



northern  
beaches  
council

# AGENDA

Notice is hereby given that an Ordinary Northern Beaches Council Meeting will be held in the Council Chambers at the Civic Centre, Dee Why on

**Tuesday 17 February 2026**

Beginning at 6:00pm for the purpose of considering and determining matters included in this agenda.

**Scott Phillips**  
**Chief Executive Officer**

## OUR VISION

*Delivering the highest quality service valued and trusted by our community*

## OUR VALUES

*Trust Teamwork Respect Integrity Service Leadership*

## OUR OBLIGATIONS

*I swear/solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of the Northern Beaches and the Northern Beaches Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgement.*

**ORDER OF BUSINESS**

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## 1.0 ACKNOWLEDGEMENT OF COUNTRY

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As a sign of respect, Northern Beaches Council acknowledges the traditional custodians of these lands on which we gather and pays respect to Elders past and present.

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## 2.0 APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE AND REMOTE ATTENDANCE

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In accordance with Part 6 of the Code of Meeting Practice, Council will consider apologies, requests for leave of absence, and requests to attend meetings remotely via audio-visual link.

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## 3.0 CONFIRMATION OF MINUTES

### 3.1 MINUTES OF THE ORDINARY NORTHERN BEACHES COUNCIL MEETING HELD ON 16 DECEMBER 2025

#### RECOMMENDATION

That the minutes of the Ordinary Northern Beaches Council Meeting held on 16 December 2025, copies of which were previously circulated, be confirmed as a true and correct record of the proceedings of that meeting.

## 4.0 DISCLOSURES OF INTEREST

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In accordance with Part 17 of the Code of Meeting Practice, all Councillors must disclose and manage any conflicts of interest they may have in matters being considered at the meeting.

A Councillor who has a **pecuniary interest** in any matter with which Council is concerned, and who is present at a meeting of Council at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.

The Councillor must not be present at, or in sight of, the meeting:

- a. at any time during which the matter is being considered or discussed, or
- b. at any time during which Council is voting on any question in relation to the matter.

A Councillor who has a **significant non-pecuniary** conflict of interest in a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest must also explain why the conflict is not significant and does not require further action in the circumstances.

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## 5.0 ITEMS RESOLVED BY EXCEPTION

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In accordance with Part 14 of the Code of Meeting Practice, items that are dealt with by exception are items where the recommendations contained in the staff reports in the agenda are adopted without discussion.

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## 6.0 MAYORAL MINUTES

**ITEM 6.1 MAYORAL MINUTE NO 1/2026 - RECOGNITION OF 2026 AUSTRALIA DAY HONOURS RECIPIENTS**

### PURPOSE

The purpose of this mayoral minute is to acknowledge Northern Beaches residents who are recipients of 2026 Australia Day Honours.



**Sue Heins  
MAYOR**

### RECOMMENDATION

That Council:

1. Acknowledge the Northern Beaches recipients of the 2026 Australia Day Honours.
2. Write to congratulate them on their recognition and thank them for their contribution to our community.

## **BACKGROUND**

The Australian Honours and Awards system recognises the outstanding service and contributions of Australians.

Some are well known but many are contributing to their communities and our nation and their efforts are not otherwise recognised.

We are very fortunate to have many volunteers and people who work tirelessly in our community and it is wonderful to see that some are formally acknowledged with distinctive honour. Their recognition is an opportunity to celebrate and acknowledge their efforts.

Order of Australia announcements are made in January and June and are approved by the Governor-General.

This year the following Northern Beaches residents were recognised for their outstanding contributions and I congratulate each of them and thank them on behalf of our community.

The Australia Day Honours recipients for 2026 include:

### **The Honourable Kristina Kerscher Keneally AO of Scotland Island**

Officer of the Order of Australia

For distinguished service to the people and the Parliament of Australia, to the Parliament of NSW, particularly as Premier, and to the community.

### **Mrs Maile Katherine Carnegie AM of Whale Beach**

Member of the Order of Australia

For significant service to corporate administration in senior executive roles, and to governance and advisory positions.

### **Mr Geoffrey Noel Davidson AM of Clontarf**

Member of the Order of Australia

For significant service to sailing as a competitor and administrator, including coaching and Olympic participation.

### **Dr Sarah Louise Hill AM of Seaforth**

Member of the Order of Australia

For significant service to public administration, to urban planning, and to public policy, including Chief Executive Officer of the Greater Sydney Commission.

### **Mr Jack McCoy AM (late) of Narraweena**

Member of the Order of Australia

For significant service to surf cinematography and the environment movement.

### **Mr Nicolas George Mersiades AM of Balgowlah Heights**

Member of the Order of Australia

For significant service to aged care, including as Deputy Chair of the Aged Care Financing Authority and Board Member of the Aged Care Advisory Committee, Independent Health and Aged Care Pricing Authority.

**Ms Tracey Sabrina Hare-Boyd ESM of Balgowlah**

Emergency Services Medal

For services to surf lifesaving.

Ms Hare-Boyd has demonstrated unwavering dedication, commitment, and passion for surf lifesaving. Her roles have included trainer, assessor, facilitator, patrol captain, duty officer, after-hours duty officer, as well as various executive positions at both club and branch levels.

**Mr Peter John Collings OAM of Mona Vale**

Medal of the Order of Australia

For service to the communities of Narrabeen and Mona Vale, including learn-to-swim, surf lifesaving and football.

**Mr Maurice Alan Renshaw OAM of Palm Beach**

Medal of the Order of Australia

For service to the pharmaceutical industry.

**Lieutenant Commander Justin Magnus Downey-Price CSM RAN of Frenchs Forest**

Bar to the Conspicuous Service Medal

For meritorious achievement as the Command Warrant Officer — Fleet Information Warfare Force.

<b>TRIM file ref</b>	2026/041575
<b>Attachments</b>	Nil

**ITEM 6.2 MAYORAL MINUTE NO 2/2026 - ADVOCACY FOR WAR WIDOW/WIDOWER'S ELIGIBILITY TO ACCESS PENSIONER CONCESSION ON COUNCIL RATES UNDER CLAUSE 134 OF THE LOCAL GOVERNMENT (GENERAL) REGULATION 2021**

**PURPOSE**

The purpose of this mayoral minute is to seek Councillor support to put forward a Motion at the 2026 NSW Local Government Conference seeking amendments to the Local Government (General) Regulation 2021 in relation to income testing for war widows/widowers paying NSW council rates.



**Sue Heins  
MAYOR**

**RECOMMENDATION**

That Council submit a Motion at the 2026 NSW Local Government Conference to seek amendments to clause 134 of the Local Government (General) Regulation 2021 in relation to the eligibility criteria to remove income testing for pensioner concessions on NSW council rates for war widows/widowers.

**BACKGROUND**

I recently received correspondence from a resident requesting that Council advocate for amendments to clause 134 of the Local Government (General) Regulation 2021 (the Regulation). Their concern is that the current requirements for pensioner concessions - specifically the income and assets tests - place war widows and widowers at a disadvantage compared with other Veteran Gold Card holders.

Under clause 134, war widows and widowers must meet the Pensioner Concession Card (PCC) income and assets test to be eligible for a full rate concession. However, holders of a Veteran Gold Card embossed with 'TPI' (Totally Permanently Incapacitated) or 'EDA' (Extreme Disablement Adjustment) are not subject to the same means testing to receive concessions.

Data from the Commonwealth Department of Veterans' Affairs indicate that approximately 35% of NSW war widows - more than 3,000 women - are affected by this regulation and are therefore unable to access rate concessions.

A survey conducted last year by the Families of Veterans Guild (part of Australian War Widows NSW Ltd) found that 37% of war widows experienced unemployment in the previous 12 months, and 39% were concerned about their financial situation. These figures highlight the financial vulnerability of many war widows, despite the significant sacrifices made by their families.

Although support for war widows and widowers primarily sits with the Federal Government, this is one area where Council can advocate for greater equity at the State level. By urging the Government to remove the income and assets requirements from clause 134, eligibility for concessions would no longer depend on PCC status, providing fairer access to financial support.

Eligible pensioners holding a PCC or other recognised concession cards currently receive reductions on their ordinary rates and domestic waste management charges. These concessions - cost-shared between the State and Council - provide a \$250 reduction on rates and waste charges. Council also offers an additional \$73.20 waste charge rebate and a \$150 rates rebate for eligible ratepayers.

I have had the privilege of attending events aimed at raising awareness and support for war widows, and they represent a diverse group, including younger families. Their circumstances vary, but a consistent message is that they need financial support.

This is a State-wide issue, so I ask Councillors to support and honour our Veteran families by supporting a motion at the 2026 Local Government Conference to seek amendments to clause 134 of the Regulation and address the current inequity and help provide meaningful financial relief.

<b>TRIM file ref</b>	2026/025265
<b>Attachments</b>	Nil

## 8.0 CORPORATE SERVICES DIVISION REPORTS

### ITEM 8.1 REVOCATION OF COMMUNICATIONS POLICY

#### PURPOSE

The purpose of this report is to seek revocation of the Communications Policy.

#### EXECUTIVE SUMMARY

- Council's Policy Framework (the framework) outlines the strategic principles for certain corporate documents including Council policies.
- Council is progressively reviewing all corporate documents covered by the framework.
- As the elements of the Communications Policy are already included in legislation or relate to operational management of Council communications channels, it is proposed to revoke the Communications Policy.
- It is proposed that a streamlined version be retained as a Tier 2 determination document under the framework to continue to guide staff operations.

#### RECOMMENDATION

That Council revoke the Communications Policy.

## BACKGROUND

Council adopted a Policy Framework (the framework) at the Ordinary Council meeting held on 28 November 2023. The framework provides the strategic principles for all Council policies and sets out the governance arrangements for the establishment and review of Council policies and other internal-facing corporate documents.

All existing Council policies and other relevant internal corporate documents are progressively being reviewed in accordance with the settings of the framework which provide that Council policies:

- provide high-level strategic direction, are linked to Council's Community Strategic Plan (CSP) and/or are required by relevant legislation and have community focus and/or significant public interest
- will, where appropriate, adopt and implement relevant model NSW Government policies which have been prepared for local government, rather than establish discrete Council policies on the same topic
- will not simply duplicate or re-state legislative requirements but, where appropriate, may expand on Council's application of legislation.

The framework provides that Tier 1 documents (Council policies) are governed by resolution of the elected council, and the management of Tier 2 and 3 documents are the operational responsibility of the Chief Executive Officer.

## DISCUSSION

The Communications Policy applies to staff only and is an operational document which sets out how Northern Beaches Council manages its various communication channels, the role of administrators, the process for authorising content, the use of Brand Identity Guidelines and staff use of social media.

Some elements of the policy are already covered by existing legislation such as:

- protection of data - *Privacy and Personal Information Protection Act 1998*
- identification of the Mayor as Council spokesperson – section 226(c) *Local Government Act 1993*.

As per the adopted framework, it is proposed to revoke the Communications Policy, noting a streamlined version will remain as a Tier 2 document to continue to guide staff operations relating to communications.

## CONSULTATION

It is not proposed to exhibit the proposed revocation of this policy.

## FINANCIAL CONSIDERATIONS

The recommendations of this report do not result in any change to the existing Council budget.

## GOVERNANCE AND RISK CONSIDERATIONS

The recommendations of this report are in line with Council's Policy Framework. The framework provides for an improved governance outcome for the management of Council policies.

## ENVIRONMENTAL CONSIDERATIONS

There are no environmental impacts to consider in respect of the recommendation in this report.

**SOCIAL CONSIDERATIONS**

The recommendation in this report does not impact social outcomes for the community

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Community Engagement & Communications
<b>TRIM file ref</b>	2025/743250
<b>Attachments</b>	<a href="#">⇒</a> 1 Communications Policy - November 2019 - for revoking (Included In Attachments Booklet)

**ITEM 8.2      AUDIT RISK AND IMPROVEMENT COMMITTEE CONFIRMED  
MINUTES - SEPTEMBER 2025**

**PURPOSE**

The purpose of this report is to provide the confirmed minutes of the Audit, Risk and Improvement Committee (ARIC) ordinary and extraordinary meetings held on 9 September 2025.

**EXECUTIVE SUMMARY**

- The ARIC plays a pivotal role providing Council with independent assurance and advice.
- All councils are required to have an ARIC.
- In accordance with Council's requirements, the confirmed minutes of the committee are reported to Council for noting with no actions sought from Council.

**RECOMMENDATION**

That Council note the confirmed minutes of the Audit, Risk and Improvement Committee meetings held on 9 September 2025.

**BACKGROUND**

The Audit, Risk and Improvement Committee (ARIC) plays a pivotal role providing Council with independent assurance and advice in the areas of internal audit, financial management, risk management, compliance and control, and organisational performance and improvement, along with external accountability responsibilities.

Amendments made to the Local Government (General) Regulation 2021 (Regulation) commenced on 1 July 2024 and set out new requirements for ARICs. The Office of Local Government’s [Guidelines for Risk Management and Internal Audit for Local Government in NSW](#) (Guidelines) support and guide the operation of ARICs. Council adopted new ARIC Terms of Reference, applicable from 1 July 2024.

**DISCUSSION**

In accordance with Council’s requirements, the confirmed minutes of ARIC’s ordinary and extraordinary meetings held on 9 September 2025 are provided at Attachment 1. The minutes are also published on Council’s website.

At the annual extraordinary meeting to review the draft 2024/25 financial statements, the Audit Office’s Director of Financial Audit Services confirmed that the interim audit had been finalised with nothing significant to report. The Finance team was commended on the assistance provided to the NSW Audit Office team. The ARIC supported the draft financial statements to be presented to Council. Subsequently Council resolved the financial statements at its meeting on 21 October 2025.

**FINANCIAL CONSIDERATIONS**

The recommendations of this report do not result in any change to the existing Council budget.

**GOVERNANCE AND RISK CONSIDERATIONS**

Councils are required to have an ARIC in accordance with section 428A of the *Local Government Act 1993*.

**ENVIRONMENTAL CONSIDERATIONS**

There are no adverse environmental impacts arising from this report.

**SOCIAL CONSIDERATIONS**

The recommendations in this report maintain social outcomes for the community. The ARIC’s oversight aims to ensure that appropriate controls are in place for risk exposures as they relate to the strategic objectives of Council, and to satisfy itself that Council is taking a fully informed risk-based approach.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Governance & Assurance Services
<b>TRIM file ref</b>	2025/783001
<b>Attachments</b>	⇒1 ARIC Minutes - Ordinary 9 September 2025 (Included In Attachments Booklet) ⇒2 ARIC Minutes - Extraordinary 9 September 2025 (Included In Attachments Booklet)

## ITEM 8.3 QUARTERLY REVIEW - DECEMBER 2025

### PURPOSE

The purpose of this report is to present financial and service performance results for the period ended 31 December 2025 and provide a progress report on the expenditure from the \$36.1 million Stronger Communities Fund (SCF) provided by the NSW Government.

### EXECUTIVE SUMMARY

- The operating result (excluding capital grants and contributions) for the financial year is forecast to improve by \$2.6 million to a surplus of \$8.6 million, primarily due to higher revenue from investments (\$1.0m) and the rephasing of expenditure (\$1.5m) into the 2026/27 financial year for the multi-year core systems replacement project.
- Capital expenditure is forecast to decrease by \$7.4 million to \$104.2 million for the full financial year, primarily due to the rephasing of projects into the next financial year.
- Construction costs for the Warriewood Community Centre have increased by \$1.75 million due to SafeWork NSW requirements for working in the presence of friable asbestos and budget rephasing has created an opportunity to bring forward \$3.2 million in road resheeting.
- Favourable changes to the forecast largely reflect movements in restricted funds, one-off items and the timing of future expenditure, with Council's liquidity and projected financial position remaining sound, with adequate capacity to meet short-term obligations.
- Of the 178 actions relating to operational and capital projects in Council's 2025/26 Operational Plan, the majority (84%) are progressing on schedule, while 90% of the 31 performance measures have met or are approaching their targets.

### RECOMMENDATION

That Council:

1. Note the Quarterly Report on Service Performance for the period ended December 2025.
2. Note the December 2025 Quarterly Budget Review Statement.
3. Approve the changes to the Current Forecast in the December 2025 Quarterly Budget Review Statement, including:
  - a. an increase in the forecast surplus from continuing operations, which includes capital grants and contributions, of \$5.227 million to \$43.171 million.
  - b. a decrease in capital expenditure of \$7.392 million to \$104.189 million.
4. Note the Quarterly Report on expenditure of funds from the Stronger Communities Fund for the period ended December 2025.

## **BACKGROUND**

### **Legislative requirement**

Northern Beaches Council's Operational Plan 2025/26 was adopted on 17 June 2025. The Operational Plan is for the period 1 July 2025 to 30 June 2026.

The Quarterly Budget Review Statement is a regular progress report against the Operational Plan 2025/26. It has been prepared in accordance with the requirements of the Local Government (General) Regulation 2021 (section 203) and essential element 4.9 of the Integrated Planning and Reporting Guidelines (September 2021), namely that the Responsible Accounting Officer report quarterly on a budget review statement and the Chief Executive Officer report at least every 6 months on the principal activities.

The Quarterly Budget Review Statement provides reporting to adequately disclose Council's overall financial position as well as provide sufficient information to enable informed decision making while ensuring transparency.

The Quarterly Report on Service Performance discloses the progress of key services in the delivery of projects and against performance measures.

A report is also provided on the outcomes delivered from the \$36.1 million Stronger Communities Fund.

## **DISCUSSION**

### **Overview of service performance**

A report on Council's service performance is provided in the Quarterly Report on Service Performance at Attachment 1. This is a report on operational projects, capital projects, performance measures, workload measures and key achievements and challenges across the Quadruple Bottom Line.

A summary of progress towards delivering Council's operational and capital projects as well as achieving performance targets is outlined below.

## CUSTOMER EXPERIENCE

**84%**



Customer satisfaction with services

**99.85%**



Residential bin services collected on time

**87%**

Correspondence responded to within 10 working days

## ACHIEVEMENTS



- **Winner** – Keep Australia Beautiful – Bin It Right campaign
- **Highly commended** – NSW Public Library Association – Event series “In our words: conversations with female writers living with a disability”
- **Highly commended** – Keep Australia Beautiful – Tackling Fishing Litter (with OzFish Australia)

## YOUR ADDITIONAL RATES AT WORK

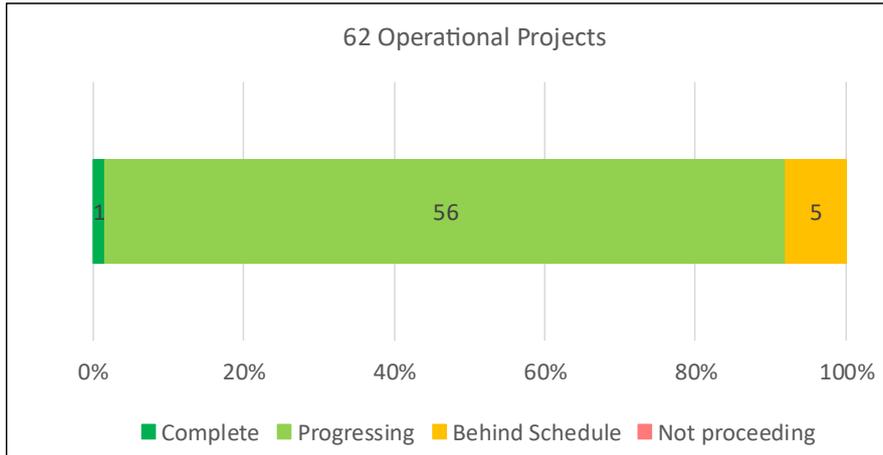
- Roads in **11** locations have been repaired, rejuvenated or resurfaced
- Kerb and guttering has been renewed in **17** locations
- Upgrade of **Baranbali Park Playground** complete
- **Renewal of playgrounds** at Mona Vale Beach and Freshwater Beach complete
- **Retaining wall renewal works** completed in **Avalon**
- **Stormwater renewal works** completed in **12** locations
- **Bush regeneration works** continue across **11** locations
- **Dune restoration** is progressing in **3** locations
- **Expanded tree planting and maintenance** completed or progressed at **Avalon, Newport and Freshwater**
- **Enhanced open space maintenance** continues in **Manly and Pittwater wards**
- Additional **tidal pool maintenance** undertaken at **Taylors Point and Forty Baskets**
- **Pest inspection program** for all Council owned wharves **underway**
- **2 temporary training cabins** installed for the **Jamieson Park Sailing and Recreation Facility**
- **Newport Community Centre** repainted
- **Manly Soldiers’ Memorial Hall** air conditioning replaced
- **New Glen Street Theatre equipment** procured
- **Renewal works to Warringah Aquatic Centre** to dive blocks and lane ropes complete
- **Electrification works at Brookvale Children’s Centre** complete

**Operational project progress**

Of the 62 operational projects, 92% are complete or progressing on schedule.

For the 5 projects behind, the reasons for the delays are:

- Wakehurst Parkway progress has taken longer than expected due to the need to resolve several technical design matters with Transport for NSW and determine the process for designing their assets.
- waiting 16 months for receipt of the Gateway approval, which contained several detailed conditions to be addressed before the draft LEP could be exhibited.
- the Modern Heritage Study Scope was varied in May 2025, to add an additional 7 properties for review and heritage assessment
- resourcing issues slowing the progress of service reviews for Aquatic Centres and Tree Management

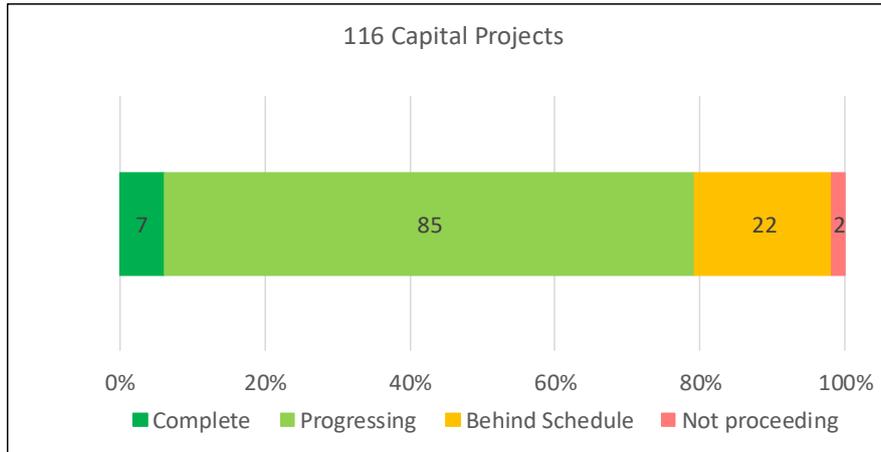


*Target: 80% complete/on schedule as at 30 June 2026.*

**Capital project progress**

Of the 116 capital projects, 79% are progressing on schedule.

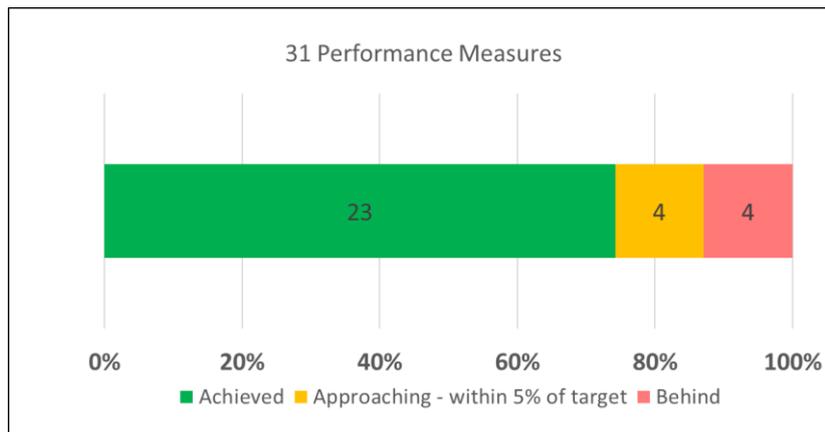
The primary reasons this measure is behind are technical issues associated with the delivery of the projects (including discovery of unfavourable site conditions and design changes) as well as vacant capital project officer positions due to natural attrition. These issues, particularly vacancies, impacted the delivery schedule of projects in the first quarter of the financial year. Some of these projects are expected to be delivered this financial year.



*Target: 80% complete/on schedule as at 30 June 2026.*

**Performance measures**

Overall 87% of the 31 performance measures either have met or are approaching target. Measures tracking behind are due to the holiday period affecting attendance at bush regeneration, invasive pest control plans being finalised, Kimbriki processor preparations for end of year shutdowns at the waste facility and more complex development application resulting from the new housing reform.



Measures tracking behind:

- Contractor bush regeneration (hours)
- No. of invasive pest animals controlled to protect native flora and fauna
- Reduction in volume of waste sent to landfill from the mixed waste section on site
- Average time to determine development applications (including DAs determined by a local planning panel) (average days)

**Stronger Communities Fund (SCF)**

Attachment 3 outlines the progress of projects funded by the NSW Government’s SCF. Work is continuing on the remaining projects, being Wakehurst Parkway flood mitigation and Connecting Northern Beaches Coast Walk pathway. Council has submitted a request seeking an extension of time on the funding agreement to enable the delivery of these projects.

## Overview of Financial Performance

### Income Statement – progress and forecast changes

The attached Quarterly Budget Review Statement (QBRS) provides an overview of Council’s progress against the annual budget at the end of the December 2025 quarter and provides explanations for major variations that result in recommendations for budget changes.

For the 6 months to 31 December 2025, the operating result (including capital grants and contributions) is \$13.9 million ahead of budget. Income is \$8.0 million (2%) ahead of budget while operating expenditure is \$5.9 million (3%) less than budget. Grants and contributions income and user charges and fees are ahead of budget. Expenditure on the domestic waste service was less than budget due to lower waste collection and disposal costs, and delayed expenditure on some projects, including a number funded by grants.

The operating result (including capital grants and contributions) for the financial year is forecast to increase by \$5.2 million to \$43.2 million for the full year. Income is forecast to increase by \$4.8 million primarily due to higher capital grants and contributions, interest and investment revenue and income from user charges and fees. Operating expenses will decrease \$0.4 million primarily due to Council’s core operating system replacement project works being rephased to future financial years and an upward reforecast of depreciation for the year.

