 and indicated general agreement with the planning proposal report, and considers the application is premature given the strategic planning initiatives being undertaken, namely the Mona Vale Place Plan. The Panel recommended:

- A. That Council not proceed with the Planning Proposal for 159-167 Darley Street Mona Vale, and not forward it to the NSW Department of Planning, Industry and Environment for a Gateway determination for the reasons set out in the assessment report.
- B. That the site be included in the Mona Vale Centre Investigation Area and the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality be reviewed as part of the Mona Vale Centre Investigation Area investigations.

Comment: No objection is raised to considering the site in conjunction with work being undertaken on the Mona Vale Place Plan given the work already undertaken by the proponents and the proposed timing of the Place Plan. This is reflected in the report recommendation.

TIMING

Should Council not support the recommendation to reject the planning proposal, but rather proceed with the Planning Proposal, the anticipated timeframe for the completion of the Planning Proposal would be approximately 10-12 months from the date of Council's approval to proceed. Following the issue of a Gateway Determination, Council will be required to formally exhibit the Planning Proposal for 28 days.

The matter would then be reported back to Council for final consideration following exhibition.

LINK TO STRATEGY

This report relates to the Community Strategic Plan Outcome of:

- Places for People - Goal 7: Our urban planning reflects the unique character of our villages and natural environment and is responsive to the evolving needs of our community.
- Good Governance - Goal 19: Our Council is transparent and trusted to make decisions that reflect the values of the community.

- Participation and Partnership - Goal 21: Our community is actively engaged in decision making processes.

FINANCIAL CONSIDERATIONS

The assessment of the Planning Proposal is funded by the prescribed Planning Proposal fee as set out in Councils Fees and Charges 2021/22 and does not have an adverse impact on Council's budget.

SOCIAL CONSIDERATIONS

The proposed amendments are inconsistent with Council's strategic documents and do not provide for any affordable rental housing.

ENVIRONMENTAL CONSIDERATIONS

The proposed amendments seek to increase the dwelling density of the site, with potential increased environmental considerations that will be required to be assessed should a development application be submitted.

GOVERNANCE AND RISK CONSIDERATIONS

The relevant considerations for the Planning Proposal, as outlined within the Department of Planning, Infrastructure and Environment Planning Proposal guidelines, "Planning Proposal: A Guide to Preparing Proposals (2018)" have been met.

159 – 167 Darley Street West, Mona Vale

Planning Proposal

PREPARED FOR **INTREC MANAGEMENT (APPLICANT)**

July 2020



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Introduction

Macroplan has been commissioned, on behalf of Intrec Management acting as development managers and the applicant for Magnolia Views Property Pty Ltd (MVP), to prepare a Planning Proposal to rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential under *Pittwater Local Environmental Plan 2014* (PLEP 2014) to R3 Medium Density Residential in order to facilitate the redevelopment of these sites for medium residential housing, consistent with other housing developments within this street. Medium density housing (e.g. residential flat buildings and multi dwelling housing) is not a permissible use within the current R2 land use zone. In addition, the proposal seeks to amend clause 4.5A of the PLEP which restricts the dwelling density (i.e. the number of dwellings) that can be developed on the site and therefore the diversity, affordability and mix of housing.

This Planning Proposal is being submitted to Northern Beaches Council (Council), as the "planning authority", requesting amendments to PLEP 2014 under Division 3.4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). This Planning Proposal has been prepared in accordance with the Department of Planning and Environment's (now known as Department of Planning, Industry and Environment (DPIE)) planning proposal guidelines, *Planning Proposal: A guide to preparing planning proposals* (2018).

For the purposes of addressing the matters required to be consider under the EP&A Act for a planning proposal, a concept plan of a medium density residential development has been prepared for the site. The concept plan (Figure 1) includes the construction of two (2) residential flat buildings and three (3) townhouses. The residential flat buildings include a mix of one, two and three bedroom apartments and basement carpark with a total of 38 apartments. Therefore, 41 dwellings are proposed under the current concept plan with the proposed dwelling mix:

- 12 x 1 Bedroom apartments
- 20 x 2 Bedroom apartments
- 6 x 3 Bedroom apartments
- 3 x Townhouses

The concept drawings (Appendix A) and the following technical studies have been relied upon to prepare this Planning Proposal:

Appendix A – Concept / Architectural drawings by Giles Tribe

Appendix B – Urban Design Study by Giles Tribe

Appendix C – Traffic Impact Assessment by ptc

Appendix D – Preliminary Site Investigation (Contamination) and Preliminary Acid Sulfate Soil Assessment by Geotechnique

Appendix E – Stormwater Management Strategy by AECOM

Appendix F – Infrastructure and Utilities Assessment by Enspire

Appendix G – Preliminary Ecological Assessment by Cumberland Ecology

Appendix H – Economic Assessment and Justification Report by Macroplan

Appendix I – Survey Plan

Introduction

A pre-lodgement meeting was held with Council on 9 September 2020 to discuss the proposed concept proposal. A summary of the key issues raised by Council at this meeting including a response to the issues raised is provided in Appendix J.

Figure 1. Concept Plan



Source: Giles Tribe, Urban Design Study (2021)

Section 1: Site and Locality Description

1.1 Locational Context

The subject site is located at the end of a cul-de-sac on Darley Street West, opposite the Bayview Golf Club (Figure 2). The site is located less than 700m walking distance from Mona Vale's shops (commercial and retail core) and is located 280m from the intersection of Pittwater Road. The closest bus stop is just over 400m from the site on Pittwater Road.

Figure 2. Site Context



Source: Giles Tribe (2021), Macroplan (2021)

Darley Street West is characterised with two storey medium density development, consisting of predominantly two storey apartment buildings with basement carparks and some two storey townhouses (refer to Figure 3). The building footprints generally occupy the site with minimum side and rear setbacks. The majority of allotments along the street have been amalgamated to allow for the construction of these apartments and townhouses (Figure 4).

Section 1: Site and Locality Description

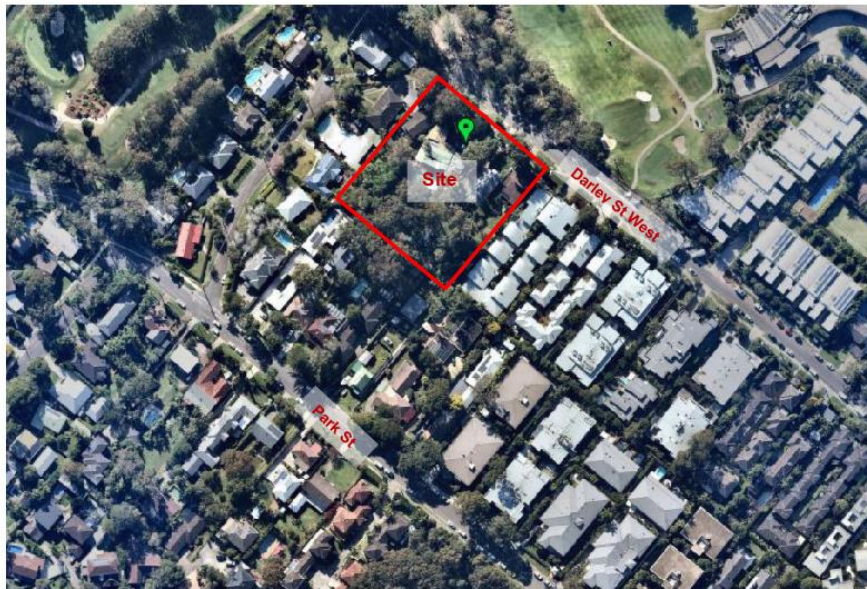
These buildings contribute to a strong streetscape character of two storey buildings with landscape between. Generally, these buildings have a narrow frontage. The residential buildings are generally of high-quality architecture with large balconies capitalising on the northern aspect and views over the golf course.

Figure 3. Streetscape



Source: Giles Tribe, Urban Design Study (2021)

Figure 4. Surrounding built form



Source: Nearmap (2021)

Section 1: Site and Locality Description

Immediate surrounding residential developments are as follows:

- A 2-storey apartment building immediately north on 10 Kunari Place, adjoins 167 Darley St West, with pedestrian access off Darley Street West.
- A substantial 2-storey apartment block is located immediately south of 159 Darley St West at 155-157 Darley St West.
- To the rear along Park St are a mix of large 1 storey and 2 storey house and dual occupancy houses.

1.2 The Site and Property Description

The site is located in the Northern Beaches local government area (LGA), formerly Pittwater LGA. The site has a total site area of approximately 6,120m² and comprises five properties, legally described as:

- Lot 5 DP11108 (159 Darley St W)
- Lot 4 DP11108 (161 Darley St W)
- Lot 3 DP11108 (163 Darley St W)
- Lot 2 DP11108 (165 Darley St W)
- Lot 1 DP11108 (167 Darley St W)

Figure 5: Properties



Source: Macroplan (2020), Google Maps (2020)

Section 2: Planning Proposal

These properties are the only allotments occupied by single and double storey single dwellings on the southern side of Darley Street West (Figure 6). The houses are c.1960-1970 and are not of significant quality. These houses are well set back and incorporate large gardens. There are a number of trees across the sites. The majority of trees are generally located at the rear setback area.

The site has a cross fall of 9m from the southern corner at the rear to the northern corner at the front of 167 Darley Street.

Figure 6. Existing dwellings on subject site

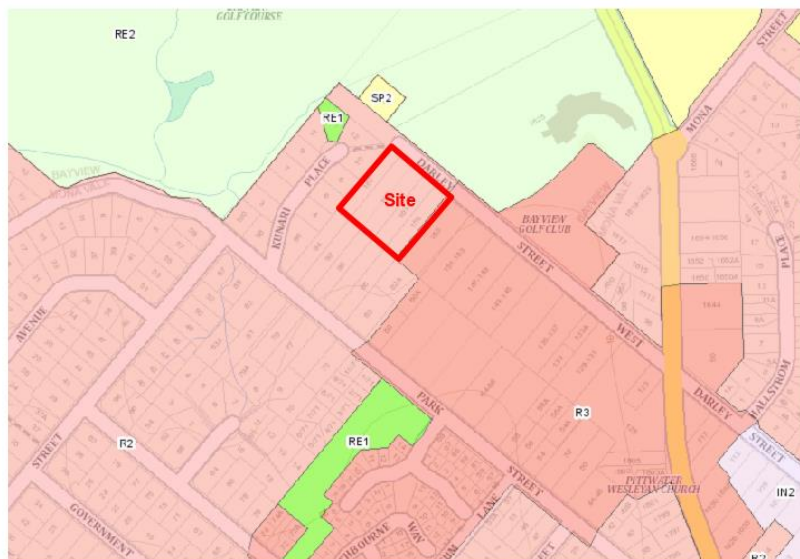


Source: Giles Tribe, Urban Design Study (2021)

1.3 Current Planning Controls

Under the Pittwater Local Environmental Plan 2014 (PLEP 2014), the site is zoned R2 Low Density Residential as shown below in Figure 7. The site has a height limit control of 8.5m. There is no floor space ratio (FSR) that applies to the site.

Figure 7. Subject sites and current land use zoning



Source: NSW Planning Portal (2021), Macroplan (2021)

159 – 167 Darley Street West, Mona Vale
Planning Proposal

macroplan 7

Section 2: Planning Proposal

Section 2: Planning Proposal

This section addresses the following components outlined under Section 3.33(2) and 3.33(3) of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Guide to Preparing Planning Proposals* (2018):

- Part 1 – Objectives and Intended Outcome
- Part 2 – Explanation of Provisions
- Part 3 – Justification
- Part 4 – Mapping
- Part 5 – Consultation
- Part 6 – Project Timeline

2.1 Part 1 – Objectives or Intended Outcomes

To amend PLEP 2014 to enable the redevelopment of the subject site for medium density housing including a mix and diversity of dwelling types and sizes.

2.2 Part 2 – Explanation of Provisions

The Planning Proposal seeks to rezone 159-167 Darley Street West, Mona Vale from a R2 Low Density Residential zone under PLEP 2014 to a R3 Medium Density Residential zone in order to facilitate the redevelopment of these sites for medium residential housing, consistent with other housing developments within this street. Medium density housing developments (i.e. residential flat buildings and multi dwelling housing) are not permissible within the current R2 land use zone. Specifically, the Planning Proposal seeks to permit the following uses to be developed:

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The subject site is zoned R2 Low Density Residential under PLEP (refer to Figure 7). The objectives of the R2 zone are outlined below:

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Section 2: Planning Proposal

The development of the site for "residential flat building" and "multi dwelling housing" is not consistent with the R2 zone objectives and these uses are prohibited. The Planning Proposal therefore seeks to rezone the site to R3 Medium Density Residential zone to permit these uses to be developed on the subject site. The objectives of the R3 land use zone are outlined below including development which is permissible with consent and prohibited development.

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

The objectives of the R3 zone are consistent with the proposed development outcome and the character of this locality. Land adjoining the subject site to its east is zoned R3 Medium Density Residential and has been developed for medium density housing including the majority of Darley Street West. The rezoning of the subject site to facilitate medium density housing is a natural extension of the existing land use zoning and development character of this area.

The proposed concept seeks to permit the construction of two (2) apartment buildings with 18 - 20 apartments each on the site including a mix of one, two and three bedroom apartments and three (3) two-storey townhouses. The application of clause 4.5A of PLEP 2014 would not permit the construction of more than 30 apartments on the subject site under the current controls which allows a maximum of one dwelling per 200m² of site area. Macroplan is of the opinion that this planning control impacts on the provision of housing diversity and therefore housing affordability. Consistent with statements made in the *Greater Sydney Region Plan* (2018) and the *Northern*

Section 2: Planning Proposal

Beaches Local Strategic Planning Statement (2020), a diversity of housing types, sizes and price points can help improve housing affordability. In addition to rezoning the site to allow for medium density housing, the Planning Proposal seeks to remove the applicability of clause 4.5A to facilitate a mix of dwelling types to be provided.

The Planning Proposal seeks to remove the applicability of clause 4.5A to the subject site. Clause 4.5A of the PLEP 2014 states:

4.5A Density controls for certain residential accommodation

(1) *The objectives of this clause are as follows—*

(a) *to achieve planned residential density in certain zones,*

(b) *to ensure building density is consistent with the desired character of the locality.*

(2) *Development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone shown opposite that development in Column 2 of that table unless the development complies with the density requirements specified in Column 3 of that table.*

(3) *This clause does not apply to land in the Warriewood Valley Release Area.*

(4) *In this clause—*

Warriewood Valley Release Area means the area identified as Warriewood Valley Release Area on the Urban Release Area Map.

Column 1 Specified development	Column 2 Zone	Column 3 Density
Attached dwellings	R3 Medium Density Residential	A maximum of 1 dwelling per 200 square metres of site area.
Multi dwelling housing	R3 Medium Density Residential	A maximum of 1 dwelling per 200 square metres of site area.
Residential flat buildings	R3 Medium Density Residential	A maximum of 1 dwelling per 200 square metres of site area.
Semi-detached dwellings	R3 Medium Density Residential	A maximum of 1 dwelling per 200 square metres of site area.
Seniors housing	R3 Medium Density Residential	A maximum of 1 dwelling per 200 square metres of site area.
Serviced apartments	R3 Medium Density Residential	A maximum of 1 dwelling per 200 square metres of site area.
Shop top housing	B1 Neighbourhood Centre	A maximum of 1 dwelling per 150 square metres of site area.

It is noted that this clause is only applicable to land that was formerly within the Pittwater LGA and does not apply to other parts of the Northern Beaches LGA.

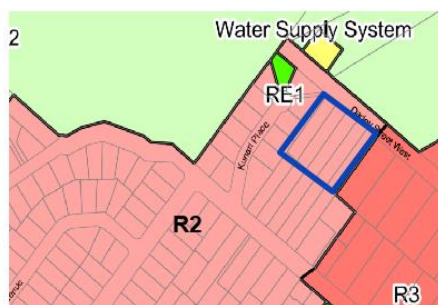
Specifically, the proposed outcome of this Planning Proposal will be achieved by:

- Amending PLEP 2014 Land Zoning Map Sheet 12 for 159-167 Darley Street West, Mona Vale in accordance with the proposed zoning map shown in Figure 8 and Figure 18; and
- Amending clause 4.5A(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale and thereby confirming that clause 4.5A does not apply to the subject site.

Section 2: Planning Proposal

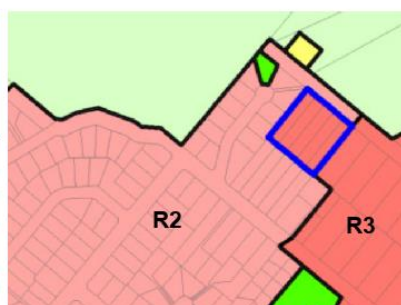
Figure 8. Current and Proposed Zoning

Current R2 Zoning



Source: PLEP 2014 Land Zoning Map 12 (amended by Macroplan)

Proposed R3 Zoning



Source: PLEP 2014 Land Zoning Map 12 (amended by Macroplan)

2.3 Part 3 – Justification

2.3.1 Section A – Need for the planning proposal

Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes, the Planning Proposal seeks to deliver on the objectives of the State Government's North District Plan and Council's LSPS and Local Housing Strategy to provide a mix and diversity of housing to meet the needs of the community as outlined in Section B below. Amending the PLEP 2014 to rezone the subject site to R3 and removing the applicability of clause 4.5A to development carried out on the site will facilitate the land being developed for medium density housing including different dwelling sizes and price points.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means and most expedient process of achieving the intended outcome to deliver medium-density housing to the site through amending PLEP 2014. An amendment to the land use zoning of the site would be carried over when Council prepares its Comprehensive LEP for the Northern Beaches LGA (indicated to occur in 2023).

The implications of continuing to implement clause 4.5A of the PLEP 2014 to housing developments in the northern part of the LGA was not addressed in the *Northern Beaches Local Housing Strategy* (April 2021). This clause in effect limits the number of dwellings which can be built on a site, which in most instances would not change the building footprint or scale of a medium density residential development. That is, visually the FSR and height controls determine the building footprint and scale of the development while clause 4.5A influences whether the development site has a mixture of one, two and three bedroom apartments or is dominated by three plus bedroom apartments. Hence under the proposed concept development, and subject to the site being rezoned R3 Medium Density Residential, visually the development would present the same whether there was 30 or 41 apartments within the development envelope based on the height and FSR remaining unchanged.

Section 2: Planning Proposal

Given the endorsed *Northern Beaches Local Housing Strategy* (April 2021) did not identify or justify the need to implement a planning control such as clause 4.5A to manage the LGA's future housing supply, this Planning Proposal seeks to remove its applicability from this site because of its implications to addressing housing affordability and diversity issues.

In addition, Council has confirmed in its Local Housing Strategy that it will not be considering changes to the planning controls for Mona Vale until it has undertaken a detailed planning analysis, estimated to occur between 2025-2036. Waiting for Council to undertake its detailed planning analysis of Mona Vale and make amendments to its LEP in the next 5-15 years, would impact on housing supply and further exacerbate affordability issues for Mona Vale. Refer to Appendix H for further information regarding the economic justification for this Planning Proposal and the consequences of limiting housing supply in Mona Vale.

2.3.2 Section B – Relationship to strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, the *Greater Sydney Region Plan*, *North District Plan*, *Northern Beaches Local Strategic Planning Statement* and endorsed *Northern Beaches Local Housing Strategy*. Specifically, Objective 10 of the *Greater Sydney Region Plan* notes that providing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney's growing population. The Plan states (p68-69):

"Factors that contribute to rental and purchasing affordability challenges include the limited availability of smaller dwellings to meet the growing proportion of small households as well as the growing distance between areas where housing is affordable and the location of employment and education opportunities... A diversity of housing types, sizes and price points can help improve affordability."

The Planning Proposal will deliver additional housing supply in close proximity to a strategic centre (Mona Vale) which has employment opportunities, amenity and services. In addition, the Proposal will deliver a diversity of apartment sizes (1, 2 and 3 bedroom) and therefore a range of price points. The removal of the applicability of clause 4.5A to the subject site is critical to addressing housing affordability issues in the former Pittwater LGA.

A Metropolis of Three Cities: Greater Sydney Region Plan 2036

The *Greater Sydney Region Plan* (2018) sets the 40-year vision and planning priorities for a metropolis of three cities (i.e. Western Parkland City, Central River City and Eastern Harbour City). The subject site is located within the Eastern Harbour City. The broader priorities of the *Greater Sydney Region Plan* are implemented through five District Plans. The subject site is located within Greater Sydney's North District.

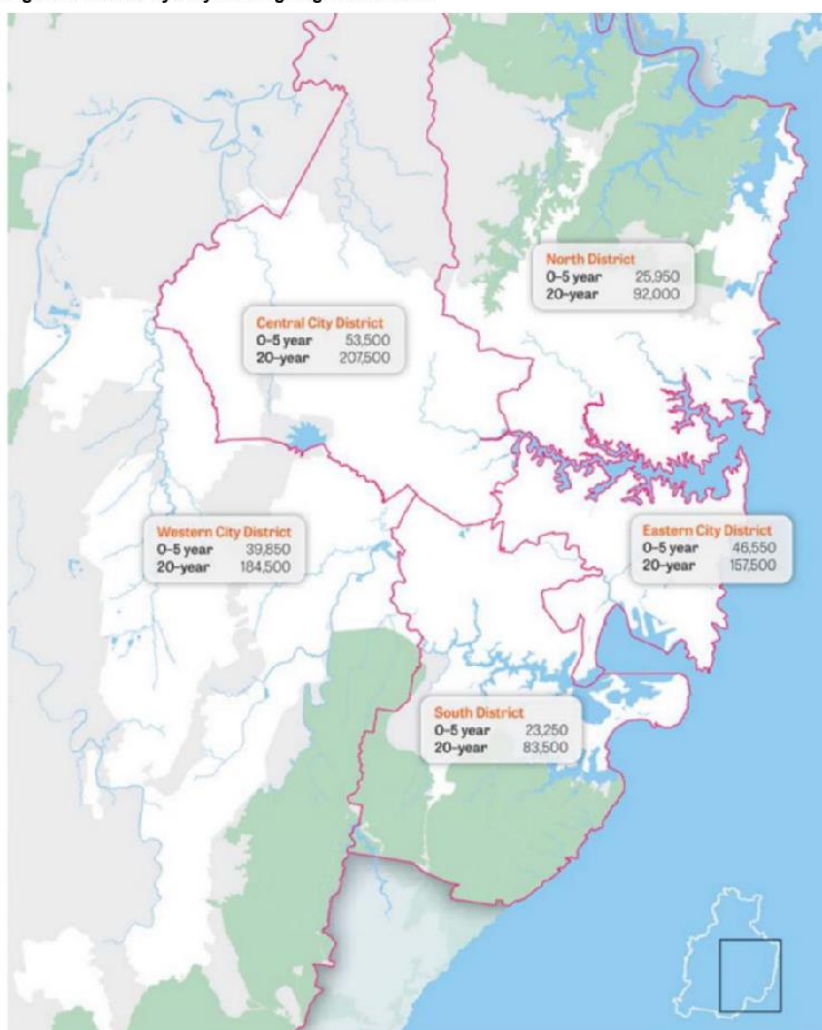
The *Greater Sydney Region Plan* identifies a centre hierarchy ranging from a metropolitan centres, to strategic centres to local centres. Where a centre sits in the hierarchy is based on its activity mix, scale and location. For example, metropolitan and strategic centres are identified as a focus for jobs growth and industry investment. A summary of the roles of these centres is provided below:

- Metropolitan centres are the economic focus of Greater Sydney, fundamental to growing its global competitiveness and where government actions and investment, including transport, will be focused.

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- Strategic centres enable access to a wide range of goods, services and jobs. Strategic centres are becoming increasingly important parts of the region's structure as both a place for employment but also to live. Mona Vale is identified as a strategic centre and therefore is the closest centre to the subject site.
- Local centres are a focal point of neighbourhoods. They provide essential access to day-to-day goods and services and access to public transport. Infill development is encouraged on residential land around local centres.

Figure 9. Greater Sydney housing targets 2016-2036



Source: Greater Sydney Commission, A Metropolis of Three Cities: Greater Sydney Region Plan (2018)

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The Plan spatially identifies where Sydney's population growth will be accommodated over the next 20 years including housing supply targets for each District. By 2036, the North District will need to accommodate an additional 92,000 dwellings (Figure 9).