The operating result (excluding capital grants and contributions) for the financial year is forecast to improve by \$2.6 million to a \$8.6 million surplus.

These overall movements are summarised in the table below, under the ‘Recommended Changes’ column.

Operating budget as at 31 December 2025 – annual budget and actual result to date summary

\$'000	Annual*				Actual	Year to date		Variance
	ORIGINAL Budget	REVISED Budget	Recommended changes	CURRENT Forecast		YTD Budget		
Income	478,694	482,351	4,780	487,131	386,854	378,840	8,014	2%
Operating expenses	(445,333)	(444,407)	447	(443,960)	(207,260)	(213,195)	5,935	3%
<b>Surplus / (Deficit)</b>	<b>33,362</b>	<b>37,944</b>	<b>5,227</b>	<b>43,171</b>	<b>179,593</b>	<b>165,645</b>	<b>13,948</b>	<b>8%</b>
<b>Surplus / (Deficit) before Capital Grants &amp; Contri</b>	<b>2,143</b>	<b>5,959</b>	<b>2,603</b>	<b>8,561</b>	<b>165,891</b>	<b>153,462</b>	<b>12,429</b>	<b>8%</b>

\* Original Budget (adopted June 2025), Revised Budget (adopted November 2025) and Current Forecast (proposed for adoption in this report)

Attachment 2 ‘Quarterly Budget Review Statement – December 2025’ provides further information on the proposed variations to the budget.

### Income Year to Date (YTD) Analysis

Total income at the end of December 2025 is \$386.9 million which is \$8.0 million above the forecast. The principal reasons for this variance are outlined in the following table.

Income as at 31 December 2025 – Variance to Approved YTD Budget

YTD Variance	
\$'000	Details – Favourable / (Unfavourable)
123	Rates and Annual Charges
2,538	User Charges & Fees
	<ul style="list-style-type: none"> <li>• Stronger than anticipated income:                             <ul style="list-style-type: none"> <li>○ Development applications \$0.7m</li> </ul> </li> </ul>

YTD Variance \$'000	Details – Favourable / (Unfavourable)
	<ul style="list-style-type: none"> <li>○ Road permits \$0.4m</li> <li>○ Lakeside holiday park \$0.3m</li> <li>• Lower than anticipated income: <ul style="list-style-type: none"> <li>○ Community centres \$0.1m</li> </ul> </li> </ul>
<b>433</b>	<b>Investment Fees and Revenues</b> <ul style="list-style-type: none"> <li>• Higher returns on investments</li> </ul>
<b>1,292</b>	<b>Other Revenue</b> <ul style="list-style-type: none"> <li>• Higher income including: <ul style="list-style-type: none"> <li>○ Parking fines \$0.6m</li> <li>○ Timing of Sun Run ticket sales \$0.3m</li> <li>○ Insurance costs recovered \$0.3m</li> </ul> </li> </ul>
<b>1,338</b>	<b>Grants and Contributions – Operating Purposes</b> <ul style="list-style-type: none"> <li>• Grants for early learning (\$1.0 m) and transport services (\$0.4m) arrived earlier than anticipated.</li> </ul>
<b>1,519</b>	<b>Grants and Contributions – Capital Purposes</b> <ul style="list-style-type: none"> <li>• Development contributions are higher than expected \$2.5m</li> <li>• Timing of revenue recognition of grants to match expenditure of funds including: <ul style="list-style-type: none"> <li>○ New traffic facilities (\$1.0m)</li> <li>○ Active transport corridor project (\$0.7m)</li> </ul> </li> </ul>
<b>117</b>	<b>Other Income</b> <ul style="list-style-type: none"> <li>• Rental income on Council properties</li> </ul>
<b>654</b>	<b>Gain on disposal of assets</b> <ul style="list-style-type: none"> <li>• Timing of proceeds on sale of plant &amp; equipment</li> </ul>
<b>8,014</b>	<b>TOTAL INCOME VARIANCE – YTD ACTUALS WITH YTD BUDGET</b>

### Operating Expenses Year to Date (YTD) Analysis

Total operating expenses at the end of December 2025 are \$207.3 million, which is \$5.9 million less than forecast. The principal variances include:

Operating expenses as at 31 December 2025 – Variance to Approved YTD Budget

YTD Variance \$'000	Details – Favourable / (Unfavourable)
<b>2,550</b>	<b>Employee Benefits and Oncosts</b> <ul style="list-style-type: none"> <li>• Primarily due to vacancies in Environmental Compliance. Transport &amp; Civil and Digital and IT.</li> </ul>
<b>3,599</b>	<b>Materials and Services</b> <ul style="list-style-type: none"> <li>• Timing of works: <ul style="list-style-type: none"> <li>○ Waste disposal, processing and collection \$0.8m</li> <li>○ Environment and floodplain \$0.6m (incl grant funded projects)</li> <li>○ Bush regeneration (inc RFS Local Govt Program) and tree works \$0.6m</li> <li>○ Utilities including street lighting \$0.4m</li> <li>○ Stormwater \$0.4m</li> </ul> </li> </ul>

YTD Variance	
\$'000	Details – Favourable / (Unfavourable)
	○ Roadwork \$0.4m

<b>36</b>	<b>Borrowing Costs</b>
<b>(672)</b>	<b>Depreciation and Amortisation</b>
	<ul style="list-style-type: none"> <li>Higher depreciation year to date following the capitalisation of new plant items.</li> </ul>
<b>5,935</b>	<b>TOTAL OPERATING EXPENSES VARIANCE - YTD ACTUALS WITH YTD BUDGET</b>

### Capital Budget Statement

Expenditure on capital works for the 6 months ended 31 December 2025 was \$36.3 million against a year-to-date budget of \$46.5 million. Capital expenditure for the full financial year is forecast to decrease by \$7.5 million to \$104.1 million, primarily due to rephasing projects across the financial years.

Capital budget as at 31 December 2025 – annual budget and actual result to date summary

\$'000	Annual*				Year to date			
	ORIGINAL Budget	REVISED Budget	Recommended changes	CURRENT Forecast	Actual	YTD Budget	Variance	
Renewal Works	61,306	68,017	(3,524)	64,492	22,003	27,293	5,289	19%
New Works	43,692	43,564	(3,868)	39,697	14,260	19,178	4,918	26%
<b>Total Capital Expenditure</b>	<b>104,998</b>	<b>111,581</b>	<b>(7,392)</b>	<b>104,189</b>	<b>36,263</b>	<b>46,470</b>	<b>10,207</b>	<b>22%</b>

\* Original Budget (adopted June 2025), Revised Budget (adopted October 2025), Current Forecast (proposed for adoption in this report)

Proposed variations to the capital expenditure budget are outlined in Attachment 2 'Quarterly Budget Review Statement - December 2025' and include:

- \$3.2m Road resheeting program – budget rephasing due to revised project timelines within the renewal program has created an opportunity to bring forward road resheeting works originally scheduled for next financial year.
- \$1.8m Warriewood Valley community centre - Construction costs have increased in order to comply with SafeWork NSW requirements for working in the presence of friable asbestos. Funding has been reallocated within the existing budget, including contingency funds from completed projects, to accommodate these additional expenses.
- (\$1.3m) Church Point new infrastructure - phased into 2026/27 to align with delivery of other works within the precinct.
- (\$1.2m) Boondah Reserve amenities upgrade - rephased to align with the revised project schedule following the discovery of asbestos beneath the existing slab, which has necessitated design modifications.
- (\$1.0m) Warriewood Valley traffic and transport infrastructure works – revision of anticipated expenditure across the financial years for this multi-year project
- (\$1.0m) Surf Life Saving Club minor renewal works – rephasing of budget into the next financial year to align with the revised construction commencement date for North Narrabeen SLSC.

- (\$1.0m) Warringah Recreation Centre North Manly upgrades – phased into 2026/27 to align with the revised program due to the delayed commencement of the squash centre building.

**Capital Expenditure Year to Date (YTD) Analysis**

Expenditure on capital works for the 6 months ended 31 December 2025 was \$36.3 million against a year-to-date budget of \$46.5 million.

The principal variances in expenditure versus the year-to-date budget are as follows:

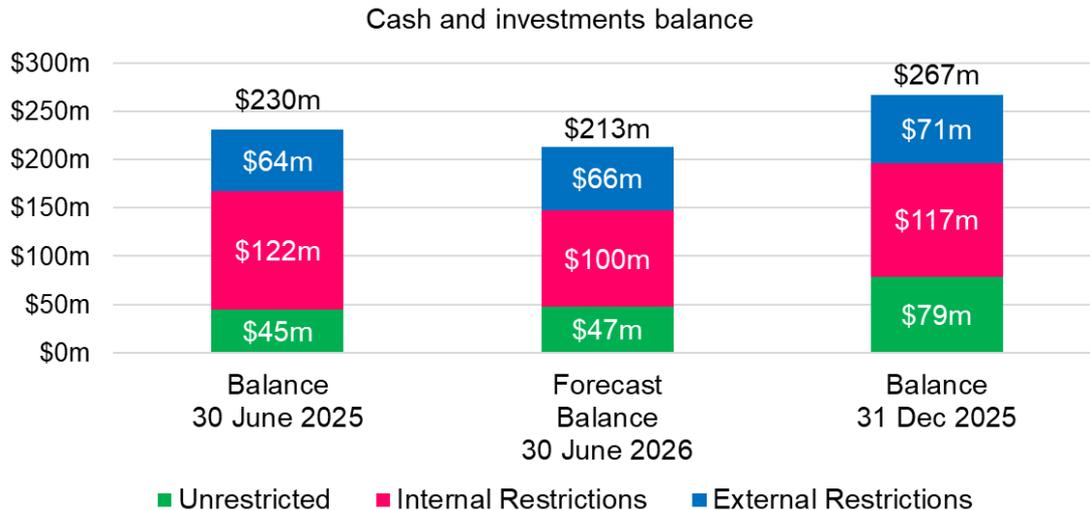
YTD Variance \$'000	Details – Favourable / (Unfavourable) YTD Variance
5,289	<b>Capital Expenditure – Renewal Projects</b> <ul style="list-style-type: none"> <li>• Primarily due to projects with revised expenditure timelines including SLSC minor renewals program \$0.6m and the wharves works program \$0.6m, surplus contingency funds including bridge renewals \$0.6m and a change in procurement approach for parking meters infrastructure to a service model \$0.7m.</li> </ul>
4,918	<b>Capital Expenditure – New Projects</b> <ul style="list-style-type: none"> <li>• Primarily due to delayed costs for projects phased to future years including new traffic facilities \$0.9m and Warringah Recreation Centre \$0.8m along with delayed expenditure on Connecting Communities footpaths and cycleways \$1.0m and the new footpaths program \$0.8m.</li> </ul>
<b>10,207</b>	<b>TOTAL CAPITAL EXPENDITURE VARIANCE – YTD ACTUALS WITH YTD BUDGET</b>

Further information on the progress of capital projects is available within Attachment 1 ‘Quarterly Report’.

**Cash and Investments**

The balance of cash and investments as at 31 December 2025 was \$267 million. The projected balance at 30 June 2026 is \$213 million.

**Cash and investments – as at 31 December 2025**



Further information is available on cash and investments within Attachment 2 ‘Quarterly Budget Review Statement - December 2025’ to this report.

**TIMING**

The Quarterly Budget Review Statement meets the requirements of the *Local Government Act 1993* and *Local Government (General) Regulation 2021* (section 203), namely that Council report quarterly on a budget review statement, and at least every 6 months on the principal activities of its Operational Plan.

## FINANCIAL CONSIDERATIONS

The operating surplus (which includes capital grants and contributions) for the financial year is forecast to increase by \$5.2 million to a surplus of \$43.2 million. Excluding capital grants and contributions the result for the year is forecast to improve by \$2.6 million, from a surplus of \$6.0 million, to a surplus of \$8.6 million.

There are several restrictions on funds within the operating result. When these are removed, the underlying operating result is forecast to be a surplus of \$2.0 million, which supports the planned strengthening of Council's working capital position to ensure sufficient funds are available to respond to unforeseen events and future obligations.

	<u>\$m</u>
<b>Underlying result</b>	
Surplus / (deficit) excluding capital grants and contributions	<b>8.6</b>
Less:	
Interest on restricted Council funds	(3.8)
Domestic waste service	(1.5)
Stormwater charge net operating expenditure	(2.0)
Special rates	(0.2)
Externally restricted grants (net)	0.9
Kimbriki (less dividend)	(0.7)
Mona Vale Cemetery	0.2
Gain on the disposal of assets	(0.5)
Developer contribution funded operating projects	2.3
Rollover of operating project expenditure	(1.3)
<b>Underlying surplus / (deficit) excluding restricted funds and rollovers</b>	<b>2.0</b>

Capital expenditure is forecast to decrease by \$7.4 million to \$104.2 million.

Council is forecast to meet key financial and asset performance benchmarks this financial year.

## GOVERNANCE AND RISK CONSIDERATIONS

The Quarterly Review meets the statutory reporting requirements for progress at the end of the quarter i.e. implementation of the Operational Plan. It is provided to enable informed decision making while also ensuring transparency on Council's governance.

## ENVIRONMENTAL CONSIDERATIONS

The report provides progress on implementing the Operational Plan which includes a range of projects to protect and enhance our natural environment including by managing our coast, bush and biodiversity; implementing catchment management initiatives; and a variety of on-ground works and education in our urban and natural settings.

## SOCIAL CONSIDERATIONS

The report discloses progress on implementing the Operational Plan. This includes the continued delivery of services and capital works that support our community and economy. These initiatives will have a positive social and economic impact on the community.

## LINK TO STRATEGY

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Strategy, Performance & Records
<b>TRIM file ref</b>	2026/021840
<b>Attachments</b>	<a href="#">⇒1</a> Quarterly Report on Service Performance - December 2025 (Included In Attachments Booklet)
	<a href="#">⇒2</a> Quarterly Budget Review Statement - December 2025 (Included In Attachments Booklet)
	<a href="#">⇒3</a> Stronger Communities Funds - December 2025 (Included In Attachments Booklet)

<b>ITEM 8.4      MONTHLY INVESTMENT AND FINANCE REPORT - NOVEMBER 2025</b>
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**PURPOSE**

The purpose of this report is to provide details of all money that Council has invested under section 625 of the *Local Government Act 1993* (Act) and to present financial performance information for the month of November 2025 and the 2025/26 financial year to date.

**EXECUTIVE SUMMARY**

- As at 30 November 2025, Council had total cash and investments of \$274,847,948 (which includes restricted funds) comprising:

Trading Accounts	\$5,506,335
Investments	\$269,341,613

- Council's funds are substantially restricted for specific purposes (69%), with sufficient working capital maintained to meet ongoing and future obligations, noting cash payments equate to around \$500 million annually.
- The investment portfolio achieved a return of 0.35% for the month of November (0.05% above the benchmark AusBond Bank Bill Index return of 0.30%) and the weighted average interest rate of the portfolio at month end is 4.31% (compared to 4.34% for the prior month).
- Total investment income for the year to November 2025 was \$4.8 million compared to the current budget of \$4.7 million.
- The Responsible Accounting Officer has certified that the investments listed in the report have been made in accordance with the Act, the Local Government (General) Regulation 2021 (Regulation) and Council's Investment Policy.
- Council's liquidity and projected financial position is sound, with sufficient capacity to meet short-term obligations.

**RECOMMENDATION**

That Council note the Investment and Finance Report as at 30 November 2025, including the certification by the Responsible Accounting Officer.

## **BACKGROUND**

### **Investments**

In accordance with section 212 of the Regulation, a report setting out the details of money invested must be presented to Council on a monthly basis along with certification as to whether or not the investments have been made in accordance with the Act, the Regulation and Council's Investment Policy. The details of the report (the key aspects of which are in the Executive Summary) are set out below, together with the Responsible Accounting Officer's certification.

### **Financial performance and position**

This report also includes a monthly financial report, including information on Council's financial performance and position. Provision of this financial information is consistent with updated guidelines issued by the Office of Local Government (OLG) for the Quarterly Budget Review Statement.

### **CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER**

I hereby certify that the investments listed in this report have been made in accordance with section 625 of the *Local Government Act 1993*, section 212 of the Local Government (General) Regulation 2021 and existing Investment Policies – *Caroline Foley, Chief Financial Officer*.

## INVESTMENT REPORT

## Investment balances

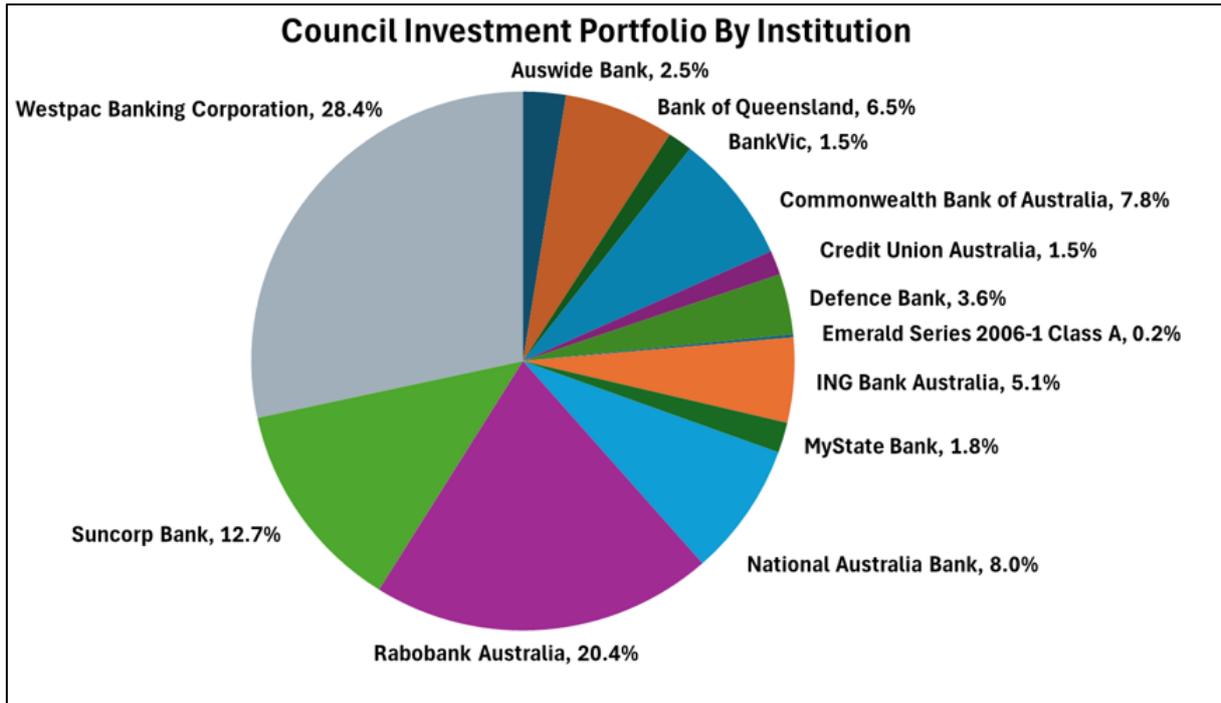
INVESTMENT BALANCES					
As at 30-Nov-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Trading Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	4,972,615			3.65%
National Australia Bank Ltd	A1+	6,943			3.60%
		<b>4,979,557</b>			
<b>At Call Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	1,853,359		At Call	3.70%
		<b>1,853,359</b>			
<b>Mortgage Backed Securities</b>					
Emerald Series 2006-1 Class A	A*	488,254	17-Jul-06	21-Aug-51	4.1035%
		<b>488,254</b>			
<b>Term Deposits</b>					
Rabobank Australia Ltd	A1	2,000,000	05-Mar-25	04-Dec-25	4.68%
Rabobank Australia Ltd	A1	2,000,000	06-Mar-25	09-Dec-25	4.71%
Rabobank Australia Ltd	A1	2,000,000	06-Mar-25	11-Dec-25	4.71%
Rabobank Australia Ltd	A1	4,000,000	04-Mar-25	16-Dec-25	4.73%
Rabobank Australia Ltd	A1	3,000,000	05-Mar-25	18-Dec-25	4.68%
Bank of Queensland Ltd	A2	2,000,000	27-Mar-25	18-Dec-25	4.70%
Bank of Queensland Ltd	A2	2,000,000	27-Mar-25	22-Dec-25	4.70%
Bank of Queensland Ltd	A2	3,000,000	25-Mar-25	22-Dec-25	4.70%
Bank of Queensland Ltd	A2	2,000,000	31-Mar-25	06-Jan-26	4.70%
Bank of Queensland Ltd	A2	2,000,000	31-Mar-25	08-Jan-26	4.70%
Suncorp Bank	A1+	4,000,000	31-Mar-25	13-Jan-26	4.87%
Suncorp Bank	A1+	3,000,000	29-Apr-25	15-Jan-26	4.58%
Suncorp Bank	A1+	2,000,000	31-Mar-25	20-Jan-26	4.85%
Suncorp Bank	A1+	2,000,000	31-Mar-25	22-Jan-26	4.85%
ING Bank Australia Limited	A1	4,000,000	20-Feb-25	27-Jan-26	4.79%
Suncorp Bank	A1+	2,000,000	31-Mar-25	29-Jan-26	4.83%
Suncorp Bank	A1+	2,000,000	29-Apr-25	03-Feb-26	4.55%
Rabobank Australia Ltd	A1	2,000,000	01-May-25	05-Feb-26	4.40%
ING Bank Australia Limited	A1	3,000,000	18-Feb-25	10-Feb-26	4.81%
Auswide Bank Limited	A2	2,000,000	15-May-25	10-Feb-26	4.47%
ING Bank Australia Limited	A1	2,000,000	18-Feb-25	12-Feb-26	4.81%
Suncorp Bank	A1+	2,000,000	08-May-25	17-Feb-26	4.42%
Suncorp Bank	A1+	2,000,000	08-May-25	19-Feb-26	4.42%
Suncorp Bank	A1+	3,000,000	31-Mar-25	24-Feb-26	4.75%
BankVic	A2	2,000,000	03-Jun-25	03-Mar-26	4.25%
BankVic	A2	2,000,000	03-Jun-25	05-Mar-26	4.25%
Suncorp Bank	A1+	3,000,000	31-Mar-25	10-Mar-26	4.74%
Bank of Queensland Ltd	A2	2,000,000	02-Sep-25	10-Mar-26	4.15%

<b>INVESTMENT BALANCES</b>					
As at 30-Nov-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Term Deposits (continued)</b>					
Bank of Queensland Ltd	A2	2,000,000	30-May-25	12-Mar-26	4.18%
Bank of Queensland Ltd	A2	2,000,000	30-May-25	17-Mar-26	4.17%
Rabobank Australia Ltd	A1	2,000,000	20-May-25	19-Mar-26	4.46%
Rabobank Australia Ltd	A1	3,000,000	20-May-25	24-Mar-26	4.46%
Bank of Queensland Ltd	A2	1,000,000	30-May-25	24-Mar-26	4.16%
Rabobank Australia Ltd	A1	2,000,000	29-May-25	26-Mar-26	4.31%
Rabobank Australia Ltd	A1	2,000,000	29-May-25	31-Mar-26	4.31%
Rabobank Australia Ltd	A1	1,000,000	03-Jun-25	02-Apr-26	4.27%
Defence Bank Ltd	A2	3,000,000	05-Jun-25	07-Apr-26	4.30%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	07-Apr-26	4.12%
Defence Bank Ltd	A2	2,000,000	05-Jun-25	09-Apr-26	4.30%
MyState Bank Ltd	A2	2,000,000	30-Jun-25	14-Apr-26	4.25%
Suncorp Bank	A1+	2,000,000	19-Jun-25	16-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	19-Jun-25	21-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	24-Jun-25	23-Apr-26	4.30%
Suncorp Bank	A1+	2,000,000	24-Jun-25	28-Apr-26	4.30%
Rabobank Australia Ltd	A1	2,000,000	10-Jul-25	30-Apr-26	4.28%
Auswide Bank Limited	A2	3,000,000	15-May-25	05-May-26	4.52%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	05-May-26	4.20%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	05-May-26	4.12%
Rabobank Australia Ltd	A1	2,000,000	29-Jul-25	07-May-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	15-Jul-25	12-May-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	22-Jul-25	14-May-26	4.23%
MyState Bank Ltd	A2	3,000,000	27-Jun-25	19-May-26	4.20%
Rabobank Australia Ltd	A1	2,000,000	22-Jul-25	21-May-26	4.23%
Rabobank Australia Ltd	A1	2,000,000	29-Jul-25	26-May-26	4.28%
Defence Bank Ltd	A2	3,000,000	04-Jun-25	02-Jun-26	4.25%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	02-Jun-26	4.11%
Defence Bank Ltd	A2	2,000,000	04-Jun-25	04-Jun-26	4.25%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	09-Jun-26	4.20%
Rabobank Australia Ltd	A1	3,000,000	14-Aug-25	11-Jun-26	4.15%
Rabobank Australia Ltd	A1	4,000,000	12-Aug-25	16-Jun-26	4.20%
Rabobank Australia Ltd	A1	2,000,000	21-Aug-25	16-Jun-26	4.13%
Rabobank Australia Ltd	A1	2,000,000	19-Aug-25	18-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	19-Aug-25	23-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	21-Aug-25	25-Jun-26	4.13%
Westpac Banking Corporation Ltd	A1+	3,000,000	31-Jul-25	30-Jun-26	4.15%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Aug-25	02-Jul-26	4.09%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Aug-25	07-Jul-26	4.09%
National Australia Bank Ltd	A1+	2,000,000	14-Aug-25	09-Jul-26	4.10%
Westpac Banking Corporation Ltd	A1+	3,000,000	05-Aug-25	14-Jul-26	4.10%
Westpac Banking Corporation Ltd	A1+	2,000,000	19-Aug-25	16-Jul-26	4.10%
Westpac Banking Corporation Ltd	A1+	2,000,000	21-Aug-25	21-Jul-26	4.09%
Westpac Banking Corporation Ltd	A1+	2,000,000	26-Aug-25	23-Jul-26	4.09%
Westpac Banking Corporation Ltd	A1+	3,000,000	29-Jul-25	28-Jul-26	4.20%
Westpac Banking Corporation Ltd	A1+	2,000,000	31-Jul-25	30-Jul-26	4.18%
Westpac Banking Corporation Ltd	A1+	2,000,000	05-Aug-25	04-Aug-26	4.12%

<b>INVESTMENT BALANCES</b>					
As at 30-Nov-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Term Deposits (continued)</b>					
Westpac Banking Corporation Ltd	A1+	2,000,000	07-Aug-25	06-Aug-26	4.13%
Westpac Banking Corporation Ltd	A1+	3,000,000	12-Aug-25	11-Aug-26	4.14%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Aug-25	13-Aug-26	4.10%
Westpac Banking Corporation Ltd	A1+	2,000,000	26-Aug-25	18-Aug-26	4.09%
Westpac Banking Corporation Ltd	A1+	2,000,000	26-Aug-25	20-Aug-26	4.09%
Westpac Banking Corporation Ltd	A1+	4,000,000	26-Aug-25	25-Aug-26	4.09%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Aug-25	27-Aug-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	03-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	4,000,000	03-Sep-25	08-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	03-Sep-25	10-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	03-Sep-25	15-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	03-Sep-25	17-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	4,000,000	03-Sep-25	22-Sep-26	4.11%
National Australia Bank Ltd	A1+	2,000,000	16-Sep-25	24-Sep-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	18-Sep-25	29-Sep-26	4.15%
National Australia Bank Ltd	A1+	2,000,000	23-Sep-25	01-Oct-26	4.20%
National Australia Bank Ltd	A1+	4,000,000	04-Sep-25	06-Oct-26	4.16%
National Australia Bank Ltd	A1+	2,000,000	23-Sep-25	08-Oct-26	4.20%
Westpac Banking Corporation Ltd	A1+	1,000,000	24-Sep-25	13-Oct-26	4.11%
National Australia Bank Ltd	A1+	2,000,000	24-Sep-25	15-Oct-26	4.20%
Auswide Bank Limited	A2	2,000,000	09-Oct-25	20-Oct-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	30-Sep-25	20-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	22-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	27-Oct-26	4.25%
Westpac Banking Corporation Ltd	A1+	2,000,000	30-Oct-25	29-Oct-26	4.35%
Westpac Banking Corporation Ltd	A1+	3,000,000	30-Oct-25	03-Nov-26	4.35%
Credit Union Australia Ltd	A2	2,000,000	11-Nov-25	05-Nov-26	4.32%
Credit Union Australia Ltd	A2	2,000,000	11-Nov-25	10-Nov-26	4.32%
ING Bank Australia Limited	A1	2,000,000	13-Nov-25	12-Nov-26	4.35%
ING Bank Australia Limited	A1	3,000,000	13-Nov-25	17-Nov-26	4.35%
Commonwealth Bank of Australia Ltd	A1+	4,000,000	20-Nov-25	19-Nov-26	4.39%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	27-Nov-25	24-Nov-26	4.46%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	27-Nov-25	26-Nov-26	4.46%
Westpac Banking Corporation Ltd	A1+	3,000,000	27-Nov-25	01-Dec-26	4.45%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Nov-25	03-Dec-26	4.47%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Nov-25	15-Dec-26	4.47%
		<b>261,000,000</b>			
<b>Kimbriki Environmental Enterprises Pty Ltd</b>					
<b>Trading Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	526,778			3.55%
		<b>526,778</b>			
<b>At Call Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	1,000,000		At Call	3.53%
		<b>1,000,000</b>			
<b>Term Deposits</b>					
Commonwealth Bank of Australia Ltd	A1+	1,000,000	24-Sep-25	08-Dec-25	3.99%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	09-Oct-25	07-Jan-26	4.08%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	09-Oct-25	06-Feb-26	4.13%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	04-Nov-25	04-Mar-26	4.18%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	20-Nov-25	05-Mar-26	4.17%
		<b>5,000,000</b>			
<b>Total Cash and Investments</b>		<b>274,847,948</b>			

\*Rating is based on a private rating advised by the issuer to Council's Investment Advisors.

**Portfolio analysis**



**Institutional credit framework – compliance with investment policy requirements**

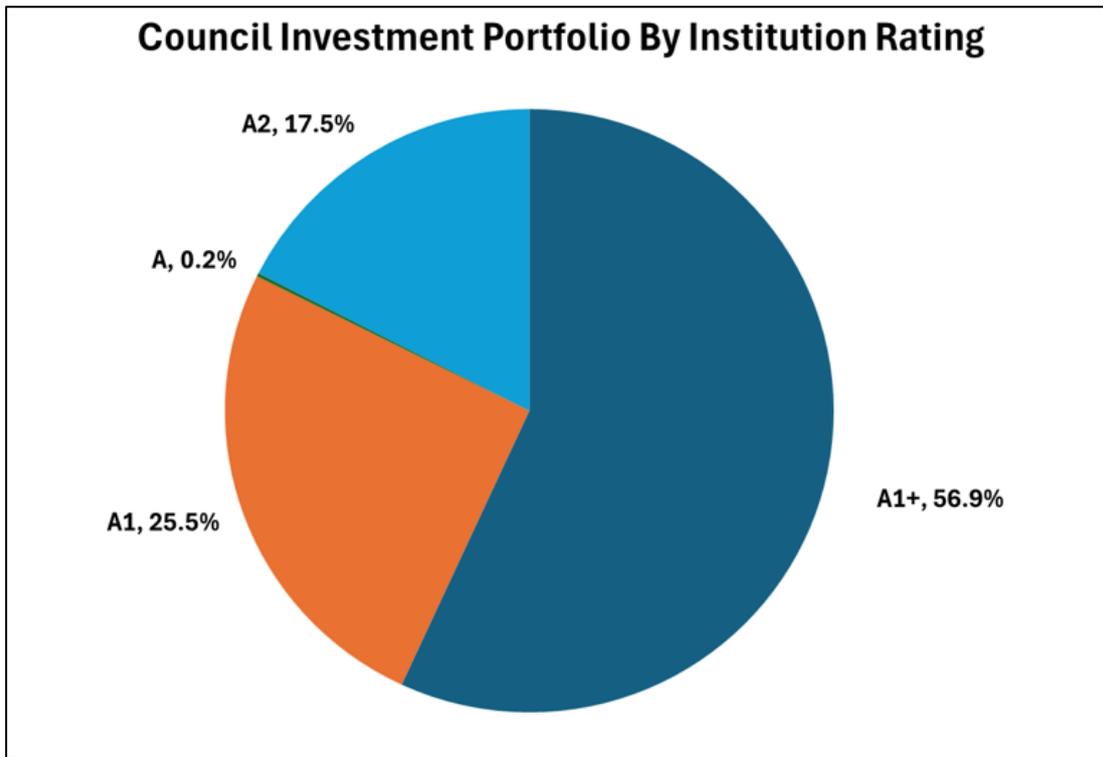
Clause 4.2.2 of Council’s Investment Policy requires that exposure to an individual institution be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating*	S&P Short Term Rating*	Maximum %	Portfolio Complies with Policy?
AAA (incl. government guaranteed deposits)	A-1+	50%	Yes
AA+			
AA			
AA-			
A+	A-1	40%	Yes
A			
A-			
BBB+	A-2	30%	Yes
BBB			
BBB-	A-3	10%	Yes
Unrated**TCorp Funds	Unrated**	5%	Yes (\$Nil)
Unrated***ADIs	Unrated***	\$250,000	Yes (\$Nil)

\* Or Moody’s / Fitch equivalents

\*\* Unrated Category is restricted to eligible managed funds such as the NSW Treasury Corporation Hour Glass Facilities

\*\*\* Unrated ADIs (Authorised Deposit-taking Institution) Category is restricted to those ADIs that are under the Australian government guarantee scheme and limited to maximum \$250,000 per unrated ADI.



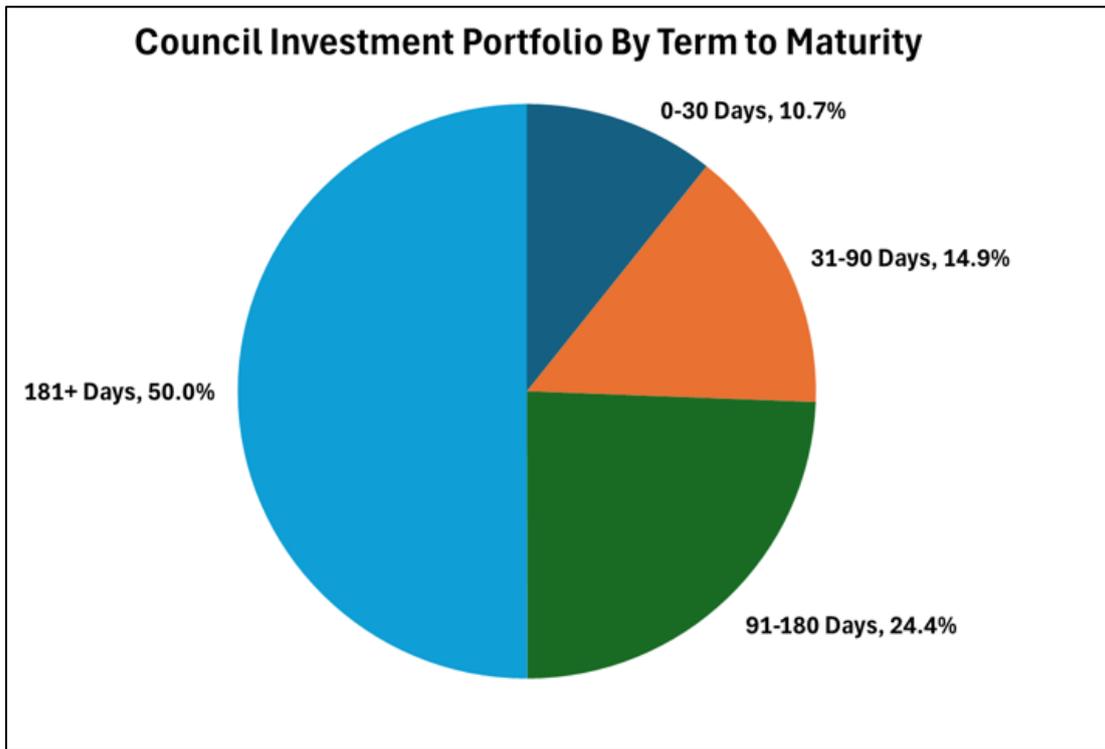
**Overall portfolio credit framework – compliance with investment policy requirements**

Clause 4.2.1 of Council’s Investment Policy requires that the total percentage exposure within the market to any particular credit rating category be limited, as detailed in the table below:

S&P Long Term Rating*	S&P Short Term Rating*	Maximum %	Portfolio Complies with Policy?
AAA (incl. government guaranteed deposits)	A-1+	100%	Yes
AA+			
AA			
AA-			
A+	A-1	100%	Yes
A			
A-			
BBB+	A-2	80%	Yes
BBB			
BBB-	A-3	30%	Yes
Unrated**	Unrated**	5%	Yes (\$Nil)

\* Or Moody’s / Fitch equivalents

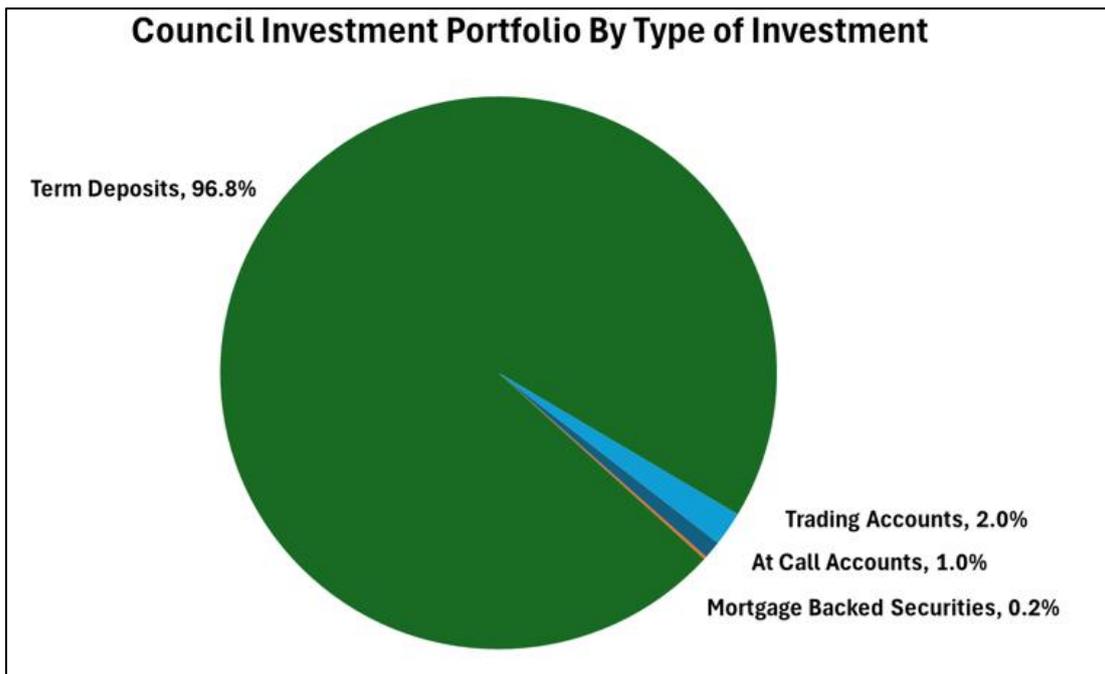
\*\* Unrated Category is restricted to eligible managed funds such as the NSW Treasury Corporation Hour Glass Facilities and ADIs covered by the government guarantee scheme.



**Term to maturity framework – compliance with investment policy requirements**

Clause 4.2.4 of Council’s Investment Policy requires Council’s investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits			Portfolio Complies with Policy?
Portfolio % <1 year	Min 40%	Max 100%	Yes
Portfolio % >1 year ≤3 year	Min 0%	Max 60%	Yes
Portfolio % >3 year ≤5 year	Min 0%	Max 30%	Yes



**Environmental and social considerations**

**Portfolio investments: Fossil fuel vs non-fossil fuel banks:**

Portfolio Summaries	Fossil Fuel Lending ADIs	Non-Fossil Fuel Lending ADIs
As at 30 November 2025	41.2%	58.8%

**Investment performance vs benchmark**

**a) Portfolio return vs benchmark**

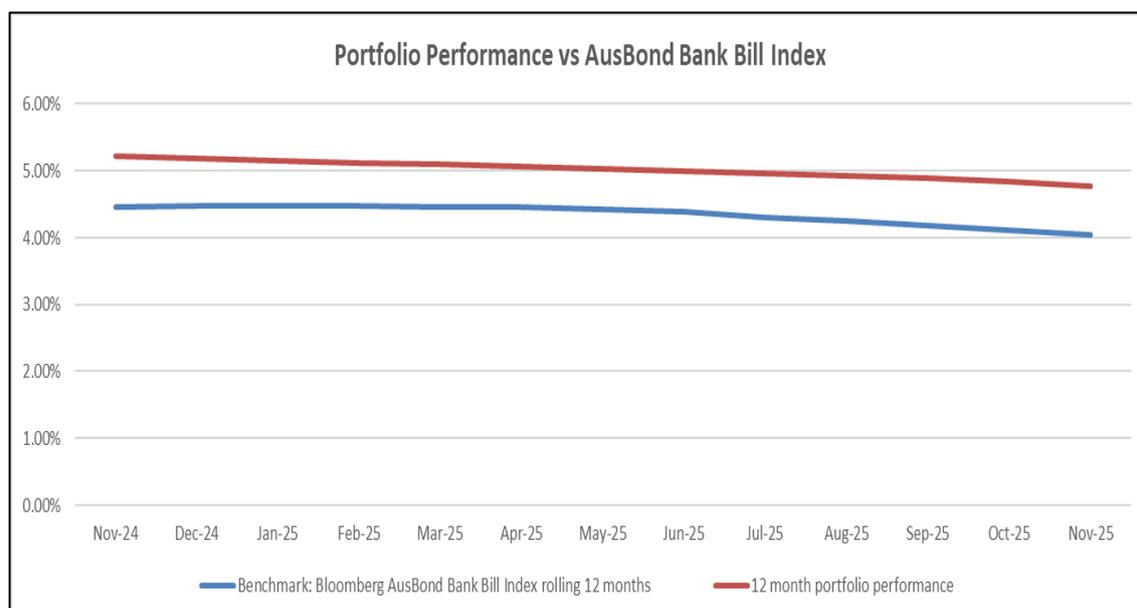
	Investment Portfolio Return *	Benchmark: AusBond Bank Bill Index
1 Month	0.350%	0.30%
3 Months	1.092%	0.89%
FYTD	1.877%	1.52%
12 Months	4.765%	4.04%

\* Excludes trading account balances  
 Council's Investment Advisors have stated this form of portfolio reporting conforms to global investment performance standards and that these standards say that periods below 12 months should not be annualised.

The above table shows a comparison of Council's investment portfolio return to the benchmark. Council's Investment Advisor, Perpetual CT Capital Pty Ltd (formerly Laminar Capital), has created an accumulation index for the portfolio which increases each month by the portfolio internal rate of return to enable meaningful comparison to the benchmark AusBond Bank Bill index, which is an accumulation index.

The Bloomberg AusBond Bank Bill Index is engineered to measure the Australian money market by representing a passively managed short term money market portfolio. This index is comprised of 13 synthetic instruments defined by rates interpolated from the RBA 24-hour cash rate, 1M BBSW, and 3M BBSW.

The portfolio achieved a return of 0.35% for the month of November which was 0.05% above the benchmark AusBond Bank Bill Index return of 0.30%. For the past 12 months the portfolio achieved a return of 4.765%, which was 0.725% above the benchmark AusBond Bank Bill Index return of 4.04%.





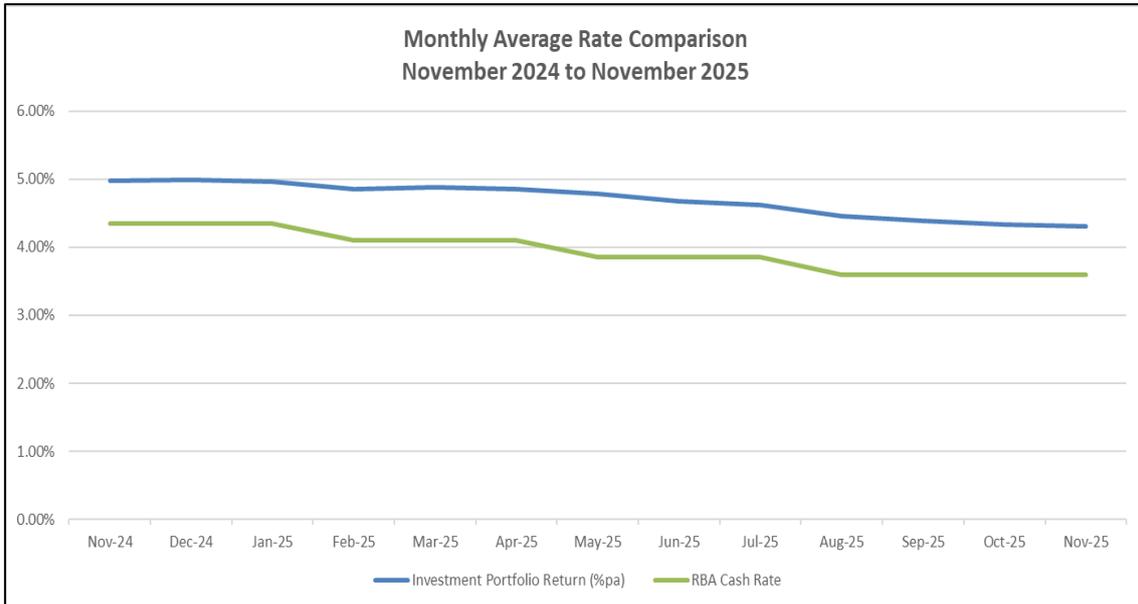
**b) Portfolio interest rate vs benchmark**

	<b>Weighted Average Portfolio Interest Rate (%pa) *</b>	<b>Average RBA Cash Rate</b>
1 Month	4.31%	3.60%
3 Months	4.35%	3.60%
6 Months	4.47%	3.68%
FYTD	4.42%	3.65%
12 Months	4.68%	3.91%

\* Excludes trading account balances

The above table shows the weighted average interest rate of the portfolio as at month end. This is an average of all the interest rates that each term deposit is earning. It is the current earning rate of the portfolio, and this information is useful as it shows how the earning rate changes each month in line with changes in market interest rates. Each time a term deposit matures during the month it is being reinvested at current interest rates. To facilitate meaningful comparison, the weighted average interest rate of the portfolio is compared to the average Reserve Bank of Australia Cash Rate for the same period.

The weighted average interest rate of the portfolio is 4.31%, compared to 4.34% for the prior month. For the past 12 months the weighted average interest rate of the portfolio was 4.68% compared to the average Reserve Bank of Australia Cash Rate of 3.91%.

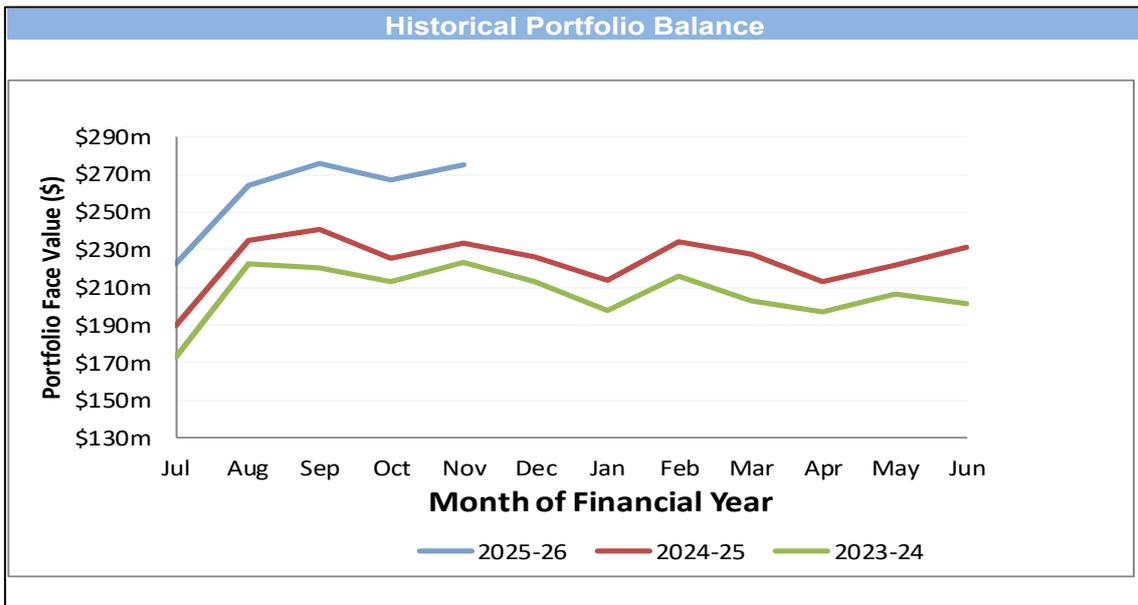


**Investment income\* vs budget**

	Year to Date \$
Investment Income	4,794,789
Adjustment for Fair Value	3,756
Total Investment Income	4,798,545
Budgeted Income	4,724,444

\*Includes all cash and investment holdings

Historical Portfolio Balance			
	2025-26	2024-25	2023-24
<b>Jul</b>	\$222m	\$190m	\$173m
<b>Aug</b>	\$264m	\$235m	\$223m
<b>Sep</b>	\$276m	\$241m	\$220m
<b>Oct</b>	\$267m	\$225m	\$213m
<b>Nov</b>	\$275m	\$234m	\$223m
<b>Dec</b>		\$226m	\$213m
<b>Jan</b>		\$213m	\$198m
<b>Feb</b>		\$234m	\$216m
<b>Mar</b>		\$227m	\$203m
<b>Apr</b>		\$213m	\$197m
<b>May</b>		\$222m	\$206m
<b>Jun</b>		\$231m	\$201m
<b>Average Portfolio Balance</b>	\$261m	\$224m	\$207m



For the month of November 2025 cash inflows were higher than cash outflows, resulting in a positive cash flow for the period. This is primarily related to the timing of rates instalment due dates, which fall on the last day of the months of August, November, February and May (some payments for these periods may fall into the following month). Short term cash holdings are also affected when a month-end occurs on a weekend as funds are received into Council’s bank accounts outside of normal business hours.

## Statement of compliance

Portfolio Performance vs Bank Bill Index over 12-month period.	✓	Council's investment performance did exceed benchmark.
Monthly Income vs Budget	✓	Council's income from investments did exceed monthly budget.

### Investment Policy Compliance

Legislative Requirements	✓	Fully compliant
Portfolio Credit Rating Limit	✓	Fully compliant
Institutional Exposure Limits	✓	Fully compliant
Term to Maturity Limits	✓	Fully compliant

## Restricted cash, cash equivalents and investments

At the end of November 2025 total cash & investments were \$274,847,948 and were made up of the following reserve allocations:

Allocation of Funds	Amount (\$)	Percentage
Externally restricted	\$70m	25.5%
Internally restricted	\$121m	43.9%
<b>Total restricted</b>	<b>\$191m</b>	<b>69.4%</b>
Unrestricted	\$84m	30.6%
<b>Total</b>	<b>\$275m</b>	<b>100.0%</b>

## FINANCE REPORT

### Income statement

The Income Statement included below provides an overview of Council's financial performance against budget for the financial year to date at the end of November 2025.

For the 5 months to 30 November 2025, the operating result (including capital grants and contributions) was \$8.9 million favourable to budget (\$5.4 million favourable to budget if capital grants and contributions are excluded). Income is \$6.8 million (2%) ahead of budget while operating expenditure is \$2.1 million (1%) less than budget.

Income from grants and contributions is ahead of budget primarily due to higher development contributions than anticipated to date (\$3.5m) and the timing of the roads to recovery capital grants (\$1.8m). User charges and fees are also ahead of budget including income for planning and regulatory fees (\$0.8m) and parking area fees (\$0.5m) and fees for sportsfields and reserves (\$0.2M).

Employee expenses are under budget for the financial year to date, driven by staff vacancies, however this has been partially offset by additional contract services utilised by areas such as maintenance and construction teams. Materials and services expenses are also lower than anticipated to date due to the timing of IT contracts and software payments (\$0.3m) and Narrabeen Lagoon entrance clearance (\$0.4m). Depreciation is unfavourable to budget, due to increases to asset values, following revaluations undertaken as at June 2025.