However, it is important to note that these housing targets should not be deliberately interpreted or used around the notion that these are a maximum topping up figure for new housing when in fact, they are a minimum performance expectation relevant to this metropolitan plan. If there can be earlier and practical materialisation of new housing such as medium density, it should not be unnecessarily held up on the basis of housing targets being achieved. The Economic Assessment and Justification Report (Appendix H) outlines the consequences and impacts of additional housing supply not being provided in the Northern Beaches and specifically Mona Vale. The provision of additional housing supply in locations such as Frenchs Forest does not address the housing issues in Mona Vale which includes a lack of medium density housing and different apartment sizes.

The Plan identifies a number of objectives that aim to deliver the vision for Greater Sydney and the Eastern Harbour City. The following objectives are relevant to this Planning Proposal:

- Objective 10 – Greater housing supply
- Objective 11 – Housing is more diverse and affordable
- Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30 minute cities
- Objective 22 – Investment and business activity in centres
- Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced
- Objective – Exposure to natural and urban hazards is reduced

These objectives are similarly considered in the North District Plan and therefore have been considered under the relevant Planning Priorities of the North District Plan.

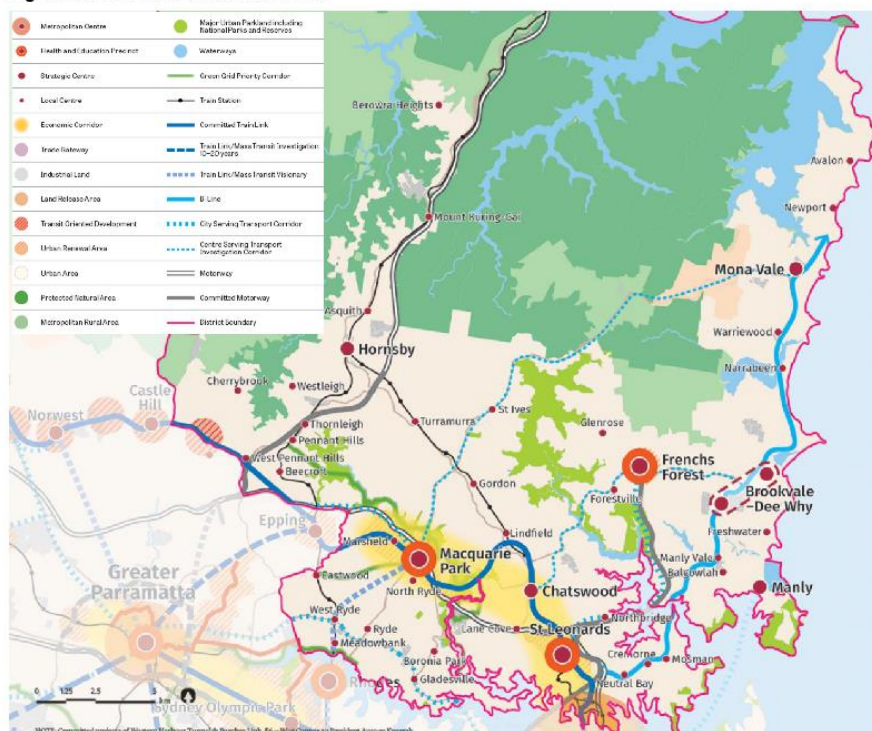
North District Plan

As stated above, the site is located within Greater Sydney's North District (Figure 10) and as such the North District Plan (2018) is applicable to the site.

The North District Plan sets out the strategic direction and planning framework to support all levels of government to deliver jobs and social opportunities for the North District. This Plan aligns with the *Greater Sydney Region Plan* and identifies the planning priorities to deliver the ten strategic directions for a metropolis of three cities. The Plan also provides details regarding housing targets for each LGA in the District including the Northern Beaches LGA. The planning priorities applicable to this Planning Proposal are summarised in the table below.

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Figure 10. North District Structure Plan



Source: Greater Sydney Commission, North District Plan (2018)

Table 1. Applicable Planning Priorities – North District Plan

Planning Priorities	Consistency and Applicability
Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport (This gives effect to Objective 10 and 11 of the Greater Sydney Region Plan)	<p>This Planning Priority states that new housing must be in the right places to meet demand for different housing types, tenure, price points, preferred locations and design. It discusses the need to provide housing supply, choice and affordability, with access to jobs, services and public transport as well as the need to plan for expected changes in household and age structures. The Plan specifically states (p38):</p> <p><i>“Multi-unit dwellings can provide important housing for seniors and more affordable homes for young people. This needs to be balanced with medium density row, terrace and villa homes that provide increased housing options, especially for larger households.”</i></p> <p>The Planning Proposal has the intended effect of delivering multi-unit dwellings and apartment sizes, catering for the current and future resident's needs. The site is located less than 700m from the Mona Vale commercial / retail core and less than 300m from employment lands. Public transport is within 400m walking distance of the</p>

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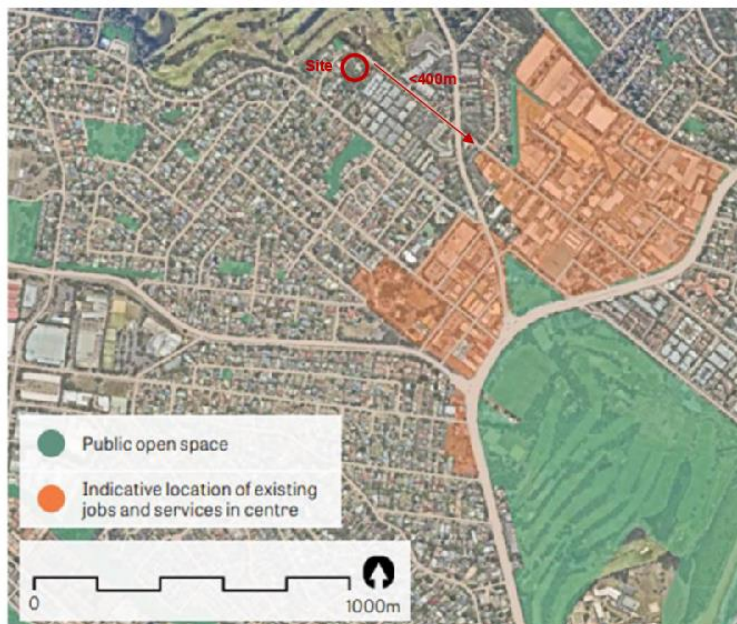
	site with the closest bus stop located on Pittwater Road. The Planning Proposal will deliver a diversity and mix of different apartment sizes which will result in different prices points for the apartments.
Planning Priority N10 - Growing investment, business opportunities and jobs in strategic centres (This gives effect to Objective 22 of the Greater Sydney Region Plan)	<p>Mona Vale is identified as a strategic centre within the North District (Figure 10). Actions within the Plan relate to the ongoing development and growth of the commercial and retail function of the area. Allowing the population to grow through density will help to support this outcome with more people requiring more service providers.</p> <p>Mona Vale's strategic centre is a mixed-use area which includes retail, commercial, community, light industrial and residential uses providing amenity and convenience for residents. Mona Vale itself is projected to provide an additional 700-1700 new jobs by 2036. The subject site is located less than 400m walking distance from the "strategic centre" of Mona Vale (Figure 11). Public transport connectivity between Mona Vale and Macquarie Park (to be investigated) could also provide further opportunities for people to live and work in Mona Vale.</p> <p>Action 45 of the Plan (p77), relates to strengthening Mona Vale as a strategic centre by protecting and nurturing its retail and commercial core. Developing local employment growth will need to be supported by improved housing options to accommodate a variety of additional workers.</p> <p>The Northern Beaches Council is committed to building and strengthening the commercial and retail activity in the five major centres. However, the employment generating capacity of this strategic centre is tied in with the population that surrounds it. For particular types of businesses, the size of market required for a viable business has increased over time, so a larger population would be positive for the on-going health of the Mona Vale strategic centre. The other issue for businesses is obtaining employees and for employees the availability of housing is a crucial issue for them.</p> <p>The Planning Proposal will provide a mix of housing options to support Mona Vale's important role as a commercial and strategic centre for the Northern Beaches and deliver housing within walking distance of this strategic centre including providing more affordable housing choices.</p>
Planning Priority N12 - Delivering integrated land use and transport planning and a 30-minute city (This gives effect to Objective 14 of the Greater Sydney Region Plan)	To achieve the 30 minute city long term aspiration, the Plan notes that more housing, jobs, health and education facilities will need to be planned in metropolitan and strategic centres such as Mona Vale so that more people can access public transport metropolitan and strategic centres. This is also important from a liveability, productivity and sustainability perspective. The Planning Proposal will provide additional housing opportunities within walking distance of Mona Vale strategic centre as well as public transport options which provide connectivity within the Northern Beaches and to Sydney's CBD.

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<p>Planning Priority N16 - Protecting and enhancing bushland and biodiversity (This gives effect to Objective 27 of the Greater Sydney Region Plan)</p>	<p>The Plan includes actions to manage urban bushland and remnant vegetation as green infrastructure and seeks to ensure remnant vegetation is incorporated into the planning and design of neighbourhoods. Mona Vale and the subject site are not identified within protection areas of Figure 20 of the Plan.</p> <p>A preliminary ecological assessment has been undertaken to support this Planning Proposal (Appendix G). The subject site contains 0.19 ha of PCT 1214 Pittwater Spotted Gum Forest, consistent with the Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion, listed as endangered under the <i>Biodiversity Conservation Act, 2016</i> (BC Act). The remainder of the subject site is comprised of Planted Native Vegetation (0.04 ha) and other exotic vegetation. The concept plan requires the removal of some vegetation. Further details regarding the potential impact of the future development of the subject site is discussed in detail in Part 2.3.3 below and in Appendix G.</p> <p>The area of vegetation to be retained is proposed to be further enhanced with the establishment of understorey replanting and the replacement of a 0.08 ha area of Exotic Vegetation, Exotic Dominated Grassland and Cleared Land with native landscape plantings. Specifically, the proposal provides opportunities for revegetation of the subject site with characteristic species of the Pittwater Spotted Gum Forest threatened species community.</p>
<p>Planning Priority N22 - Adapting to the impacts of urban and natural hazards and climate change (This gives effect to Objectives 36, 37 and 38 of the Greater Sydney Region Plan)</p>	<p>The site is identified as being flood affected. The Plan acknowledges that placing development in hazardous areas or increasing the density of development in areas with limited evacuation options increases risk to people and property. A Stormwater Management Strategy (Appendix E) has been prepared to address Council's concerns regarding flooding issues on the site and potential risks to people and property. Detailed modelling has been undertaken to support this Planning Proposal. Engineering design solutions have been identified to address overland flow issues.</p> <p>The concept proposal aims to mitigate the impact of flooding both on the proposed development site, and on the downstream landowners. These have previously been discussed with Council and would be implemented at the DA stage.</p>

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Figure 11. Mona Vale Strategic Centre



Source: Greater Sydney Commission, North District Plan (2018), Macroplan (2020)

Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes, the Planning Proposal gives effect to Council's local strategic statement and local housing strategy as outlined below.

Towards 2040: Local Strategic Planning Statement (2020)

The Northern Beaches "Towards 2040" Local Strategic Planning Statement (LSPS) sets a 20-year land use vision for the Northern Beaches LGA and how the LGA will sustainably manage growth and change. The LSPS gives effect to the strategic direction set by Greater Sydney Region Plan and North District Plan. The vision for the Northern Beaches LGA is (p22):

"In 2040, the Northern Beaches has a stunning coastal and bushland environment, an enriched and contemporary coastal character and better connections to the North District and the rest of Greater Sydney. The natural environment is healthy and protected and highly valued by residents and visitors alike. There is a range of housing to accommodate the whole community and we continue to pursue design excellence and sustainability outcomes in built forms. It offers a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres. The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing."

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A copy of the Northern Beaches Structure Plan outlining the future for the LGA and potential future transport corridors is shown in Figure 12.

The LGA's population in 2016 was 253,000 and this is projected to increase by approximately 39,000 people over the next 20 years. The population of the LGA is older than the Greater Sydney average and Council expects that this trend will continue. The LGA also has a lower proportion of young adults compared to Greater Sydney however, Council has identified that this could change provided matters impacting this trend are addressed to reduce the number of young adults leaving the LGA such as affordable housing options.

Approximately 56% of the LGA's dwellings (i.e. approximately 101,500) are detached dwellings with the provision of detached dwellings the greatest around Frenchs Forest and Mona Vale. Based on projected population growth, the LGA will need to plan for approximately 12,000 additional dwellings over the next 20 years as well as housing choice given the dominance of detached dwelling stock.

The LSPS confirms that Mona Vale is a strategic centre that serves people in the northern end of the peninsula and provides over 4,000 local jobs. Over 60% of those employed, live and work in Mona Vale and the area has a higher proportion of older people living in the locality. While it is well connected to the south via the B-Line, it has limited access to and from other areas in the north and west, as such there is particularly high private car usage in the locality.

Mona Vale is characterised by its local coastal character with a village atmosphere however, in the future it is identified as developing into a cosmopolitan coastal local character and being the urban heart of the northern peninsula (Figure 12). It is also identified as needing to provide additional housing choice and being an employment hub with a focus on additional jobs being provided closer to home. The subject site's proximity to existing employment lands and the strategic centre of Mona Vale (<400m distance) as well as the Proposal to provide housing choice (i.e. a diversity of medium density housing stock) is therefore strategically aligned with the future vision for Mona Vale.

While Council has committed to prepare a place plan for Mona Vale in the near future, with a current focus on preparing plans for Avalon, Brookvale and Frenchs Forest, Macroplan is of the opinion that the Planning Proposal should not be delayed by this process on the basis that it aligns with the strategic direction of the LSPS and it would deliver additional apartment housing supply and apartment sizes. The LSPS acknowledges that opportunities exist for new housing to be provided near the Mona Vale centre (p120). The proposed land use zoning and development form would provide a continuation of Darley Street West's existing built form and zoning within walking distance of the town centre. The design quality of the development concept pursues design excellences and will incorporate sustainability outcomes in the final built form.

The LSPS states (p32):

"Planning proposals seeking changes to the planning controls for additional development capacity through spot rezoning must have strategic merit and site-specific merit."

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Figure 12. Northern Beaches Structure Plan



Source: Northern Beaches Council, Towards 2040 Local Strategic Planning Statement (2020)

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The Planning Proposal has strategic and site-specific merit to proceed for the reasons specified above. Specifically, the proposed Planning Proposal is consistent with the following Planning Priorities of the LSPS:

- The site is located in close proximity to the strategic centre of Mona Vale and is within walking distance of high-frequency public transport (Priority 15, Priority 19).
- The site is located within 100m of public open space and is located directly opposite private open space (i.e. the Bayview Golf Club) (Priority 6, Priority 15).
- The proposal will positively contribute to the built environment and result in overall better urban design outcomes than existing planning controls (Priority 15).
- The proposal will complement the local character and will be consistent with the land use zoning and development form of Darley Street West (Priority 15).
- The proposal will support Mona Vale transitioning from a predominantly low-density centre to a place that offers more diverse housing and job opportunities, especially catering to the ageing population (Priority 27).

Council has acknowledged that housing affordability is a major issue for the LGA with additional housing supply needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community. The LSPS specifically states that "significant additional housing supply is not needed to address projected population growth, but is needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community" (p128). This Planning Proposal seeks to address this issue by providing housing options which are in low supply for the Mona Vale area.

To address housing affordability in localities such as Mona Vale, the development standard of one dwelling per 200m² needs to be removed from the PLEP 2014 (i.e. clause 4.5A). The requirement to provide larger and hence fewer apartments will not support Council's objective to provide more affordable housing including opportunities for more affordable rental accommodation in accordance with Planning Priority 16. This Planning Proposal therefore seeks to vary this development standard. Removing this clause will encourage the delivery of one and two bedroom apartments which will contribute to the provision of more affordable housing stock for both renters and purchasers.

Northern Beaches Local Housing Strategy (2021)

The final draft *Northern Beaches Local Housing Strategy* (LHS), dated April 2021, has been endorsed by Council and submitted to DPIE for the Secretary's approval. The LHS outlines how and where housing will be delivered to meet the Northern Beaches community's needs now and into the future. The LHS has been shaped around the following vision:

As the Northern Beaches community grows and changes, residents will be able to find the right housing that meets their needs, lifestyles and budgets.

This diverse mix of homes will be contained primarily within existing urban areas, with their design and construction respecting the area's heritage, environmental features and existing character.

New housing will be focused in and near centres where people can easily access public transport or walk or cycle to shops and services. This means that many parts of the LGA will only experience minimal change.

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The mix of new housing will include well-designed flats, low rise dwellings, and social and affordable housing, including boarding housing. Seniors housing will be developed in areas that will allow older people to easily access transport and services.

This mix will mean that young and older residents can continue to live on the Northern Beaches in the community they know.

New housing will follow the principles of sustainable development, designed to reduce energy and water use and take advantage of natural elements such as breezes and heat. People will be less likely to use their cars and will enjoy living near new and enhanced open space areas." (p6)

Five priority areas have been identified to assist with achieving the above vision:

- Priority 1: Housing targets - meet District Plan and 6-10 year housing target.
- Priority 2: Detailed planning for centres - establish sufficient capacity to accommodate housing demand around existing centres.
- Priority 3: Social and affordable housing - encourage the provision of affordable housing and plan for boarding house in appropriate and accessible locations.
- Priority 4: Precinct sustainability and housing - investigate and support sustainable housing precincts.
- Priority 5: Planning for seniors housing - incentivise the provision of seniors housing in the right locations.

Under Priority 2, Council confirms that new housing will be focused on two different area, one of the two being Centres Investigation Areas (CIA) with the aim of providing new housing in well located places. The focus of the CIA is to investigate opportunities for low-rise medium density housing around the applicable centre, such as terraces and multi-dwelling housing in accordance with the Centres Renewal Framework (CRF) (Figure 15). Mona Vale is identified as a CIA.

Under the CRF, the centre core would logically be the Mona Vale Strategic Centre (B4 Mixed Use zoned land) and land within an 800m radius of the strategic centre. The subject site is located within the 800m radius and therefore could be considered as part of the centre core.

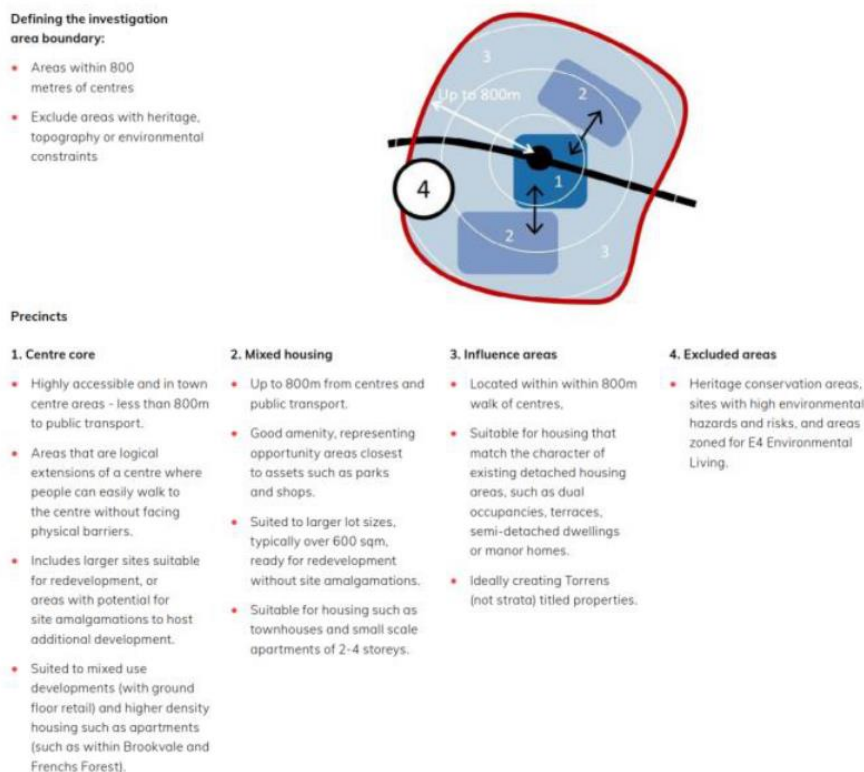
Consistent with that, the publicly exhibited version of the draft LHS (December 2020) identified the centre of the CIA as being in the middle of the strategic centre (i.e. the intersection of Pittwater Road and Bungan Street) (Figure 17). On that basis, whether the radius was 1 kilometre or 800 metres, the subject site would have been within the mixed housing area within the CIA.

However, as part of finalising the LHS (April 2021), Council has decided to interpret public transport narrowly as being the B1 line and moved the central point of the Mona Vale CIA radius away from the middle of the strategic centre to the B1 bus stop on Barrenjoey Road (Figure 16). A substantial area within 800 metres and easy walking distance of the commercial precinct has thus excluded, now resulting in the subject site being excluded from the Mona Vale CIA.

While the overall changes in the CRF were said to "better reflect walkable distances", no real justification has been provided for changing the CIA for Mona Vale and excluding locations within 800 metres (a walkable distance) of the town centre. The report to Council dated 27 April 2021 did not identify that the centre point of the Mona Vale CIA had been amended and that land previously identified for investigation was to be excluded.

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Figure 15. Northern Beaches Centres Renewal Framework (CRF)



Source: Northern Beaches Council, Draft Northern Beaches Local Housing Strategy (April 2021)

Notwithstanding the above, the relevant features of the subject site in Darley Street West fit neatly with the CRF descriptors as follows, to provide "Mixed housing", and therefore the subject site should be included within the Mona Vale CIA:

1. Highly accessible – only a 9-minute walk or 700 metres to the middle of the town centre, which has an abundance of amenities by way of shops and other services. That is, within walkable distance.
2. In terms of public transport, it is a 5-minute walk to the 156 bus service stops on Pittwater Road (400m walk) and a 13-minute walk to the B-Line bus stop on Barrenjoey Road opposite Village Park. That is, within walkable distance.
3. In terms of recreational amenity, it is over the road from the Bayview Golf Course which also has other facilities e.g., tennis courts. While a good walk, it is within walking distance to the beach at

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the opposite end of Darley Street, the park with a playground opposite the beach, and to the ocean walks to the south. The beach has an ocean pool and is a patrolled beach which is important, particularly for families with children but also for retirees and people generally.

4. The area contains a mix of detached houses, townhouses and apartments, but there is ample potential for additional housing.
5. Includes larger sites suitable for redevelopment, or areas with potential for site amalgamations to host additional development.
6. Most of the detached houses are on lots larger than 600 sqm, which would have the potential for small scale developments of townhouses and apartments of 2-4 stories.

Priority 3 of the LHS is also of relevance to the Planning Proposal. The LHS states (p11):

*"We can start to tackle affordability and provide options for more people by planning for the right **diversity of housing** that will allow more people to be able to afford to live in the Northern Beaches. This includes:*

- *low density housing, such as single and secondary dwellings or low to medium density housing, such as attached dual occupancies*
- *medium density housing, including those allowed by the Low Rise Housing Diversity Code.*
- *..."*

The Planning Proposal will facilitate the provision of a mix of one, two and three bedroom apartments which will provide different price points as well as make available housing options that meet resident's needs, lifestyles and budgets, for instance single person households. The majority of housing in Mona Vale is detached dwellings. The Planning Proposal will deliver more diverse housing choices, addressing people's changing needs and provide more affordable smaller housing to help address affordability. Delivering such housing products is consistent with the findings and recommendations of the LHS.

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Figure 16. Final draft LHS (Council endorsed April 2021) Mona Vale CIA boundary



Source: Northern Beaches Council, Draft Northern Beaches Local Housing Strategy (April 2021)

Figure 17. Draft LHS (public exhibited version December 2020) Mona Vale CIA



Source: Northern Beaches Council, Draft Northern Beaches Local Housing Strategy (December 2020)

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Is the planning proposal consistent with applicable State Environmental Planning Policies?

The table below demonstrates the proposals consistency with the applicable State Environmental Planning Policies (SEPP).