Income statement	November	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
<b>Income from continuing operations</b>						
Rates & Annual Charges	3	284,031	285,286	(1,255)	(0%)	285,381
User Charges and Fees	9,338	44,753	42,905	1,848	4%	104,113
Other Revenues	2,054	9,973	9,296	677	7%	21,987
Grants and Contributions – Operating	1,943	7,892	6,545	1,347	21%	22,187
Grants and Contributions – Capital	2,796	11,428	7,960	3,468	44%	31,985
Interest and Investment Revenue	948	4,991	4,907	84	2%	9,410
Other Income	530	3,000	2,890	110	4%	6,785
Net Gain on Disposal of Assets	46	701	151	550	365%	503
<b>Total Income from continuing operations</b>	<b>17,658</b>	<b>366,768</b>	<b>359,939</b>	<b>6,830</b>	<b>2%</b>	<b>482,351</b>
<b>Expenses from continuing operations</b>						
Employee Benefits & On-Costs	(20,809)	(72,219)	(74,193)	1,974	3%	(178,334)
Borrowing Costs	(251)	(1,269)	(1,295)	27	2%	(3,085)
Materials & Services	(15,097)	(67,702)	(68,252)	549	1%	(186,286)
Other Expenses	(1,207)	(8,244)	(8,410)	166	2%	(22,238)
Internal Recovery and Charges	-	-	-	-	-	-
Corporate Overheads	-	-	-	-	-	-
<b>Total Expenses from continuing operations</b>	<b>(37,365)</b>	<b>(149,434)</b>	<b>(152,150)</b>	<b>2,716</b>	<b>2%</b>	<b>(389,944)</b>
<b>Surplus / (Deficit) excl depreciation and amortisation</b>	<b>(19,706)</b>	<b>217,335</b>	<b>207,788</b>	<b>9,546</b>	<b>(5%)</b>	<b>92,407</b>
Depreciation, Amortisation & Impairment	(4,331)	(22,038)	(21,401)	(637)	(3%)	(54,463)
<b>Surplus / (Deficit)</b>	<b>(24,037)</b>	<b>195,297</b>	<b>186,388</b>	<b>8,909</b>	<b>(5%)</b>	<b>37,944</b>
<b>Surplus / (Deficit) before capital grants and contributions</b>	<b>(26,833)</b>	<b>183,869</b>	<b>178,428</b>	<b>5,441</b>	<b>(3%)</b>	<b>5,959</b>

## Capital expenditure

Capital expenditure totalled \$8.4 million for November 2025, bringing the year-to-date expenditure to \$28.6 million, compared with a budget of \$34.8 million to November 2025. Investment in new assets was \$4.5 million below budget, primarily due to the phasing of the Connecting Communities Newport to The Serpentine shared user path (\$1.4m), Collaroy-Narrabeen coastal works (\$0.9 million), new footpath works program (\$0.6m) and Warringah Recreation Centre (\$0.5m). The capital renewal program was \$1.7 million below budget primarily due to the timing of parking meters infrastructure (\$0.7m) and SLSC works (\$0.4m).

Capital expenditure	November	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
Capital New	(3,214)	(11,099)	(15,594)	4,495	29%	(43,564)
Capital Renewal	(5,228)	(17,515)	(19,216)	1,701	9%	(68,017)
<b>Total capital expenditure</b>	<b>(8,442)</b>	<b>(28,614)</b>	<b>(34,810)</b>	<b>6,196</b>	<b>18%</b>	<b>(111,581)</b>

## Statement of financial position

A summary of Council’s financial position as at 30 November 2025 is presented below.

<b>Statement of financial position</b>	<b>Year-to-date</b>
	<b>Balance</b>
	<b>\$'000</b>
Current assets	440,606
Non-current assets	5,977,150
<b>Total assets</b>	<b>6,417,756</b>
Current liabilities	(118,285)
Non-current liabilities	(68,109)
<b>Total liabilities</b>	<b>(186,394)</b>
<b>Net assets / equity</b>	<b>6,231,362</b>

Council remains in a position to meet its financial obligations (liabilities) as they fall due.

**FINANCIAL CONSIDERATIONS**

Actual investment income for the period from 1 July 2025 to date was \$4,798,545 compared to budgeted income of \$4,724,444, a positive variance of \$74,101 because of both higher than anticipated level of investments and higher investment interest rates. The current budget for the full year is \$8,886,470 in investment income.

The operating surplus for the full financial year, including capital grants and contributions, is forecast at \$37.9 million. Excluding these items, the projected surplus is \$6.0 million, which includes restricted income. Capital expenditure for the year is expected to total \$111.6 million. Council is on track to meet key financial and asset performance benchmarks for the year.

**GOVERNANCE AND RISK CONSIDERATIONS**

A revised Investment Policy was adopted by Council at its meeting on 26 July 2022. The Policy is reviewed annually by the Audit, Risk and Improvement Committee. It was reviewed by the Committee at its meeting in December 2025, and no changes to the Policy were proposed.

Council’s Investment Policy and Strategy was reviewed in September 2025 by Council’s Investment Advisors, Perpetual CT Capital Pty Ltd (formerly Laminar Capital), who confirmed that the current policy “remains consistent with the Ministerial Investment Order and guidelines issued by the Chief Executive (Local Government), Department of Premier and Cabinet” and that they “do not recommend any changes to the list of approved investments or credit limit frameworks”.

**ENVIRONMENTAL CONSIDERATIONS**

Council’s investments are managed in accordance with Council’s Investment Policy which requires consideration of environmental responsibility when making investment decisions. The budget includes funding to deliver a range of projects to protect and enhance our natural environment.

**SOCIAL CONSIDERATIONS**

Council’s investments are managed in accordance with Council’s Investment Policy. Council’s Investment Policy requires consideration of social responsibility when making investment decisions. The budget includes funding to deliver services that support our community and economy.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Finance
<b>TRIM file ref</b>	2025/802787
<b>Attachments</b>	Nil

<b>ITEM 8.5      MONTHLY INVESTMENT REPORT - DECEMBER 2025</b>
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**PURPOSE**

The purpose of this report is to provide details of all money that Council has invested under section 625 of the *Local Government Act 1993* (Act) for the month of December 2025.

**EXECUTIVE SUMMARY**

- As at 31 December 2025, Council had total cash and investments of \$267,879,393 (which includes restricted funds) comprising:

Trading Accounts	\$1,019,847
Investments	\$266,859,546

- Council's funds are substantially restricted for specific purposes (71%), with sufficient working capital maintained to meet ongoing and future obligations, noting cash payments equate to around \$500 million annually.
- The investment portfolio achieved a return of 0.358% for the month of December (0.048% above the benchmark AusBond Bank Bill Index return of 0.31%) and the weighted average interest rate of the portfolio at month end is 4.28% (compared to 4.31% for the prior month).
- Total investment income for the year to December 2025 was \$5.8 million compared to the current budget of \$5.4 million.
- The Responsible Accounting Officer has certified that the investments listed in the report have been made in accordance with the Act, the Local Government (General) Regulation 2021 (Regulation) and Council's Investment Policy.

**RECOMMENDATION**

That Council note the Investment Report as at 31 December 2025, including the certification by the Responsible Accounting Officer.

## **BACKGROUND**

### **Investments**

In accordance with section 212 of the Regulation, a report setting out the details of money invested must be presented to Council on a monthly basis along with certification as to whether or not the investments have been made in accordance with the Act, the Regulation and Council's Investment Policy. The details of the report (the key aspects of which are in the Executive Summary) are set out below, together with the Responsible Accounting Officer's certification.

### **Financial performance and position**

Following the recent introduction of new reporting formats for the Quarterly Budget Review Statement, the Office of Local Government (OLG) recommended that Councillors receive monthly financial information in addition to the existing investment report. For the period ended December 2025, comprehensive financial and service performance results have been provided to Council in a separate report (refer to Quarterly Review – December 2025).

### **CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER**

I hereby certify that the investments listed in this report have been made in accordance with section 625 of the *Local Government Act 1993*, section 212 of the Local Government (General) Regulation 2021 and existing Investment Policies – *Caroline Foley, Chief Financial Officer*.

## INVESTMENT REPORT

## Investment balances

INVESTMENT BALANCES					
As at 31-Dec-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Trading Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	629,141			3.65%
National Australia Bank Ltd	A1+	6,098			3.60%
		<b>635,240</b>			
<b>At Call Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	10,868,048		At Call	3.70%
		<b>10,868,048</b>			
<b>Mortgage Backed Securities</b>					
Emerald Series 2006-1 Class A	A*	488,257	17-Jul-06	21-Aug-51	4.1035%
		<b>488,257</b>			
<b>Term Deposits</b>					
Bank of Queensland Ltd	A2	2,000,000	31-Mar-25	06-Jan-26	4.70%
Bank of Queensland Ltd	A2	2,000,000	31-Mar-25	08-Jan-26	4.70%
Suncorp Bank	A1+	4,000,000	31-Mar-25	13-Jan-26	4.87%
Suncorp Bank	A1+	3,000,000	29-Apr-25	15-Jan-26	4.58%
Suncorp Bank	A1+	2,000,000	31-Mar-25	20-Jan-26	4.85%
Suncorp Bank	A1+	2,000,000	31-Mar-25	22-Jan-26	4.85%
ING Bank Australia Limited	A1	4,000,000	20-Feb-25	27-Jan-26	4.79%
Suncorp Bank	A1+	2,000,000	31-Mar-25	29-Jan-26	4.83%
Suncorp Bank	A1+	2,000,000	29-Apr-25	03-Feb-26	4.55%
Rabobank Australia Ltd	A1	2,000,000	01-May-25	05-Feb-26	4.40%
Auswide Bank Limited	A2	2,000,000	15-May-25	10-Feb-26	4.47%
ING Bank Australia Limited	A1	3,000,000	18-Feb-25	10-Feb-26	4.81%
ING Bank Australia Limited	A1	2,000,000	18-Feb-25	12-Feb-26	4.81%
Suncorp Bank	A1+	2,000,000	08-May-25	17-Feb-26	4.42%
Suncorp Bank	A1+	2,000,000	08-May-25	19-Feb-26	4.42%
Suncorp Bank	A1+	3,000,000	31-Mar-25	24-Feb-26	4.75%
BankVic	A2	2,000,000	03-Jun-25	03-Mar-26	4.25%
BankVic	A2	2,000,000	03-Jun-25	05-Mar-26	4.25%
Bank of Queensland Ltd	A2	2,000,000	02-Sep-25	10-Mar-26	4.15%
Suncorp Bank	A1+	3,000,000	31-Mar-25	10-Mar-26	4.74%
Bank of Queensland Ltd	A2	2,000,000	30-May-25	12-Mar-26	4.18%
Bank of Queensland Ltd	A2	2,000,000	30-May-25	17-Mar-26	4.17%
Rabobank Australia Ltd	A1	2,000,000	20-May-25	19-Mar-26	4.46%
Bank of Queensland Ltd	A2	1,000,000	30-May-25	24-Mar-26	4.16%
Rabobank Australia Ltd	A1	3,000,000	20-May-25	24-Mar-26	4.46%
Rabobank Australia Ltd	A1	2,000,000	29-May-25	26-Mar-26	4.31%
Rabobank Australia Ltd	A1	2,000,000	29-May-25	31-Mar-26	4.31%

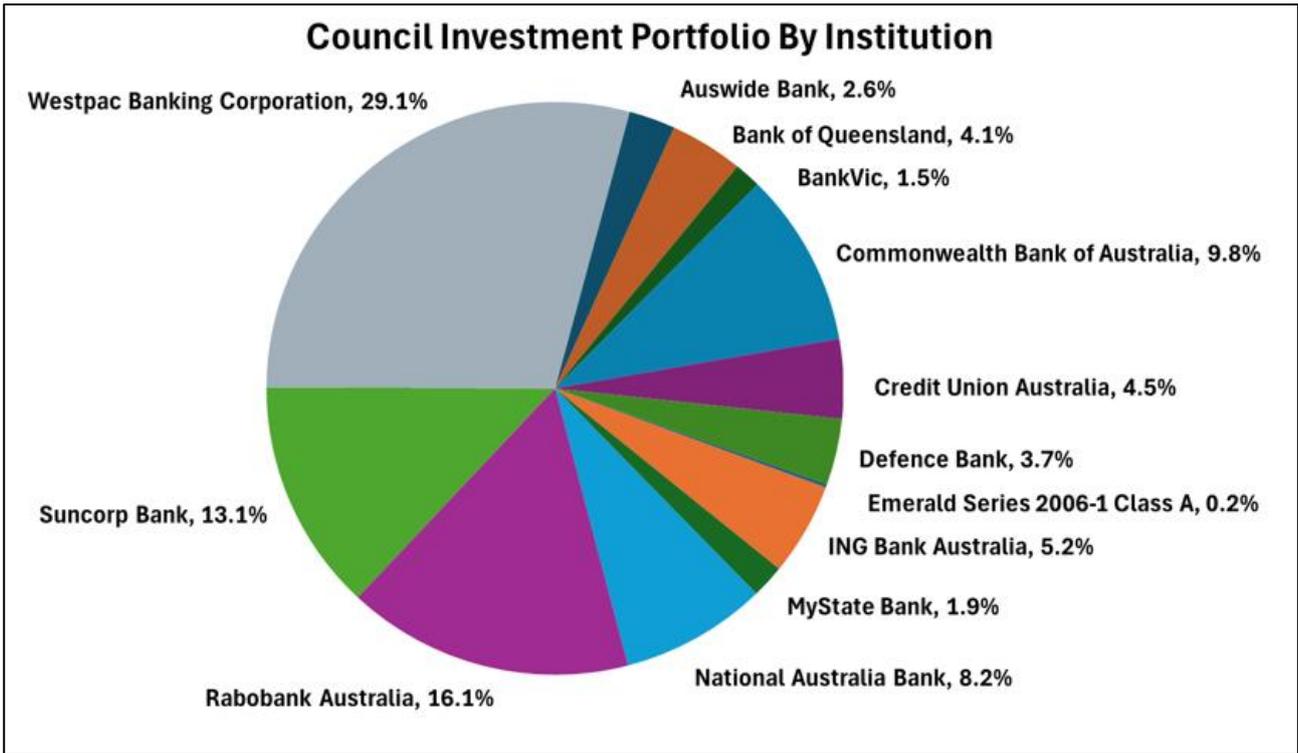
INVESTMENT BALANCES					
As at 31-Dec-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Term Deposits (continued)</b>					
Rabobank Australia Ltd	A1	1,000,000	03-Jun-25	02-Apr-26	4.27%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	07-Apr-26	4.12%
Defence Bank Ltd	A2	3,000,000	05-Jun-25	07-Apr-26	4.30%
Defence Bank Ltd	A2	2,000,000	05-Jun-25	09-Apr-26	4.30%
MyState Bank Ltd	A2	2,000,000	30-Jun-25	14-Apr-26	4.25%
Suncorp Bank	A1+	2,000,000	19-Jun-25	16-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	19-Jun-25	21-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	24-Jun-25	23-Apr-26	4.30%
Suncorp Bank	A1+	2,000,000	24-Jun-25	28-Apr-26	4.30%
Rabobank Australia Ltd	A1	2,000,000	10-Jul-25	30-Apr-26	4.28%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	05-May-26	4.12%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	05-May-26	4.20%
Auswide Bank Limited	A2	3,000,000	15-May-25	05-May-26	4.52%
Rabobank Australia Ltd	A1	2,000,000	29-Jul-25	07-May-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	15-Jul-25	12-May-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	22-Jul-25	14-May-26	4.23%
MyState Bank Ltd	A2	3,000,000	27-Jun-25	19-May-26	4.20%
Rabobank Australia Ltd	A1	2,000,000	22-Jul-25	21-May-26	4.23%
Rabobank Australia Ltd	A1	2,000,000	29-Jul-25	26-May-26	4.28%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	02-Jun-26	4.11%
Defence Bank Ltd	A2	3,000,000	04-Jun-25	02-Jun-26	4.25%
Defence Bank Ltd	A2	2,000,000	04-Jun-25	04-Jun-26	4.25%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	09-Jun-26	4.20%
Rabobank Australia Ltd	A1	3,000,000	14-Aug-25	11-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	21-Aug-25	16-Jun-26	4.13%
Rabobank Australia Ltd	A1	4,000,000	12-Aug-25	16-Jun-26	4.20%
Rabobank Australia Ltd	A1	2,000,000	19-Aug-25	18-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	19-Aug-25	23-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	21-Aug-25	25-Jun-26	4.13%
Westpac Banking Corporation Ltd	A1+	3,000,000	31-Jul-25	30-Jun-26	4.15%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Aug-25	02-Jul-26	4.09%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Aug-25	07-Jul-26	4.09%
National Australia Bank Ltd	A1+	2,000,000	14-Aug-25	09-Jul-26	4.10%
Westpac Banking Corporation Ltd	A1+	3,000,000	05-Aug-25	14-Jul-26	4.10%
Westpac Banking Corporation Ltd	A1+	2,000,000	19-Aug-25	16-Jul-26	4.10%
Westpac Banking Corporation Ltd	A1+	2,000,000	21-Aug-25	21-Jul-26	4.09%
Westpac Banking Corporation Ltd	A1+	2,000,000	26-Aug-25	23-Jul-26	4.09%
Westpac Banking Corporation Ltd	A1+	3,000,000	29-Jul-25	28-Jul-26	4.20%
Westpac Banking Corporation Ltd	A1+	2,000,000	31-Jul-25	30-Jul-26	4.18%
Westpac Banking Corporation Ltd	A1+	2,000,000	05-Aug-25	04-Aug-26	4.12%
Westpac Banking Corporation Ltd	A1+	2,000,000	07-Aug-25	06-Aug-26	4.13%
Westpac Banking Corporation Ltd	A1+	3,000,000	12-Aug-25	11-Aug-26	4.14%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Aug-25	13-Aug-26	4.10%
Westpac Banking Corporation Ltd	A1+	2,000,000	26-Aug-25	18-Aug-26	4.09%
Westpac Banking Corporation Ltd	A1+	2,000,000	26-Aug-25	20-Aug-26	4.09%
Westpac Banking Corporation Ltd	A1+	4,000,000	26-Aug-25	25-Aug-26	4.09%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Aug-25	27-Aug-26	4.11%

**ITEM 8.5 NORTHERN BEACHES COUNCIL MEETING - 17 FEBRUARY 2026**

<b>INVESTMENT BALANCES</b>					
As at 31-Dec-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Term Deposits (continued)</b>					
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	03-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	4,000,000	03-Sep-25	08-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	03-Sep-25	10-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	03-Sep-25	15-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	2,000,000	03-Sep-25	17-Sep-26	4.11%
Westpac Banking Corporation Ltd	A1+	4,000,000	03-Sep-25	22-Sep-26	4.11%
National Australia Bank Ltd	A1+	2,000,000	16-Sep-25	24-Sep-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	18-Sep-25	29-Sep-26	4.15%
National Australia Bank Ltd	A1+	2,000,000	23-Sep-25	01-Oct-26	4.20%
National Australia Bank Ltd	A1+	4,000,000	04-Sep-25	06-Oct-26	4.16%
National Australia Bank Ltd	A1+	2,000,000	23-Sep-25	08-Oct-26	4.20%
Westpac Banking Corporation Ltd	A1+	1,000,000	24-Sep-25	13-Oct-26	4.11%
National Australia Bank Ltd	A1+	2,000,000	24-Sep-25	15-Oct-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	30-Sep-25	20-Oct-26	4.25%
Auswide Bank Limited	A2	2,000,000	09-Oct-25	20-Oct-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	22-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	27-Oct-26	4.25%
Westpac Banking Corporation Ltd	A1+	2,000,000	30-Oct-25	29-Oct-26	4.35%
Westpac Banking Corporation Ltd	A1+	3,000,000	30-Oct-25	03-Nov-26	4.35%
Credit Union Australia Ltd	A2	2,000,000	11-Nov-25	05-Nov-26	4.32%
Credit Union Australia Ltd	A2	2,000,000	11-Nov-25	10-Nov-26	4.32%
ING Bank Australia Limited	A1	2,000,000	13-Nov-25	12-Nov-26	4.35%
ING Bank Australia Limited	A1	3,000,000	13-Nov-25	17-Nov-26	4.35%
Commonwealth Bank of Australia Ltd	A1+	4,000,000	20-Nov-25	19-Nov-26	4.39%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	27-Nov-25	24-Nov-26	4.46%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	27-Nov-25	26-Nov-26	4.46%
Westpac Banking Corporation Ltd	A1+	3,000,000	27-Nov-25	01-Dec-26	4.45%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Nov-25	03-Dec-26	4.47%
Credit Union Australia Ltd	A2	3,000,000	02-Dec-25	08-Dec-26	4.47%
Credit Union Australia Ltd	A2	3,000,000	02-Dec-25	10-Dec-26	4.47%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Nov-25	15-Dec-26	4.47%
Credit Union Australia Ltd	A2	2,000,000	02-Dec-25	17-Dec-26	4.47%
		<b>249,000,000</b>			
<b>Kimbriki Environmental Enterprises Pty Ltd</b>					
<b>Trading Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	384,607			3.55%
		<b>384,607</b>			
<b>At Call Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	1,003,241		At Call	3.70%
		<b>1,003,241</b>			
<b>Term Deposits</b>					
Commonwealth Bank of Australia Ltd	A1+	1,000,000	09-Oct-25	07-Jan-26	4.08%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	09-Oct-25	06-Feb-26	4.13%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	04-Nov-25	04-Mar-26	4.18%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	20-Nov-25	05-Mar-26	4.17%
Commonwealth Bank of Australia Ltd	A1+	1,500,000	15-Dec-25	14-Apr-26	4.24%
		<b>5,500,000</b>			
<b>Total Cash and Investments</b>		<b>267,879,393</b>			

\*Rating is based on a private rating advised by the issuer to Council's Investment Advisors.

**Portfolio analysis**



**Institutional credit framework – compliance with investment policy requirements**

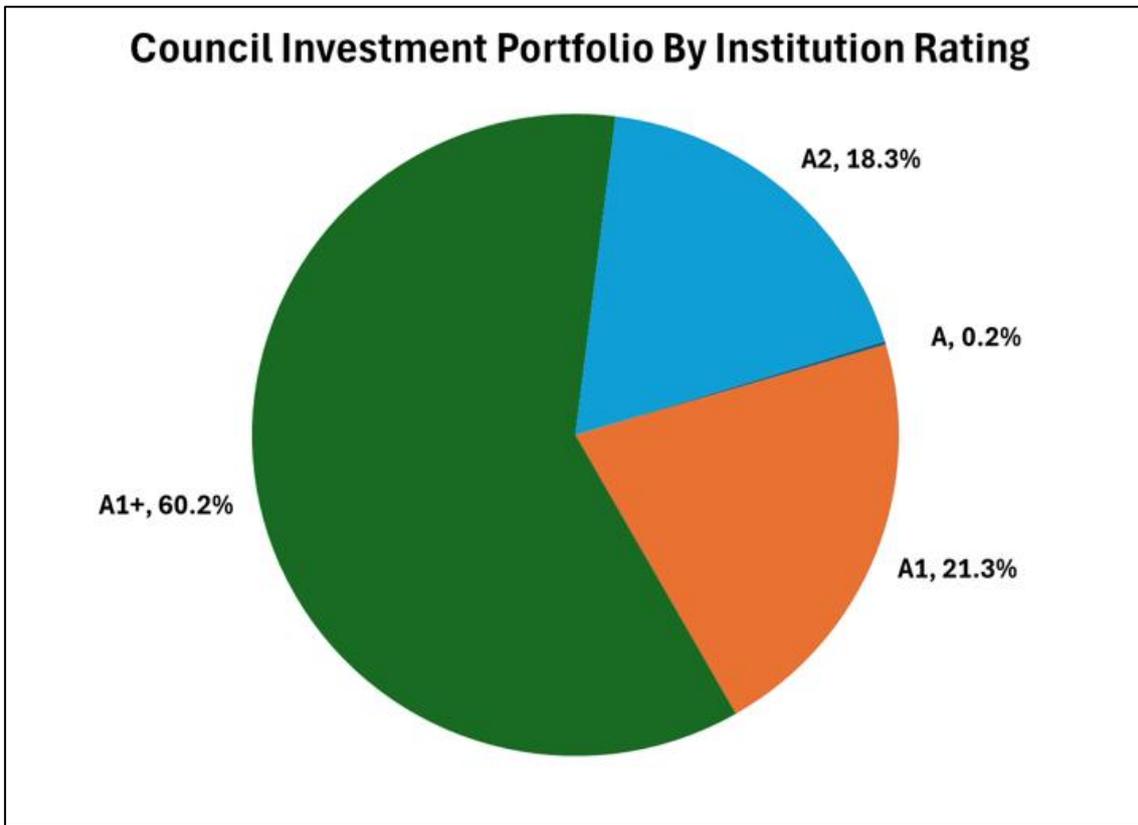
Clause 4.2.2 of Council’s Investment Policy requires that exposure to an individual institution be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating*	S&P Short Term Rating*	Maximum %	Portfolio Complies with Policy?
AAA (incl. government guaranteed deposits)	A-1+	50%	<b>Yes</b>
AA+			
AA			
AA-			
A+	A-1	40%	<b>Yes</b>
A			
A-			
BBB+	A-2	30%	<b>Yes</b>
BBB			
BBB-	A-3	10%	<b>Yes</b>
Unrated**TCorp Funds	Unrated**	5%	<b>Yes (\$Nil)</b>
Unrated***ADIs	Unrated***	\$250,000	<b>Yes (\$Nil)</b>

\* Or Moody’s / Fitch equivalents

\*\* Unrated Category is restricted to eligible managed funds such as the NSW Treasury Corporation Hour Glass Facilities

\*\*\* Unrated ADIs (Authorised Deposit-taking Institution) Category is restricted to those ADIs that are under the Australian government guarantee scheme and limited to maximum \$250,000 per unrated ADI.



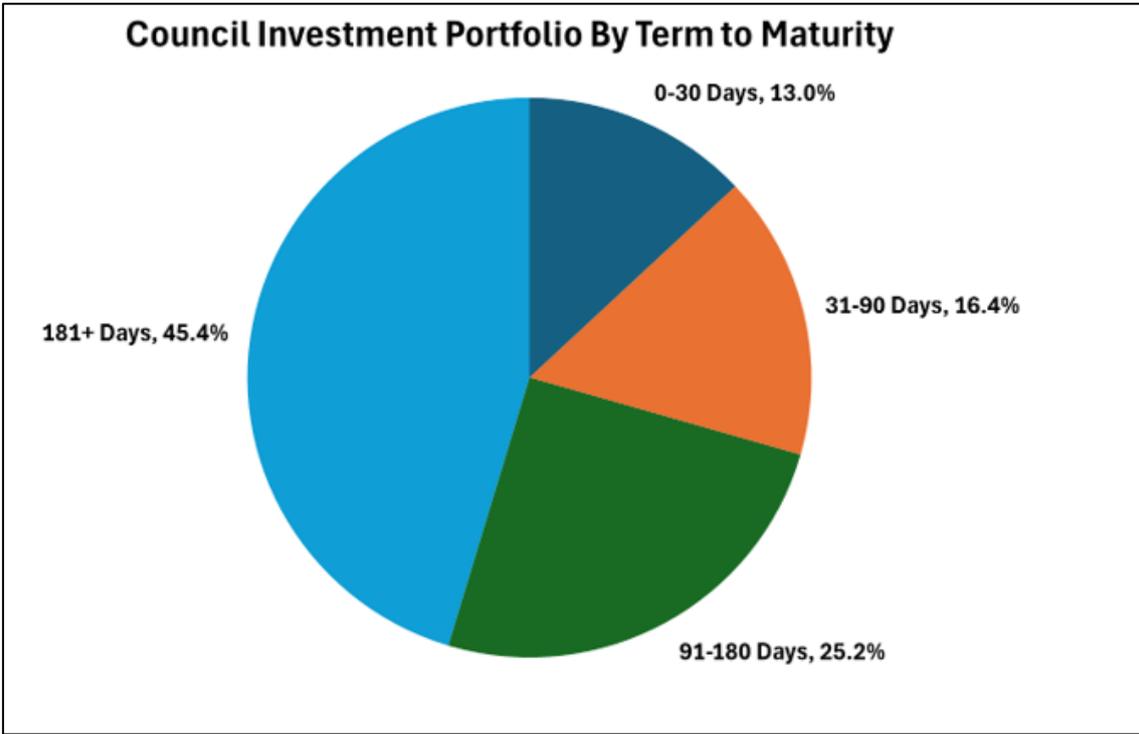
**Overall portfolio credit framework – compliance with investment policy requirements**

Clause 4.2.1 of Council’s Investment Policy requires that the total percentage exposure within the market to any particular credit rating category be limited, as detailed in the table below:

S&P Long Term Rating*	S&P Short Term Rating*	Maximum %	Portfolio Complies with Policy?
AAA (incl. government guaranteed deposits)	A-1+	100%	Yes
AA+			
AA			
AA-			
A+	A-1	100%	Yes
A			
A-			
BBB+	A-2	80%	Yes
BBB			
BBB-	A-3	30%	Yes
Unrated**	Unrated**	5%	Yes (\$Nil)

\* Or Moody’s / Fitch equivalents

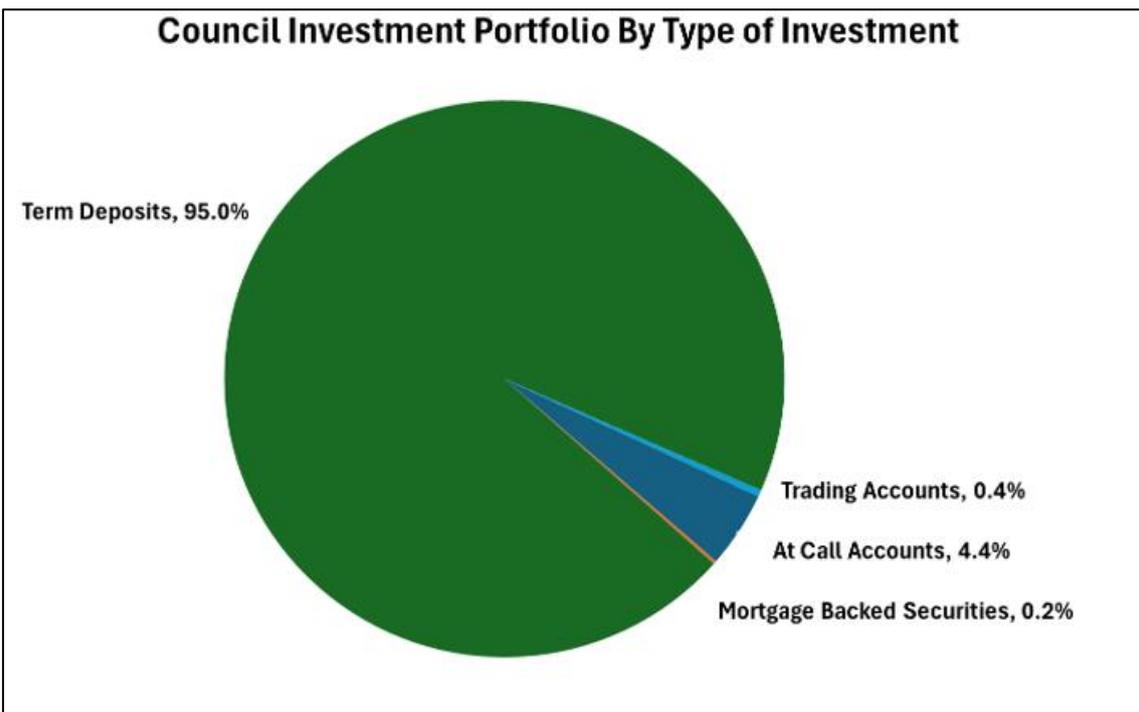
\*\* Unrated Category is restricted to eligible managed funds such as the NSW Treasury Corporation Hour Glass Facilities and ADIs covered by the government guarantee scheme.



**Term to maturity framework – compliance with investment policy requirements**

Clause 4.2.4 of Council’s Investment Policy requires Council’s investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits			Portfolio Complies with Policy?
Portfolio % <1 year	Min 40%	Max 100%	Yes
Portfolio % >1 year ≤3 year	Min 0%	Max 60%	Yes
Portfolio % >3 year ≤5 year	Min 0%	Max 30%	Yes



**Environmental and social considerations**

**Portfolio investments: Fossil fuel vs non-fossil fuel banks:**

Portfolio Summaries	Fossil Fuel Lending ADIs	Non-Fossil Fuel Lending ADIs
As at 31 December 2025	39.3%	60.7%

**Investment performance vs benchmark**

**a) Portfolio return vs benchmark**

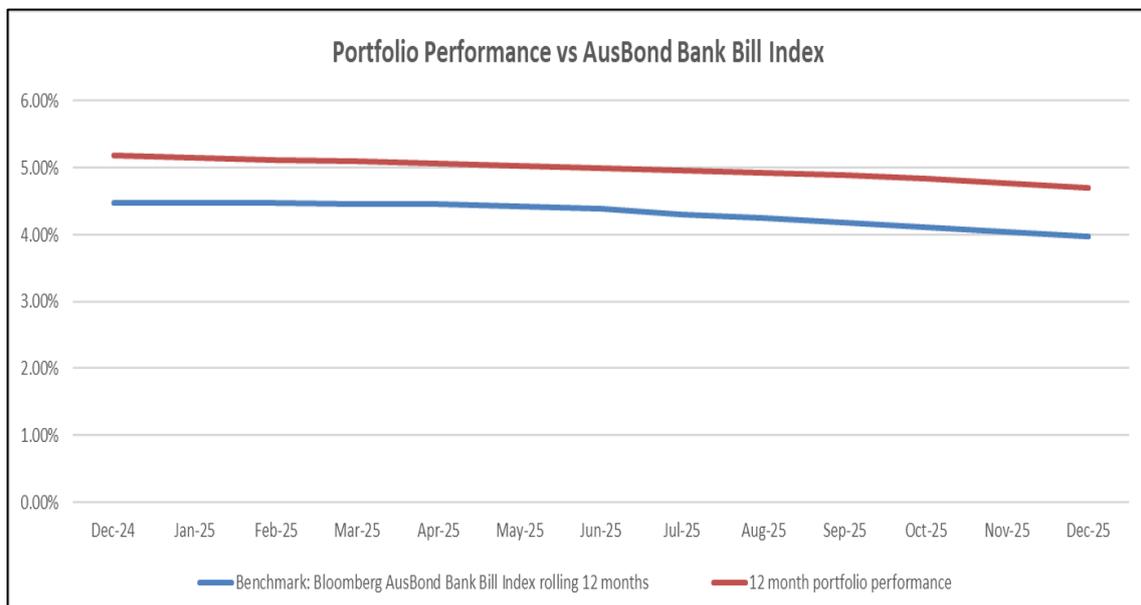
	Investment Portfolio Return *	Benchmark: AusBond Bank Bill Index
1 Month	0.358%	0.31%
3 Months	1.088%	0.90%
FYTD	2.244%	1.83%
12 Months	4.702%	3.97%

\* Excludes trading account balances  
 Council's Investment Advisors have stated this form of portfolio reporting conforms to global investment performance standards and that these standards say that periods below 12 months should not be annualised.

The above table shows a comparison of Council's investment portfolio return to the benchmark. Council's Investment Advisor, Perpetual CT Capital Pty Ltd (formerly Laminar Capital), has created an accumulation index for the portfolio which increases each month by the portfolio internal rate of return to enable meaningful comparison to the benchmark AusBond Bank Bill index, which is an accumulation index.

The Bloomberg AusBond Bank Bill Index is engineered to measure the Australian money market by representing a passively managed short term money market portfolio. This index is comprised of 13 synthetic instruments defined by rates interpolated from the RBA 24-hour cash rate, 1M BBSW, and 3M BBSW.

The portfolio achieved a return of 0.358% for the month of December which was 0.048% above the benchmark AusBond Bank Bill Index return of 0.31%. For the past 12 months the portfolio achieved a return of 4.702%, which was 0.732% above the benchmark AusBond Bank Bill Index return of 3.97%.





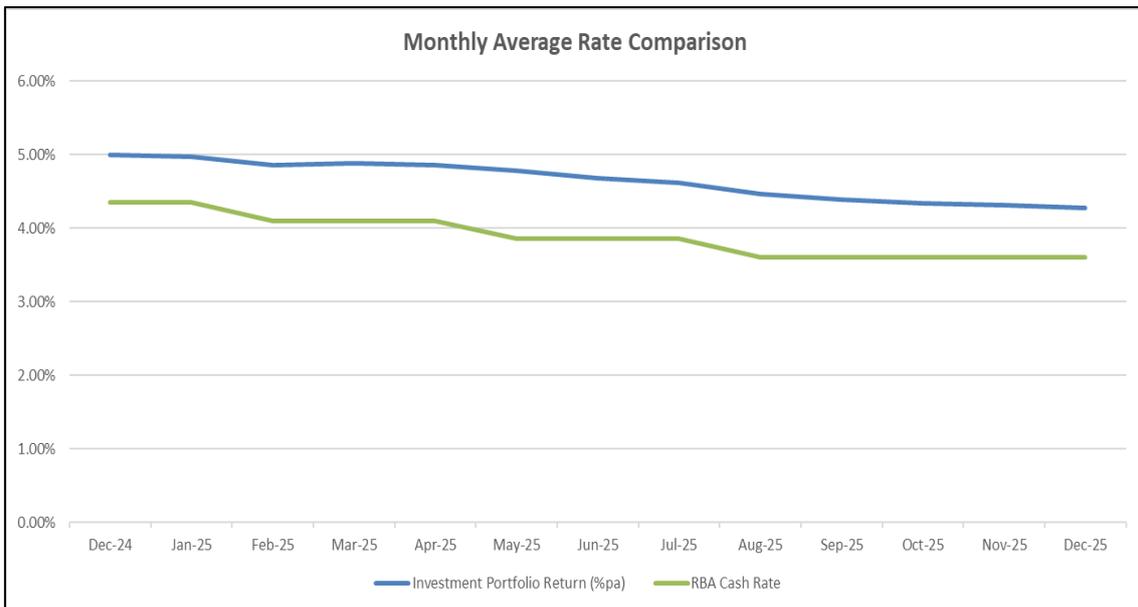
**b) Portfolio interest rate vs benchmark**

	<b>Weighted Average Portfolio Interest Rate (%pa) *</b>	<b>Average RBA Cash Rate</b>
1 Month	4.28%	3.60%
3 Months	4.31%	3.60%
6 Months	4.40%	3.64%
FYTD	4.40%	3.64%
12 Months	4.62%	3.85%

\* Excludes trading account balances

The above table shows the weighted average interest rate of the portfolio as at month end. This is an average of all the interest rates that each term deposit is earning. It is the current earning rate of the portfolio, and this information is useful as it shows how the earning rate changes each month in line with changes in market interest rates. Each time a term deposit matures during the month it is being reinvested at current interest rates. To facilitate meaningful comparison, the weighted average interest rate of the portfolio is compared to the average Reserve Bank of Australia Cash Rate for the same period.

The weighted average interest rate of the portfolio is 4.28%, compared to 4.31% for the prior month. For the past 12 months the weighted average interest rate of the portfolio was 4.62% compared to the average Reserve Bank of Australia Cash Rate of 3.85%.

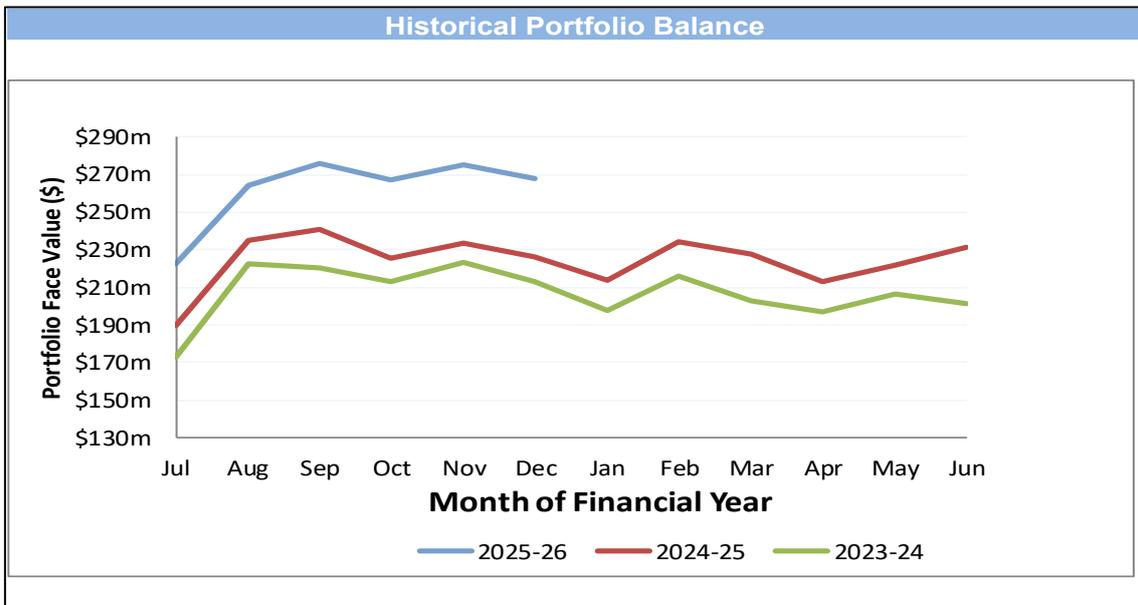


**Investment income\* vs budget**

	Year to Date \$
Investment Income	5,799,644
Adjustment for Fair Value	3,759
Total Investment Income	5,803,403
Budgeted Income	5,430,883

\*Includes all cash and investment holdings

Historical Portfolio Balance			
	2025-26	2024-25	2023-24
<b>Jul</b>	\$222m	\$190m	\$173m
<b>Aug</b>	\$264m	\$235m	\$223m
<b>Sep</b>	\$276m	\$241m	\$220m
<b>Oct</b>	\$267m	\$225m	\$213m
<b>Nov</b>	\$275m	\$234m	\$223m
<b>Dec</b>	\$268m	\$226m	\$213m
<b>Jan</b>		\$213m	\$198m
<b>Feb</b>		\$234m	\$216m
<b>Mar</b>		\$227m	\$203m
<b>Apr</b>		\$213m	\$197m
<b>May</b>		\$222m	\$206m
<b>Jun</b>		\$231m	\$201m
<b>Average Portfolio Balance</b>	\$262m	\$224m	\$207m



For the month of December 2025 cash inflows were lower than cash outflows, resulting in a negative cash flow for the period. This is primarily related to the timing of rates instalment due dates, which fall on the last day of the months of August, November, February and May (some payments for these periods may fall into the following month). Short term cash holdings are also affected when a month-end occurs on a weekend as funds are received into Council's bank accounts outside of normal business hours.

**Statement of compliance**

Portfolio Performance vs Bank Bill Index over 12-month period.	✓	Council's investment performance did exceed benchmark.
Monthly Income vs Budget	✓	Council's income from investments did exceed monthly budget.

**Investment Policy Compliance**

Legislative Requirements	✓	Fully compliant
Portfolio Credit Rating Limit	✓	Fully compliant
Institutional Exposure Limits	✓	Fully compliant
Term to Maturity Limits	✓	Fully compliant

**Restricted cash, cash equivalents and investments**

At the end of December 2025 total cash & investments were \$267,879,393 and were made up of the following reserve allocations:

Allocation of Funds	Amount (\$)	Percentage
Externally restricted	\$72m	27.0%
Internally restricted	\$117m	43.7%
<b>Total restricted</b>	<b>\$189m</b>	<b>70.7%</b>
Unrestricted	\$79m	29.3%
<b>Total</b>	<b>\$268m</b>	<b>100.0%</b>

**FINANCE REPORT**

Following the recent introduction of new reporting formats for the Quarterly Budget Review Statement, the Office of Local Government (OLG) recommended that Councillors receive monthly financial information in addition to the existing investment report. For the period ended December 2025 financial and service performance results have been provided to Council in a separate report (refer to Quarterly Review – December 2025).

**FINANCIAL CONSIDERATIONS**

Actual investment income for the period from 1 July 2025 to date was \$5,803,403 compared to budgeted income of \$5,430,883, a positive variance of \$372,520 because of both a higher than anticipated investments balance and higher investment interest rates. The current approved budget for the full year is \$8,886,470 in investment income.

**GOVERNANCE AND RISK CONSIDERATIONS**

A revised Investment Policy was adopted by Council at its meeting on 26 July 2022. The Policy is reviewed annually by the Audit, Risk and Improvement Committee. It was reviewed by the Committee at its meeting in December 2025, and no changes to the Policy were proposed.

Council's Investment Policy and Strategy was reviewed in September 2025 by Council's Investment Advisors, Perpetual CT Capital Pty Ltd (formerly Laminar Capital), who confirmed that the current policy "remains consistent with the Ministerial Investment Order and guidelines issued

by the Chief Executive (Local Government), Department of Premier and Cabinet” and that they “do not recommend any changes to the list of approved investments or credit limit frameworks”.

**ENVIRONMENTAL CONSIDERATIONS**

Council’s investments are managed in accordance with Council’s Investment Policy. Council’s Investment Policy requires consideration of environmental responsibility when making investment decisions.

**SOCIAL CONSIDERATIONS**

Council’s investments are managed in accordance with Council’s Investment Policy. Council’s Investment Policy requires consideration of social responsibility when making investment decisions.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Finance
<b>TRIM file ref</b>	2026/025862
<b>Attachments</b>	Nil

<b>ITEM 8.6      AUDIT, RISK AND IMPROVEMENT COMMITTEE - RECRUITMENT</b>
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**PURPOSE**

The purpose of this report is to inform Council of upcoming recruitment requirements for the chairperson of the Audit, Risk and Improvement Committee (ARIC) and to appoint a Councillor member to the recruitment panel.

**EXECUTIVE SUMMARY**

- ARIC members and chairpersons are appointed by Council resolution.
- Council has 4 independent ARIC members and one Councillor member.
- The term of ARIC independent member and chairperson, Stephen Horne will expire on 5 September 2026.
- Under the Guidelines for Risk Management and Internal Audit for Local Government in NSW ARIC chairpersons must satisfy additional eligibility criteria than that of independent members.
- Council intends to commence recruitment via an expression of interest process in February 2026 to identify a suitable candidate for the position of chairperson with an intended start date in September 2026.
- It is proposed that a recruitment panel consisting of the Chief Executive Officer (or delegate), the current Chair of the ARIC and a Councillor member is established to review the expressions of interest and make appointment recommendations to Council following its assessment and evaluation.

**RECOMMENDATION**

That:

1. Council endorse a recruitment panel to assess and evaluate the expressions of interest for an independent chairperson of the Audit, Risk and Improvement Committee, and provide recommendations to Council.
2. The recruitment panel is to comprise the Chief Executive Officer (or delegate), the Chair of the Audit, Risk and Improvement Committee and one Councillor.

## BACKGROUND

### Audit, Risk and Improvement Committee

Council's Audit, Risk and Improvement Committee (ARIC) plays a pivotal role in the governance framework to provide Council with independent assurance and assistance in the areas of internal audit, risk management, compliance and control, governance, organisational performance and improvement and external accountability responsibilities.

The ARIC operates under [Terms of Reference](#) which meet obligations under the *Local Government Act 1993* (the Act) and the Local Government (General) Regulation 2021 (Regulation), and are consistent with the Office of Local Government (OLG) Guidelines for Risk Management and Internal Audit for Local Government in NSW (Guidelines). These relatively new arrangements for ARICs came into effect on 1 July 2024 when changes to the Regulation commenced.

Council has 4 independent ARIC members and one Councillor member (Cr Beugeard).

For optimal committee performance, the skills, background and experience of the independent members will complement each other, and, when taken as a collective will provide sound independent advice to Council regarding the following aspects of Council's operations:

- compliance
- risk management and fraud control
- financial management
- governance
- implementation of the strategic plan, delivery program and strategies
- service reviews
- collection of performance measurement data by the council
- internal audit.

### ARIC membership

Under the Guidelines, ARIC chairpersons and independent members must satisfy eligibility criteria to ensure independence and capabilities relevant to the position. Council may consider other specific areas of focus to ensure a complementary mix of skills and diversity exists in the Committee.

Chairpersons are appointed, by Council resolution, for up to a 4-year term. Chairpersons can be reappointed for one further 4-year term (subject to Council review and approval), but the total period of continuous membership cannot exceed 8 years. Members who have served for 8 years (either as a member or as chairperson) must have a 2-year break from serving on the committee before being appointed again. To preserve the committee's knowledge of the council, ideally no more than one member should retire from the committee because of rotation in any one year.

### Recruitment process

The recruitment process for an independent ARIC member typically consists of the following.

- Recruitment panel established (consisting of the Chief Executive Officer (or delegate), ARIC Chair and one Councillor member)
- Request for expressions of interest released inviting applications (open for at least one month)
- Responses assessed against mandatory eligibility criteria

- Valid applications assessed and shortlisted by the recruitment panel
- Shortlisted candidates interviewed
- Recommendation of the recruitment panel made to Council – including consideration of any eligibility list
- Council appointment (by resolution) and onboarding

## DISCUSSION

The ARIC Chairperson’s second term expires in September 2026.

It is recommended that Council go to market seeking expressions of interest for an ARIC chairperson in February 2026.

## FINANCIAL CONSIDERATIONS

The costs of supporting an ARIC is included in the existing operational budget.

## GOVERNANCE AND RISK CONSIDERATIONS

Councils are required to have an ARIC in accordance with section 428A of the Act. Councils are required to comply with the Guidelines and attest to their compliance with the requirements in their annual reports.

The proposed recruitment process is compliant with the membership arrangements in the ARIC Terms of Reference and the Guidelines.

## ENVIRONMENTAL CONSIDERATIONS

This report has no material adverse environmental impacts.

## SOCIAL CONSIDERATIONS

Council is accountable to the community for the delivery of the Community Strategic Plan. The objective and focus of the ARIC is to provide independent assurance and assistance to Council on risk management, control, governance, internal audits, organisational performance and improvement and external accountability responsibilities.

## LINK TO STRATEGY

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Governance & Assurance Services
<b>TRIM file ref</b>	2025/636896
<b>Attachments</b>	Nil

## 9.0 COMMUNITY AND RECREATION DIVISION REPORTS

### ITEM 9.1 FINANCIAL ASSISTANCE - NORTHERN BEACHES WOMEN'S SHELTER

#### PURPOSE

The purpose of this report is to outline the financial assistance provided by Council to Northern Beaches Women's Shelter.

#### EXECUTIVE SUMMARY

- Council has provided \$620,892 in financial assistance to Northern Beaches Women's Shelter since 2016, with funding arrangements originating from the former Manly Council.
- Multiple Council resolutions between 2017 and 2023 have extended funding support, culminating in a three-year agreement to 30 June 2026 with annual CPI-indexed allocations.
- Outcome reporting shows that the Shelter has consistently met or exceeded all Funding Agreement KPIs across 2023/24 and 2024/25, including strong outreach and accommodation results.
- The organisation has demonstrated financial stability, reporting a \$1.15 million operating surplus in 2024/25, with Council contributions representing only 1–2% of its total income.
- Council's Social Sustainability Policy positions local government as an enabler rather than a primary funder of direct services, emphasising alignment with Better Together strategic priorities.
- Future funding decisions will determine the continuation of current outreach support levels, while Council's broader advocacy for improved State and Federal resourcing will continue regardless of the resolution.

#### RECOMMENDATION

That Council note the report.

## BACKGROUND

Funding arrangements were in place with Manly Women's Shelter Inc prior to the formation of Northern Beaches Council. Since 2016, a total of \$620,892.41 (excluding GST) has been provided to the renamed Northern Beaches Women's Shelter by Council.

At its meeting on 27 June 2017, Council resolved (119/17) to provide 3 years of funding, 27 October 2020 (267/20) to provide an extension of 18 months and on 26 April 2022 (106/22) to provide a further 12 months for the 2022/23 financial year.

Council resolved (106/22) on 26 April 2022 to provide financial assistance of \$65,500 (excluding GST) in the 2022/23 financial year and support Northern Beaches Women's Shelter to address financial sustainability and reliance on Council funding in the long term.