Table 2. State Environmental Planning Policies (SEPP)

Applicable SEPP	Applicable	Consistency / Assessment
SEPP 1 Development Standards	N/A	Refer to clause 1.9 of PLEP
SEPP 19 Bushland in Urban Areas	N/A	N/A
SEPP 21 Caravan Parks	N/A	N/A
SEPP 33 Hazardous and Offensive Development	N/A	N/A
SEPP 36 Manufactured Home Estates	N/A	N/A
SEPP 44 Koala Habitat Protection	N/A	N/A
SEPP 47 Moore Park Showground	N/A	N/A
SEPP 50 Canal Estate Development	N/A	N/A
SEPP 55 Remediation of Land	Yes	Yes – will apply at DA stage. Note clause 6 was repealed in 2020 which outlined the matters required to be considered for a planning proposal. Matters for consideration are included under Ministerial Direction 2.6 as detailed in Table 3 below.
SEPP 64 Advertising and Signage	N/A	N/A
SEPP 65 Design Quality of Residential Apartment Development	Yes	Yes – is likely to apply at the DA stage to the two residential flat buildings due to clause 4(1) of the SEPP. The concept plan has been developed giving consideration to SEPP 65. Appendix A and Section 9.2 of Appendix B provide a summary of the development concept's compliance with the Apartment Design Guide for the primary controls applicable to the development. The quality of the intended design is shown within section 10 of Appendix B.
SEPP 70 Affordable Housing (Revised Schemes)	Yes	Yes - SEPP 70 applies to the Northern Beaches LGA and enables Councils to include affordable rental housing requirements in its LEP in areas subject to zoning "uplift" through an affordable housing contribution scheme. Council has developed a draft affordable housing contribution scheme which allows Council to collect developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution. The Scheme currently only applies to the Frenchs Forest Planned Precinct, however may be

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		extended to other areas that are rezoned or are subject to increases in residential density in the future.
SEPP (Aboriginal Land) 2019	N/A	N/A
SEPP (Affordable Rental Housing) 2009	N/A	N/A
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Yes – will apply at the DA stage. Sustainability measures will be implemented into the final design.
SEPP (Coastal Management) 2018	N/A	N/A
SEPP (Concurrences) 2018	N/A	N/A
SEPP (Educational Establishments and Child Care Facilities) 2017	N/A	N/A
SEPP (Exempt and Complying Development Codes) 2008	Yes	Yes – allows for certain development and works to be carried out as exempt and complying development. Notwithstanding this, the proposed development concept will require development approval from Council.
SEPP (Gosford City Centre) 2018	N/A	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	N/A
SEPP (Infrastructure) 2007	N/A	N/A
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	N/A
SEPP (Kurnell Peninsula) 1989	N/A	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A
SEPP (Miscellaneous Consent Provisions) 2007	N/A	N/A
SEPP (Penrith Lakes Scheme) 1989	N/A	N/A
SEPP (Primary Production and Rural Development) 2019	N/A	N/A
SEPP (State and Regional Development) 2011	N/A	N/A
SEPP (State Significant Precincts) 2005	N/A	N/A
SEPP (Sydney Drinking Water Catchment) 2011	N/A	N/A
SEPP (Sydney Region Growth Centres) 2006	N/A	N/A
SEPP (Three Ports) 2013	N/A	N/A
SEPP (Urban Renewal) 2010	N/A	N/A

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SEPP (Vegetation in Non-Rural Areas) 2017	Yes	Yes
SEPP (Western Sydney Employment Area) 2009	N/A	N/A
SEPP (Western Sydney Parklands) 2009	N/A	N/A
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	N/A	N/A
Sydney Regional Environmental Plan No 9 – Extractive Industry (No 2 – 1995)	N/A	N/A
Sydney Regional Environmental Plan No 16 – Walsh Bay	N/A	N/A
Sydney Regional Environmental Plan No 20 – Hawkesbury - Nepean River (No 2 – 1997)	N/A	N/A
Sydney Regional Environmental Plan No 24 – Homebush Bay Area	N/A	N/A
Sydney Regional Environmental Plan No 26 – City West	N/A	N/A
Sydney Regional Environmental Plan No 30 – St Marys	N/A	N/A
Sydney Regional Environmental Plan No 33 – Cooks Cove	N/A	N/A
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	N/A

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The table below outlines the applicable Ministerial Directions that are applicable to the planning proposal.

Table 3. Ministerial Directions

1. Employment and Resources

Applicable Ministerial Directions	Applicable	Consistency / Assessment
1.1 Business and Industrial Zones	N/A	N/A
1.2 Rural Zones	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A
1.4 Oyster Aquaculture	N/A	N/A
1.5 Rural Lands	N/A	N/A

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2. Environment and Heritage

Applicable Ministerial Directions	Applicable	Consistency / Assessment
2.1 Environment Protection Zones	N/A	N/A
2.2 Coastal Management	N/A	N/A
2.3 Heritage Conservation	N/A	N/A
2.4 Recreation Vehicle Areas	N/A	N/A
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A
2.6 Remediation of Contaminated Land	Complies	<p><i>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</i></p> <p>A Preliminary Site Investigation (PSI) and Preliminary Acid Sulfate Soil Assessment (PASSA) was undertaken and prepared by Geotechnique Pty Ltd (Appendix D).</p> <p>The PSI considered the applicability of this Ministerial Direction. The assessment provided the following findings:</p> <ul style="list-style-type: none"> • The site is not located within an investigation area within the meaning of the Contaminated Land Management Act 1997; and • Activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have not been known to have been carried out on the site; and • The site has been used and occupied by residential development for over 50 years and there is no evidence to suggest that activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have occurred on the site; and • The land is suitable, or can be made suitable, for the proposed medium density use subject to the implementation of recommendations in this report at the Development Application (DA) Stage.

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3. Housing, Infrastructure and Urban Development

Applicable Ministerial Directions	Applicable	Consistency / Assessment
3.1 Residential Zones	Complies	<p><i>The objectives of this direction are:</i></p> <ul style="list-style-type: none"> (a) <i>to encourage a variety and choice of housing types to provide for existing and future housing needs,</i> (b) <i>to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i> (c) <i>to minimise the impact of residential development on the environment and resource lands.</i> <p>The Planning Proposal will enable the construction of medium-density residential development including a mixture of housing options i.e. one, two and three bedroom apartments and three (3) two-storey townhouses in Mona Vale that is dominated by detached housing. The provision of a diversity of housing choice in Mona Vale is supported by the State Government's strategic directions for Mona Vale as a strategic centre. Providing a mixture of housing choices is also supported by Council's LSPS and LHS.</p> <p>Located in an established residential area, the site will be able to utilise existing infrastructure and services. An Infrastructure and Utilities Assessment was prepared by Enspire (Appendix F) to determine if the existing utilities in the area such as portable water, wastewater, electricity, telecommunications and gas are able to service the proposed development. It was found that there is sufficient capacity and services to accommodate the proposed development concept.</p> <p>The site is already zoned for residential use and therefore will not impact on resource lands.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	N/A
3.3 Home Occupations	N/A	N/A

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<p>3.4 Integrating Land Use and Transport</p>	<p>Complies</p>	<p><i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <ul style="list-style-type: none"> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight.</i> <p>The site is positioned within an established residential area that is located less than 400m from Mona Vale's strategic centre, employment and services and public transport options. Given the location of the site, future residents will have the ability to walk, cycle or use public transport which may result in a reduction to car dependency.</p> <p>The Traffic Impact Assessment prepared by ptc. (Appendix C), notes that the site is already zoned for residential development and is not changing the main land use function which is to provide housing. Darley Street West and its intersection with Pittwater Road can accommodate the additional traffic generated from the proposed development with no level of service change at this intersection.</p> <p>The Northern Beaches LGA is not serviced by heavy rail and primarily relies on bus services. The State Government is responsible for the delivery of public transport and additional public transport serviceability. Improvements to public transport in the Northern Beaches include the B-line which provides a direct bus service to the Sydney CBD. The closest B-line bus stop to the site is less than 1km away however, bus route 155 which is within 400m walking</p>
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		distance of the site provides a bus stop near the B-line stop on Barrenjoey Road. Section 1.2 of Appendix C addresses this Ministerial Direction.
3.5 Development Near Regulated Airports and Defence Airfields	N/A	N/A
3.6 Shooting Ranges	N/A	N/A
3.7 Reduction in non-hosted short term rental accommodation period	N/A	N/A

4. Hazards and Risks

Applicable Ministerial Directions	Applicable	Consistency / Assessment
4.1 Acid Sulfate Soils	Complies	<p><i>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</i></p> <p>Part of the site (i.e. mainly the properties identified as 163-165 and 167 Darley Street West) is identified as Acid Sulfate Soils Class 3 and the remaining part of the site is identified as Class 5. Clause 7.1 of the PLEP 2014 is therefore applicable to works proposed more than 1m below the natural ground level surface. PLEP 2014 addresses the requirements of this Ministerial Direction.</p> <p>Notwithstanding the above, a PASSA was undertaken and prepared by Geotechnique Pty Ltd (Appendix D). The PASSA considered the applicability of Ministerial Direction. The assessment confirmed the following findings:</p> <ul style="list-style-type: none"> • The site has the probability of containing acid sulfate soils and is mapped as Class 3 and Class 5 under PLEP; and • The PLEP includes clause 7.1 which is to ensure development does not disturb, expose or drain acid sulfate soils and cause environmental damage; and • Under clause 7.1 of the PLEP, an acid sulfate soil management plan will be required to be prepared for development that involves works more than 1m below natural ground level; and • The site is already developed for residential use and the proposed rezoning will not

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		change the primary use of the site for residential purposes.
4.2 Mine Subsidence and Unstable Land	N/A	N/A
4.3 Flood Prone Land	Yes	<p><i>The objectives of this direction are: to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005; and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</i></p> <p>Clause 7.3 of PLEP 2014 includes objectives and requirements a consent authority must consider when assessing a proposed development undertaken on flood prone land. Council has raised concerns regarding potential flooding impacts on the site based on the <i>McCarrs Creek, Mona Vale and Bayview Flood Study</i> (2017) completed by Royal Haskoning DHV which identifies that the site is subject to flooding. In addition, the subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council's Flood Hazard Map adopted in 2019.</p> <p>AECOM have prepared a Stormwater Management Strategy (SMS) (Appendix E) to address the flood related risks associated with developing the site for medium density housing. Section 2.7 of the Appendix E addresses this Ministerial Direction in detail. The proposed stormwater strategy gives effect to and is consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 by demonstrating a development option that can reduce the impact of overland flows resulting from the new development and reduce the frequency of flooding to downstream properties relative to existing conditions.</p> <p>The proposed development scenario addresses the flooding risks and includes suitable solutions. The development scenario will not affect surrounding</p>

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		<p>areas in terms of flooding. It will provide benefit in reducing the depths of floodwater in storm events for 6, 8 and 10 Kunari Place (neighbouring downstream).</p> <p>The development scenario does not require government spending on flood mitigation measures. The proposed design safely diverts approximately 70% of the peak 1% AEP flows arriving from the south east through a new shared access driveway. The remaining flows continue draining towards Kunari Place.</p> <p>Proposed Flood planning Levels as set out in Section 2.6 of Appendix E are aligned with Section B3.11 (Flood Prone Land) of Pittwater 21 DCP. No changes are proposed to clause 7.3 of Pittwater LEP 2014. The SMS also confirms that the 1% AEP plus 0.5m to residential finished floor levels should be adopted as the residential Flood Planning Level. This is consistent with Clause 7.3 of the PLEP 2014.</p>
4.4 Planning for Bushfire Protection	N/A	N/A

5. Regional Planning

Applicable Ministerial Directions	Applicable	Consistency / Assessment
5.1 Implementation of Regional Strategies	N/A	N/A
5.2 Sydney Drinking Water Catchment	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	N/A
5.6 Sydney to Canberra Corridor	N/A	N/A
5.7 Central Coast	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A
5.9 North West Rail Link Corridor Strategy	N/A	N/A

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5.10 Implementation of Regional Plans	Complies	<p><i>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i></p> <p>As discussed under section 2.3.2 of this report, the Planning Proposal is consistent with the strategic direction of the <i>Greater Sydney Region Plan</i> and the <i>North District Plan</i>. The strategic planning narrative confirms that Mona Vale is well suited to provide medium density housing, particularly for land within walking distance of the town/strategic centre. The subject site is within 700m walking distance of Mona Vale shops and within 400m of Mona Vale's 'strategic centre' lands as identified in the North District Plan. The Planning Proposal seeks to provide housing options and choice which will also support employment growth opportunities for Mona Vale.</p> <p>The Planning Proposal will facilitate the rezoning of the land to R3 Medium Residential Development which will enable the construction of medium-density development, a form of housing which is lacking in the North District and particularly in Mona Vale. As shown in Figure 1 and Appendix A, the concept for the land proposes two apartment buildings and three townhouses. The facilitation of medium-housing development will add to the Mona Vale housing supply that will deliver additional housing choice to future homebuyers and/or renters. The apartment buildings are proposed to contain a mixture of bedroom types which will provide further choice and affordability.</p>
5.11 Development of Aboriginal Land Council land	N/A	N/A

6. Local Plan Making

Applicable Ministerial Directions	Applicable	Consistency / Assessment
6.1 Approval and Referral Requirements	N/A	N/A
6.2 Reserving Land for Public Purposes	N/A	N/A
6.3 Site Specific Provisions	Yes	<i>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</i>

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		<p>Council has previously suggested that a Schedule 1 amendment to PLEP 2014 could be an alternative pathway to achieve the intent of the Planning Proposal. Such an approach would be inconsistent with this Ministerial Direction given Darley Street West is zoned R3 Medium Residential Development, except for the subject site, and the application of an R3 land use zone on the site would achieve the intended outcome. Adding additional permitted uses to the R2 zone is likely to be considered an unnecessary planning restriction for land that adjoins R3 zoned land.</p> <p>This Planning Proposal to rezone the land to R3 is a logical extension of the type of development that is suitable in this location, consistent with the existing character of this street.</p>
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7. Metropolitan Planning

Applicable Ministerial Directions	Applicable	Consistency / Assessment
7.1 Implementation of A Plan for Growing Sydney	N/A	N/A
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A
7.8 Implementation of the Western Sydney Aerotropolis Plan	N/A	N/A

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7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	N/A
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	N/A
7.12 Implementation of Greater Macarthur 2040	N/A	N/A
7.13 Implementation of the Pyrmont Peninsula Place Strategy	N/A	N/A

2.3.3 Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Preliminary Ecological Assessment Report (Appendix G) by Cumberland Ecology has considered the biodiversity values of the subject site and assessed, at a high level, the potential ecological impacts of likely future development.

The subject site contains 0.19 ha of PCT 1214 Pittwater Spotted Gum forest, consistent with the Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion, listed as endangered under the BC Act. The remainder of the subject site is comprised of Planted Native Vegetation (0.04 ha), Exotic Vegetation (0.17 ha), Exotic Dominated Grassland (0.05 ha) and Cleared Land (0.17 ha). The likely future development is anticipated to result in impacts to a 0.09 ha of PCT 1214, 0.04 ha of Planted Native Vegetation, 0.11 ha of Exotic Vegetation and 0.04 ha of Exotic Dominated Grassland. Figure 18 identifies the existing vegetation communities and habitat features within the site including area and vegetation identified for retention and further investigation. It is noted that the PCT 1214 to be retained is located along the southern boundary of the subject site, bearing connectivity to the native vegetation within the adjacent lot. Out of the native vegetation occurrence throughout the subject site, the area of PCT1214 to be retained is of the highest ecological retention value and will serve to maintain a degree of linkage throughout the urban landscape.

The Pittwater and Wagstaffe Spotted Gum Forest vegetation throughout the subject land comprises potential foraging habitat for several aerial and highly mobile threatened fauna species as part of a broader habitat range. These species are unlikely to be dependent on the resources present in the subject land. A Test of Significance was prepared by Cumberland Ecology for Pittwater Spotted Gum Forest which indicated that a significant impact is unlikely to occur based on the indicative footprint of the likely future development. This preliminary ecological assessment indicated that issues relating to threatened species and threatened ecological communities are manageable and not significant.

Notwithstanding this, a suite of mitigation measures has been recommended by Cumberland Ecology to minimise the impacts on biodiversity values for the likely future development (refer to Section 4.2 of Appendix G). The impacts of the likely future development and any applicable mitigation measures can be re-evaluated at the DA stage of the project.

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Figure 18. Vegetation communities and habitat features within the subject site



Source: Cumberland Ecology, Preliminary Ecological Assessment Report (2021)

It is unlikely that future development of the subject land will trigger the Biodiversity Offset Scheme and require the preparation of a Biodiversity Development Assessment Report in accordance with the Biodiversity Assessment Method and no referral to the commonwealth is required. The impacts of the project are proposed to be assessed in detailed within a Flora and Fauna Assessment at the DA stage by a suitably qualified and experienced ecologist.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

A number of technical studies have been prepared to support the Planning Proposal and demonstrate that any potential impacts of the project concept plan can be managed at the DA stage. A summary of the findings and recommendations is outlined below.

Urban Design and Local Character

Consideration has been given to the location and context of the site including the existing character of the locality. The development form proposed by Giles Tribe (Appendix A) is consistent with the existing streetscape of Darley Street West which is dominated by two-three storey residential flat buildings and townhouse developments.

The Urban Design Study prepared by Giles Tribe (Appendix B) establishes Urban Design Principles which address the site opportunities and constraints of a potential medium density residential development. The concept design allows for the development to be staged while ensuring the integrity of the streetscape character, flexibility and financial feasibility, and to avoid any site isolation issues. The Study also incorporated advice and inputs from the other technical consultants.

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The proposed built forms step down the slope of the site to reduce the amount of cut and fill, maximising the northern aspects and views. The built form also addresses the main street frontage with fenestration and large balconies, aiding passive surveillance. Their siting allows for landscaped breaks between buildings.

Figure 19. Indicative design proposed for the subject site



Source: Giles Tribe, Urban Design Study (2021)

The siting of the built form also responds to the overland flowpath and flooding issue as well as existing native vegetation, as shown in the generous rear setback and raised levels of the townhouses. The intention is to create series of buildings in a landscaped setting. The proposed development concept respects the village character of Mona Vale (Figure 19). Aesthetically, the built forms will be well articulated using natural material and colour scheme, with contemporary architecture and landscaping to create the Northern Beaches coastal character similar to those presented in Section 10 of Appendix B. This will result in an improved quality design outcome at the western end of Darley Street West.

Applying clause 4.5A of the PLEP 2014 to the subject site (on the basis that the site is rezoned to R3) would limit the number of dwellings that could be constructed on the site to 30. This clause in effect limits the number of dwellings that can be built on a site, which in most instances would not change the building footprint or the scale of a medium density residential development. For the most part, the FSR and height controls determine the building footprint and scale of the development while clause 4.5A influences whether the development site accommodates a mixture of one, two and three bedroom apartments or is dominated by three and four bedroom apartments. Hence under the proposed concept plan, and subject to the site being rezoned R3 Medium Density Residential, visually the development would present the same whether there were 30 or 41 dwellings within the development envelope based on the height and FSR remaining unchanged.

Traffic and Access

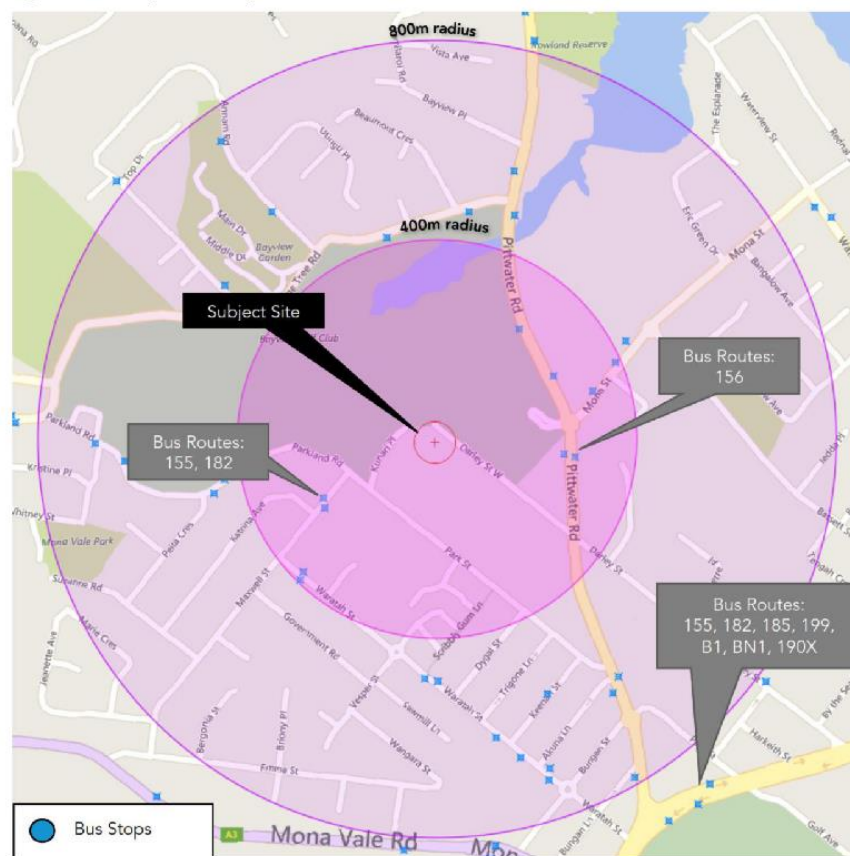
The Traffic Impact Assessment prepared by ptc (Appendix C) has considered the traffic and access requirements associated with the construction of 38 apartments and three townhouses. The development concept complies with Council's parking requirements and will provide approximately 86 car parking spaces. The development concept will not impact on the level of serviceability of the intersection of Pittwater Road and Darley Street West both in the AM and PM peak periods and will continue to maintain a good level of service (i.e. Level of Service B).

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The site has access to public transport options within a 400-800m walking distance (Figure 20). Table 6 of Appendix C provides a summary of the bus services in the locality and the frequency of their services. The NSW Planning Guidelines for Walking and Cycling (2004) recommends a distance of 400-800m as a comfortable walkable catchment to access public transport and local amenities. Figure xx shows the 400m and 800m walking catchments for the site.

The assessment concludes that the Planning Proposal is supportable on traffic planning grounds and will not result in any adverse impacts on the surrounding road network or the availability of on-street parking.

Figure 20. Local public transport services



Source: ptc, Traffic Impact Assessment (2021)

Soil and Contamination

Geotechnique prepared both a Preliminary Site Investigation (PSI) and Preliminary Acid Sulfate Soil Assessment (PASSA) (Appendix D) for the subject site. Consideration was given to relevant legislation including the Ministerial Directions under section 9.1(2) of the EP&A Act (refer to section 4.4 of Appendix D).

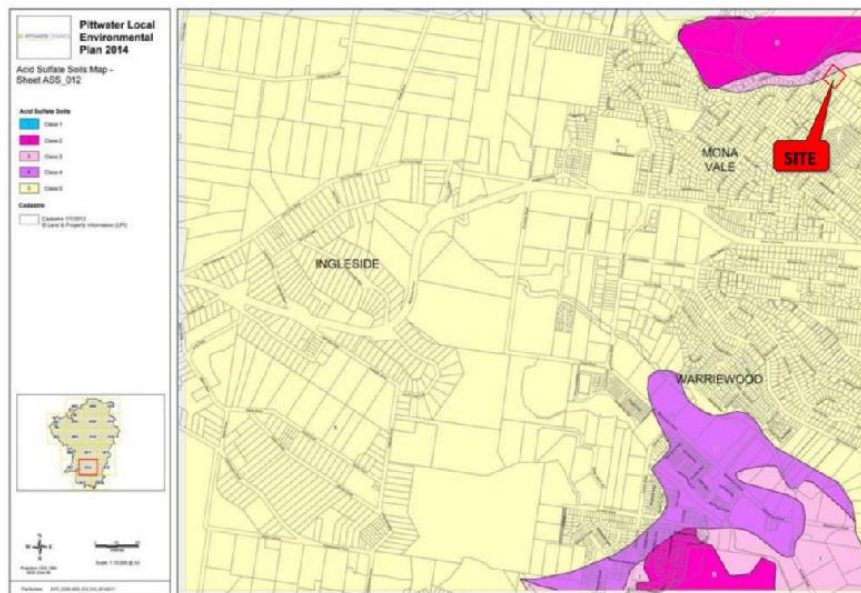
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The main purpose of the PSI was to identify any areas of potential contamination at the site from the past and present activities and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed development, and to provide recommendation for further detailed assessment and / or contamination management, if required, such that the site can be made suitable for the proposed use.

Geotechnique's report confirmed that the site had predominantly been used for low density residential purposes since at least 1950. The surrounding eastern, western and southern properties were also used for residential use since at least 1965. The distant adjoining property to the west of the site appears to have had activities associated with agriculture based on an aerial photograph taken in 1951 (Appendix C of Appendix D). Nevertheless, there would have been limited potential for contamination of the site due to the residential activities.

Given the residential buildings and associated features predate 1990, there is a potential for the presence of asbestos material, lead based paints within the structures. Demolition of these structures might cause an increased risk of surface soil contamination within the areas of demolition. There is also potential for Organochlorine Pesticides (OCP) contamination due to possible pest control. The footprints of the existing dwellings may contain imported fill materials for levelling the ground, beneath the site features. Should the site contain imported fill, there is also the potential for the fill materials to be contaminated, as the source of fill materials is generally unknown. This could only be determined once the buildings have been demolished. Notwithstanding this, the PSI concluded that potential contamination issues could be further addressed as part of the DA Stage and that the land is suitable, or can be made suitable, for the proposed medium density use subject to the implementation of management measures at the DA Stage.

Figure 21. Acid Sulfate Soils



Source: Geotechnique, Preliminary Site Investigation (Contamination) and Preliminary Acid Sulfate Soil Assessment (2021)

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The PASSA confirmed that the site has a high probability of containing acid sulfate soils from 1m to 3m below the ground surface within the site. In addition, the PLEP 2014 includes acid sulfate soil maps which identify the site as being impacted by both Class 3 and 5 land (Figure 21). The proposed development concept includes excavations below 1m depth of the natural ground level to accommodate the basement carpark of the proposed residential flat buildings. Potential impacts on acid sulfate soils can be suitability managed at the DA Stage. This will include the preparation of an acid sulfate management plan. Clause 7.1 of PLEP 2014 ensures development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is already developed for residential use and the proposed rezoning will not change the primary use of the site for residential purposes

Stormwater and flooding

Clause 7.3 of Pittwater LEP 2014 includes objectives and requirements a consent authority must consider when assessing a proposed development undertaken on flood prone land. Council has raised concerns regarding potential flooding impacts on the site based on the *McCarrs Creek, Mona Vale and Bayview Flood Study* (2017) completed by Royal Haskoning DHV which identifies that the site is subject to flooding. In addition, the subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council's Flood Hazard Map adopted in 2019 (Figure 22). Overland flow enters the site from the upstream catchment in the south east with existing surface runoff continuing to flow through the subject site towards Kunari Place, subsequently inundating a number of lots including number 6, 8 and 10.

AECOM has prepared a Stormwater Management Strategy (SMS) (Appendix E) to address Council's concerns regarding flooding. The Pre-lodgement Advice provided by Council noted that "Council is supportive of opportunities to minimise flood risk to private property and divert this flow to Darley Street provided that it does not impact trafficability of roadway in flood events".

As part of the SMS, AECOM undertook additional 2D flood modelling of the existing and post-construction scenario flood regime for a range of design flood events up to and including the Probable Maximum Flood event. The model results assessed for afflux mapping, flood regime, determination of flood planning level and minimum floor requirements for future development.

The proposed development concept presents an opportunity to not only reduce the impact of overland flows resulting from the new development, but also reduce the volume of overland flows entering downstream properties along Kunari Place relative to the existing conditions by safely diverting some surface runoff through a shared access driveway on the subject site. The proposed stormwater strategy adopted for the development responds to this by combining:

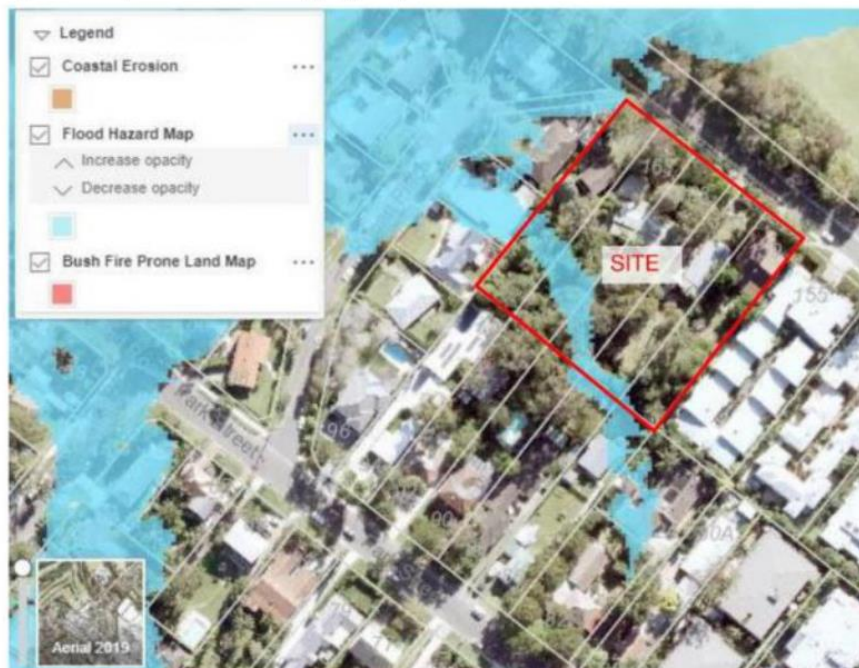
- New in ground stormwater infrastructure connecting to existing Council owned infrastructure in Darley Street West,
- A new overland flow path along a privately owned access driveway which services the proposed development, directing flows towards Darley Street West.
- Maintaining the existing overland flow path through number 6, 8 and 10 Kunari Place for larger magnitude storms.

It should be noted that the development scenario does not require government spending on flood mitigation measures. The proposed design safely diverts approximately 70% of the peak 1% AEP flows arriving from the

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south east through a new shared access driveway. The remaining flows continue draining towards Kunari Place. Also the proposal does not include the development of dwellings in overland flowpaths upto the 1% AEP event in the post developed scenario.

Figure 22. Adopted Flood Hazard Mapping (2019)



Source: AECOM, Stormwater Management Strategy (2021)

Has the planning proposal adequately addressed any social and economic effects?

An Economic Assessment and Justification Report (Appendix H) has been prepared by Macroplan. The report has considered the demand for housing in the Monvale area and the impact that a lack of housing supply and diversity is having on dwelling prices and affordability issues for the Northern Beaches residents. This Planning Proposal is seeking to address housing supply and diversity issues by providing a supply and mix of apartment sizes to address price point and affordability issues, particularly in the current context of escalating dwelling prices.

Macroplan has reviewed the Northern Beaches LHS population and demand projections for the LGA and Monvale. Macroplan is of the opinion that the population and demand projections used in the LHS are significantly understated. In addition, Council's approach to provide the majority of the Northern Beaches new housing supply in French Forest does not address the housing demand in Monvale, nor does it help strengthen the role and support the growth of Monvale as a strategic centre. French Forest is a distinct area from the coastal beach suburb of Monvale, which has strong appeal.

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The consequence is that the limited housing supply available will be absorbed more quickly, tightening the market and adding further to upward pressure on prices. In the competition for the available and limited supply, it will be the high-income households which prevail. This is not a new phenomenon but more young family households, including those of the young generation which grew up in the Northern Beaches, will be forced to move elsewhere. Limited supply also has consequences for employment with the likelihood of more low-income workers needing to commute into the LGA for employment increasing. This Planning Proposal addresses this issue by providing a mix of one, two and three bedroom apartments.

Planning policies which restrict supply, and the mix of housing supply, can substantially add to housing affordability pressures. In terms of the timeline for changes to planning controls that would increase capacity, the LHS appears to see no urgency, notwithstanding evidence (on which the LHS is silent) that demand is running ahead of expectations and that price pressures are becoming more extreme. The rise in the price premium on Northern Beaches dwellings – both in terms of prices and rents – is the outward manifestation of these pressures. It is also evident in the affordability gap and housing stress measures. The high premiums for two and three bedroom apartments compared with the broader Sydney market, which relate to the supply being skewed away from offering smaller apartments, highlights how the lack of diversity is linked to the affordability issue.

Clause 4.5A of PLEP 2014 places a restriction on the density of dwellings that can be constructed on a site which impacts on the type and size of dwelling(s) that will be provided by the market and hence the price and affordability of these dwelling(s). The policy encourages a small number of large apartments on sites, and these apartments will be correspondingly expensive dwellings, with high prices and high rents. It will thus directly contradict the intention to address affordability and to encourage the market to offer a more diverse range of dwellings. The removal of the applicability of clause 4.5A from the site will encourage the provision of one and two bedroom apartments rather than a future development being dominated by three plus bedroom apartments.

Council has acknowledged that housing affordability is a major issue for the LGA with additional housing supply needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community. Rezoning a suitably located site for medium density housing partly addresses this issue. The LHS has neglected to address the impacts of applying clause 4.5 of PLEP 2014 on the construction of housing or provided justification as to why the northern part of the LGA should continue to impose such restrictions. Without such commentary and advice regarding the implications of a restrictive density clause, there is no clear direction for Council regarding future amendments to the planning controls. This Planning Proposal aims to address this at a site-specific level however, a broader policy review is required.

2.3.4 Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Yes, the residential development yield anticipated under the concept design will result in a minor increase in traffic movements and will not result in the need for any additional investment in road infrastructure or works. Public transport options are also available within walking distance of the site.

The site has access to public and private recreational spaces. It is adjacent to the Bayview golf course and is less than 100m from a pocket park at the end of Kunari Place. It is less than a 15 minute walk to Kitchener Park Sports Centre, Mona Vale Memorial Hall and the Mona Vale library. The site is also a 20 minute walk to Rowland Reserve

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What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

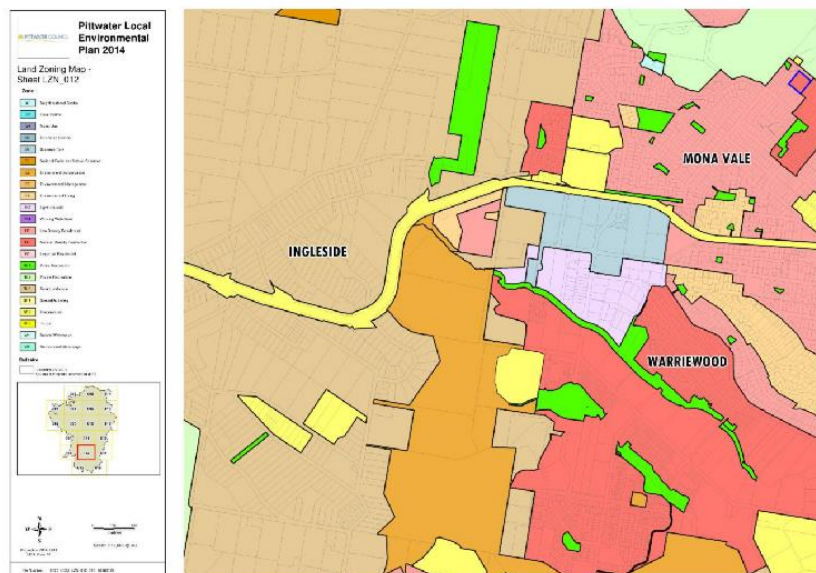
This Planning Proposal has not been submitted to Gateway for determination. It is unlikely that any State or Commonwealth authorities will have interest in this Planning Proposal other than ensuring consistency with legislative requirements applicable to the Planning Proposal and future development of the site for medium density housing. Consultation with the relevant State and Commonwealth authorities will be undertaken as part of the exhibition of the Planning Proposal and as directed by the Gateway Determination.

Notwithstanding the above, council as the 'relevant planning authority' is required to determine whether consultation is required under section 3.25(2) of the EP&A Act, if it is of the opinion that critical habitat or threatened species, populations or ecological communities, or their habitats, will or may be adversely affected by the proposed Planning Proposal. As discussed in section 2.3.3 above, the Preliminary Ecological Assessment (Appendix G) concluded that the issues relating to threatened species and threatened ecological communities are manageable and not significant and that the impacts of the likely future development can be re-evaluated at the DA stage of the project.

2.4 Part 4 – Mapping

The map below (Figure 13) shows the proposed amendment to PLEP 2014 Land Zoning Map Sheet 12 to rezone the subject site to R3 Medium Density Residential. Figure 8 also shows the existing and proposed zoning for the site.

Figure 18. Proposed R3 Medium Density Residential land use zone – 159-167 Darley Street West, Mona Vale



Source: PLEP Land Zoning Map 12 (amended by Macroplan)

159 – 167 Darley Street West, Mona Vale
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and Mona Vale Beach. Mona Vale, as a strategic centre, has adequate community and social infrastructure which can be easily accessed by future residents.

An Infrastructure and Utilities Assessment was prepared by Enspire (Appendix F) to investigate the capacity constraints of existing utility services in the area surrounding the subject site and identify the preferred servicing strategy to support the proposed medium density residential development concept. A summary of Assessment findings is detailed below. No additional investment in public infrastructure is required for this Planning Proposal to proceed.

Table 4. Servicing Strategy

Service	Summary of Servicing Strategy
Potable Water	It is anticipated that there will be sufficient capacity in this water main to service the proposed development and that no lead-in potable water main would need to be constructed and/or upgrade to existing DN100 potable water main would be required, however a feasibility application should be made to Sydney Water to confirm the capacity of the existing infrastructure.
Wastewater	<p>There are two existing wastewater mains which currently service the subject site. A DN150 main runs along the site's frontage to Darley Street West and there is a second DN150 main which runs through the rear of the property with several maintenance holes and maintenance shafts located where the main changes direction.</p> <p>It is anticipated that there will be sufficient capacity in these two wastewater mains to service the proposed development, and connection to one or both of these mains would be possible to service the development and that no upgrades to the existing infrastructure would be required, however a feasibility application should be made to Sydney Water to confirm the capacity of the existing infrastructure.</p>
Electricity	There are existing Ausgrid electrical assets fronting the subject site, including underground HV cables and overhead LV cables. It is anticipated that there will be sufficient capacity in the existing LV network to service the proposed development and the anticipated point of connection to service the site is to connect to the underground LV network at the boundary of 151-153 and 155-157 Darley Street West by extending the underground LV network to the development's frontage utilising existing spare ducts.
Telecommunications	The site is currently serviced with telecommunications infrastructure provided by Telstra and NBN is available in the area.
Gas	<p>There is an existing 23mm nylon 300kPa medium pressure gas main which fronts the subject site on the western side of Darley Street West. The existing nylon main sits within a steel pipe for protection.</p> <p>It is anticipated that there will be sufficient capacity in this main to service the proposed development and that no upgrade to the existing gas main would be required, however an application should be made to Jemena to confirm the capacity of the existing infrastructure.</p>

Section 2: Planning Proposal

2.5 Part 5 – Community Consultation

Consultation with the community will be undertaken during the public exhibition of the Planning Proposal in accordance with Council's Community Engagement Policy and the consultation requirements specified in the Gateway Determination. The owners of 159 and 167 Darley Street West, Mona Vale have been consulted with during the preparation of this Planning Proposal.

2.6 Part 6 – Project Timeline

Council ultimately controls the project timeframe to progress and finalise the Planning Proposal. Given the simplicity of this Planning Proposal which seeks to rezone the remaining five lots of residential land in Darley Street West to R3 Medium Density Housing - which is a logical extension of the existing built form and consistent with the street character and landscape - Macroplan is of the opinion that the below project timeline is achievable.

Table 5. Project Timeframe

Task	Timeframe
Submission of Planning Proposal to Council	July 2021
Report to Northern Beaches Local Planning Panel	August 2021
Report to Council	September 2021
Referral to DPIE for Gateway determination	October 2021
Issue of Gateway determination	November 2021
Government agency consultation if required	December - January 2021
Amendments to Planning Proposal if required	February 2022
Public exhibition of Planning Proposal	February - March 2022
Review and consider submissions and prepare report to Council	March - April 2022
Report to Council to determine the Planning Proposal	May 2022
Submit Planning Proposal to DPIE to finalise LEP amendment	June 2022

Conclusion

This Planning Proposal seeks to amend PLEP 2014 to rezone the subject site from R2 Low Density Residential to R3 Medium Density Residential and exclude the applicability of clause 4.5A to this site. This Planning Proposal, if approved will allow for additional housing supply in Mona Vale and encourage a mix and diversity of dwelling sizes to be delivered. Apartment prices are significantly lower than detached housing, hence the Planning Proposal will offer more affordable housing options in Mona Vale.

Mona Vale is characterised by its local coastal character with a village atmosphere however, in the future it is identified as developing into a cosmopolitan coastal local character and being the urban heart of the northern peninsula. The North District Plan and LSPS identify the need for Mona Vale to provide additional housing choice, particularly closer to employment opportunities in Mona Vale. The subject site's proximity to existing employment lands and the strategic centre of Mona Vale (<400m distance) and the intent of the Planning Proposal to provide housing choice (i.e. a diversity of medium density housing stock) is therefore strategically aligned with the future vision for Mona Vale.

The issue then becomes one of turning on the strategic planning conversation to enable this strategic intent to materialise. Materialisation can be facilitated in two ways, firstly a council rezones an area as part of a broader planning adjustment or consideration or secondly, a proponent lodges a Planning Proposal which aligns with the end intentions articulated in a strategic planning document. Both approaches represent sound planning, particularly where there is appropriate infrastructure to enable this change as demonstrated in this report.

Council's timeframe for undertaking a detailed planning analysis of Mona Vale to determine land to be rezoned for medium density housing is scheduled to occur between 2025-2036. Macroplan is of the opinion that the lengthy timeframes proposed to undertake amendments to the LEP to deliver new housing in Mona Vale will compromise the achievement of both the LSPS and LHS vision(s) for future housing supply and housing diversity and will therefore continue to put upward pressure on housing supply and affordability.

Planning targets such as housing numbers in strategic planning documents should not be deliberately interpreted or used around the notion that these are a maximum topping up figure, when in fact, they are a minimum performance expectation relevant to higher level district and metropolitan plans. If there can be earlier and practical materialisation of medium density housing, it should not be unnecessarily held up by lengthy planning processes. The North District Plan discusses the need for housing supply and a mix of housing types in Mona Vale, in this context the subject location is well suited to undergo change. In addition, the LSPS states that "significant additional housing supply is not needed to address projected population growth, but is needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community" (p128). The provision of additional housing in Frenchs Forest does not address the housing needs of Mona Vale as a strategic centre for the Northern Beaches.

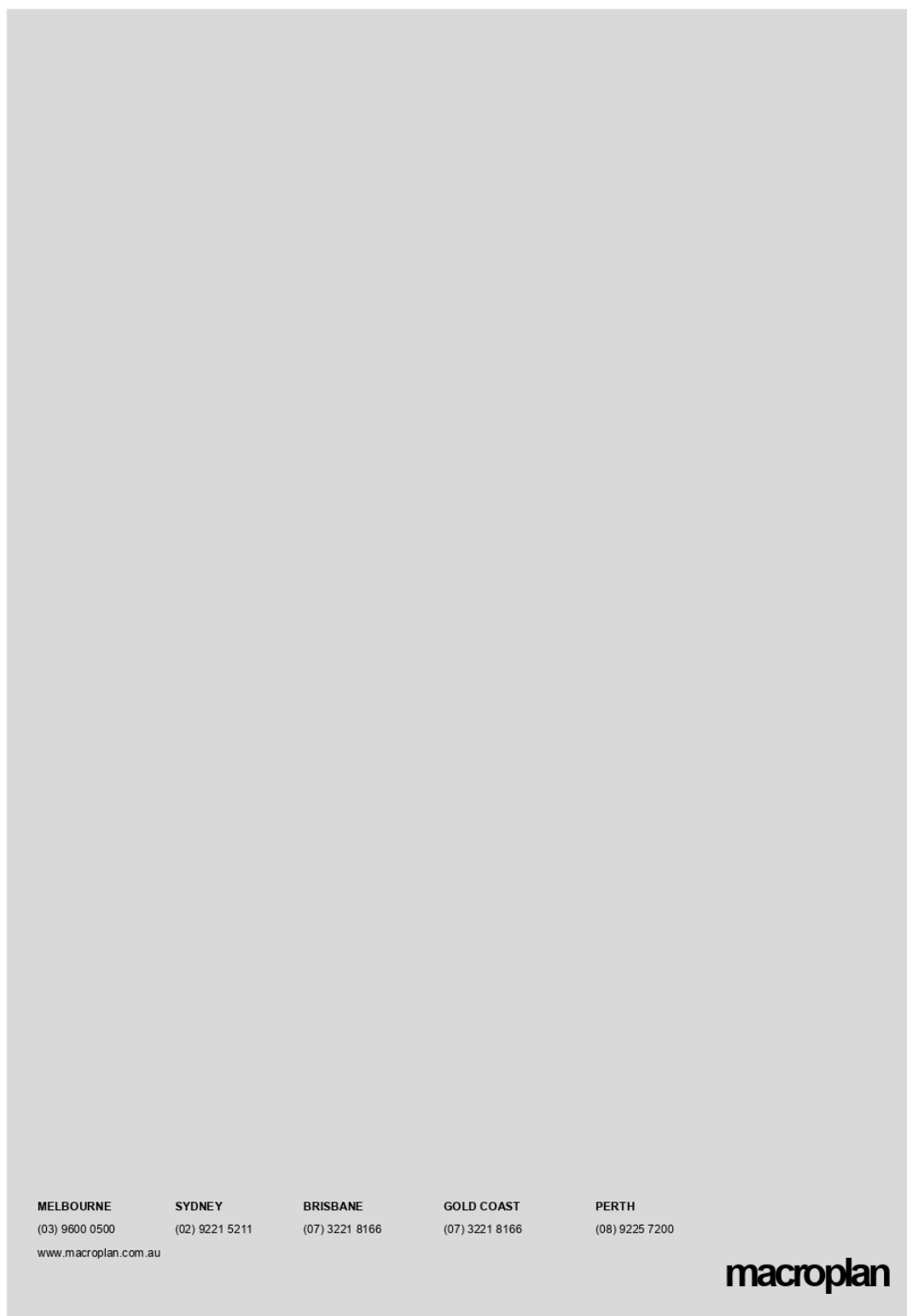
The Planning Proposal proposes to facilitate the development of the subject site for low-rise medium density housing which is consistent with the policy intent of the CRF identified in the LHS for Mona Vale. No change is

Section 4: Section title

proposed to the 8.5m building height for the subject site. The proposed development concept is consistent with the building typologies and scale of development in Mona Vale and Darley Street West.

The site already adjoins medium density development and comprises amalgamated allotments. This site and the Planning Proposal are consistent with the village character of the locality and development that surrounds it (i.e. medium density development) and is therefore a logical extension to the R3 zone. The proposal as presented and designed has appropriately considered the relevant matters that need to be addressed for a Planning Proposal. The technical assessment reports demonstrate that potential impacts can be addressed at the DA stage. This is a location that is already exhibiting medium density characteristics and should be given due consideration and rezoned.

The Planning Proposal is consistent with relevant State and local planning policies and directions. It is therefore recommended that Council resolves to support the Planning Proposal and forward it to DPIE for Gateway determination in accordance with the EP&A Act.



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3.0 PUBLIC MEETING ITEMS

3.1 PLANNING PROPOSAL - 159-167 DARLEY STREET WEST MONA VALE (PEX2021/0001)

PROCEEDINGS IN BRIEF

The proposal is to rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential under PLEP 2014 to R3 Medium Density Residential.

At the public meeting which followed the Panel was addressed by four representatives of the applicant.

RECOMMENDATION OF PLANNING PANEL

That the Northern Beaches Local Planning Panel recommends that Council **not proceed with** the Planning Proposal for 159-167 Darley Street Mona Vale, and not forward it to the NSW Department of Planning, Industry and Environment for a Gateway determination for the reasons set out in the assessment report.

The Panel recommends that the site be included in the Mona Vale Centre Investigation Area and the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality be reviewed as part of the Mona Vale Centre Investigation Area investigations.

The Panel agrees generally with the assessment report. The Panel considers this application is premature considering the strategic planning initiatives being undertaken.

Vote: 4/0

Attachment 4



MINUTES OF ORDINARY COUNCIL MEETING

26 OCTOBER 2021

12.5 PLANNING PROPOSAL (PEX2021/0001) - 159-167 DARLEY STREET, MONA VALE**294/21 RESOLVED*****Cr Grattan / Cr Ferguson***

That Council:

1. Reject the Planning Proposal for 159-167 Darley Street West, Mona Vale and not forward it to the NSW Department of Planning, Industry and Environment seeking a Gateway determination for the following reasons:
 - A. The Planning Proposal is inconsistent with the provisions of the North District Plan.
 - B. The Planning Proposal is inconsistent with the provisions of Council's Local Strategic Planning Statement - Towards 2040.
 - C. The Planning Proposal does not demonstrate strategic merit or site specific merit when assessed against the NSW Planning & Environment's: A guide to preparing planning proposals.
 - D. The Planning Proposal may establish an unwanted precedent.
 - E. The Planning Proposal does not provide affordable housing in keeping with the requirements of Council's Affordable Housing Policy.
2. As part of the Mona Vale Place Planning Process, include 159-167 Darley Street West, Mona Vale for consideration within the Centre Investigation Area (as identified within the draft Local Housing Strategy) and the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality be reviewed as part of the Place Planning process.