Council resolved on 18 April 2023 (092/23 and 094/23) to fund the Northern Beaches Women's Shelter at the existing rate plus CPI for 3 years until 30 June 2026, amounting to \$68,085 (excluding GST) in 2023/24, \$70,264 (excluding GST) in 2024/25 and \$72,301.65 (excluding GST) in 2025/26, as per the following resolutions:

Resolution 092/23:

That Council:

2. Continue financial assistance to Northern Beaches Women's Shelter at the existing rate for a further 3 years.

and Resolution 094/23:

That Council:

1. Delegate authority to the Chief Executive Officer as required to implement the decision of Council including any provision of financial assistance under Section 356 of the Local Government Act, 1993.
2. Note the proposed change to the annual Community Development Grants Program to include a Small Grants Program within the existing operational budget.
3. Present to Council in a briefing the information submitted by the Northern Beaches Women's Shelter; Community Northern Beaches and the Avalon Youth Hub on how funding provided by Council has been allocated, and their performance against agreed KPIs and give each organisation the opportunity to provide a Special Briefing to Councillors, to brief the councillors on their work and impact on the Northern Beaches
4. Prepare a report, within the next six months, setting out the criteria for the grants program aligning priorities for funding with Council's adopted direction in the Better Together Social Sustainability Strategy identifying the social areas of need.
5. Write to the relevant State Government Ministers and Shadow Ministers outlining Council's support for on-going core funding from the State Government for local Community Services Centres.
6. Council receive a report on costs and recommendations for the process of implementing items A to D at the June 2023 Council meeting:
  - A. Carry out a full needs assessment for social services on the Northern Beaches, including for youth mental health, shelter accommodation for women and children escaping domestic violence, and affordable housing in general.
  - B. Assess the outcomes of Northern Beaches Women's Shelter, the Avalon Youth Hub and Community Northern Beaches in meeting those needs and achieving KPIs.
  - C. Carry out a gap analysis to identify what other social services are needed.

- D. Draft a new social services grants program, informed by this research, that caters for the areas of greatest need within the community.

Council considered items 4 to 6 at its meeting of 27 June 2023, outlining the key risks and considerations associated with the implementation of Item 6. A full assessment of available services against level of need and funding is a complex task and the responsibility of the relevant State and Commonwealth agencies, as outlined in the previous report to Council in June 2023.

In response, Council resolved not to proceed with a full needs assessment of the social services on the Northern Beaches and to continue to monitor high level social service needs and gaps through the 5-year review of the Better Together Social Sustainability Strategy in 2025/26, ongoing engagement with the social services sector and coordination of the Better Together Leadership Group.

The review of the Strategy is currently underway, commencing in October 2025 with engagement of the sector. This review will not determine which specific sector or services are most needed, rather it will provide an overview of key gaps and issues identified by the sector and community, such as those identified in the initial Better Together Social Sustainability Strategy.

**DISCUSSION**

Northern Beaches Women’s Shelter entered into a Funding Agreement for 3 years from 1 July 2023 to 30 June 2026, which set outcome measures and targets, with a requirement to report and meet with Council on a six-monthly basis.

Northern Beaches Women’s Shelter has met and exceeded Funding Agreement KPIs over the first 2 years of the 3-year funding period, provided at Attachment 1. A summary is provided in the below table.

**Outreach Service (funded by Council)**

Outcome measures	Annual Target	FY 2023/24 total	FY 2024/25 total
1. Number of distinct persons supported by NBWS Outreach	86	96	101
2. Number of occasions of contact with NBWS Outreach	636	1291	840
3. Number of women who have progressed from outreach into independent living	New measure	New measure	36

The outreach program provides 3 months of support for women over the age of 18. As detailed in Attachment 2, 20 of the 53 women supported through this outreach program have moved into secure independent living in 2024/25. A further 28 women are in stable housing including family support, social housing and various state and not-for-profit agencies.

At the six-monthly review meeting on 27 February 2025, to understand the long-term outcomes of outreach support, a new measure was added to track women progressing from outreach support to independent living. No targets were set, noting this was a new measure to inform longer term outcomes of outreach support.

Northern Beaches Women’s Shelter also reported on 2 further outcome measures which related to its overall service delivery. This does not relate to financial assistance provided by Council.

## Overall Service

Outcome measures	Annual Target	FY 2023/24 total	FY 2024/25 total
1. Number of distinct clients in accommodation	40	96	62
2. Number of bed nights at NBWS	3000	8972	3969

The 2024/25 Annual Report shows that Northern Beaches Women's Shelter had an operating surplus of \$1,148,401 and net assets of \$6,509,904, the majority representing property assets. Donations and fundraising account for 67% of its income, with 16% coming from room contributions, 7% from Trust and Foundations, 6% from grants, which includes the funding from Council, and 4% from other income (see Attachment 2).

Corporate partnerships have grown, with new corporate supporters alongside long-standing partners.

Council funding equated to around 1 to 2% of total income received by Northern Beaches Women's Shelter in 2024/25. Note that the full 2024/25 Financial Statements were not available at the time of finalising this report, with all financial information sourced from the 2024/25 Annual Report, Attachment 2.

### Council's adopted Social Sustainability Policy and Strategy

The allocation of Council funds to Northern Beaches Women's Shelter in future years requires consideration of Council's policy position and the priorities of the community.

Council's Social Sustainability Policy clearly articulates the role of local government and Council in the delivery of community development and services to the community. Key sections of the Policy Statement include:

Northern Beaches Council acts principally as a facilitator and enabler of community development and services, with activities carried out in collaboration with service providers including community groups, charitable organisations, government and non-government agencies, and neighbouring Councils.

It further states:

Through these activities Council will work strategically with local services to maximise the efficiency and quality of service delivery to the Northern Beaches community.

Council encourages, enables and assists local groups and organisations to provide relevant services and activities for residents of the Northern Beaches.

The Policy also includes a statement that Council will provide 'community grants to organisations delivering programs that build capacity in the community to address current issues'. This role is fulfilled through the Community Development Grants Program, with funding of \$120,000 allocated per annum for individual grants up to \$10,000 for one-off projects.

The Policy also highlights that direct services are funded and commissioned within the remit of the NSW Department of Communities and Justice and the Federal Department of Social Services. This includes services that are provided to the most vulnerable in our community, including seniors, youth, children and families, mental health, people with disability and carers, homelessness, housing support, legal aid, migrant support and domestic violence. The ongoing, significant funding of direct services, except for small grants for specific projects, is not traditionally the role of local government.

This is supported through the Better Together Social Sustainability Strategy (Better Together) which includes the following action:

Advocate to other levels of government for additional/ different services where needed in the Northern Beaches, e.g. suicide and impact of alcohol and other drugs (pg51)

The activities of Northern Beaches Women's Shelter that align with actions from Better Together are listed below.

Actions:

- Continue to use advocacy to improve access to key referral services including mental health and domestic and family violence services.
- Work collaboratively with local social services to focus community capacity building efforts in the domestic and family violence and mental health sectors to address core community needs in this area.

### **Service impact**

If Council determines to provide financial assistance to Northern Beaches Women's Shelter the current level of outreach support for women experiencing homelessness will continue to be available to the Northern Beaches community.

If Council determines not to provide financial assistance to Northern Beaches Women's Shelter, other funding sources may be required to be allocated to this program by the organisation to continue the current service level. The actual impact is unknown, noting the increased level of income and service delivery by the organisation over the past few years.

Regardless of the decision of Council on direct financial assistance to Northern Beaches Women's Shelter, ongoing advocacy to the responsible State and Federal Government agencies for increased funding for this sector in the Northern Beaches will continue, honouring Council's commitment in the Better Together Social Sustainability Policy and Strategy.

### **CONSULTATION**

Council staff have met with staff from Northern Beaches Women's Shelter every 6 months to discuss progress with the agreed outcomes reporting relating to financial assistance, in accordance with the Funding Agreement. An opportunity was also provided to present information to Councillors regarding the service, which occurred at the Councillor Briefing session of 14 October 2025.

Consultation on the review of the Better Together Social Sustainability Strategy commenced in October 2025 with the social service sector and organisations, informing high level community priorities for the next 5 years.

### **TIMING**

Financial assistance towards the Northern Beaches Women's Shelter ceases on 30 June 2026.

### **FINANCIAL CONSIDERATIONS**

Council has provided a total of \$620,892.41 (excluding GST) in financial assistance to Northern Beaches Women's Shelter since 2016. Should Council determine to provide financial assistance to Northern Beaches Women's Shelter the endorsed level of funding will be included in the draft 2026/27 and ongoing operational budgets, subject to Council adoption of annual budgets.

### **GOVERNANCE AND RISK CONSIDERATIONS**

As per section 356 of the *Local Government Act 1993*, a council may, in accordance with a resolution of the council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions. Public notice is not required when the program applies uniformly to all persons within the council's area or to a significant group of persons within the area.

If Council determines to provide financial assistance to Northern Beaches Women’s Shelter, a Funding Agreement will be entered into which outlines the terms and conditions of the approved annual operating subsidy, including annual reporting and financial acquittal of the funds.

Northern Beaches Women’s Shelter has met and exceeded all Funding Agreement KPIs in 2023/24 and 2024/25.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

Council support through advocacy, collaboration and funding for the social services sector has positive impact on the provision of social services to the Northern Beaches community. Further details on achievements and social impacts made by Northern Beaches Women’s Shelter are outlined in Attachment 1.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcomes and Goals:

- Community and belonging - Goal 8 Our community feels safe and supported.
- Community and belonging - Goal 9 Our community is inclusive and connected.
- Good governance and participation - Goal 20 Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community.

<b>Reporting team</b>	Community, Arts & Culture
<b>TRIM file ref</b>	2025/587412
<b>Attachments</b>	⇒1 Outcome Reports & Financial Acquitalls 2023-2025 (Included In Attachments Booklet) ⇒2 Annual Report FY2425 (Included In Attachments Booklet)

## 10.0 ENVIRONMENT AND OPEN SPACE DIVISION REPORTS

### ITEM 10.1 UPDATE ON NOTICE OF MOTION NO 38/2021 - MASTERPLAN FOR MANLY TO SHELLY BEACH WALK

#### PURPOSE

The purpose of this report is to update Council on its Notice of Motion 38/2021 regarding a masterplan for the Manly to Shelly Beach Walk (Marine Parade).

#### EXECUTIVE SUMMARY

- Marine Parade is a very popular and important recreational destination in the Manly area linking the beachfront at Manly Life Saving Club in the north with Cabbage Tree Bay in the south.
- The promenade and seawall along Marine Parade was built in the late 19th century to encase a Sydney Water gravity sewer main that services dwellings in the southern Manly area.
- Given its ownership of assets along Marine Parade, in September 2021, Council resolved (in part) to seek funding from Sydney Water for the preparation of a Masterplan for Marine Parade that will recommend asset improvements and make it more resilient to coastal hazards.
- Council has actively pursued Sydney Water on this matter, as has the Member for Manly, however Sydney Water has confirmed it does not see this project as a priority and has confirmed that it is unable to provide a financial contribution to the project.
- Recognising the importance of this site, a project for Marine Parade will be proposed in the draft 2026 -2027 Delivery Plan for Council's consideration.

#### RECOMMENDATION

That Council note the report.

## BACKGROUND

The promenade and seawall along Marine Parade, Manly was built in the late 19<sup>th</sup> century to encase a gravity sewer main that services dwellings in the southern Manly area. The promenade has become a very popular recreational and tourist destination, being very accessible, offering spectacular views and proximity to Cabbage Tree Bay. From time to time, Marine Parade is exposed to risks associated with large ocean swells, and a seawall extends along much of its length to protect sewerage assets.

At its meeting on 28 September 2021, Council resolved (281/21):

That Council:

1. Formally write to the Chief Executive Officer of Sydney Water, and James Griffin MP requesting funding for a Masterplan and associated works for the Manly to Shelly Beach Walk (including the Marine Parade seawall).
2. Consult with Sydney Water, Department of Primary Industries (Fisheries) and the Catholic Church regarding key priorities to be included in any Masterplan.
3. Include within the Masterplan, options for the upgrade, improvement and maintenance of the infrastructure and amenity of this famous walk for locals and tourists alike.
4. Arrange a further briefing of Councillors following formal responses to items 1 and 2 above.

In progressing this resolution, Council has written to Sydney Water on a number of occasions seeking its cooperation and financial contribution to the Masterplan. Sydney Water has advised it does not consider that it owns the seawall, and in its assessment the existing seawall and walkway provide adequate protection for both the trunk sewer main and the rising main, and that the wastewater infrastructure is not in need of renewal.

On this basis, Sydney Water considers that works beyond routine maintenance are not warranted and has confirmed that it is unable to provide financial contributions to the project. Sydney Water has offered in-kind support to assist Council, including the provision of technical expertise and assistance in identifying suitable grant opportunities.

Council disagrees with Sydney Water's position on ownership and is disappointed with its position that it will not financially contribute to the Masterplan.

## DISCUSSION

Council recognises the importance of Marine Parade as an important asset that helps attract visitors to support the Northern Beaches' economy and the vulnerability the current infrastructure has to coastal hazards.

Staff have formed the view that given the importance of Marine Parade to the community, the project should proceed even without Sydney Water's funding. Accordingly, a Council-led project will be proposed in the draft 2026 – 2027 Delivery Plan to start the development of a Masterplan that will address, but not be limited to the:

- built and natural heritage of the area
- capacity and future design of upgrades to Marine Parade
- extent and form of coastal protection works
- resilience of Shelly Beach to high visitation and coastal erosion.

## CONSULTATION

Council has through various forums continued to advocate to Sydney Water for the importance of this site, the criticality the seawall has in protecting its sewer asset and the risk its inaction

potentially poses to its asset. Unfortunately, Sydney Water has formed a different view and has declined to provide financial contributions to the project. It has offered in-kind support to assist Council, including the provision of technical expertise and assistance in identifying suitable grant opportunities.

Council proposes to treat this project as a Level 2 community engagement project and would involve local community, business and government stakeholders (including Sydney Water, Catholic Church and Department of Primary Industries – Fisheries) to help guide the development of the Masterplan.

### **TIMING**

If included in the Delivery Plan, the project is likely to take 18 months to complete due to the need to consider a range of technical aspects as well as the need to heavily engage with a wide range of stakeholders.

### **FINANCIAL CONSIDERATIONS**

The project is intended to be included in the draft 2026 – 2027 Delivery Plan for consideration.

### **GOVERNANCE AND RISK CONSIDERATIONS**

The current risk posed by large swell at this location is currently managed through isolation of the site during times of high swell. The appropriateness of this action to mitigate the risk will be considered through the proposed Masterplan process.

### **ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

### **SOCIAL CONSIDERATIONS**

The recommendations in this report will have positive social outcomes for the community through supporting local and regional economic, environmental and social outcomes.

### **LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Housing, places and spaces - Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs.

<b>Reporting team</b>	Parks & Open Space
<b>TRIM file ref</b>	2026/004154
<b>Attachments</b>	Nil

**ITEM 10.2      RESPONSE TO NOTICE OF MOTION NO 34/2025 - HUMANE  
ALTERNATIVES TO 1080 POISON FOR THE MANAGEMENT OF  
FERAL ANIMALS**

**PURPOSE**

The purpose of this report is to respond to Notice of Motion 34/2025 regarding humane alternatives to 1080 poison for the management of feral animals.

**EXECUTIVE SUMMARY**

- All landowners and land managers have a duty to control foxes on their properties under the *NSW Biosecurity Act 2015*.
- There are currently 6 fox control techniques that are widely used across Australia including baiting using Sodium Fluoroacetate poison (1080) and Para-aminopropiophenone (PAPP), cage and soft-jaw trapping, ground shooting, and den fumigation.
- While no single fox control method is perfect in terms of effectiveness or humaneness, 1080 is the primary technique used by state government agencies for landscape scale fox control in NSW and across Australia.
- Council has not used 1080 since 2023 in preference to other control methods but may use it in the future if required.
- Best practice in feral animal management requires an integrated program using a combination of control measures together with careful planning to manage fox populations effectively.

**RECOMMENDATION**

That Council note the report.

## BACKGROUND

At its meeting held 19 August 2025, Council resolved (199/25) to:

1. Prepare a report as soon as practicable that outlines more humane alternatives to 1080 poison for the management of feral animals on Council-managed land.
2. Write to The Hon. Rose Jackson MLC, Minister for Lands and Water, and the Members for Manly, Wakehurst, Pittwater and Davidson to advocate for:
  - a. the use of more humane alternatives to 1080 poison (Sodium Fluoroacetate) to manage feral animals on government owned or managed lands
  - b. increased government support and funding (e.g. through grants) for local government towards best practice management of feral animals
  - c. an education program for land managers on more humane alternatives to these poisons.

This report is provided in response to Item 1 of the above resolution. In relation to Item 2, letters were prepared and sent in August 2025, with a response received via the office of James Griffin MP from the Hon. Penny Sharpe MLC in her capacity as Minister for the Environment. In the response, Minister Sharpe confirms that 1080 is effective at controlling foxes in the landscape and noted its use in managing the fox predation of the Little Penguin at Manly.

## DISCUSSION

The European red fox (*Vulpes vulpes*) is one of Australia's most impactful invasive predators. This invasive predator is listed as a Key Threatening Process implicated in the extinction of several species of native fauna particularly those below the critical weight range of 5.5kg. Because foxes are highly mobile, adaptable, and prolific breeders, it is widely considered there is no single tool that can effectively resolve their impacts. Instead, effective management relies on combining methods, coordinating effort across properties and seasons, monitoring results, and selecting tools that are safe, effective and as humane as possible.

All landholders and land managers have a duty to control feral foxes under the *NSW Biosecurity Act 2015*. There are currently 6 methods widely utilised for the control of European foxes in Australia, namely cage trapping, soft-jaw trapping, den fumigation, 1080 poison baiting, PAPP poison baiting and ground shooting.

Baiting using 1080 is the primary technique used by state government agencies for landscape scale fox control in NSW and across Australia. Potential use of 1080 in peri-urban or suburban areas such as the Northern Beaches is highly restricted, largely due to the risk to non-target domestic animals. Council has not used 1080 since 2023 in preference to other control methods but may use 1080 in the future should other control methods prove unsuitable, or where technologies such as artificial intelligence (AI) further reduce the risk to off target animals. Research also suggests the potential for bait formulations to include drugs which would further reduce potential suffering of foxes following ingestion of poison baits.

In considering the humaneness of any method, it is important to consider not just the method itself but regulatory controls and the standard to which it is applied, as well as requiring trained personnel and vigilant monitoring.

In Australia, guidance on "best practice" draws on Codes of Practice (COPs), Standard Operating Procedures (SOPs), and a humaneness assessment framework developed under the Australian Animal Welfare Strategy (the Sharp & Saunders model). This framework allows land managers to compare animal welfare impacts across control methods.

These resources, compiled by the Centre for Invasive Species Solutions (CISS), PestSmart and state agencies are widely used to plan fox programs that balance compliance, effectiveness and humane outcomes. All methods are expected to be carried out by trained personnel, with monitoring,

accurate record-keeping, and mitigation measures to minimise animal suffering and reduce impacts on non-target species.

### Comparison of fox control methods

It is widely recognised that integrated pest management is best practice. This involves combining different methods of control, monitoring the outcomes and adapting our approach over time.

This report includes a review of 8 fox control methods –1080 and PAPP poison baits, ground shooting, cage trapping, soft-jaw trapping, den fumigation, livestock guardian dogs and contraception. A comparative summary of each is provided in the table below with further detail provided in the attached report.

Method	Humaneness considerations	Notes
1080 poison baiting	<p>Causes visible clinical signs at initial onset following ingestion of baits. Difficult to assess if animals are conscious after collapse and therefore if they are experiencing suffering.</p> <p>The nature and extent of possible suffering experienced by foxes during 1080 toxicosis remains largely speculative.</p>	<p>Uptake of baits may be poor. Improved effectiveness at landscape (large) scale with aerial deployment.</p> <p>Native animals have evolved varying degrees of tolerance to 1080. Reptiles and birds generally have higher tolerance than mammals. Deployment methods including use of canid ejectors helps avoid impacts to native species.</p> <p>Resource intensive, requires strict regulation with deployment in areas where domestic animals can be excluded.</p> <p>No antidote available.</p>
PAPP poison baiting	<p>Considered more humane than other poisons (e.g. 1080) as causes relatively rapid unconsciousness and death with less pain/distress.</p>	<p>Resource intensive, requires strict regulation and follow-up.</p> <p>Canid ejector baits and remote camera monitoring can help minimise risks to off-target animals.</p> <p>Poison effective on all animals including native species tolerant of 1080.</p> <p>Antidote exists but not readily available and likely needs administering immediately upon bait ingestion.</p>
Ground shooting	<p>Generally instantaneous death when undertaken by professional operator.</p>	<p>Best utilised in combination with other methods as part of an integrated program.</p> <p>Minimal to no risk to non-target animals.</p> <p>Good for targeting problem individuals or where foxes are regularly sighted.</p> <p>Restricted to suitable safe shoot locations with sufficient buffers to residential properties.</p>
Cage trapping	<p>If cages checked often (at least twice per day) and remote cameras employed over traps to ensure immediate notification of capture. Upon capture notification, humane euthanasia undertaken as soon as possible. Can cause stress and possible injury during confinement</p>	<p>Foxes can be very trap shy, difficult to capture.</p> <p>Time-consuming, resource intensive. Must be used with remote camera monitoring to avoid trapping off-target species. Should a fox be captured, contractors are contacted to dispatch animal as quickly as possible. Monitoring</p>

Method	Humaneness considerations	Notes
	relating to animal trying to free itself.  Risk of suffering is reduced with rapid response to trapped animal.	also allows for rapid release of non-target animals.
Soft-jaw / padded-jaw traps	Potential to cause injury as captured animal attempts to free itself; may cause pain/distress; requires dispatch by skilled operator as soon as possible after capture.  Risk of suffering is reduced with rapid response to trapped animal.	Heavily regulated; must be checked frequently and used only by trained operators.  Similar to cage trapping, the use of remote cameras over traps that SMS council upon movement/capture.  Should a fox be captured, contractors contacted to dispatch animal as quickly as possible, safely and humanely.  Monitoring also allows for release of non-target animals.
Den fumigation (CO)	Risk of asphyxiation/distress in denned animals.	Can seasonally remove fox litters.  Useful for targeted removal of family group; not a widescale solution.  Limited risk to non target animals.
Livestock guardian dogs (LGDs)	Non-lethal; welfare depends largely on dog husbandry including adequate fencing.	Expensive and highly resource intensive.  Long-term preventative tool only; does not protect native fauna on widespread scale, requires good management practices.  Not considered practical for multiple bushland reserves or unfenced areas.
Contraception (immuno-contraception)	Non-lethal control.	Not currently an available option.  Research stage only; legal barriers around capture and release of feral animal back into environment, oral delivery and field efficacy remain barriers.  Does not prevent fox predation on wildlife during lifespan of fox.

## CONSULTATION

Council's vertebrate pest control program is undertaken in accordance with the Greater Sydney Regional Strategic Pest Animal Management Plan 2024-2028 and in consultation with lead agencies including the Greater Sydney Local Land Services. Consultation with other councils and government agencies is ongoing through Council's participation in the Sydney North Vertebrate Pest Committee.

## TIMING

There are no timing implications for the content of this report.

## FINANCIAL CONSIDERATIONS

Select control techniques outlined in this report are accommodated within existing Council budget. Should Council seek to restrict the use of widely used control methods such as trapping, shooting

or 1080, additional budget or external grant funding may be required to fund alternative methods which may be costly, labour intensive and or not readily available.

**GOVERNANCE AND RISK CONSIDERATIONS**

Fox control methods vary in their risk to non-target native and domestic animals. Bushland reserves declared as Wildlife Protection Areas restrict access to domestic animals which helps keep them safe from fox control actions.

Council’s approach to fox management is delivered in accordance with relevant regulatory instruments and guidance including the *NSW Biosecurity Act 2015* and the ‘Code of Practice and Standard Operating Procedures for the Effective and Humane Management of Foxes’ (NSW DPIRD, 2022). As this report does not propose to amend this approach, there are no risk implications associated with this report.

**ENVIRONMENTAL CONSIDERATIONS**

The use of appropriate fox control methods has a positive environmental impact by reducing predation of native wildlife including threatened species. There is a minor risk of environmental impacts associated with off-target impacts to native wildlife if control methods are not undertaken in accordance with relevant Standard Operating Procedures, Codes of Practice and appropriate management controls (e.g. remote camera monitoring).

**SOCIAL CONSIDERATIONS**

Council’s fox control program has a positive impact on social outcomes by helping to reduce threats to our local natural environment, which is highly valued by the community for recreational, health and wellbeing purposes, in addition to the intrinsic value of local biodiversity. However, any fox control methods must be undertaken in accordance with best practice to ensure the safety of community members and domestic animals.

**LINK TO STRATEGY**

This report relates to the following Community Strategic Plan Goal:

- Protection of the environment - Goal 1 Our bushland, coast and waterways are protected for their intrinsic value. A key action of this goal is to manage and reduce the impact of feral animals on our local environment.

<b>Reporting team</b>	Environment & Resilience
<b>TRIM file ref</b>	2025/755539
<b>Attachments</b>	<a href="#">⇒</a> 1 Comparative Assessment of Fox Control Methods (Included In Attachments Booklet)

## 11.0 PLANNING AND PLACE DIVISION REPORTS

### ITEM 11.1 PLANNING PROPOSAL - 1-9 WILSON AVENUE, 7-14 WILGA STREET AND 212-222 POWDERWORKS ROAD, INGLESIDE (PEX2025/0001)

#### PURPOSE

The purpose of this report is to seek Council's endorsement not to progress a planning proposal for land at 1-9 Wilson Avenue, 7-14 Wilga Street and 212-222 Powderworks Road, Ingleside.

#### EXECUTIVE SUMMARY

- On 6 August 2025 Council received a planning proposal seeking various amendments to Pittwater Local Environmental Plan 2014 (Pittwater LEP 2014) as it relates to land at 1-9 Wilson Avenue, 7-14 Wilga Street and 212-222 Powderworks Road, Ingleside, with the intent to deliver 536 dwellings, environmental conservation areas and new public open space.
- The proposal was publicly exhibited (non-statutory) for 82 days and 606 submissions were received, of which 567 submissions (94%) were in objection.
- The planning proposal has been assessed in accordance with the NSW Government's Local Environmental Plan Making Guideline (August 2023) and it is recommended that Council not support the planning proposal proceeding to Gateway Determination as it lacks strategic and site-specific merit.
- The proposal is inconsistent with key objectives and priorities in the Greater Sydney Region Plan, North District Plan, Northern Beaches Local Strategic Planning Statement: Towards 2040 and the Local Housing Strategy, as well as several Ministerial Directions.
- The site is not within a designated local or strategic centre, does not appropriately manage bushfire risk and evacuation and lacks access to high frequency public transport and community infrastructure necessary to support the proposed density.
- The planning proposal was referred to the Northern Beaches Local Planning Panel on 17 December 2025, and the Panel's advice is consistent with the recommendation the proposal should not be supported.