RESOLVED BY EXCEPTION**13.2 PUBLIC EXHIBITION OF PROPOSAL TO NAME TWO CURRENTLY UNNAMED LANEWAYS IN AVALON AND SEAFORTH****295/21 RESOLVED*****Cr Grattan / Cr Ferguson***

That:

1. Council support the proposed naming of the unnamed lanes as Dyarrhi Lane, Seaforth and Murradjulbi Lane, Avalon.
2. Council publish a notice of the proposed names on YourSay.
3. The results of the proposal be reported back to Council.

RESOLVED BY EXCEPTION



**Planning
Panels**

**REZONING REVIEW
RECORD OF DECISION**
STRATEGIC PLANNING PANEL of the
SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	7 September 2022
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, Annelise Tuor, Graham Brown
APOLOGIES	Julie Savet Ward
DECLARATIONS OF INTEREST	Brian Kirk withdrew as he had participated in related Local Planning Panel meetings at Northern Beaches Council

REZONING REVIEW

RR-2021-104 – NORTHERN BEACHES - PP-2021-7404 AT 159-167 DARLEY STREET WEST, MONA VALE (AS DESCRIBED IN SCHEDULE 1).

The rezoning review request was made by Macroplan on behalf of Intrec Management Pty Ltd and seeks to amend the Pittwater Local Environmental Plan 2014 to:

- Rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential to R3 Medium Density Residential to facilitate the redevelopment of these sites for medium density residential housing, and
- Amend clause 4.5A of the PLEP 2014 to remove its applicability to the subject site to provide a diversity and mix of housing.

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:


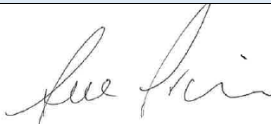
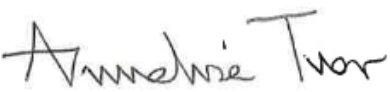

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site-specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site-specific merit

The Panel's decision was unanimous.

The Panel met in April 2022 and again in September 2022 to consider the Request for Rezoning. At the April meeting, the Panel deferred a decision to allow time to obtain further information from Council and the Proponent. In the case of the Proponent, the Panel sought advice on Affordable Housing intentions and the additional information was provided in May. In relation to information from Council, at the April meeting the Panel understood Council was finalising the Mona Vale Place Plan Review and the result may be available in late May / early June 2022. However, by the date of the Panel's September meeting, the results of the Council Review were not yet available and not expected till October at the earliest.

The Panel unanimously resolved that the Planning Proposal demonstrated Strategic Merit and Site-Specific Merit. The Panel considered that the proposal's strategic merit included being consistent with the

relevant District Plan, LSPS and LHS and notably the provision of affordable housing. Further, in respect of both strategic and site-specific merit, the Panel noted that, not only is the remainder of Darley St West zoned R3 but that it is also development consistent with that zone. The only remaining lots not so zoned or developed form the subject site. The Panel also noted that its site-specific merit included satisfaction of flooding constraints. It resolved that prior to proceeding to Gateway Determination the Proponent should work with the Department and Council to resolve an appropriate Affordable Housing mix consistent with the North District Plan and address any flooding constraints of the site.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 Annelise Tuor	 Graham Brown

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	RR-2021-104 - NORTHERN BEACHES – PP-2021-7404 AT 159-167 DARLEY STREET WEST, MONA VALE
2	LEP TO BE AMENDED	Pittwater Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	The proposal seeks to rezone 159-167 Darley Street West, Mona Vale, from R2 Low Density Residential to R3 Medium Density Residential and to amend clause 4.5A of the Pittwater Local Environmental Plan 2014 to remove maximum dwelling density requirements for the site.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: has been curtailed due to COVID-19. Panel members to undertake site inspections individually. Briefing with Department of Planning and Environment (DPE): 13 April 2022 <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Graham Brown and Annelise Tuor DPE staff in attendance: Luke Johnson and Brendan Metcalfe Key issues discussed Briefing with Council: 13 April 2022 <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Graham Brown and Annelise Tuor DPE staff in attendance: Luke Johnson and Brendan Metcalfe Council representatives in attendance: Neil Cocks Briefing with Proponent: 13 April 2022 <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Graham Brown and Annelise Tuor DPE staff in attendance: Luke Johnson and Brendan Metcalfe Proponent representatives in attendance: Andrew Thurlow, Brendan Nelson, Gary White Papers were circulated electronically on 30 March 2022. Final Briefing: 7 September 2022 <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Sue Francis, Graham Brown and Annelise Tuor DPE staff in attendance: Luke Johnson, Brendan Metcalfe and Lauren Templeman Proponent representatives in attendance: Andrew Thurlow, Brendan Nelson, Gary White Papers were circulated electronically on 31 March 2022.



159-167 Darley Street West, Mona Vale

Affordable housing feasibility analysis

Northern Beaches Council

March 2023

HiIPDA
CONSULTING

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Quality Control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature



Dated

30/03/23

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Glossary

- Development Margin (DM): is the net profit expressed as a percentage of the development costs.
- Market Value: The definition adopted by the professional property bodies (API & RICS) is: 'Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'
- Project Internal Rate of Return (IRR): is the actual return on the investment on an annualised basis and expressed as a percentage. This approach takes into account the cost of time in its calculation within a cash flow and indicating average returns over a period of time.
- Residential Land Value: is the maximum price that a hypothetical developer would pay for the land to achieve acceptable hurdle rates (such as an IRR) based on the highest and best use or optimal development option for the land.
- Tipping Point: is the point at which a development becomes viable.

Abbreviations

■ AFH	Affordable Housing
■ DCP	Development Control Plan
■ FSR	Floor Space Ratio
■ GFA	Gross Floor Area
■ LEP	Local Environmental Plan
■ LGA	Local Government Area
■ NLA	Net Lettable Area
■ NSA	Net Saleable Area
■ PLEP	Pittwater Local Environmental Plan 2014
■ RLV	Residual Land Value
■ Sqm	Square metre

Critical assumptions

1. It should be noted that in the case of advice provided in this report, which is of a projected nature, we must emphasise those specific assumptions have been made which appear reasonable based on current market sentiment and forecasts. It follows that any one of the associated assumptions may change over time and no responsibility can be accepted in this event. The value performance indicated above is an assessment of the potential value trend and the indicated figures should not be reviewed as absolute certainty
2. This assessment has been prepared on specific instructions from the instructing party detailed within this report for the specific purpose detailed within this report. The report is not to be relied upon by any other party or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. Neither the whole of the report or any part of reference thereto, may be published in any document, statement or circular nor in any communication with third parties without prior written approval of the form and context in which it will appear. We reserve the right to withhold consent or to review the contents of this report in the event that our consent is sought. HillPDA and the individual valuers involved in the preparation of this valuation do not have pecuniary interests in the subject property that would conflict with the valuation of the property.



1.0 INTRODUCTION

1.1 Our brief, purpose and objective

HillPDA has been engaged by Northern Beaches Council (Council) to undertake an independent review of the feasibility analysis of 159-167 Darley Street West, Mona Vale (subject site).

The purpose of this study is to assess the financial viability of the planning proposal that will in turn inform the viability of providing an affordable housing contribution to Council in return for the uplift in planning controls.

Council's vision is to increase the range and supply of affordable housing in the Northern Beaches region to meet the growing and changing needs of its community, particularly key workers. Council has an affordable housing policy (approved June 2017) that outlines Council's position and approach to the provision of affordable housing in the Northern Beaches LGA which notes "Council is committed to a 10% affordable rental housing target for all strategic plans and planning proposals for urban renewal or greenfield development. Higher rates of the provision will be sought where feasible."

We understand that The Northern Beaches Affordable Housing Contributions Scheme (an extension of the above policy) was finalised and adopted by Council in September 2021, post the lodgement of this planning proposal.

Therefore, we have also referred to the 2018 North District Plan which recommends an Affordable Rental Housing Target (as stated in A Metropolis of Three Cities) that is generally in the range of 5–10 % of new residential floor space and is subject to viability. When placed on exhibition in 2018 the Region Plan applied to the following conditions for the Target:

- apply to land that is the subject of upzoning — a change of land use to residential or an increase in permissible residential development density
- vary by precinct according to the local development viability
- apply only to new areas nominated by the relevant planning authority; conversely not apply retrospectively to rezoned land
- be announced prior to rezoning to give the market certainty about the amount of affordable housing to be provided, and so that it can be factored into underlying land prices
- apply to land within new urban renewal or land release areas (both government and private) identified via a local or district housing strategy or another form of appropriate research that illustrates a current or future need for affordable rental housing
- be calculated as a proportion of all residential floor space above the base floor space ratio — that is, the residential floor space ratio that was permissible before the upzoning within the nominated area.¹

It is critical to assess the impact of affordable housing delivery on development feasibility and this is the objective of our analysis.

¹ Greater Sydney Commission (2017). *Information Note 4: Affordable Rental Housing Targets*



1.2 Proposed scenario testing

HillPDA has assessed the proposed development scheme as per the provided planning proposal and concept plans to gain an understanding of the viability of an affordable housing contribution payment. HillPDA would assess the following scenarios:

- **Scenario 1 - Base case:** This scenario tests the viability of the planning proposal/concept plan that proposes 2 x two storey residential flat buildings (38 apartments) and three townhouses.
- **Scenario 2 - Affordable housing:** This scenario would also be based on the above base case however, to align with Council's affordable housing policy, a monetary contribution equivalent of 5% and 10% of additional residential floor space (deduction of building footprint of existing dwellings) as a public benefit would be applied in our financial modelling. This scenario would determine the viability and overall financial impact of an affordable housing contribution.
- **Scenario 3 - Tipping Point:** If Scenario 2 are proven to be unfeasible, a tipping point analysis would be undertaken and we would provide a recommendation on an affordable housing contribution rate (%) that the developer could afford to pay.

1.3 Our approach

To assess the above scenarios, HillPDA has undertaken the following tasks:

- Peer review of the proponent's affordable housing feasibility modelling methodology and supporting evidence. The primary focus will be the proponent's proposed affordable housing contribution rate (%)
- Market research of 'off the plan' and established apartment sales to establish an appropriate \$ rate per sqm of the end sale revenue for the feasibility analysis and an affordable housing contribution
- Market research of development site sales to reality check our residual land value (RLV) results.
- Feasibility modelling utilising the proprietary software Argus EstateMaster (an industry benchmark used by developers, financiers, and property valuers) to assess the viability of 5% and 10% affordable housing contribution and its impact on development viability. If these options are proven to be unfeasible, we will undertake a tipping point analysis and provide a recommendation on an affordable housing contribution rate (%) that the developer could pay. HillPDA has benchmarked the Project Internal Rate of Return, which incorporates, profit, risk and tax at 16% p.a. and a Development Margin at 20% p.a.

1.4 Location

The subject site is located on Darley Street West, a cul-de-sac located opposite the Bayview Golf Club shown below in Figure 1. The site is located close to the Mona Vale's shops.

Figure 1: Subject site located in the red outline below



Source: Northern Beaches Council maps

1.5 The planning proposal

It is understood that the applicant has lodged a planning proposal which seeks to amend the planning controls to rezone the subject site from 'R2 Low Density Residential' to 'R3 Medium Density Residential' zone under the Pittwater Local Environmental Plan 2014 (PLEP). The approval of this planning proposal would be able to deliver a part apartment and part townhouse development. In addition, the planning proposal is seeking approval to remove the applicability of Clause 4.5A under PLEP, which specifies a maximum of one dwelling per 200 sqm of site area.

Under the current planning controls the subject site would only be able to deliver a maximum number of 31 dwellings permitted. The planning proposal seeks an additional 10 dwellings.

As mentioned above the planning proposal seeks a rezoning to R3 and a FSR to 0.6:1 to allow a total of 38 apartments contained within 2 x two storey residential apartment buildings and three townhouses. The development proposes a single basement level that would accommodate 80 car spaces. More specifically the development will comprise:

- 12 x 1 Bedroom apartments
- 20 x 2 Bedroom apartments
- 6 x 3 Bedroom apartments
- 3 x Townhouses

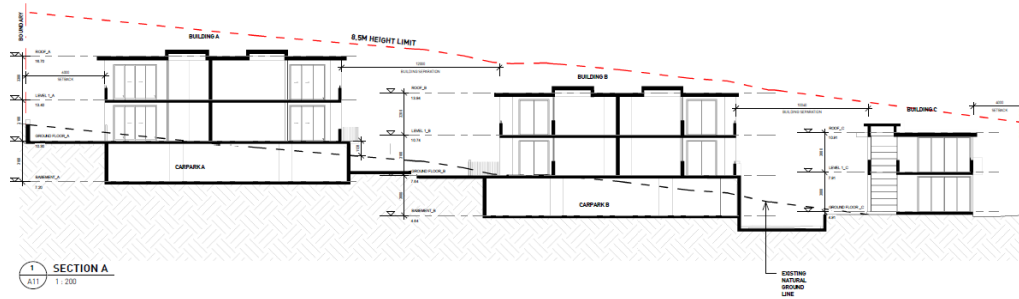
This unit mix differs from the concept plans provided by Giles Tribe and provided the following development scheme:

- 12 x 1 Bedroom apartments
- 22 x 2 Bedroom apartments
- 4 x 3 Bedroom apartments
- 3 x Townhouses

For the purpose of our analysis, we have relied upon Giles Tribe's concept plans as it provided a breakdown of NSA by unit and GFA.

Figure 2: Artist's impression of the planning proposal





Source: Concept plans by Giles Tribe

2.0 AFFORDABLE HOUSING FINANCIAL ASSESSMENT

Our primary method of assessment is the residual land value analysis via development cash flow modelling with hypothetical end sale revenue derived via market research of 'off the plan' residential apartment sales to validate Macroplan and HillPDA's inputs.

To support our residual land value analysis, we have also analysed development site sales which we consider set the market parameters by which the land value of the subject site may be determined and as a check method against our residual land value results.

This chapter also outlines our financial viability analysis and our assumptions for the financial modelling.

2.1 Market research overview

To arrive at end sale values for residential apartments for the residual land value assessment we have undertaken the direct comparison method to establish end sales values for 'off the plan' and established residential apartments and townhouses.

In addition, to arrive at a market value for the site we have also undertaken an analysis of recently sold development sites.

2.1.1 'Off the plan' and established residential sales

Our research has revealed that there is moderate development activity occurring in Mona Vale and the surrounding areas. We have had regard to the following projects in our analysis.

Table 1: Summary of 'off the plan' apartment asking and sale prices

Project	Type	Sale price	Int. area (sqm)	\$/sqm NSA
Townhouses				
'Bayside' 23 Mona Street, Mona Vale	3 BR	\$2,650,000-\$3,350,000	127-181	\$18,508-\$20,866
155-157 Darley Street West, Mona Vale	2/3 BR	\$1,910,000-\$2,410,000	130	\$14,692-\$18,538
4-10 Gold Avenue, Mona Vale	2 BR	\$1,850,000-\$2,000,000	100-106	\$17,619-\$20,000
Apartments				
'Maya', 19 Bungan Street, Mona Vale	1 BR	\$1,200,000-\$1,350,000	51-59	\$22,881-\$23,529
	2 BR	\$1,900,000	70-82	\$23,171-\$27,143
	3 BR	\$2,950,000	89-91	\$32,418-\$33,146
79-91 Macpherson Street, Warriewood	1 BR	\$840,000-\$885,000	51-59	\$14,274-\$15,909
	2 BR	\$935,000-\$1,580,000	75-122	\$12,049-\$16,471
	3 BR	\$1,452,000-\$1,460,000	115	\$12,626-\$12,696
3 Seaview Avenue, Newport	1 BR	\$800,000	60	\$13,333
	2 BR	\$1,460,000-\$1,850,000	86-110	\$16,818-\$18,837
	3 BR	\$1,535,000	102	\$15,049
1283-1287 Pittwater Road, Narrabeen	2 BR	\$990,000-\$1,310,000	75-81	\$13,200-\$16,173

Source: Domain.com.au, Realestate.com.au, selling agents



Conversations with local agents and current market conditions indicate a lower take up rate due to weakened demand based on recent and anticipated interest rate rises. Based on the above sales evidence, this aligns with Macroplan's assumption that the end sale revenue would range between \$19,855 to \$22,519/sqm of NSA. Details on the 'off the plan' and established apartment sales are contained within Appendix A.

2.1.2 Development site sales

As a cross-reference we have reviewed development sites from 2019 to 2021, which we consider set the market parameters by which the value of the subject site may be determined.

Table 2: Summary of development site sales

Address	Sale price (Sale date)	Site area (Unit yield)	FSR GFA (sqm)	Analysis
27 Nullaburra Road, Newport	\$4.05m (03/21)	1,221sqm (8)	Not specified 880sqm	\$506,250/unit \$4,602/sqm GFA
53A Warriewood Road, Warriewood	\$16.25m (10/21)	9,251sqm (22))	Not specified Unknown	\$738,636/potential dwelling Unknown/sqm GFA
71 & 71A Queenscliff Road, Queenscliff	\$13.425m (07/20)	1,263sqm (14)	1.47:1 1,860sqm	\$958,929/unit \$7,218/sqm GFA
27A-29 Pine Avenue, Brookvale	\$6.25m (07/21)	2,206sqm (20)	0.8:1 1,750sqm	\$312,500/unit \$3,571/sqm GFA
1622 Pittwater Road, Mona Vale	\$4.3m (02/20)	1,385sqm (7)	0.7:1 918sqm	\$614,286/unit \$4,684/sqm of GFA
38 Park Street & 1795-1797 Pittwater Road, Mona Vale	\$5.855m (12/19)	2,732sqm (16)	0.8:1 2,136sqm	\$365,937/unit \$2,741/sqm GFA

Source: Cordell Connect, Realcommercial.com.au, selling agents

Further details on the development sites are contained within Appendix B.

This market research is based on HillPDA's understanding of the transaction, and while we understand the facts to be generally reliable, we are unable to guarantee the accuracy. As such, the results of our analysis may change should new information come to light.

2.2 Review of Macroplan's financial inputs

We have been provided with the following feasibility assumptions and we have critiqued the feasibility modelling inputs by Macroplan and have made the following comments.

Table 3: Proponent's inputs and HillPDA's comments

Input	Comments																																																	
	<p>Macroplan’s provided assumption: \$2,700/sqm of site area. After allowing for additional costs such as legal, administration and transactional costs shows a total land cost rate of \$2,886/sqm of site area.</p> <p>HillPDA comments:</p> <p>We have examined recent market activity and have had particular regard to recent sales evidence which has occurred in close proximity to the subject site. Tabulated below are recent residential transactions that occurred in 2021 and to date. The larger properties show a rate of \$2,419 to \$2,813/sqm of site area and these properties have limited development potential in isolation (do not meet planning control requirements for redevelopment).</p> <p>Table 4: Sales evidence</p> <table><tr><th></th><th>Min Sale Price</th><th>Average Sale Price</th><th>Max Sale Price</th><th>Min \$/sqm</th><th>Average \$/sqm</th><th>Max \$/sqm</th></tr><tr><td>750-799</td><td>\$2,075,000</td><td>\$2,448,750</td><td>\$2,700,000</td><td>\$2,604</td><td>\$3,155</td><td>\$3,586</td></tr><tr><td>800-849</td><td>\$1,700,000</td><td>\$2,000,000</td><td>\$2,450,000</td><td>\$2,021</td><td>\$2,419</td><td>\$3,051</td></tr><tr><td>850-899</td><td>\$2,120,000</td><td>\$2,120,000</td><td>\$2,120,000</td><td>\$2,494</td><td>\$2,494</td><td>\$2,494</td></tr><tr><td>850-900</td><td>\$2,100,000</td><td>\$2,488,100</td><td>\$2,950,000</td><td>\$2,341</td><td>\$2,831</td><td>\$3,406</td></tr><tr><td>900-949</td><td>\$2,100,000</td><td>\$2,265,000</td><td>\$2,430,000</td><td>\$2,236</td><td>\$2,462</td><td>\$2,688</td></tr><tr><td>1000+</td><td>\$4,600,000</td><td>\$4,830,000</td><td>\$5,060,000</td><td>\$4,042</td><td>\$4,327</td><td>\$4,613</td></tr></table> <p>The tabulated sales rate shows that Macroplan’s land purchase rate is reasonable as it is assumed that in addition to the market value, a premium would be paid to incentivise owners to facilitate the site consolidation.</p> <p>For the purpose of this analysis, we have adopted Macroplan’s land purchase price of \$2,700/sqm of site area and additional land acquisition costs such as stamp duty and due diligence are calculated separately in Argus Estatemaster.</p>		Min Sale Price	Average Sale Price	Max Sale Price	Min \$/sqm	Average \$/sqm	Max \$/sqm	750-799	\$2,075,000	\$2,448,750	\$2,700,000	\$2,604	\$3,155	\$3,586	800-849	\$1,700,000	\$2,000,000	\$2,450,000	\$2,021	\$2,419	\$3,051	850-899	\$2,120,000	\$2,120,000	\$2,120,000	\$2,494	\$2,494	\$2,494	850-900	\$2,100,000	\$2,488,100	\$2,950,000	\$2,341	\$2,831	\$3,406	900-949	\$2,100,000	\$2,265,000	\$2,430,000	\$2,236	\$2,462	\$2,688	1000+	\$4,600,000	\$4,830,000	\$5,060,000	\$4,042	\$4,327	\$4,613
	Min Sale Price	Average Sale Price	Max Sale Price	Min \$/sqm	Average \$/sqm	Max \$/sqm																																												
750-799	\$2,075,000	\$2,448,750	\$2,700,000	\$2,604	\$3,155	\$3,586																																												
800-849	\$1,700,000	\$2,000,000	\$2,450,000	\$2,021	\$2,419	\$3,051																																												
850-899	\$2,120,000	\$2,120,000	\$2,120,000	\$2,494	\$2,494	\$2,494																																												
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1000+	\$4,600,000	\$4,830,000	\$5,060,000	\$4,042	\$4,327	\$4,613																																												
Land cost																																																		
Unit mix	<p>There is a unit mix discrepancy between the planning proposal provided by Macroplan, dated July 2020 and the concept plan provided by Giles Tribe, dated May 2021.</p> <p>Macroplan adopted the following development scheme:</p> <ul style="list-style-type: none">• 12 x 1 Bedroom apartments• 20 x 2 Bedroom apartments• 6 x 3 Bedroom apartments• 3 x Townhouses <p>Giles Tribe provided the following development scheme:</p> <ul style="list-style-type: none">• 12 x 1 Bedroom apartments• 22 x 2 Bedroom apartments• 4 x 3 Bedroom apartments• 3 x Townhouses <p>For the purpose of our analysis, we have relied upon Giles Tribes development scheme as additional information such as the breakdown of GFA and NSA has been provided.</p>																																																	

Input	Comments
Cost estimate	<p>Proponent's provided assumptions:</p> <p>Hard costs Basement (incl. earthworks): \$50,000/car space Residential unit construction: \$4,800/sqm of GFA</p> <p>Other costs Professional fees (excl. Section 7.11): 10% of construction costs Contingency 10% of construction costs Selling cost (Agent commission): 2.0% of gross realisation Holding cost: \$330,000, exclusive of GST Interest and bank fees: \$5,116,000, exclusive of GST</p> <p>HillPDA comments:</p> <p>Hard costs Car parking: The proponent's cost estimate of \$50,000 per car space appears to be reasonable as the site benefits from a sloping topography. Residential: The residential construction cost of \$4,800/sqm of GFA or \$4,364/sqm of GBA is significantly above the cost reported in Rawlinson's Cost Handbook 2023 but lies slightly above the range shown by Rider Levett Bucknall's (RLB) construction cost indicator. In consideration of its expected prestige standard and current influences such as reported labour shortages and increases in construction costs resulting from supply chain disruptions and inflation have contributed to today's high construction costs. For this reason, we have adopted Macroplan's construction cost estimates. However, we are not experts in this field, and we strongly recommend that the above cost estimate is confirmed by an appropriately qualified quantity surveyor. On receipt of professional advice should there be any variation in the above costs, this report should be referred back to HillPDA for comment.</p> <p>Professional fees Macroplan adopted 10% of construction costs for professional fees is on the upper end of industry standards. We would typically adopt a range of 8% to 10% of construction costs. For the purpose of this analysis, we have adopted the proponent's professional fees %.</p> <p>Interest and bank fees We have adopted an interest rate of 8.5% based on recent interest rate increases which amount to a cost of approx. \$3.58m (base case). This is lower than Macroplan's estimate who adopted an interest rate of 10%.</p> <p>Contingency Macroplan adopted 10% of construction costs as a contingency which we are of an opinion is above industry standards. We would typically allow for 5% of construction costs as a contingency and have been adopted herein.</p> <p>Holding fees We have estimated a holding cost of approximately \$600,000, exclusive of GST which is higher than Macroplan's estimate.</p>

Input	Comments
Sales revenue	Proponent's provided assumptions: 1 bedroom: \$1,028,500, inclusive of GST (\$19,855/sqm of NSA) 2 bedroom: \$1,815,000, inclusive of GST (\$22,519/sqm of NSA) 3 bedroom: \$2,530,000, inclusive of GST (\$22,000/sqm of NSA) Townhouse (3 bedroom): \$2,860,000, inclusive of GST (\$20,576/sqm of NSA) Total revenue of \$72.402m which equates to an average sale revenue of \$22,128/sqm of NSA, inclusive of GST based on the NSA noted in the concept plans of 3,272sqm.
	HillPDA comments: Based on our market research, HillPDA agrees with Macroplan's assumptions regarding the sales revenue for each unit typology. However, our assessment adopted the unit mix noted in the concept plans which resulted in a slightly different total revenue of \$70.342m. This equates to an average sales revenue of \$21,496/sqm of NSA. This rate has been adopted in our affordable housing contribution calculation, noted below.
Affordable housing calculation	We are in agreement that the affordable housing contribution should be based on the average sale revenue rate. HillPDA identified two issues with Macroplan's calculations, as follows: <ul style="list-style-type: none"> The calculation appears to be incorrect as the adopted average sales revenue of \$17,871/sqm, exclusive of GST and is on a dollar rate per sqm of GFA. This rate is applied to a net saleable area rather than a gross floor area. Essentially this calculation underestimates the affordable housing contribution amount. We disagree that the average sales revenue should be exclusive of GST as Council would be expected to pay market value, which would include GST if Council chooses to approach a private developer to acquire new residential apartments for the provision of Council-owned affordable housing pool.
	Macroplan assumed a 2 year construction period.
Project timing	We have adopted the following project timing assumptions: <ul style="list-style-type: none"> Residential presales: 60% presales prior to commencement of construction with a lead-in period of 6 months (represents 3.8 units per month) Construction period: 16 months Sell-down period (post completion): 4 months for the remaining residential units/dwellings

2.3 Subject site transaction history

Our online enquiry of RPData reveals that the developer has not purchased all the allotments in order to consolidate the site. We note that no. 161 & 163 were purchased by Magnolia Views Property at an earlier date. Recorded transactions are tabulated below.

Table 5: Transfer transactions of subject site

Address	Date	Purchase price	Site area (sqm)	\$/sqm of site area
159 Darley Street West			Unknown	
161 Darley Street West	June 2020	\$2,200,000	1,227	\$1,793
163 Darley Street West	April 2019	\$3,350,000	2,454	\$1,365
167 Darley Street West	May 2019	\$1,550,000	1,214	\$1,277

The land purchase price assumption adopted by Macroplan in their feasibility analysis of \$2,700/sqm of site area is higher than the land purchase rates tabulated above. No. 161 & 163 were purchased at an earlier date and No. 159 & 167 likely have an option to purchase agreement that was negotiated at an earlier date. We have adopted the rate of \$2,700/sqm of site area in our analysis as the residential dwelling market has strengthened since its purchase or date of an option and we have assumed this would include a premium to incentivise owners to sell.

2.4 Development scheme

As mentioned above, the areas and unit mix are based on the concept plans prepared by Giles Tribe. A breakdown of the development scheme is as follows:

Table 6: Development scheme

Development specifications			
Site Area	6,123.5sqm		
FSR	0.6:1		
Proposed project	2 x two storey residential flat buildings and three townhouses		
Building areas	Gross floor area Total area of 3,683qm of GFA, comprising of land use breakdown: Residential apartment building: 3,266sqm Townhouses:417sqm		
	Net saleable area Total area of 3,272qm of NSA, comprising of land use breakdown: Residential apartments: 2,855.4sqm (87.4% efficiency) Residential townhouses: 417sqm (100% efficiency)		
Unit/dwelling typology breakdown	1 bedroom	2 bedroom	3 bedroom
Residential apartment			
Average NSA (sqm)	51.8sqm	80.6sqm	115sqm
No. of units	12 (32%)	22 (58%)	4 (10%)
Residential townhouses			
Average NSA (sqm)	-	-	139sqm
No. of units	-	-	3 (100%)
Car accommodation	83 car spaces (includes 3 garaging and 80 basement car spaces, averaging 2 car spaces per unit/dwelling)		

Source: Giles Tribe – Concept Plan

2.5 Scenarios testing

Our instructions are to assess the proposed residential development in Section 2.4. Our assessment will inform the viability of the proposed development if a monetary contribution equivalent payment of 5% or 10% for affordable housing was financially viable. The scenarios for consideration included:

- **Scenario 1 - Base case:** This scenario tests the viability of the planning proposal/concept plan that proposes two residential flat buildings (38 apartments) and three townhouses.
- **Scenario 2 - Affordable housing:** This scenario would also be based on the above base case however, to align with Council's affordable housing policy, a monetary contribution equivalent of 5% and 10% of additional residential floor space (deduction of building footprint of existing dwellings) as a public benefit would be applied in our financial modelling. This scenario would determine the viability and overall financial impact of providing affordable housing.
- **Scenario 3 - Tipping Point:** If Scenario 2 are proven to be unfeasible, a tipping point analysis would be undertaken and we would provide a recommendation on an affordable housing contribution rate (%) that the developer could pay.



2.6 Financial viability analysis

Subsequent to our market research and review of Marcoplan's feasibility analysis, HillPDA has prepared a financial viability analysis, using the proprietary software Argus EstateMaster which is an industry benchmark used by developers, financiers and property valuers. This method calculates the residual land value by subtracting from the anticipated net sales revenue, the anticipated costs of development plus a margin for its profit and risk.

Any unpredicted change, such as an increase in developer contributions or development costs in the short term could have a notable effect on development feasibility unless it could be absorbed by either making allowances in the project contingency or increases in market sale values for the developed product.

A feasibility assessment is based on profit and risk factors. These two factors are subjective elements that determine the minimum level a developer is willing to purchase a site for, factoring in the risk associated with a proposed development. For our hypothetical modelling, regard has been given to the following:

- **Project Internal Rate of Return (IRR):** is the actual return on the investment on an annualised basis and expressed as a percentage. This approach takes into account the cost of time in its calculation within cash flow and indicates average returns over a period of time. Typically, an IRR of 14% (for townhouses) to 18% (for high rise units) p.a. is required for development to be feasible.
- **Development Margin (DM):** it is the net profit expressed as a percentage of the development costs. Typically, a DM of 16% to 22% for townhouses, mixed-use and residential apartment buildings is required for development to be deemed feasible.

Residential Land Value: this is the maximum price that a hypothetical developer would pay for the land to achieve acceptable hurdle rates.

In light of the criteria established above, the sites were assessed against a target of **Project IRR of 16%** and a **Development Margin of 20%**.

Table 7: Industry standard performance indicators

Performance	Project IRR	Development Margin
Feasible	> 16%	> 20%
Marginally feasible	13%-16%	17%-20%
Not feasible	< 13%	< 17%

Source: HillPDA 2023

To test the viability of the proposed development, HillPDA views the DM at 20% as the most appropriate performance measure.



2.7 HillPDA feasibility assumptions

We have completed our feasibility modelling based partly on HillPDA's inputs and those provided by Macroplan. Further estimates used in the feasibility assessments include project timing, professional fees and development contributions.

Table 8: Feasibility inputs

Category	Input
	FSR 0.6:1
Description	2 x two storey residential flat buildings comprising 38 residential apartments and three townhouses 80 basement car spaces and 3 x single garaging
Revenue	
Sales Revenue	Residential apartment averages: 1 bedroom: \$1,028,500, inclusive of GST (\$19,855/sqm of NSA) 2 bedroom: \$1,815,000, inclusive of GST (\$22,519/sqm of NSA) 3 bedroom: \$2,530,000, inclusive of GST (\$22,000/sqm of NSA) Townhouse (3 bedroom): \$2,860,000, inclusive of GST (\$20,576/sqm of NSA)
Costs	
Land purchase price	\$16,535,000, exclusive of GST (\$2,700/sqm of site area)
Professional Fees	Design & DA: 2% of construction costs Consultants fees (includes development management) equates to 8% of construction costs
Construction Costs	Residential apartment and townhouses: \$4,800/sqm of GFA Basement car space: \$50,000/car
Construction Period	16 month construction period. We have allowed a 12 month lead-in period for development approval and an additional 6 months to achieve the required level of pre-sales.
Contingency	5% of construction costs
Statutory Fees	LSL of 0.35% of construction costs Local Infrastructure Contributions Plan (\$7.12): 1% of construction costs
State Infrastructure Contributions (SIC)	Not applicable
Affordable Housing	Monetary equivalent contribution of 5% and 10% of additional residential GFA (proposed sqm of GFA minus existing building footprint). Adopted average sale end value rate of \$21,496/sqm of NSA, inclusive of GST. We have assumed this would be payable prior to the issue of a construction certificate.
Selling Costs	Sales Commissions 2.0% of gross revenue of residential Other Costs Marketing 0.75% of Gross Sales Legal \$1,500 per unit/dwelling
Land Holding Costs	Statutory costs (Council rates, water rates and land tax) are to be paid diminishing with settlements based on a Statutory Land Value. Land tax is paid annually with Council and water rates are paid quarterly in the cash flow.
Financing	
Interest rate	8.5% p.a.
Equity	Assuming 25% of Net Cash Flow to be Funded by the developer.
Project Hurdle Rates	16% IRR and 20% DM are used for projections.



2.8 HillPDA results

We have completed our feasibility modelling based on the inputs and variables described above and the results are tabulated below.

Table 9: Results of feasibility analysis

Development scheme as per the concept plan				
	FSR 0.6:1			
Built-form	2 x two storey residential flat buildings and three townhouses 80 basement car spaces and 3 x single garaging			
Site area	6,123.5sqm			
Total GFA (sqm)	3,683			
No. of residential apartments	38			
No. of townhouses	3			
Total no. units/dwelling	41			
Results	Base case - 0% AFH	10% AFH	5% AFH	Tipping point – 6.4%
Land purchase price	\$16.535m	\$16.535m	\$16.535m	\$16.535m
Residual land value (DM of 20%)	\$19.5m	\$15.2m	\$17.35m	\$16.75m
Development Margin	29.59%	16.21%	22.51%	20.67%
\$/unit/dwelling	\$475,610	\$370,732	\$423,171	\$408,537
\$/GFA	\$5,295	\$4,127	\$4,711	\$4,548
AFH monetary equivalent		\$5.25m	\$2.65m	\$3.38m
Difference between land purchase price & RLV				
		(\$1.3m)	\$0.8m	\$0.2m

2.9 What do the results show?

Based on HillPDA's adopted assumptions and a developer margin of 20%, this resulted in a RLV of \$19.5m. This RLV is about \$3m higher than the adopted land purchase price of \$16.535m, exclusive of GST and shows that the project can afford to pay an affordable housing contribution.

We have undertaken an additional feasibility modelling which showed that the project is not viable at 10% but was viable if a 5% affordable housing contribution was payable showing a DM of 22.51% which lies above our target hurdle of 20%. Therefore, the project could afford a higher contribution rate. Our tipping point analysis showed that the proponent is in a position to afford to contribute a monetary equivalent of 6.4% of the additional floorspace for the purpose of affordable housing. This amount equates to an area of 157sqm of NSA or a monetary equivalent of \$3,374,872, inclusive of GST. This is based on an average sale value of \$21,496/sqm of NSA.

The peer review of Macroplan's feasibility revealed the following matters:

1. **Land purchase price:** Macroplan's land purchase rate of \$2,700/sqm of site area is considered to be reasonable as it is assumed that in addition to the market value, a premium would be paid to incentivise owners to facilitate the site consolidation.
2. **Affordable Housing Contribution calculation:** Macroplan calculated the affordable housing monetary equivalent based on an average sales revenue that was exclusive of GST and incorrectly applied a \$/sqm of GFA x net saleable area (sqm)
3. **Construction Costs:** We are not quantity surveyors but our research indicates that the proposed construction costs are higher than the benchmark rates indicated by two major quantity surveyors. However, based on the adopted sales revenue, we anticipate a prestige standard. In addition, factors affecting the construction industry have led to significant increases in pricing over the last 12 months. As stated above, we are not experts in this field, and we recommend that the above cost estimate is confirmed by an appropriately qualified quantity surveyor. On receipt of professional advice should there be any variation in the above costs, this report should be referred back to HillPDA for comment.
4. **Construction period:** Macroplan adopted a two year construction period whereas we are of the opinion that 16 months would be more appropriate due to the scale of the development and significant site works.
5. **Contingency:** The proposed 10% contingency used in Macroplan's financial model is well above the industry benchmark. We adopted a contingency of 5% of construction costs.
6. **Interest:** Macroplan adopted an interest rate of 10% p.a. whereas we have adopted an interest rate of 8.5% p.a.
7. **Unit mix:** There is a unit mix discrepancy between the planning proposal provided by Macroplan, dated July 2020 and the concept plan provided by Giles Tribe, dated May 2021. For the purpose of our analysis, we have relied upon Giles Tribes development scheme as additional information such as the breakdown of GFA and NSA has been provided. This has resulted in a slightly reduced average sales revenue rate.

Affordable housing contribution scheme

The above calculation is based on the additional GFA and on a NSA (sqm) basis. For the purposes of presenting in the amended affordable housing contribution scheme, the equivalent contribution rates are:

- 5% of the total gross floor area to be provided as affordable housing. This is based on the assumption of 85% efficiency and calculation of $(157\text{sqm} \div 0.85) \div 3,683\text{qm}$ of gross floor area, or
- Based on the assumption of 85% efficiency, the calculation is $\$21,496/\text{sqm}$ of NSA $\times 0.85 = \underline{\$18,272/\text{sqm}}$ of affordable housing of gross floor area to be provided as the equivalent monetary contribution.

[illegible]

APPENDIX A : 'OFF THE PLAN' AND ESTABLISHED SALES

This section provides an analysis of 'off-the-plan' sales and resales of established residential apartments within Mona Vale and the surrounding locality. The information was obtained through various property data sources and confirmed through discussions with local agents.

The following residential projects were analysed:

1. 'Maya', 19 Bungan Street, Mona Vale
2. 'Bayside', 23 Mona Street, Mona Vale
3. 'Oceanvale', 79-91 Macpherson Street, Warriewood
4. 1283-1287 Pittwater Road, Narrabeen
5. 3 Seaview Avenue, Newport
6. 155-157 Darley Street West, Mona Vale
7. 4-10 Golf Avenue, Mona Vale


A.1 'Maya,' 19 Bungan Street, Mona Vale

Proposed 4 storey shop top housing to comprise 9 retail tenancies (921sqm) on the ground floor & 33 residential apartments consisting of 4 x 1 bedroom, 20 x 2 bedroom & 9 x 3 bedroom apartments. Built over 2 levels of basement car parking for 100 vehicles to include 69 residential, 12 visitor, 31 retail, 2 motorcycle & 16 bicycle spaces.

Discussions with the selling agent confirmed that the marketing campaign commenced in May 2022 and approximately 30% of units have been sold at date. This reflects a sell-down period of 1.4 units per month. The lower than expected sell down rate is a result of the COVID pandemic, increase in interest rates and weakened demand throughout 2022.

Construction is anticipated to commence this year and the expected completion date is mid-2024.

Table 10: 'Off the plan' sales of 'Maya', 19 Bungan Street, Mona Vale

'Maya', 19 Bungan Street, Mona Vale			
			
Type	Price range	Internal (sqm)	\$/sqm of NSA
One bedroom	\$1,200,000-\$1,350,000	51-59	\$22,881-\$23,529
Two bedroom	\$1,900,000 (average)	70-82	\$23,171-\$27,143
Three bedroom	\$2,950,000 (average)	89-91	\$32,418-\$33,146

Source: Selling agent, Domain and Cordell Connect





A.2 'Oceanvale', 79-91 Macpherson Street, Warriewood

Meriton's Oceanvale Warriewood development provides recreational and aquatic facilities within a purpose built leisure centre which includes lap pool, plunge pool, spa, sauna, gymnasium, children's playground and childcare facilities.

Tabulated below are sale transactions which occurred from January 2021 to date.

Table 11: Sales transactions – 79-91 Macpherson Street, Warriewood

79-91 Macpherson Street, Warriewood			
			
Type	Price range	Internal (sqm)	\$/sqm of NSA
One bedroom	\$840,000-\$885,000	51-59	\$14,274-\$15,909
Two bedroom	\$935,000-\$1,580,000	75-122	\$12,049-\$16,471
Three bedroom	\$1,452,000-\$1,460,000	115	\$12,626-\$12,696

Source: Selling agent, Domain and Cordell Connect

A.3 1283-1287 Pittwater Road, Narrabeen

Circa 2010 built 3 storey residential flat building consisting of 21 residential units. Built over 2 levels of basement to accommodate 49 vehicles.

Tabulated below are sale transactions which occurred from January 2021 to date.

Table 12: Sales transactions – 1283-1287 Pittwater Road, Narrabeen

1283-1287 Pittwater Road, Narrabeen			
Type	Price range	Internal (sqm)	\$/sqm of NSA
Two bedroom	\$990,000-\$1,310,000	75-81	\$13,200-\$16,173


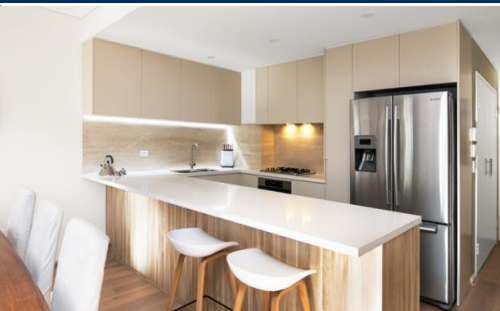
Source: Selling agent, Domain and Cordell Connect

A.4 3 Seaview Avenue, Newport

Circa 2018 built 3 storey residential flat building consisting of 21 residential units. Built over 2 levels of basement to accommodate 49 vehicles.

Tabulated below are sale transactions which occurred from January 2021 to date.

Table 13: Sales transactions – 3 Seaview Avenue, Newport

3 Seaview Avenue, Newport			
 			
Type	Price range	Internal (sqm)	\$/sqm of NSA
One bedroom	\$800,000	60	\$13,333
Two bedroom	\$1,460,000-\$1,850,000	86-110	\$16,818-\$18,837
Three bedroom	\$1,535,000	102	\$15,049

Source: Selling agent, Domain and Cordell Connect



A.5 'Bayside' 23 Mona Street, Mona Vale

Proposed 2 storey residential building to comprise 12 x 3 bedroom seniors living units pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. Built over a single level basement car parking for 26 vehicles.

Discussions with the selling agent confirmed that the marketing campaign commenced in October 2022 and 33% of units have been sold at date. This reflects a sell-down period of 1.3 units per month. The lower than expected sell down rate is a result of the COVID pandemic, increase in interest rates and weakened demand throughout 2022.

The expected completion date is mid-2024.

Table 14: 'Off the plan' sales of 'Bayside' 23 Mona Street, Mona Vale

'Bayside' 23 Mona Street, Mona Vale	
 	



Type	Price range	Internal (sqm)	\$/sqm of NSA
Three bedroom	\$2,650,000-\$3,350,000	127-181	\$18,508-\$20,866

Source: Selling agent, Domain and Cordell Connect

A.6 155-157 Darley Street West, Mona Vale

Circa 2000s built multi-dwelling complex comprising 11 dwellings with under car parking. The tabulated properties provide 2/3 bedrooms, ensuite, main bathroom/laundry, courtyard area and double under garaging with exclusive access. Features high ceilings and renovated to varying degrees.

Located opposite the Bayview Golf Course.

Table 15: Sales transactions – 155-157 Darley Street West, Mona Vale

Unit	Sale price Date	Int. area (est) Accommodation	Analysis
No. 5	\$1,910,000	130sqm	\$14,692/sqm of int area
	Dec 2022	2/3 bed, 2 bath & 2 car garage	
No. 6	\$2,410,000	130sqm	\$18,538/sqm of int area
	Sept. 2021	2/3 bed, 2 bath & 2 car garage	

A.7 4-10 Golf Avenue, Mona Vale

Circa 2000 built townhouse complex comprising 17 dwellings with single or double garaging. The tabulated properties provide 2 bedrooms, ensuite, main bathroom, laundry, courtyard area and either a single or double garaging. Renovated to varying degrees.

Located opposite the Mona Vale Golf Course.

Table 16: Sales transactions – 4-10 Gold Avenue, Mona Vale

Unit	Sale price Date	Int. area (est) Accommodation	Analysis
No. 10	\$1,850,000	105sqm	\$17,619/sqm of int area
	Dec 2022	2 bed, 2 bath & 2 car garage	
No. 13	\$2,000,000	100sqm	\$20,000/sqm of int area
	Sept. 2021	2 bed, 2 bath & 1 car garage	
No. 15	\$2,000,000	106sqm	\$18,868/sqm of int area
	Sept. 2021	2 bed, 2 bath & 1 car garage	

APPENDIX B : DEVELOPMENT SITE SALES

The sales evidence detailed below shows a rate of \$3,571 to \$7,218/sqm of GFA or a rate per unit of \$312,500 to \$958,929.

Table 17: Development site sales

Address	Sale price Date	Land size Planning controls	Analysis
27 Nullaburra Road, Newport	\$4,050,000 March 2021	1,221sqm R2 Low Density Residential FSR not specified	\$3,317/sqm of land \$4,602/sqm of GFA \$506,250/unit (8)
<p>A regular shaped parcel of land located on a residential suburban street with a moderate downward slope in the southerly direction. Sold with the benefit with a 3 storey walk-up residential apartment building. The land is zoned 'R2 Low Density Residential' with a non-specified FSR and building height limit of 8.5 metres.</p> <p>The purchaser lodged a development application for existing use right for the construction of a two-storey apartment building comprising 8 apartments (1 x 2 bedroom and 7 x 3 bedroom) and two basement levels providing car spaces for 18 vehicles. The DA application sought approximately 880sqm of GFA which reflects a FSR of 0.72:1. The application has since been refused by Council.</p>			
53A Warriewood Road, Warriewood	\$16,250,000 October 2021	9,251sqm R3 Medium Density Residential FSR not specified	\$1,757/sqm of land \$738,636/dwelling (22)
<p>A near regular shaped parcel of land, largely cleared and sold improved with a single fibro home. The site borders Narrabeen Creek and is burdened by 5m wide easement that traverses in an east to west direction and is located to the rear of the existing dwelling. The site is situated within the Warriewood Valley Release Area.</p> <p>The purchaser has submitted a development application for a community subdivision for 22 residential lots and the construction of 17 x 3 bedroom (detached) & 4 x 3 bedroom (abutting one side) dwellings. The application has since been withdrawn.</p>			
71 & 71A Queenscliff Road, Queenscliff	\$13,425,000 July 2020	1,263sqm R3 Medium Density Residential FSR not specified	\$10,629/sqm of land \$7,218/sqm of GFA \$958,929/unit (14)
<p>A near regular consolidated site, sold improved with 2 x two storey residential dwellings. Sold with development approval for the construction of a 3 storey residential flat building containing 14 units (1 x one-bedroom unit and 13 x three bedroom units) with basement carparking to provide 32 car spaces. Estimated GFA approval of 1,860sqm.</p>			
27A-29 Pine Avenue, Brookvale	\$6,250,000 July 2021	2,206sqm R3 Medium Density Residential FSR not specified	\$2,833/sqm of land \$3,571/sqm of GFA \$312,500/unit (20)
<p>A near regular consolidated site, sold improved with 2 x residential dwellings. The purchaser has subsequently gained development approval for the construction of 3 x 3 storey residential buildings to comprise 20 residential apartments (containing 8 x 1 bedroom, 8 x 2 bedroom & 4 x 3 bedroom apartments). Built over basement car parking for 44 vehicles to include 38 residential & 4 visitor spaces. Estimated GFA approval of 1,750sqm.</p>			
1622 Pittwater Road, Mona Vale	\$4,300,000 February 2020	1,385sqm R3 Medium Density Residential FSR not specified	\$3,105/sqm of land \$4,684/sqm of GFA \$614,286/unit (7)
<p>A slightly irregular shaped allotment with a street frontage to Pittwater Road. Located on the northern peripheral of the Mona Vale retail precinct. The land is zoned 'R3 Medium Density Residential' under the Pittwater Local Environmental Plan 2014 with a non-specified FSR.</p> <p>The site was sold without approval. The purchaser subsequently gained approval for the construction of 2 storey residential building to comprise 7 x 3 bedroom units. Built over a single level of basement for 17 vehicles to include 14 residential & 3 visitor spaces. Approved GFA of 918sqm.</p>			



Address	Sale price Date	Land size Planning controls	Analysis
38 Park Street & 1795-1797 Pittwater Road, Mona Vale	\$5,855,000 December 2019	2,732sqm R2 Low Density Residential FSR not specified	\$2,143/sqm of land \$2,741/sqm of GFA \$365,937/unit (16)

A near regular shaped allotment with a dual street frontages to Pittwater Road and Park Street. Located on the northern peripheral of the Mona Vale retail precinct. The land is zoned 'R2 Low Density Residential' under the Pittwater Local Environmental Plan 2014 with a non-specified FSR.