#### RECOMMENDATION

That:

1. Council not support the planning proposal progressing to the Department of Planning, Housing and Infrastructure for Gateway Determination as it has not demonstrated strategic or site specific merit, is inconsistent with state and local strategic plans and relevant Local Planning Directions.
2. Council officers write to the applicant notifying them that Council does not support the planning proposal.
3. Submitters be advised of Council's resolution.

## BACKGROUND

### Pre-lodgement meeting

On 17 December 2024, a pre-lodgement meeting was held between the applicant and Council staff to discuss the submitted scoping proposal. On 5 February 2025, formal notes were issued specifying the requirements for the proposal to address strategic and site-specific merit, provide justification for the number of dwellings given the location and site constraints and the provision of affordable housing.

### Submission of Planning Proposal

On 6 August 2025, a planning proposal (Attachment 1) was submitted by GLN Planning (the applicant) on behalf of Mirvac Homes Pty Ltd and Truslan Group (owners of various properties within the site) via the NSW Government Planning Portal.

The application fee was paid and the proposal was formally accepted by Council on 29 August 2025. Various supporting technical studies were submitted with the application, which can be accessed via [Council's eservices application search](#) webpage.

On 15 October 2025, Council officers met with the applicant to discuss progress of the application and outstanding issues. On 31 October 2025, Council officers wrote to the applicant with further information regarding the key issues and advised that Council would refund a portion of the unspent application fee should the planning proposal be withdrawn.

## SITE AND LOCATION

The 28.8 hectare site is located on the border of Ingleside and Elanora Heights and comprises 30 individual allotments. The site is bound by Wilson Avenue to the north, Powderworks Road to the east, Wilga Street to the south and Mirbelia Parade to the west.

The site is zoned RU2 Rural Landscape under Pittwater LEP and accommodates a mix of rural residential, commercial and agricultural land uses, including St Sava Serbian Orthodox Church in the northwest of the site and a seniors housing development in the southeast of the site.

The site is not serviced by sewer infrastructure. Vehicular access is via Powderworks Road, a two-way road with one lane in each direction, connecting to Mona Vale Road to the north and Garden Street/ Pittwater Road to the south.

The site adjoins Elanora Country Club to the south and Monash Country Club to the west and is 500m walking distance to Elanora Heights Village Centre (located along Kalang Road). It is located approximately 6.2km from the Mona Vale Strategic Centre, 3.8km from the Warriewood Local Centre and 4.7km from the Narrabeen Local Centre (by road).

Public transport to the site is limited, with the nearest bus stops located along Powderworks Road (approximately 545m) and Mona Vale Road (approximately 1.3km), providing services to Narrabeen and Mona Vale.

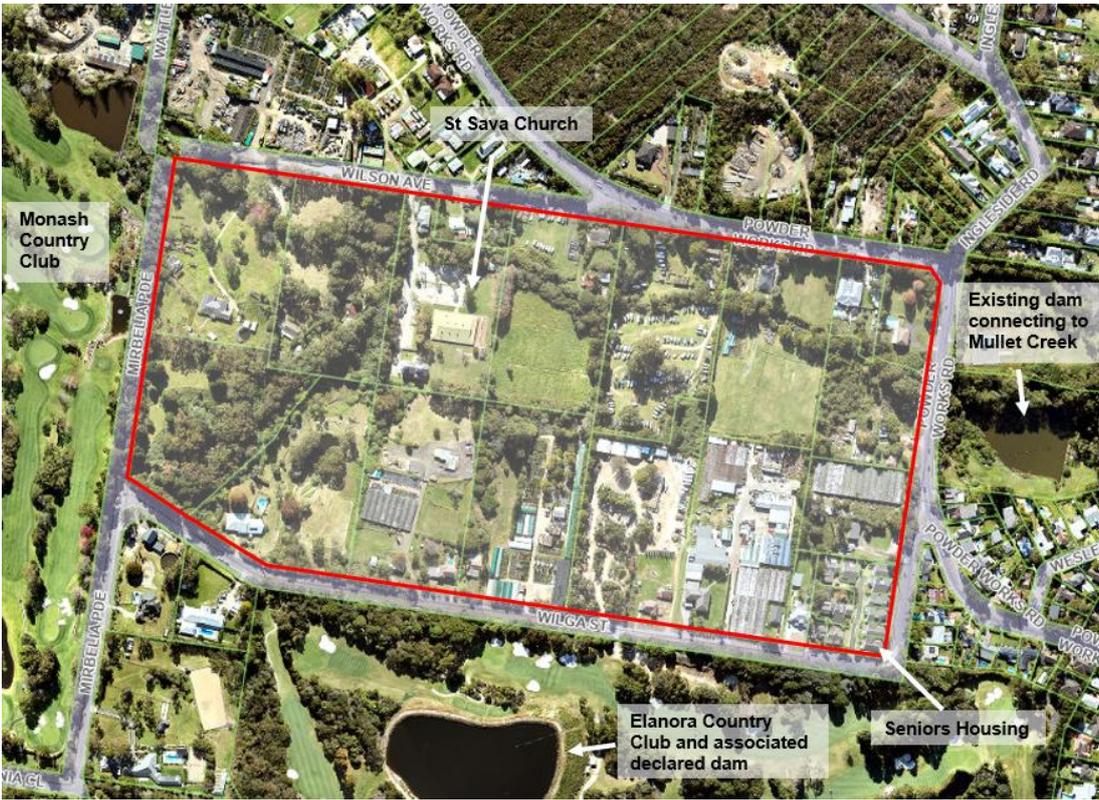


Figure 1: Aerial image of the site

Mirvac and Truslan collectively own 14.248 hectares of the site (representing 49% of the total site), and the balance is in private ownership. Landowner consent has not been provided for the other privately owned properties, several of which have provided submissions objecting to the proposal.

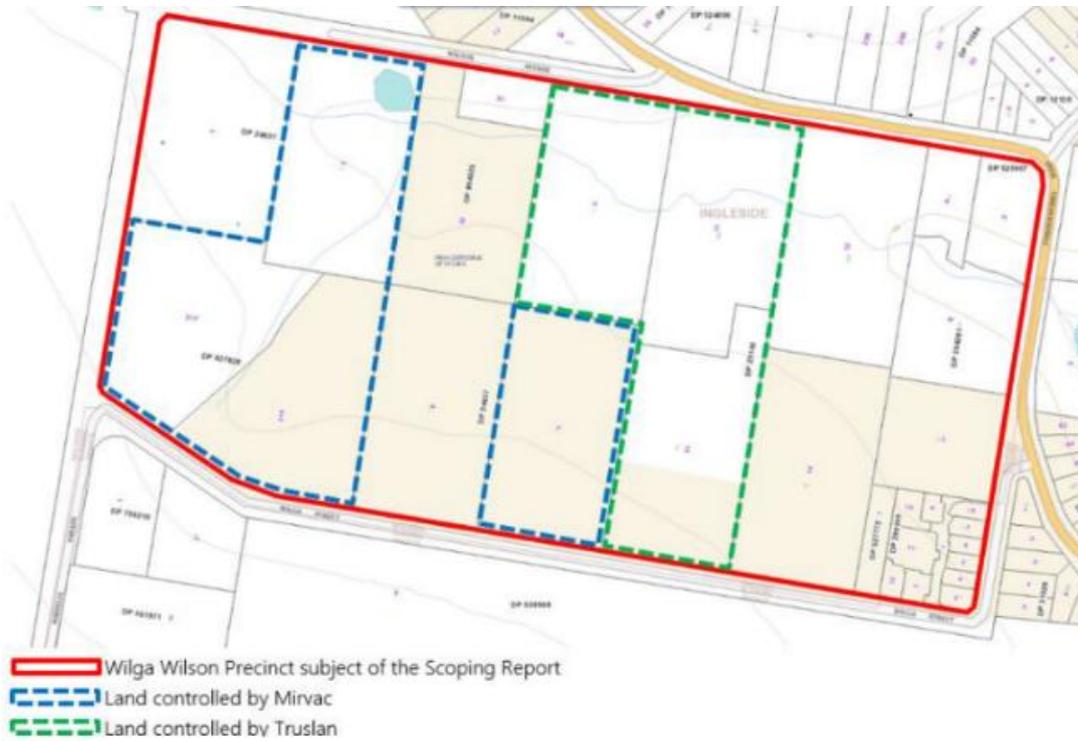


Figure 2: Ownership layout map

## DISCUSSION

### Purpose of the Planning Proposal and proposed amendments to Pittwater LEP 2014

The planning proposal (Attachment 1) seeks to facilitate delivery of 536 dwellings comprising a range of housing types including:

- Detached dwellings (9m / 2 storeys) on lots ranging between 300-1,000m<sup>2</sup> in size
- Multi dwelling housing (11m / 3 storeys) on lots ranging between 200-500m<sup>2</sup>, with 1 dwelling per 180m<sup>2</sup>
- Residential flat buildings ranging from 22-24m (6 storeys).

The proposed amendments to Pittwater LEP to achieve the intended outcomes are as follows:

- Rezone the site from RU2 Rural Landscape to:
  - Part R3 Medium Density Residential
  - Part C2 Environmental Conservation
  - Part RE1 Public Recreation
- Remove the minimum lot size of 2ha (20,000m<sup>2</sup>) currently applying to the site.
- Apply maximum height of building controls ranging between 8.5m to 24m.
- Apply floor space ratio controls ranging between 0.7:1 to 2.2:1.
- Include the site on the Urban Release Area Map to require a Development Control Plan to be prepared under clause 6.2 of the Pittwater LEP.
- Identify the land proposed to be rezoned RE1 Public Recreation on the Land Reservation Acquisition Map.
- Amend the Biodiversity Map to reflect ecological findings.
- Amend clause 4.5A Density controls for certain residential accommodation to include controls applicable to the site as follows:
  - Attached dwellings – a maximum of 1 dwelling per 180m<sup>2</sup> of site area.
  - Multi-dwelling housing – a maximum of 1 dwelling per 180m<sup>2</sup> of site area.
  - Semi-detached dwellings – a maximum of 1 dwelling per 180m<sup>2</sup> of site area.

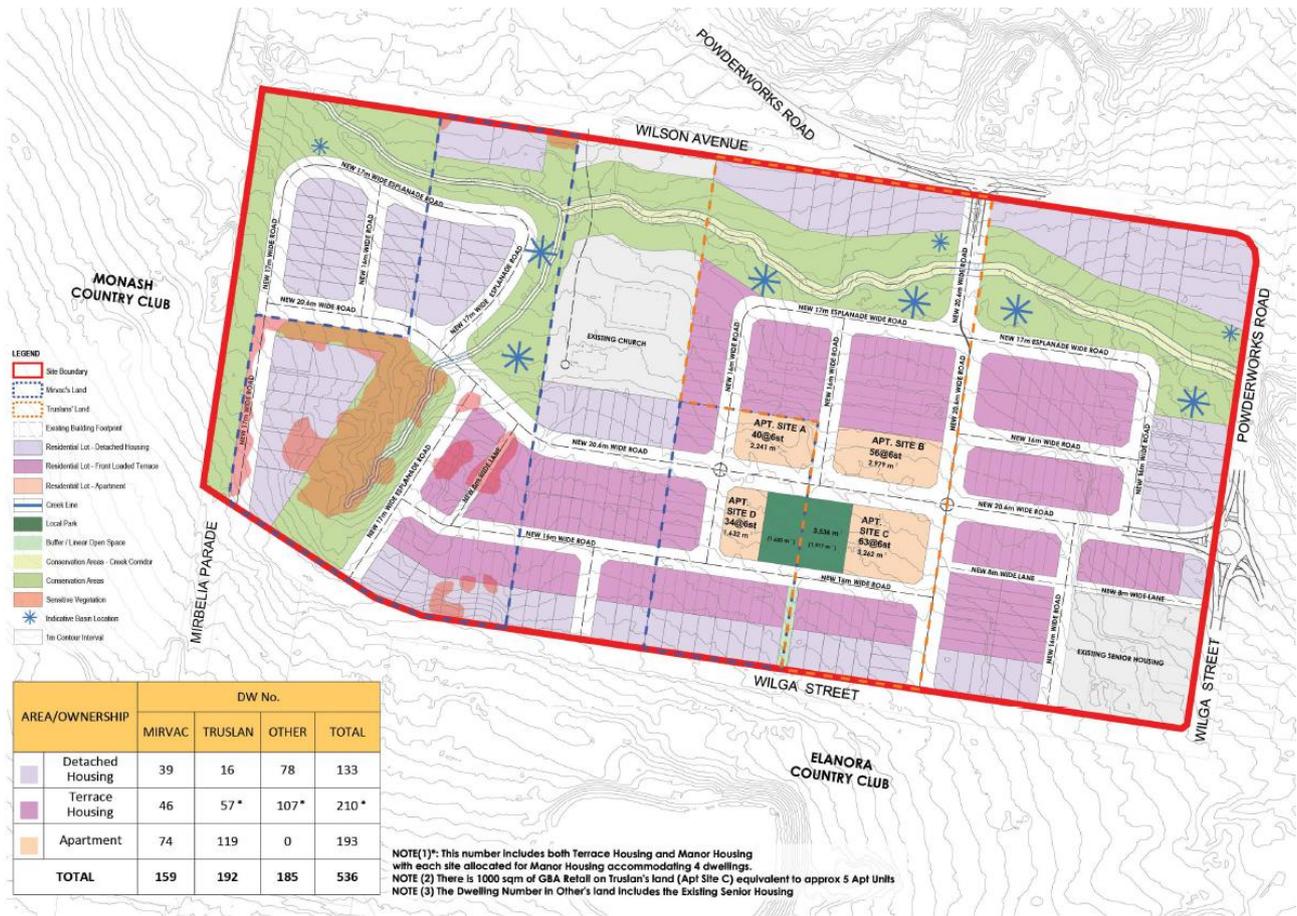


Figure 31: General arrangement of proposed development

300360UD - Character and Visual Analysis Report - Draft 250516

Figure 3: Indicative concept scheme

### Assessment of the Planning Proposal

The applicant recommends that Council should progress the proposed rezoning as it aligns with key strategic directions in regional and local planning strategies. In support of its position, the applicant notes:

- The Ingleside growth area has historically been identified as suitable for supporting housing growth since the 1970s
- The site was identified for over 500 dwellings in the draft Ingleside Place Strategy, a state led rezoning proposal led by the Department of Planning, Housing and Infrastructure that was not completed
- The North District Plan identifies Ingleside as a land release area with the capacity to support more housing and infrastructure
- Council’s Local Strategic Planning Statement and Local Housing Strategy establish the site is suitable for residential housing
- The proposed housing masterplan and dwelling mix caters for the community’s housing demand
- The proposal will facilitate public benefits, including new open space, walking trails, re-naturalisation of Mullet Creek and the conservation of bushland vegetation and exotic weed management.

The issues raised above and a detailed assessment of the planning proposal against the criteria in the NSW Government’s Local Environmental Plan Making Guideline (August 2023) is provided in Attachment 2.

In summary, this assessment has established that the proposal does not demonstrate strategic and site-specific merit to progress to Gateway Determination, having regard to the following key issues:

- The proposal is inconsistent with various objectives and planning priorities related to managing growth, liveability and connectivity, within the Greater Sydney Region Plan, North District Plan, Northern Beaches Local Strategic Planning Statement: Towards 2040 (LSPS: Towards 2040) and the Local Housing Strategy. The proposal is also inconsistent with various Ministerial Directions related to land use planning, natural hazard management and heritage conservation.
- The proposed density is incompatible with the surrounding low density, semi-rural locality. The site is not within a designated local or strategic centre and lacks access to high frequency public transport and community infrastructure necessary to support the proposed density or additional population. The site is also not located within one of the nine town centres identified in the NSW Government's Low and Mid Rise Housing Policy, yet proposes a development scale and built form above that permitted under the LMR Policy.
- In regard to management of natural hazards, the proposal does not adequately demonstrate safe evacuation of all existing and future residents during a bushfire event. The flood risk associated with dam failure has also not been adequately addressed or mitigated. These deficiencies present unacceptable risks to life and property.
- The proposal does not demonstrate there is adequate capacity available on the road network to support the additional vehicle traffic generated by the proposal, including along Powderworks Road and its key intersections at Mona Vale Road and Garden Street. The proposal also does not adequately account for the safe evacuation of residents during a bushfire event.
- The proposal estimates the removal of around 1.5ha of native vegetation clearing, containing Duffys Forest Endangered Ecological Community (EEC) and Swamp Sclerophyll EEC. This assessment does not incorporate surveys on privately owned land earmarked for redevelopment, thereby likely under-representing the extent of vegetation clearing. Details of how retained EEC vegetation will be retained and managed, as well as how the riparian corridor will be rehabilitated, have also not been provided.
- The proposal seeks to designate the site as an Urban Release Area (similar to Warriewood Valley) without strategic justification, precinct-wide planning, infrastructure coordination and funding mechanisms necessary to support its designation as an Urban Release Area.
- Council's strategic planning aims to deliver housing growth in appropriate, well-located areas, coordinated with planned delivery of infrastructure and affordable housing. The planning proposal has not adequately demonstrated how the required enabling infrastructure will be funded, delivered, owned and maintained.
- A key concern with the proposed infrastructure delivery mechanism is the reliance on the delivery of essential enabling infrastructure – including water management facilities, new local roads, riparian corridor rehabilitation and a potential bushfire asset protection zone, to be delivered on land not owned by the applicant. In the absence of all landowners' agreement, there is a significant risk the required infrastructure will not be delivered. It has also not been established how much the required infrastructure to support the proposal is estimated to cost.
- The planning proposal seeks an affordable housing rate of 3%, which is inconsistent with Council's Affordable Housing Policy expectation of a 10% affordable housing contribution for all planning proposals.

#### **Northern Beaches Local Planning Panel advice**

The planning proposal was referred to the Northern Beaches Local Planning Panel (the Panel) at its meeting on 17 December 2025 for advice in accordance with the Ministerial Direction on referral criteria for Local Planning Panels: Local Planning Panels Direction – Planning Panels (August 2018).

The Panel recommended that Council not proceed with the planning proposal and not forward it to the Department of Planning, Housing and Infrastructure for Gateway determination. In reaching this decision, the Panel generally agreed with Council staff's assessment report, and noted that:

- the proposed scale of the development is not compatible with the character of Elanora Heights and Ingleside
- the site is not located in a designated local or strategic centre and is not close to high frequency public transport and community infrastructure suitable to support the proposal
- bushfire risk and related evacuations are a major constraint on development
- the proposal does not demonstrate strategic merit as the proposal is inconsistent with the Greater Sydney Region Plan, the North District Plan, Council's Local Strategic Planning Statement and Local Housing Strategy.

The minutes of the Panel meeting are Attachment 3.

### **Additional documentation submitted**

The applicant submitted three additional technical reports after the Agenda for Local Planning Panel meeting was finalised and, accordingly, they were not considered in the assessment report at Attachment 2. These reports included:

- Aboriginal Cultural Heritage Assessment Report (ACHAR)
- Affordable Housing Viability Assessment
- Infrastructure Delivery Plan

The ACHAR report was referred to the Aboriginal Heritage Office for review, and no concerns were raised regarding the report's findings or recommendations.

In relation to affordable housing, the applicant submitted economic feasibility analysis in support of a proposed 3% affordable housing contribution. Council officers have not commissioned an independent assessment of the applicant's feasibility analysis. However, as referred to above, the applicant's offer is inconsistent with Council's Affordable Housing Policy expectation of a 10% affordable housing contribution for all planning proposals.

The applicant's Infrastructure Delivery Plan foreshadows the preparation of a site specific local infrastructure contributions plan, incorporating its approval from the Independent Pricing and Regulatory Tribunal to increase the required contributions levy above the existing \$20,000 per lot cap that applies. The applicant has not prepared any cost estimates of its identified infrastructure to inform any estimate of a potential local infrastructure charge per lot that IPART would be required to approve.

The report also assumes that Council would accept ongoing ownership and management of most assets, and identifies the delivery of infrastructure on land that the applicant does not own. Each of these issues are of significant concern. As such, the Infrastructure Delivery Plan has not adequately demonstrated how the required enabling infrastructure will be funded, delivered, owned and maintained.

A detailed assessment of these reports is provided in Attachment 4.

### **CONSULTATION**

There is no statutory requirement to publicly exhibit a planning proposal prior to a Gateway Determination. Notwithstanding, Council's adopted Community Participation Plan requires all planning proposals to be publicly exhibited for a minimum of 14 days.

A non-statutory (pre-gateway) public exhibition of the planning proposal was undertaken for 82 days from 10 September to 1 December 2025, in response to a Council resolution (265/25) at the October 2025 Council Meeting that the notification period be extended.

A total of 606 submissions were received, 567 (94%) were in objection, 30 were in support and 9 were unspecified. Of the 22 private landowners within the precinct, 6 provided a submission in objection and 2 provided a submission in support.

The key themes raised in submissions are as follows:

- Submissions in support:
  - Housing supply and diversity
- Submissions in objection:
  - Exacerbation of traffic congestion
  - Bushfire risk and evacuation
  - Lack of supporting infrastructure
  - Inconsistent with local character
  - Impact on St Sava Serbian Orthodox Church
  - Impact on biodiversity
  - Inadequate community consultation
  - Flood risk management
  - Provision of affordable housing
  - Legal mechanism to dedicate land to Council

A detailed outline of the public exhibition including notification methods, length of notification period and responses to key themes raised in submissions are included in Attachment 2. State agency referrals are included in Appendix C of Attachment 2.

## **STAUTUTORY CONSIDERATIONS**

If Council resolves not to support the planning proposal, the applicant may request that the independent Sydney North District Planning Panel evaluate the proposal and recommend to the Minister for Planning whether the proposal should progress to Gateway determination. This is referred to as a 'Rezoning Review'.

The applicant can seek a Rezoning Review within 42 calendar days of Council notifying the applicant that it does not support the proposal (p. 32 of Local Environmental Plan Making Guideline).

The Local Environmental Plan Making Guideline also allows applicants to request a Rezoning Review if Council has not indicated support for the proposal within 115 days from the date the proposal was lodged with Council. The 115 day timeframe passed on 22 December 2025.

## **FINANCIAL CONSIDERATIONS**

The planning proposal application fees have been paid in full to Council. The recommendations of this report pose no financial impact on Council.

## **GOVERNANCE AND RISK CONSIDERATIONS**

The planning proposal has been assessed in accordance with the Local Environmental Plan Making Guidelines, relevant Ministerial Directions, and Council's adopted strategic planning framework,

including Towards 2040 and the Local Housing Strategy. The proposal was referred to the Local Planning Panel for independent advice as required by the Ministerial Direction.

The proposal presents a range of environmental and social risks for future residents and is inconsistent with Council's strategic priorities for the location and delivery of housing.

Should Council resolve to reject the planning proposal, it is possible that the applicant will request a rezoning review, in accordance with the Local Environmental Plan Making Guidelines. If that occurs, the decision as to whether the planning proposal should progress to the Gateway Stage would be determined by the Sydney North Planning Panel.

## **ENVIRONMENTAL CONSIDERATIONS**

The environmental matters applying to the site have been considered as part of the assessment of the planning proposal, raising a number of concerns leading to the recommendation not to support the planning proposal or submit it to the Department for Gateway.

## **SOCIAL CONSIDERATIONS**

Social considerations were considered as part of the assessment of the planning proposal application, and it is recommended the planning proposal should not be progressed.

The recommendations of this report have no adverse social impacts for the community.

## **LINK TO STRATEGY**

The assessment of the planning proposal in Attachment 2 relates to the following Community Strategic Plan outcomes and goals:

- Protection of the environment - Goal 1 Our bushland, coast and waterways are protected for their intrinsic value.
- Protection of the environment - Goal 2 Our environment and community is resilient to natural hazards and climate change.
- Protection of the environment - Goal 3 Our community is well-supported in protecting and enhancing the environment, to ensure safe and sustainable use.
- Environmental sustainability - Goal 6 Our Council leads by example in environmental sustainability and resilience
- Community and belonging - Goal 8 Our community feels safe and supported.
- Community and belonging - Goal 9 Our community is inclusive and connected.
- Housing, places and spaces - Goal 10 Our community has access to housing options that are diverse and affordable to meet their current and evolving needs.
- Housing, places and spaces - Goal 12 Our community has access to spaces that enable heal
- Safe and efficient transport – Goal 17 Our community can safely and efficiently travel within and beyond the Northern Beaches.
- Safe and efficient transport - Goal 18 Our community utilises sustainable transport options that reduce congestion and carbon emissions.
- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community
- Good governance and participation - Goal 21 Our community is engaged in decision making processes.

<b>Reporting team</b>	Strategic & Place Planning
<b>TRIM file ref</b>	2025/807289
<b>Attachments</b>	<ul style="list-style-type: none"><li>⇒1 Planning Proposal submitted by GLN Planning (Included In Attachments Booklet)</li><li>⇒2 Assessment of Planning Proposal PEX2025/0001 (Included In Attachments Booklet)</li><li>⇒3 Northern Beaches Local Planning Panel Minutes - 17 December 2025 (Included In Attachments Booklet)</li><li>⇒4 Assessment of additional documentation submitted (Included In Attachments Booklet)</li></ul>

## ITEM 11.2 PLANNING PROPOSAL - 2 ABBOTT STREET, BALGOWLAH HEIGHTS

### PURPOSE

The purpose of this report is to seek Council's endorsement to submit a planning proposal for land at 2 Abbott Street, Balgowlah Heights to the Department of Planning Housing and Infrastructure for a Gateway Determination.