The site was sold without approval. The purchaser subsequently gained approval for the construction of a seniors housing development incorporating 16 units and 34 car parking spaces pursuant to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. DA approval for a FSR of 0.782:1. The purchaser has since acquired no. 1793 but the sale details are unknown.



APPENDIX C : SUMMARY OF RESULTS

ARGUS EstateMaster Development Feasibility	1	2	3	4	5	8
COMPARISON OF OPTIONS	Base case	AFH 10%	AFH 5%	AFH Tipping point analysis		
Mona Vale	Macroplan & HillPDA inputs	Macroplan & HillPDA inputs 10% AFH	Macroplan & HillPDA inputs 5% AFH	Macroplan & HillPDA inputs 6.4% AFH		
	41 Units 3,683 GFA 6,123.50 SqM	41 Units 3,683 GFA 6,123.50 SqM	41 Units 3,683 GFA 6,123.50 SqM	41 Units 3,683 GFA 6,123.50 SqM		
	Miscellaneous Under Review	Miscellaneous Under Review	Miscellaneous Under Review	Miscellaneous Under Review		
Licensed to: HillPDA						
Revenues						
Gross Sales Revenue	70,342,000	70,342,000	70,342,000	70,342,000		
Less Selling Costs	(2,195,496)	(2,195,496)	(2,195,496)	(2,195,496)		
Less Purchasers Costs	-	-	-	-		
NET SALES REVENUE	68,146,505	68,146,505	68,146,505	68,146,505		
Gross Rental Income	-	-	-	-		
Less Outgoings & Vacancies	-	-	-	-		
Less Letting Fees	-	-	-	-		
Less Incentives (Rent Free & Fitout Costs)	-	-	-	-		
Less Turnover Costs	-	-	-	-		
Less Other Leasing Costs	-	-	-	-		
NET RENTAL INCOME	-	-	-	-		
Interest Received	-	-	-	-		
Other Income	-	-	-	-		
TOTAL REVENUE (before GST paid)	68,146,505	68,146,505	68,146,505	68,146,505		
Less GST paid on all Revenue	(6,394,727)	(6,394,727)	(6,394,727)	(6,394,727)		
TOTAL REVENUE (after GST paid)	61,751,777	61,751,777	61,751,777	61,751,777		
Costs						
Land Purchase Cost	16,535,000	16,535,000	16,535,000	16,535,000		
Land Acquisition Costs	1,143,411	1,143,411	1,143,411	1,143,411		
Construction (inc. Construct. Contingency)	25,038,552	25,038,552	25,038,552	25,038,552		
Professional Fees	2,536,693	2,594,799	2,565,746	2,573,817		
Statutory Fees	303,498	303,498	303,498	303,498		
Strata bond	-	-	-	-		
Land costs	-	-	-	-		
AFH	-	5,282,320	2,641,160	3,374,872		
Project Contingency (Reserve)	-	-	-	-		
Land Holding Costs	633,169	633,169	633,169	633,169		
Pre-Sale Commissions	-	-	-	-		
Finance Charges (inc. Fees)	90,000	90,000	100,000	100,000		
Interest Expense	3,581,987	3,927,141	3,756,666	3,804,607		
TOTAL COSTS (before GST reclaimed)	49,862,310	55,547,889	52,717,201	53,506,926		
Less GST reclaimed	(2,710,565)	(2,715,847)	(2,713,206)	(2,713,940)		
Plus Corporate Tax	-	-	-	-		
TOTAL COSTS (after GST reclaimed)	47,151,746	52,832,042	50,003,996	50,792,987		
Performance Indicators						
	1	2	3	4	5	8
¹ Gross Development Profit	14,600,031	8,919,735	11,747,782	10,958,791		
² Net Developer's Profit after Profit Share	14,600,031	8,919,735	11,747,782	10,958,791		
³ Development Margin (Profit/Risk Margin)	29.59%	16.21%	22.51%	20.68%		
Target Development Margin	20.00%	20.00%	20.00%	20.00%		
⁴ Residual Land Value (Target Margin)	19,571,636	15,196,258	17,373,707	16,765,801		
⁵ Breakeven Date for Cumulative Cash Flow	Mar-2026	Apr-2026	Mar-2026	Mar-2026		
Discount Rate (Target IRR)	16.00%	16.00%	16.00%	16.00%		
⁶ Net Present Value	3,316,642	(844,820)	1,226,155	648,130		
⁸ Benefit Cost Ratio	1.094	0.979	1.033	1.017		
⁹ Project Internal Rate of Return (IRR)	21.70%	14.61%	18.06%	17.08%		
¹⁰ Residual Land Value (NPV)	19,732,873	15,720,433	17,717,246	17,159,920		
Peak Debt Exposure	36,726,872	41,012,741	38,879,274	39,474,580		
Date of Peak Debt Exposure	Jan-2026	Jan-2026	Jan-2026	Jan-2026		
¹¹ Breakeven Date for Project Overdraft	Mar-2026	Mar-2026	Mar-2026	Mar-2026		
Total Equity Contribution	10,892,440	12,226,225	11,561,832	11,747,095		
Peak Equity Exposure	10,892,440	12,226,225	11,561,832	11,747,095		
Date of Peak Equity Exposure	Apr-2023	Apr-2023	Apr-2023	Apr-2023		
¹² IRR on Equity	29.49%	18.15%	23.77%	22.20%		
Weighted Average Cost of Capital (WACC)	11.32%	11.33%	11.33%	11.33%		
Yield Analysis						
	1	2	3	4	5	8
Sales						
	Qty	SqM	Qty	SqM	Qty	SqM
Residential - 1 Bedroom Units	12	-	12	-	12	-
Residential - 2 Bedroom Units	22	-	22	-	22	-
Residential - 3 Bedroom Units	4	-	4	-	4	-
Townhouse	3	-	3	-	3	-
TOTAL	41	-	41	-	41	-
Tenancies						
	SqM	SqM	SqM	SqM		
TOTAL	-	-	-	-		

Footnotes (based on current Preferences):

- Development Profit: is total revenue less total cost including interest paid and received
- Developer's Net Profit after distribution of profit share
- Development Margin: is profit divided by total costs (inc selling costs)
- Residual Land Value: is the maximum purchase price for the land whilst achieving the target development margin.
- Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).
- Net Present Value: is the project's cash flow stream discounted to present value.
It includes financing costs but excludes interest and corp tax.
- Benefit/Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.
- Internal Rate of Return: is the discount rate where the NPV above equals Zero.
- Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.
- Payback date for the equity/debt facility is the last date when total equity/debt is repaid.
- IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realisation of project profits.

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PLANNING PROPOSAL

Amendments to Pittwater local Environmental Plan 2014

159-167 DARLEY STREET WEST, MONA VALE

APRIL 2023

Part 1 – Objectives or Intended Outcomes

The Planning Proposal seeks to amend Pittwater Local Environmental Plan 2014 (PLEP 2014) to enable the site (159-167 Darley Street West, Mona Vale) to be developed for medium density housing including the dedication of 5% of the total gross floor area as affordable housing.

Site Description

The subject site (see Figure 1) comprises five lots in total, legally described as Lot 1-5, DP 11108 with an approximate area of 6,120m². The site contains five single or two storey dwellings, and adjoins:

- A residential flat building to the East containing 11 units (155 Darley Street West),
- Darley Street West and Bayview Golf Course to the North,
- Detached dwellings and a residential flat building containing four units (10 Kunari Place) to the West; and
- A mix of one and two storey detached dwellings located in Park Street to the South.



Figure 1 : Aerial photo of site and adjoining properties

Part 2 – Explanation of Provisions

The site is currently zoned R2-low density residential under PLEP 2014, and the construction of multi-dwelling housing and residential flat buildings is prohibited.

The Planning Proposal is provided in response to the decision of the Sydney North Planning Panel (SNPP) following a rezoning review request made after the Council's rejection of the original Planning Proposal.

On 7 September 2022 the SNPP recommended that the Planning Proposal proceed to Gateway, subject to a requirement that the Proponent work with the Department and Council to resolve an appropriate affordable housing mix consistent with the North District Plan and address any flooding constraints of the site.

The PLEP 2014 Land Use Table for the R2 Low Density Residential zone is as follows:

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

The Proposal seeks to permit the development of multi-dwelling housing and residential flat buildings on the site by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential. Both multi-dwelling housing and residential flat buildings are permissible with consent under the R3 Medium Density Zone within PLEP 2014.

Density controls also exist for the development of certain residential accommodation within the R3 zone under Clause 4.5 of PLEP 2014 that restrict the density of development to a maximum of one dwelling per two hundred square metres of site area.

The proposal also seeks to amend Clause 4.5A(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale (thereby confirming that clause 4.5A does not apply to the subject site, with the Warriewood Valley Release Area being the only other area excluded from the clause).

In accordance with the SNPPs decision, it is proposed to introduce and affordable housing

clause and affordable housing contributions map into PLEP 2014 to provide an affordable housing contribution to Council of 5% of the total gross floor area of the development.

Specifically, the proposed outcome of the planning proposal will be achieved by:

- A. Amending PLEP 2014 Land Zoning Map Sheet 12 for 159-167 Darley Street West, Mona Vale in accordance with Figure 4.
- B. Amending clause 4.5(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale and thereby confirming that clause 4.5A does not apply to the site.
- C. Amending PLEP 2014 Part 7 additional local provisions to include an affordable housing contribution provision for the purposes of affordable housing. This clause will be consistent with the current clause contained in Warringah LEP 2011.
- D. Introducing a new Affordable Housing Contribution Rate Map to identify the site to which the Northern Beaches Affordable Housing Contribution Scheme applies.

A Concept Plan has been prepared for the site showing two apartment buildings comprising 38 apartments plus three townhouses, equating to 41 dwellings with a density of approximately one dwelling per 149 square metres.



Figure 2 : Concept Plan (BLDA = 20 units; BLDB = 18 units; BLD C, D & E = 3 townhouses)

However, it is noted that the Concept Plan carries no statutory weight and should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a different form and density to the submitted Concept Plan.

Proposed Amendments to PLEP 2014

The following amendments to PLEP 2014 are proposed:

- A. Rezone the site from R2 Low Density Residential to R3 Medium Density Residential



Figure 3 : Site - existing zoning



Figure 4 : Site - Proposed Zoning

- B. Amend Clause 4.5A (3) to include the subject site

Clause 4.5A Density controls for certain residential accommodation

- (1) *The objectives of this clause are as follows—*
 - (a) *to achieve planned residential density in certain zones,*
 - (b) *to ensure building density is consistent with the desired character of the locality.*
- (2) *Development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone shown*

opposite that development in Column 2 of that table unless the development complies with the density requirements specified in Column 3 of that table.

(3) *This clause does not apply to land in the Warriewood Valley Release Area and 159-167 Darley Street West, Mona Vale*

- C. Amend Part 7 – Additional Local Provisions to include an affordable housing contribution clause:

7.13 Affordable housing

- (1) *This clause applies to development in an affordable housing contribution area that involves—*
 - (a) *the erection of a new building with a gross floor area of more than 200 square metres, or*
 - (b) *alterations to an existing building that will result in the creation of more than 200 square metres of gross floor area intended to be used for residential purposes, or*
 - (c) *alterations to an existing building and the consequent creation, whether for the same or a different purpose, of more than 100 square metres of gross floor area.*
- (2) *Development consent must not be granted unless the consent authority is satisfied that the proportion of the gross floor area of the building used for affordable housing is not less than the amount shown on the Affordable Housing Contributions Scheme Map.*
- (3) *The consent authority may, when granting development consent to development to which this clause applies, impose a condition requiring a contribution equivalent to the applicable affordable housing levy contribution for the development.*
- (4) *A condition imposed under this clause must provide for the affordable housing levy contribution to be satisfied—*
 - (a) *by dedication in favour of the Council of land comprising—*
 - (i) *1 or more dwellings, each having a gross floor area of not less than 50 square metres, with any remainder paid as a monetary contribution to the Council, or*
 - (ii) *other land approved by the Council in accordance with the Affordable Housing Contributions Scheme, with any remainder paid as a monetary contribution to the Council, or*
 - (b) *if the Council agrees, by monetary contribution paid to the Council.*
- (5) *The rate at which a dedication of land or monetary contribution is taken to be equivalent to the relevant floor area for the purposes of the affordable housing levy contribution is to be calculated in accordance with the Affordable Housing Contributions Scheme.*
- (6) *In this clause—*

affordable housing contribution area means land shown as an affordable housing contribution area on the Affordable Housing Contributions Scheme Map.

Affordable Housing Contributions Scheme means the Affordable Housing Contributions Scheme adopted by the Council on (insert date of scheme adoption - the current scheme which applies to the Warringah LEP 2011 area will be amended to

incorporate this site and adopted by Council together with any approval for the Pittwater LEP 2014 amendments in this Planning Proposal).

affordable housing levy contribution, in relation to development on a site, means the percentage of the gross floor area of the building used for the purposes of residential accommodation on the relevant site shown in the table to subclause (2).

- D. Introducing a new Affordable Housing Contributions Scheme Map to identify the sites to which the Affordable Housing Contribution Scheme applies.

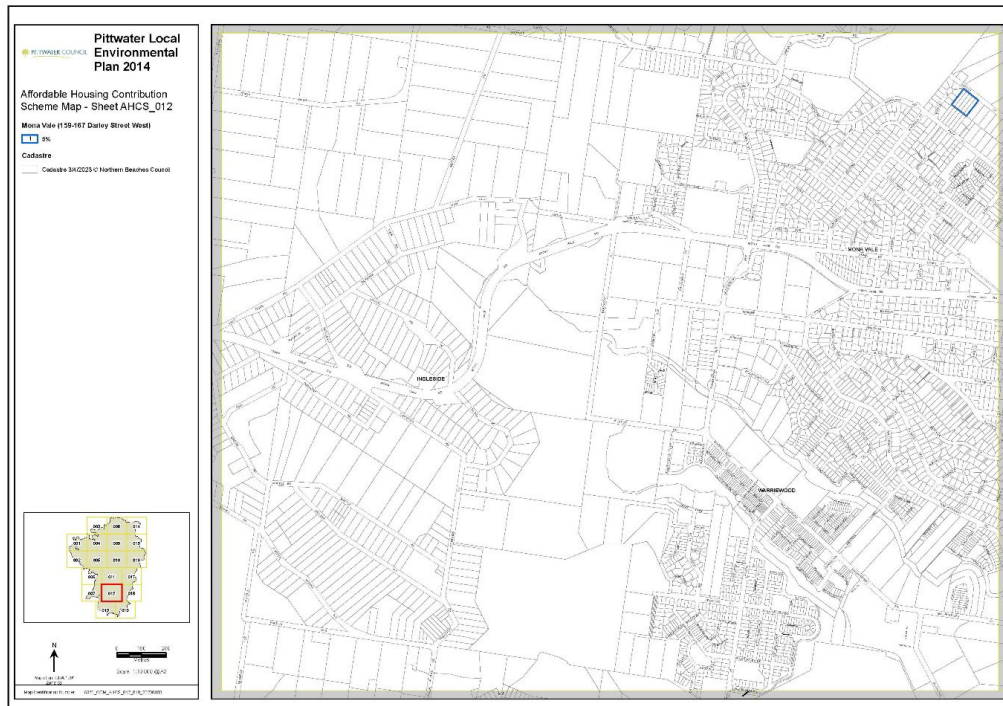


Figure 5 : Proposed Affordable Housing Contributions Rate Map

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is the result of a Proponent-led request and Rezoning Review decision of the SNPP who determined the Planning Proposal is consistent with the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) and should proceed to Gateway.

Whilst Council's LSPS identifies an area of 1.5km around the Mona Vale centre to investigate medium density housing, a key principle is also to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport. The mechanism to further explore the location, demand and type of dwelling is Council's LHS and preparation of the Mona Vale Place Plan.

Action 15.1 of the LSPS is for Council to prepare and implement a LHS. The Department of Planning & Environment endorsed the LHS on 16 December 2021. The endorsed LHS does not consider the site for medium density housing.

Action 27.1 of the LSPS is for Council to prepare a place plan for Mona Vale and develop Local Environmental Plan (LEP) and Development Control Plan (DCP) controls to respond to LEP studies and support the revitalisation of the centre. Preparation of the Mona Vale Place Plan is currently underway, which includes consideration of the area subject to the Planning Proposal.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The SNPP has determined that the Planning Proposal has demonstrated strategic and site-specific merit and should proceed to Gateway. The Planning Proposal is therefore the only means by which to achieve the intended outcome of delivering medium density housing to the site.

Section B - Relationship to Strategic Planning Framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies?)

The SNPP considered the Planning Proposal demonstrated Strategic Merit and Site-Specific Merit, including being consistent with the relevant District Plan.

Greater Sydney Region Plan

The Planning Proposal has been reviewed against relevant outcomes of the Greater Sydney Region Plan "A Metropolis of Three Cities" (Regional Plan) in Table 1.

Relevant Planning Priorities	Consistency
Housing the City Objective 10 – Greater housing supply	The proposal will support residential uses on the site; however, the objective is to support new housing in the right location and must be coordinated with local infrastructure. Council's LHS identifies an area within 800 metres of the

	<p>Mona Vale centre as an area for future investigation. This will be subject to separate precinct-based master-planning and community consultation work, to be done via the Mona Vale Place Plan. The site is not located within the 800-metre investigation area.</p> <p>However, Council has resolved to consider this area in the Mona Vale Place Plan program. Work on the Mona Vale place Plan has commenced but is not yet finalised, with infrastructure requirements being a key consideration for the area.</p>
Objective 11 – Housing is more diverse and affordable	<p>The objective is to provide diverse housing choices, particularly in the form of additional affordable rental housing.</p> <p>Council's affordable housing policy requires areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing where feasible.</p> <p>This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals.</p> <p>The Proponent has proposed an affordable housing contribution of 2.085% of the proposed additional floorspace, equating to \$1,122,627.</p> <p>Council's consultants review of feasibility suggests that an affordable housing contribution of 6.4% of the additional floorspace (equivalent to 5% of total gross floor area) is feasible for this proposal at a rate of \$18,272/m² of gross floor area or \$3,374, 872 (as indexed in accordance with the Northern Beaches Council Affordable Housing Contribution Scheme)</p>
<p>A well-connected city</p> <p>Objective 14 - Integrated land use and transport creates walkable and 30-minute cities</p>	<p>To achieve a 30-minute city the integration of land use and transport planning is required to create walkable cities.</p> <p>Council's adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.</p> <p>This work is a separate precinct-based place-planning process and will take into consideration the impacts on local infrastructure, including transport.</p> <p>The Planning Proposal to change the zoning and alter the density to increase the number of dwellings on this site is</p>

	located just outside of the 800-metre investigation area. The SNPP however has determined that the Planning Proposal has demonstrated strategic and site-specific merit and therefore including being consistent with Objective 14.
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Table 1 - Consistency with relevant priorities in the Greater Sydney Region Plan

These objectives are discussed more broadly below under the heading *North District Plan*, with further discussion relating to housing diversity; scenic and cultural landscapes; biodiversity and tree canopy; and natural hazards and climate change.

North District Plan

The North District Plan is the relevant and applicable district plan. The SNPP has determined the Planning Proposal is consistent with the relevant District Plan and therefore gives effect to the following objectives of this plan.

Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport

The Planning Proposal has the intended effect of increasing housing supply and choice in the form of a range of dwelling sizes. The SNPP has determined the Planning Proposal is consistent with the relevant District Plan and therefore this priority subject to the finalisation of a feasible affordable housing contribution.

Councils affordable housing policy requires areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing where feasible. This is reinforced through Council's LSPS, which contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10 per cent affordable rental housing to be included in new planning proposals.

The initial Planning Proposal did not include the provision of any affordable rental housing (increasing the density to provide a variety of dwelling sizes does not increase the provision of affordable rental supply), however the SNPP determined at its first meeting of 13 April 2022 that the Proponent should provide additional information in relation to the provision of affordable housing for the site, as defined by Councils Affordable Housing Policy or *State Environmental Planning Policy (Housing) 2021*.

The Proponent subsequently provided a draft letter of offer for a planning agreement providing an initial affordable housing contribution of 3.3% of the additional floorspace equating to \$1,476,000.

On 7 September 2022, the SNPP determined that the Proponent was to work with the Department and Council to resolve an appropriate affordable housing mix consistent with the North District Plan. This is affordable rental housing generally in the range of 5-10% of new residential floorspace.

At the Department's request, Council engaged a consultant to undertake a review of the Proponents proposed affordable housing contribution. This review indicated that an affordable housing contribution of 6.4% of the additional floorspace (equivalent to 5% of total gross floor area) is feasible for this proposal at a rate of \$18,272/m² of gross floor area or \$3,374,872 (as indexed in accordance with the Northern Beaches Council Affordable Housing Contribution Scheme).

The Proponent also revised its affordable housing contribution to 2.085% of the additional floorspace equating to \$1,122,627.

Planning Priority N12 - Delivering integrated land use and transport planning and a 30-minute city

To achieve a 30-minute city the integration of land use and transport planning is required to create walkable cities.

Councils adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.

This work has commenced and is a separate precinct-based place-planning process taking into consideration the investigation area of the site as per the Council resolution of 26 October 2021, in addition to impacts on local infrastructure, including transport.

Irrespective of the work being undertaken on the Mona Vale Place Plan, the SNPP has determined the Planning Proposal is consistent with the relevant District Plan and therefore this priority.

Planning Priority N22 – Adapting to the impacts of urban natural hazards and climate change

Effective planning can reduce exposure to natural and urban hazards, with growth and change to be considered at the local level, taking into consideration cumulative impacts.

The site is identified as flood affected. The Planning Proposal shows general compliance with requirements for planning on flood affected land and generally meets the flood controls in the Local Environmental Plan and Development Control Plan. A full assessment however cannot be undertaken until a future development application is lodged.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Councils LSPS contains four priorities related to housing as shown in *Table 2*.

Relevant Planning Priorities	Comment
<u>Open Space</u> Priority 6 - High quality open space for recreation	A key principle is to locate all new residential development within 400m of open space and all high-density areas within 200m of open space. The site is opposite the Bayview Golf Course, and within 200m of additional areas zoned RE1.
<u>Housing</u> Priority 15 – Housing supply, choice, and affordability in the right locations	A key principle is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport. A key action to deliver on the priority is to prepare and implement a LHS. The Proposal is not within 800 metres of the B-line stop, or the area for investigation as identified within the LHS. However, the SNPP has determined the Planning Panel

	to be consistent with the LSPS and therefore this priority.
Priority 16 – Access to quality social housing and affordable housing	<p>This priority aims to ensure that a minimum of 10% affordable rental housing is provided for all planning proposals for upzoning.</p> <p>The SNPP determined that the Proponent was to work with the Department and Council to resolve an appropriate affordable housing mix consistent with the North District Plan. This is affordable rental housing generally in the range of 5-10% of new residential floorspace.</p> <p>Council's consultants review of feasibility suggests that an affordable housing contribution of 6.4% of the additional floorspace (equivalent to 5% of total gross floor area) is feasible for this proposal at a rate of \$18,272/m² of gross floor area or \$3,374, 872 (as indexed in accordance with the Northern Beaches Council Affordable Housing Contribution Scheme).</p>
<p>Jobs and skills</p> <p>Priority 27 – Prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support the revitalisation of the centre.</p>	<p>Priority 27 of the document recognises Mona Vale as the contemporary, urban heart of the north. Actions for this strategic centre focus on place planning and revitalisation of the commercial centre as well as improvements to circulation and transportation both within the centre and in terms of access to other areas of the LGA.</p> <p>The LSPS indicates that other studies will inform how Council is able to achieve housing, employment, and other infrastructure targets into the future.</p> <p>There is no clear link between the Northern Beaches LSPS and the provision of additional housing beyond the existing Mona Vale strategic centre. This is being investigated through work on the Mona Vale Place Plan (which incorporates the investigation area identified within the LHS), which has commenced, and is taking into consideration the area of the proposal as per the Council resolution of 26 October 2021.</p>

Table 2 : Consistency with Towards 2040

Further, the LSPS identifies an area of 1.5km around the Mona Vale centre to investigate medium density housing, which will be further explored through the preparation of a LHS, with the key principle being to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport.

Councils adopted LHS, applies the principles of Towards 2040 and aims to build in long term capacity for growth around centres with good transport, whilst respecting each centres scale and character and increasing housing diversity and affordability.

The LHS looks at the housing mix in the Northern Beaches today, and the kind of housing

that will be needed in the future. It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

The adopted position for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This work is a separate precinct-based place-planning process involving community consultation. Council has State Government funding to undertake the Mona Vale Place Plan (which will incorporate the investigation area), which has commenced and is taking into consideration the area, including the appropriate level of new development that can be accommodated, including the impacts on local infrastructure.

The Proposal is just outside of the Mona Vale investigation area identified in the LHS and is inconsistent with the intent of master-planning, which is to consider the area, reflect on the unique character of the area and circumstances and impacts on infrastructure to support any proposed growth.

However, the SNPP has determined that the Planning Proposal has demonstrated strategic and site-specific merit and is consistent with the relevant District Plan, LSPS and LHS.

5. Is the planning proposal consistent with any other applicable State and regional studies and strategies?

The SNPP has determined that the Planning Proposal has demonstrated strategic and site-specific merit and is consistent with the relevant District Plan.

SEPP 65 – Design Quality of Residential Apartment Development

The Proposal includes a Concept Plan for the potential development of two residential flat buildings containing 38 apartments and three townhouses.

It is noted that the Concept Plan carries no statutory weight and should the Planning Proposal be approved in its current form, a development application would be required for the site, which could be of a different form and density to the submitted Concept Plan.

SEPP 65 would apply to any future development application for the site.

(Housing) 2021

Council has developed an affordable housing contribution scheme, which allows the collection of developer contributions to provide affordable housing either as complete dwellings or as an equivalent monetary contribution, consistent with Council's affordable housing policy for areas of urban renewal (areas of zoning uplift) to provide 10% affordable rental housing.

The Scheme currently applies to the Frenchs Forest Planned Precinct and a site in Narrabeen, however, may be extended to other areas that are rezoned or are subject to increases in residential density in the future. Each area will be subject to separate feasibility analysis to determine the required contribution rate.

The SNPP determined that the Proponent was to work with the Department and Council to resolve an appropriate affordable housing mix consistent with the North District Plan. This is affordable rental housing generally in the range of 5-10% of new residential floorspace.

The Proponent has proposed an affordable housing contribution of 2.085% of the additional floorspace equating to \$1,122,627.

Council's consultants review of feasibility suggests that an affordable housing contribution

of 6.4% of the additional floorspace (equivalent to 5% of total gross floor area) is feasible for this proposal at a rate of \$18,272/m² of gross floor area or \$3,374,872 (as indexed in accordance with the Northern Beaches Council Affordable Housing Contribution Scheme).

This is in line with the determination of the SNPP to resolve an appropriate affordable housing mix consistent with the District Plan.

SEPP (Building Sustainability Index: BASIX) 2004

The Proposal includes a Concept Plan for the potential development of two residential flat buildings containing 38 apartments and three townhouses.

SEPP BASIX would apply should a development application be submitted.

SEPPs	Applicable	Consistent
(Biodiversity and Conservation) 2021	Yes	Would apply should a development application be submitted
(Building Sustainability Index: BASIX) 2004	Yes	Would apply should a development application be submitted
(Exempt and Complying Development Codes) 2008	Yes	Would apply should the Planning Proposal be approved
(Housing) 2021	Yes	SNPP has determined consistency
(Industry and Employment) 2021	No	N/A
65 (Design Quality of Residential Apartment Development)	Yes	Would apply should a development application be submitted
(Planning Systems) 2021	No	N/A
(Precincts – Central River City) 2021	No	N/A
(Precincts – Eastern Harbour City) 2021	No	N/A
(Precincts – Regional) 2021	No	N/A
(Precincts – Western Parkland City) 2021	No	N/A
(Primary Production) 2021	No	N/A
(Resilience and Hazards) 2021	Yes	Would apply should a development application be submitted
(Resources and Energy) 2021	No	N/A
(Sustainable Buildings) 2021	Yes	Would apply should the Planning Proposal be approved
(Transport and Infrastructure) 2021	No	N/A

6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

Consideration of the Ministerial under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* are detailed below and within Table 3.

Direction 1.1 - Implementation of Regional Plans

The North District Plan does not specifically identify a need for additional housing in this location, with the mechanism to provide a locally relevant response to the District Plan being

Council's LSPS and LHS/Mona Vale Place Plan.

The Proponent has not demonstrated why this planning proposal should be progressed ahead of the Mona Vale Place Plan and without demonstrating the need for additional housing of this form in this location.

Further, the proposal does not adequately justify the rezoning of the subject property over and before other land adjoining the Mona Vale town centre zone R2 land (or other land across LGA with similar characteristics and attributes). Rezoning of the subject site creates the risk of setting a precedent for adjoining landowners to consider rezoning under the same premise.

The SNPP however has determined the Planning Proposal has demonstrated strategic and site-specific merit and consistent with the relevant District Plan and therefore consistent with the objectives of Direction 1.1.

Direction 4.1 Flood Prone Land

Under this direction, the following applies:

A planning proposal must include provisions that give effect to and are consistent with:

- a) the NSW Flood Prone Land Policy,
- b) the principles of the Floodplain Development Manual 2005,
- c) the Considering flooding in land use planning guideline 2021, and
- d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.

The Planning Proposal generally meets the flood controls in the relevant Local Environmental Plan, Development Control Plan and Direction 4.1 of the Local Planning Directions.

The subject site is affected by Low Risk and Medium Risk flood hazards in accordance with Council's Flood Hazard Map adopted in 2019.

An existing overland flowpath traverses through the subject properties and continues towards Kunari Place (number 6, 8 and 10). The proposed proposal involves diverting approximately 70% of the peak 1% AEP flows arriving from the south-east through a new shared access driveway to Darley Street West.

The diverted flows arrive at Darley Street West and subsequently discharge overland towards Mona vale golf course. The additional flows within Darley Street West will generally achieve flood depths and velocities that maintain the current flood risk hazard ($h_1 - h_2$). The 1% AEP afflux mapping indicates an increase in depths by up to 40mm on Darley Street West and to the reserve to the north adjacent to the golf course where additional overland flows have been directed.

The post development flood modelling results indicate a reduction of flood depths for the 1% AEP event and PMF for 6, 8 and 10 Kunari Place ranging from 0.05 to 0.15m.

The proposed buildings (C, D and E) have ground floor levels set at 1% AEP plus 500mm freeboard (4.91m AHD) associated with the diverted flows.

The ground floor levels of both building A and B are elevated above existing overland flow paths and not impacted by local flood depths.

Flood waters up to the PMF would not enter the undercover parking area (under building B

and the new townhouses) as it is set at the PMF level of 4.64m AHD.

A detailed flood evacuation plan or shelter in place details would need to be provided at the Development Application stage.

All buildings would be required to be designed and constructed as flood compatible buildings and have structural integrity up to the PMF.

Direction 4.4: Remediation of Contaminated Land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

A Preliminary Site Investigation (PSI) and Preliminary Acid Sulfate Soil Assessment (PASSA) was undertaken and prepared by the proponent which identifies that the land is not located within an investigation area, activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have not been known to have been carried out on the site; the site has been used and occupied by residential development for over 50 years and the land is suitable, or can be made suitable, for the proposed medium density use subject to the implementation of recommendations of the report at the Development Application Stage.

Direction 4.5: Acid Sulfate Soils

Part of the site (i.e., mainly the properties identified as 163-165 and 167 Darley Street West) is identified as Acid Sulfate Soils Class 3 and the remaining part of the site is identified as Class 5. Clause 7.1 of the PLEP 2014 is therefore applicable to works proposed more than 1m below the natural ground level surface. PLEP 2014 addresses the requirements of this Ministerial Direction.

Notwithstanding the above, a PASSA was undertaken and prepared by Geotechnique Pty Ltd (Appendix D). The PASSA considered the applicability of Ministerial Direction. The assessment confirmed the following findings:

- The site has the probability of containing acid sulfate soils and is mapped as Class 3 and Class 5 under PLEP; and
- The PLEP includes clause 7.1 which is to ensure development does not disturb, expose or drain acid sulfate soils and cause environmental damage; and
- Under clause 7.1 of the PLEP, an acid sulfate soil management plan will be required to be prepared for development that involves works more than 1m below natural ground level; and
- The site is already developed for residential use and the proposed rezoning will not change the primary use of the site for residential purposes.

Direction 5.1: Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- a) improving access to housing, jobs and services by walking, cycling and public transport, and
- b) increasing the choice of available transport and reducing dependence on cars, and
- c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- d) supporting the efficient and viable operation of public transport services, and

- e) providing for the efficient movement of freight.

Council's adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This area has been identified as the most appropriate location within a walkable distance to services, jobs, and public transport.

This work has commenced and is a separate precinct-based place-planning process taking into consideration the investigation area of the site as per the original SNPP recommendation, in addition to impacts on local infrastructure, including transport.

The Planning Proposal seeks to change the zoning and alter the density to increase the number of dwellings on the site, is just outside of the investigation area as defined in the LHS.

The SNPP however have determined the Planning Proposal has demonstrated strategic and site-specific merit and is consistent with the relevant District Plan and therefore consistent with the objectives of Direction 5.1.

Direction 6.1: Residential Zones

The objectives of this direction are:

- a) to encourage a variety and choice of housing types to provide for existing and future housing needs,
- b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- c) to minimise the impact of residential development on the environment and resource lands.

The proposed amendments are to provide for medium density development.

As outlined above, a Concept Plan has been prepared for the site which includes the potential construction of two residential flat buildings containing 38 apartments and three townhouses.

Council's adopted position within its LHS for exploring additional housing diversity within Mona Vale, is the identification of a Centre Investigation Area within an 800-metre radius of the Mona Vale B-line bus stop. This work is a separate precinct-based place-planning process involving community consultation. Council has State Government funding for the Mona Vale Place Plan (which will incorporate the investigation area), which has commenced and is taking into consideration the area, including the appropriate level of new development that can be accommodated, including the impacts on local infrastructure.

The Proposal is just outside of the Mona Vale investigation area and inconsistent with the intent of master-planning, which is to consider the area, reflect on the unique character of the area and circumstances and impacts on infrastructure to support any proposed growth.

Any increase in density in the R3 zone under the LEP should also be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area.

Council's LHS is the most appropriate mechanism to broaden (where required) the choice of building types and locations available in the housing market in the Northern Beaches today, and the kind of housing that will be needed in the future.

The SNPP has however determined the Planning Proposal has demonstrated strategic and

site-specific merit and consistent with the LSPS, LHS and relevant District Plan and therefore consistent with the objectives of Direction 6.1.

Directions (as of 20 Feb 2023)		Applicable	Consistency
Focus Area 1: Planning Systems			
1.1	Implementation of Regional Plans	Yes	The SNPP has determined consistency
1.2	Development of Aboriginal Land Council Land	No	N/A
1.3	Approval and Referral Requirements	No	N/A
1.4	Site Specific Provisions	Yes	The Planning Proposal seeks to rezone the site to the R3 Medium Density zone
Focus Area 1: Planning Systems – Place Based		No	N/A
Focus Area 2: Design and Place		No	N/A
Focus Area 3: Biodiversity and Conservation			
3.1	Conservation Zones	No	N/A
3.2	Heritage Conservation	No	N/A
3.3	Sydney Drinking Water Catchments	No	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5	Recreation Vehicle Areas	No	N/A
3.6	Strategic Conservation Planning	No	N/A
3.7	Public Bushland	No	N/A

3.8	Willandra Lakes Region	No	N/A
3.9	Sydney Harbour Foreshores and Waterways Area	No	N/A
3.10	Water Catchment Protection	No	N/A
Focus Area 4: Resilience and Hazards			
4.1	Flooding	Yes	See above for detailed consideration
4.2	Coastal Management	No	N/A
4.3	Planning for Bushfire Protection	No	N/A
4.4	Remediation of Contaminated Land	Yes	See above for detailed consideration
4.5	Acid Sulfate Soils	Yes	See above for detailed consideration
4.6	Mine Subsidence and Unstable Land	No	N/A
Focus Area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Yes	The SNPP has determined consistency
5.2	Reserving Land for Public Purposes	No	N/A
5.3	Development near regulated airports and Defence Australia	No	N/A
5.4	Shooting Ranges	No	N/A
Focus Area 6: Housing			
6.1	Residential Zones	Yes	The SNPP has determined

			consistency
6.2	Caravan Parks and Manufactured Home Estates	No	N/A
Focus Area 7: Industry and Employment			
7.1	Business and Industrial Zones	No	N/A
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
Focus Area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	No	N/A
Focus Area 9: Primary Production			
9.1	Rural Zones	No	N/A
9.2	Rural Lands	No	N/A
9.3	Oyster Aquaculture	No	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A

Table 3 : Compliance with Ministerial Directions

Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Ecological Assessment has concluded that the subject site contains a total of 0.23 Ha of native vegetation, of which, 0.13 Ha is indicated to be impacted. It is recommended that any future development design maximises efforts to avoid/minimise impacts to the biodiversity values of the site and locality, including Pittwater Wagstaff Spotted Gum Forest. From the information supplied it is hard to determine the number of native trees proposed for removal, and whether it would be compliant with the DCP controls in relation to removal of tree

canopy. An Arboricultural Impact Assessment Report, prepared by a qualified AQF5 (or higher) arborist, must be submitted when works are proposed within 5.0m of a tree irrespective of property boundaries.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed amendments seek to increase the dwelling density of the site, with potential increased environmental considerations that will be required to be assessed should a development application be submitted.

9. Has the planning proposal adequately addressed any social and economic effects?

A key principle of Council's LSPS is to locate a greater diversity of housing and affordable housing options within reasonable walking distance (800m) of high-frequency public transport, with a key action being to deliver on the priority is to prepare and implement a local housing strategy. Council's LHS looks at the housing mix in the Northern Beaches today, and the kind of housing that will be needed in the future. It considers trends in terms of population growth and change; household size and mix; issues such as affordability, sustainability and building resilience; and housing diversity, including housing types such as boarding houses, seniors housing and social and affordable housing.

Council's LHS and its targets have been prepared based on projections and other information currently available by the Department. The LHS notes that the Department population projections were released before the COVID-19 pandemic and may need to be reviewed to reflect revised projections. The LHS further notes that "COVID-19 pandemic has had and will continue to have many impacts. Restrictions on travel and migration within Australia and internationally are likely to affect levels of population growth, particularly in the short term. Given the uncertainty, it is not possible to accurately predict the impact that COVID-19 associated restrictions will have on rates of population growth, demand for particular housing types, or the need for affordable housing. This reiterates the need for effective, flexible planning for the future of housing on the Northern Beaches and Sydney.

However, with regards to the impacts of COVID, it is noted that the population insight update provided by DPIE in December 2020 states that "ongoing border restrictions, the economic downturn and fewer births are likely to lead to both a lower rate of population growth and changing in living arrangements. These in turn will lead to less underlying demand for housing."

The SNPP has determined the Planning Proposal has demonstrated strategic and site-specific merit and consistent with the relevant District Plan and therefore consistent subject to the provision of affordable rental housing consistent with the District Plan.

Section D – Infrastructure (Local, State and Commonwealth)

10. Is there adequate public infrastructure for the planning proposal?

Rezoning the land to permit medium density development and removing the density provision for this zone will result in an increase in dwellings and therefore additional site related impacts such as additional cars entering and exiting the site. Any increase in density in the R3 zone under the LEP should be considered holistically in the context of the proposed precinct-based review being undertaken by Council in the Mona Vale Centre Investigation Area and potential impacts on infrastructure.

The SNPP however has determined the Planning Proposal has demonstrated strategic and site-specific merit and consistent with the relevant District Plan, LSPS and LHS and therefore the adequate provision of public infrastructure.

Section E – State and Commonwealth interests

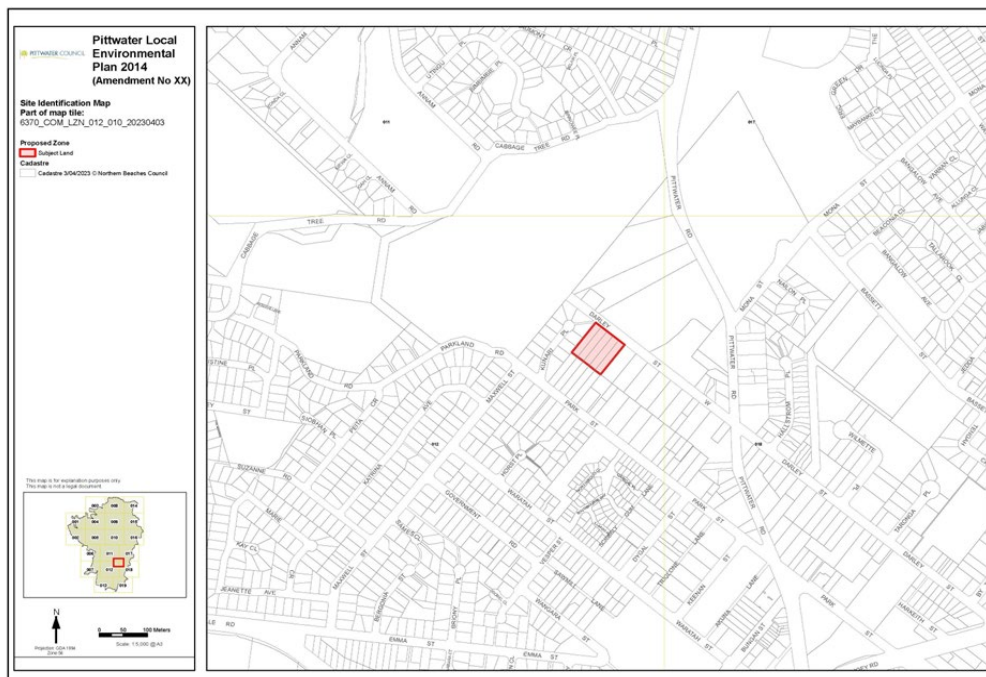
- 11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

N/A

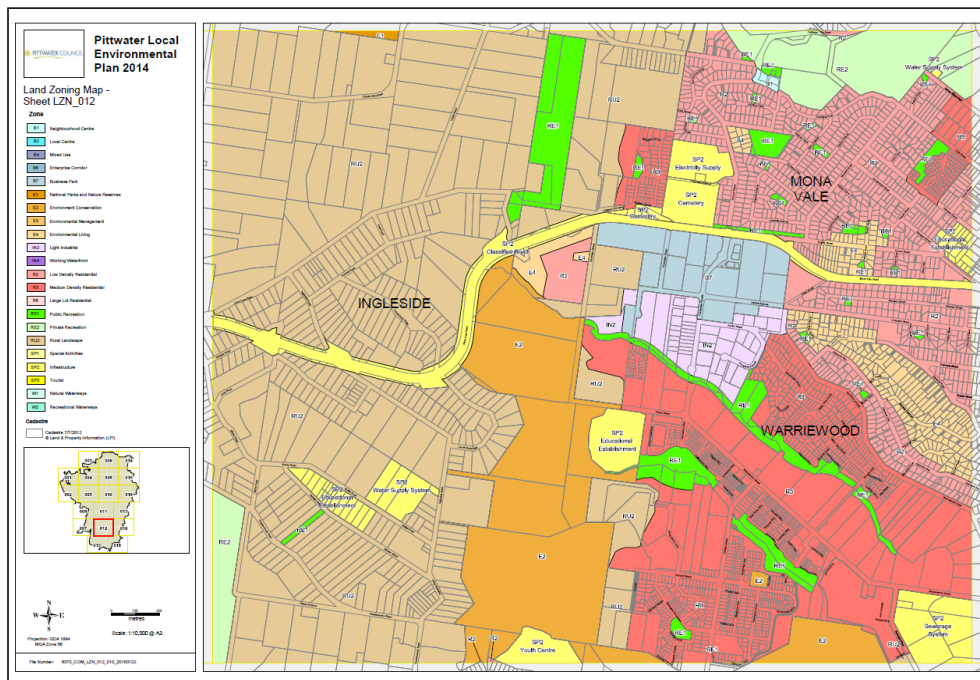
Part 4 – Maps

The following map is associated with the Planning Proposal

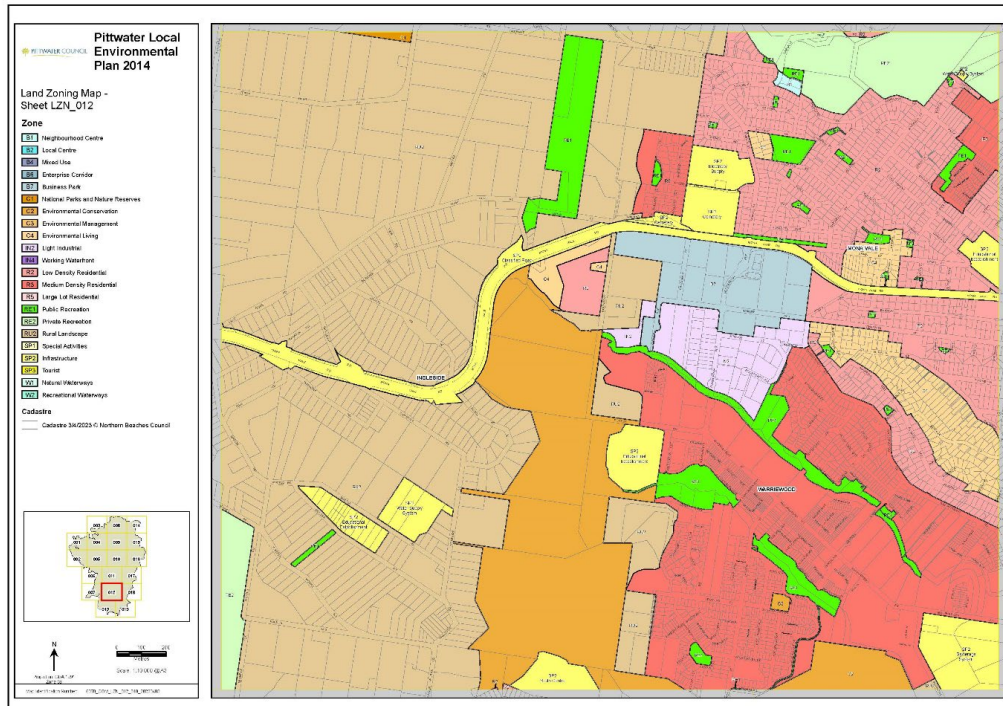
Site Identification Map



Current Land Zoning Map LZN_012



Proposed Land Zoning Map LZN_012



Proposed Affordable Housing Contribution Rate Map



Part 5 – Community consultation

Council will place the Planning Proposal on public exhibition in accordance with the Gateway Determination for a minimum of 28 days, the requirements identified in Section 6.5.2 of *A guide to preparing local environmental plans* and the *Northern Beaches Community Participation Plan (Plan Making and Development Assessment)*.

Proposed consultation includes but is not limited to:

- Letters to key stakeholders and state agencies; and
- Letters to adjoining landowners and occupiers; and
- Hard copies of the exhibition material at Council's offices; and
- Electronic copies of the exhibition material on Council's website.

Part 6 – Project timeline

Task	Anticipated timeframe
Anticipated commencement date (Gateway Determination)	June 2023
Anticipated timeframe for the completion of required technical information	August 2023
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	August 2023 – September 2023
Commencement of public exhibition period	September 2023
Timeframe for consideration of submissions	November 2023
Report to Council to determine Planning Proposal	December 2023
Date of submission to the Department to finalise the LEP	January 2024
Anticipated date the local plan-making authority will make the plan (if authorised)	February 2024
Anticipated date the local plan-making authority will forward to the PCO for publication	March 2024

Attachment 1 – Site Photos



Figure 6 : 159 Darley Street West



Figure 7 : 161 Darley Street West



Figure 8 : 163 Darley Street West (double block)



Figure 9 : 167 Darley Street West