### EXECUTIVE SUMMARY

- On 24 September 2025, Council received a planning proposal application on behalf of Alpha Distribution, a Ministerial Holding Corporation for the leasing of land by Ausgrid (owner), for land at 2 Abbott Street, Balgowlah Heights.
- The planning proposal seeks to rezone the land from RE1 Public Recreation to R2 Low Density Residential under Manly Local Environmental Plan 2013 (Manly LEP) and to establish supporting development controls to facilitate a future detached house on the site.
- The planning proposal was publicly exhibited (non-statutory) for 17 days from 20 October 2025 to 5 November 2025 and 26 submissions were received with key issues including loss of open space, tree and canopy loss, traffic and safety, sustainability and housing affordability.
- The proposal has been assessed in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Government's Local Environmental Plan Making Guideline and is considered to have strategic and site-specific merit to progress to the Gateway Determination stage, subject to amendment to require an affordable housing contribution for any future residential development on the site.
- The Northern Beaches Local Planning Panel (the Panel) considered the proposal at its meeting on 17 December 2024 and recommended that Council progress the planning proposal for Gateway Determination to enable statutory exhibition.
- Further public exhibition of the planning proposal would take place following the issuing of a Gateway Determination.

### RECOMMENDATION

That:

1. Council endorse progression of the planning proposal for 2 Abbott Street, Balgowlah Heights to the Department of Planning Housing and Infrastructure for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*, subject to amendment to require an affordable housing contribution for any future residential development of the site.
2. Council publicly exhibit the planning proposal in accordance with any Gateway Determination.
3. Council publicly exhibit associated amendments to Manly Development Control Plan 2013 and Council's Affordable Housing Contributions Scheme with the planning proposal.
4. A report on submissions be presented to Council following the public exhibition of the planning proposal and proposed DCP amendments.
5. Submitters be advised of Council's decision.

**BACKGROUND**

On 24 September 2025, Council received a planning proposal application on behalf of Alpha Distribution, a Ministerial Holding Corporation for the leasing of land by Ausgrid (owner), for land at 2 Abbott Street, Balgowlah Heights.

The planning proposal seeks to rezone the land from RE1 Public Recreation to R2 Low Density Residential and to apply a range of other LEP controls and DCP controls to the land (height, floorspace ratios, lot size, density and landscaping) as it is surplus to the owner’s needs. An existing electricity substation would remain on the site.

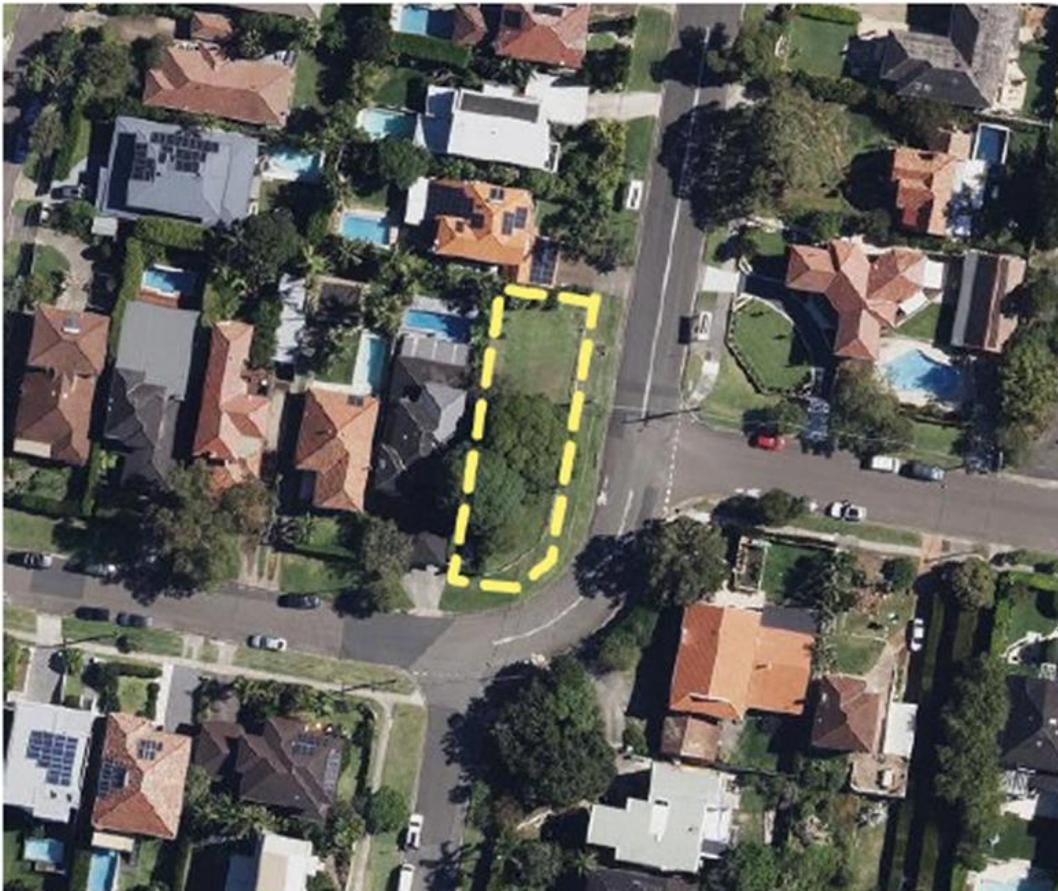
Pre-lodgement discussions were held with the applicant in June 2025, and written advice was subsequently provided to the applicant specifying requirements to be addressed in the proposal.

**Site description**

The site comprises a single allotment (Lot 1 DP 430743) of predominately vacant land, containing established trees and a small electricity substation. The site area is approximately 538m<sup>2</sup>, with regular frontages to Abbott Street (southern side) and Woodland Street (eastern side), and is a corner lot including a 7m wide splayed frontage at the street corner.

Both adjoining properties to the north and west and adjacent properties across Abbott Street to the south and Woodland Street to the east are predominately dwelling houses of 2 storeys.

Figure 1 is an aerial image of the site and figure 2 shows the current zoning of the site as RE1 Public Recreation under Manly Local Environmental Plan 2013.



*Figure 1 Aerial image of the site*

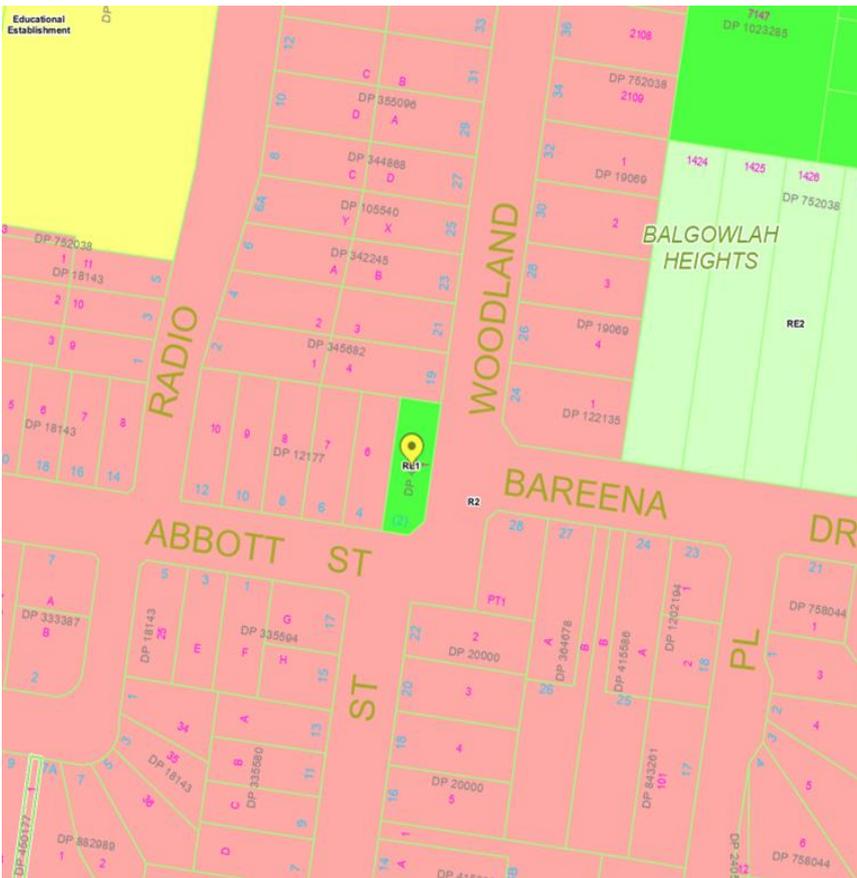


Figure 2 Land Zoning Map

**Proposal**

The proposal includes amendments to Manly LEP 2013 Maps as follows:

Item	Existing	Proposed
Zoning	RE1 Public Recreation	R2 Low Density Residential
Height of Buildings	No applicable control	8.5m (aligning with adjoining lots)
Floor Space Ratio	No applicable control	0.45:1 (aligning with adjoining lots)
Minimum Lot Size	No applicable control	500m <sup>2</sup> (aligning with adjoining lots)

The proposal seeks associated amendments to Manly DCP 2013 to apply controls and map amendments consistent with residential controls in the vicinity as follows:

- Introduce Residential Density Area (D5) to DCP Map A: Residential Density A which prescribes 1 unit per 500m<sup>2</sup> of site area in accordance with paragraph 4.1.1.1 Residential Density and Dwelling Size.
- Introduce Residential Open Space Area (OS3) to DCP Map B: Residential Open Space Areas which prescribes total open space of at least 55% of site area and landscaped area of at least 35% of open space in accordance with paragraph 4.1.5 Open Space and Landscaping.

The intended provisions are shown in more detail in the LEP mapping contained in the draft planning proposal (Attachment 1).

Following lodgment of the proposal, the applicant indicated they propose to comply with Council’s 10% affordable housing requirement through payment of an affordable housing monetary contribution at the development application stage.

To implement this requirement, a new clause would need to be introduced into the Manly LEP (similar to existing affordable housing provisions in the Warringah and Pittwater LEPs). A consequential amendment to Council's Affordable Housing Contributions Scheme would also be required. This is detailed in the amended planning proposal assessment report at Attachment 2.

## **DISCUSSION**

The following discussion addresses the main issues relevant to the consideration of the planning proposal and matters raised in submissions.

### **Loss of open space**

The site is in private ownership and used for electrical infrastructure, although it has also been used as informal public open space for an extended period.

A number of community submissions highlight the recreational and environmental values of the site, and the loss of public open space if the land were to be rezoned for residential use. The submissions note the site offers green space for informal recreation, children's play, and community interaction within a walkable distance of nearby homes, schools and clubs.

The site does not contain any recreational infrastructure such as playground equipment, artificial shade or public furniture. However, an informal arrangement between Council and the site owner was previously entered into, whereby Council installed playground equipment for community use on the unused part of the land in return for maintaining the lawn on this site. That arrangement subsequently ended in 2018, and the playground equipment was removed by Council and the owner resumed responsibility for ongoing maintenance of the site.

Although the site has for a period been used by the community as open space, its future access, protection and enhancement is limited by its private ownership. The site is zoned RE1 Public Recreation under Manly LEP, although it is not identified for future public acquisition by Council on the Land Reservation Acquisition Map in Manly LEP. The land is also not classified as either 'operational' or 'community' land under the *Local Government Act 1993*, as it is not in public ownership.

Advice was sought from Council's Parks and Open Space team regarding the suitability of the site for acquisition as public open space. This advice confirms the site has limited opportunities for recreational improvement and there are other more suitable open spaces in the locality that may be accessed, protected and enhanced.

Given the small size of the site (539m<sup>2</sup>), it would not be suitable for accommodating formal recreational uses, such as an outdoor sports court or field. The site's use as formal 'passive' public open space is also not ideal from a safety perspective given the corner allotment and road network interface.

Council's Open Space and Outdoor Recreation Strategy and Action Plan does not include actions for this site, and there is no strategic study that identifies the site for future public open space needs. Council's Parks and Open Space team further advises they do not intend to pursue improvements to this land for recreational activities, nor to require the open space to be maintained, as the locality is presented with other more suitable open spaces in proximity.

The proposed residential development on the site would also be a comfortable walking distance (ie less than 400m) to existing high quality open spaces in the Balgowlah Heights locality.

### **Trees and canopy loss**

The removal of three trees would be required to facilitate future residential development based on the submitted concept plan. Extensive pruning of 2 of the existing trees results in low retention value, while the other has a more extensive canopy. The tree removal would be mitigated through additional planting and increased front building setbacks.

The applicant states the resultant development would include provision for private open space and deep soil planting as required and the remaining 2 trees on the site can be retained to contribute to tree canopy.

Council’s Bushland and Biodiversity team has confirmed that none of the trees are locally native and the site has limited biodiversity values. Removal of the trees is therefore unlikely to adversely impact critical habitat, threatened species, populations, or ecological communities. Should the proposal proceed, it is anticipated the extent of tree canopy cover would be commensurate with other residential development in the vicinity.

**Concept plan**

The site is privately owned and surplus to the owner’s needs, who advised Council the use of the site for electrical infrastructure is largely redundant apart from the retention of an existing small substation that may be accommodated in any residential use of the site.

The concept plan submitted by the owner seeks to develop the site for a future 2 storey residential dwelling up to 8.5m, incorporating the retention of the site’s substation.



Figure 3: Applicant’s concept scheme

The progression of the planning proposal would not restrict future development to the concept plan submitted. However, the concept plan demonstrates future residential development of the site would be possible generally in accordance with the requirements of the draft LEP amendments, including the maximum building height of 8.5 metres, a floor space ratio of 0.45:1, and a minimum lot size of 500m<sup>2</sup>.

In addition, the concept plan generally complies with the proposed DCP controls for Residential Density and Dwelling Size and Minimum Residential Total Open Space Requirements. This includes minimum setback controls between any future residential development and the existing substation.

Council's urban design team reviewed the concept plans and notes that residential development could be accommodated on the site, subject to suggested changes (described in more detail in Attachment 2) that should be incorporated into any future development application.

### **Affordable housing contribution**

The planning proposal incorporates a 10% affordable housing monetary contribution, payable to Council, in accordance with Council's Affordable Housing Policy. This would be implemented through an additional clause in the Manly LEP and amendments to Council's Affordable Housing Contributions Scheme, and would be incorporated as a condition of consent in any future development application.

### **Traffic**

Traffic generated by proposed future residential development on the site would be low as only one detached house could be accommodated on the site. Access to the site at its north-eastern corner is proposed in the concept plan and is supported by Council's Traffic Planning team, subject to final details being assessed at the development application stage.

In summary, the proposal would facilitate the future residential use of the surplus privately owned site consistent with the surrounding low density residential neighbourhood. Although, the rezoning would result in the loss of land currently used as informal open space, the land is not owned by Council, is not identified as required for open space purposes and is not reserved to be acquired by Council for future recreational.

## **CONSULTATION**

### **Northern Beaches Local Planning Panel**

The planning proposal was referred to the Local Planning Panel for advice prior to Council's consideration of referral to Gateway determination, in accordance with existing Ministerial Directions.

The Northern Beaches Local Planning Panel considered this matter at its meeting on 17 December 2025.

The Local Planning Panel agreed generally with Council staff's assessment report and recommended that Council progress the planning proposal for Gateway Determination.

The Local Planning Panel recommended that Council staff request Ausgrid to identify alternative sites for the electrical infrastructure on the site to provide greater flexibility and improved outcomes from any future residential development (Attachment 3).

Council staff subsequently sought confirmation from the owner as to whether Ausgrid had considered alternative sites for the location of the substation given its potential impacts on the future development of the site.

The owner advised that Ausgrid conducted a planning assessment to determine whether relocation or decommissioning of the substation would be viable for the network. However, the existing low voltage network servicing this section of the suburb is at, or nearing capacity, meaning that decommissioning is a non-viable option. The owner also confirmed relocation or amalgamation with another substation is non-viable on the basis it would risk destabilising this section of the electricity network.

### Internal Council referrals

The planning proposal has been referred to relevant technical teams within Council. Those teams raised no objection to the proposal, subject to the identification of several matters that could be addressed at the development application stage, should the planning proposal proceed.

### Non-statutory notification

There is no statutory requirement to publicly exhibit a planning proposal prior to Gateway Determination. Notwithstanding, Council's adopted Community Participation Plan requires all planning proposals to be publicly exhibited for at least 14 days.

A non-statutory (pre-gateway) public exhibition of the planning proposal was undertaken from 20 October to 5 November 2025.

Notification included:

- a notice in Council's weekly email newsletter
- notification letters to 68 properties adjacent to and across the road from the property
- electronic copies of the exhibition material on Council's website.

Twenty-six (26) submissions were received. Key issues raised in submissions were:

- Community Benefit impacts – loss of open green space contributing to urban liveability, biodiversity, community, neighbourhood character.
- Zoning and Planning Controls/amenity effects - the proposal undermines the intent of the existing RE1 zoning; sets precedent and invites inappropriate development.
- Developer Opportunism - the proposal does not meet 'public interest' tests; is motivated by profit from asset disposal.
- Environmental Protection - Trees and Loss of Urban Tree Canopy - the loss of established trees resulting in a loss of character and amenity of the neighbourhood and habitat for wildlife species.
- Sustainability - the proposal is inconsistent with Council's sustainability priorities. The existing open space provides important environmental benefits, including stormwater absorption, urban cooling and habitat for local flora and fauna. Replacing permeable green land with buildings and paved surfaces will increase runoff, heat retention and environmental degradation in the area.
- Construction Impacts - noise and safety associated with demolition/clearing and construction.
- Housing Affordability - affordable housing is limited to a monetary contribution and does not address housing affordability.
- Traffic and Safety - the proposal will further impact on traffic and safety at a busy intersection and access point for local school traffic, pedestrians, cyclists, bus routes, and vehicles heading to and from the Bowling and Tennis Clubs and Tania Park.

The key issues raised have been addressed in this report, and in further detail at Attachment 2.

### TIMING

If supported by Council, the planning proposal would be submitted to the Department of Planning for a Gateway Determination to enable the proposal to progress to statutory public exhibition. Subject to the Department's approval, the draft LEP changes would be exhibited in mid-2026 and reported back to Council for finalisation in late 2026.

**FINANCIAL CONSIDERATIONS**

The recommendations of this report pose no financial impact on Council.

**GOVERNANCE AND RISK CONSIDERATIONS**

The planning proposal has been assessed in accordance with the NSW Local Environmental Plan Making Guidelines 2023, relevant Ministerial Directions, and Council’s adopted strategic planning framework, including Towards 2040 and the Local Housing Strategy.

The proposal was referred to the Local Planning Panel for independent advice as required by the Ministerial Direction.

**ENVIRONMENTAL CONSIDERATIONS**

The environmental impacts of the proposal have been considered against the requirements of the Environmental Planning and Assessment Act 1979 and NSW LEP Making Guidelines 2023. The impacts are considered to be minor and can be addressed as part of the assessment of any future development application for development on the land.

**SOCIAL CONSIDERATIONS**

Social impacts of the proposal have been considered as part of the assessment of the planning proposal. The proposal will provide for the future residential use of surplus privately owned site consistent with the surrounding residential neighbourhood. Whilst the rezoning will result in the loss of land currently used as informal open space, the land is not owned by Council, and is not proposed to be acquired for future recreational purposes by Council.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcomes and Goals:

- Environmental sustainability - Goal 4 Our community is supported in the sustainable use of resources and working towards net zero and a local circular economy.
- Environmental sustainability - Goal 5 Our built environment is developed in line with best practice sustainability principles.
- Housing, places and spaces - Goal 10 Our community has access to housing options that are diverse and affordable to meet their current and evolving needs.
- Good governance and participation - Goal 21 Our community is engaged in decision making processes.

<b>Reporting team</b>	Strategic & Place Planning
<b>TRIM file ref</b>	2025/780700
<b>Attachments</b>	<p>⇒1 Planning Proposal submitted by Urbis Consultants (Included In Attachments Booklet)</p> <p>⇒2 Amended Planning Proposal/ Assessment Report seeking Gateway determination (Included In Attachments Booklet)</p> <p>⇒3 Northern Beaches Local Planning Panel Minutes (Included In Attachments Booklet)</p>

**ITEM 11.3 NORTHERN BEACHES BUSINESS INDUSTRY AND STAKEHOLDER COMMITTEE CONFIRMED MINUTES - 12 NOVEMBER 2025**

**PURPOSE**

The purpose of this report is to provide the confirmed minutes of the Northern Beaches Business Industry and Stakeholder Committee meeting held on 12 November 2025 for noting.

**EXECUTIVE SUMMARY**

- The establishment of the Northern Beaches Business and Industry Stakeholder Committee was an action arising from Council's Economic Development Strategy (EDS), 'Business on the Beaches'.
- The Committee consists of representatives from local businesses, the Mayor and Councillor representatives, State Government representatives and Council staff.
- The Committee drives the delivery of the Economic Development Strategy (EDS), 'Business on the Beaches'.
- In accordance with Council's requirements, the confirmed minutes of the committee are reported to Council for noting with no actions sought from Council.

**RECOMMENDATION**

That Council note the confirmed minutes of the Northern Beaches Business Industry and Stakeholder Committee meeting held on 12 November 2025.

**BACKGROUND**

The Northern Beaches Business and Industry Stakeholder Committee monitors delivery of the Economic Development Strategy (EDS) ‘Business on the Beaches’ by advocating for business needs and tracking progress against strategy actions. Council established the Committee which is an action of the EDS, with the inaugural meeting held in February 2024. The Committee includes business leaders, State Government representatives and Councillors.

The Committee meets twice a year to oversee delivery of the EDS, with ongoing work led by the small and big business working groups to keep priorities focused and Council programs aligned with business needs. The working groups meet as needed, report back to the biannual meetings, and are made up of Committee members who may invite industry experts to contribute to the development of programs and initiatives that support both sectors and drive key strategy actions.

At its November 2025 meeting, the Committee welcomed 5 new members appointed through a competitive expression of interest process, providing a mix of industry skills that ensures strong representation for businesses across the Northern Beaches.

**DISCUSSION**

In accordance with Council’s requirements, the confirmed minutes of the Northern Beaches Business and Industry Stakeholder Committee meeting held on 12 November 2025 are provided at Attachment 1 for noting. The minutes are also published on Council’s website.

**FINANCIAL CONSIDERATIONS**

The recommendations of this report pose no financial impact on Council.

**GOVERNANCE AND RISK CONSIDERATIONS**

The formation of the Northern Beaches Business and Industry Stakeholder Committee is an action in the Economic Development Strategy, Business on the Beaches.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

The recommendations in this report will have positive social outcomes for the community by providing advice on building capacity, supporting the business community, and addressing economic challenges and opportunities, while delivering actions from the 10-year Economic Development Strategy, Business on the Beaches.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Goal:

- Vibrant local economy - Goal 13 Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth.

<b>Reporting team</b>	Place & Economic Development
<b>TRIM file ref</b>	2025/764378
<b>Attachments</b>	<a href="#">⇒</a> 1 Northern Beaches Business & Industry Stakeholder Committee - Minutes - Wed 12 Nov 2025 (Included In Attachments Booklet)

<b>ITEM 11.4      FIRE &amp; RESCUE NSW INSPECTION REPORT - PITTWATER ROAD BROOKVALE</b>
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**PURPOSE**

The purpose of this report is to table a report from Fire & Rescue NSW (FRNSW) following an inspection by the NSW fire brigade at a property in Pittwater Road, Brookvale.

**EXECUTIVE SUMMARY**

- FRNSW has powers under section 9.32 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to carry out inspections of buildings, and is required to forward its findings and recommendations to Council.
- Council must table any reports and recommendations at a meeting of Council to determine whether it will exercise its powers to give a Fire Safety Order, and must give notice of any determination to FRNSW.
- Council's Fire Safety Officer investigated the matters raised by FRNSW in relation to the property at Pittwater Road, Brookvale.
- This investigation led to the issue of a Notice of Intention to give a Development Control Order (Fire Safety Order No.1) on 23 October 2025. A follow-up investigation of the property confirmed the non-compliances have been addressed and a Fire Safety Order is not required to be issued.

**RECOMMENDATION**

That Council:

1. Not issue a Fire Safety Order under the *Environmental Planning and Assessment Act 1979* as the non-compliances have been addressed at the property.
2. Provide notice of this determination to Fire & Rescue NSW.

## BACKGROUND

Council received an inspection report from Fire & Rescue NSW (FRNSW) dated 17 June 2025 in relation to a property known as Pittwater Road, Brookvale (Attachment 1).

Part 8 of Schedule 5, of the *Environmental Planning and Assessment Act 1979* (EP&A Act) requires such reports and any recommendations to be tabled at a Council meeting. Council is to determine whether to issue a Fire Safety Order.

FRNSW carried out an inspection on 8 July 2025, identifying fire safety concerns which may necessitate Council to exercise its discretion to address the deficient issues observed, including:

1. Automatic Fire Detection and Alarm System

The Fire Brigade Panel (FBP) indicated 1 fault relating to the automatic fire detection and alarm system. In this regard, the fault related to the external strobe light.

2. Emergency Lighting

- 2A. Emergency lighting was not provided above the southernmost internal stairs within the office area, contrary to the requirements of Clause E4D2 of the National Construction Code Volume 1 2022 (NCC).

- 2B. Given the size of the maintenance shed, FRNSW was unable to determine whether adequate emergency lighting has been provided as required by AS 2293.1-2018.

3. Fire Hydrant System

- 3A. The isolation valves either side of the backflow prevention device at the fire hydrant booster were not locked in the open position, contrary to the requirements of Clause 8.7.1 of AS 2419.1-2021.

- 3B. A number of external fire hydrants incorporated only single-valved outlets, contrary to the requirements of Clause 3.2.2.3 of AS 2419.1-2021.

4. Egress

The cupboard located under the northern internal stairs within the office area was not enclosed in fire-rated construction with a fire-rated doorset, contrary to the requirements of clause D3D9 of the NCC.

## DISCUSSION

Council officers inspected the property on 25 September 2025 and concurred with the opinion of FRNSW that the fire safety provisions were (in part) not adequate for the building.

It was observed the fire safety statement was not displayed in a prominent location within the building. However, all other items listed in the FRNSW report appeared satisfactory. As no annual fire safety statement had been lodged with Council at the time, it was uncertain whether the fire safety measures for the buildings had been assessed by an accredited practitioner and complied with the standard of performance found in the buildings fire safety schedule.

Council issued a Notice of Intention to give a Development Control Order (Fire Safety Order No.1) on 23 October 2025, as shown in Attachment 2 to engage an accredited practitioner to assess and inspect the buildings to address the non-compliances.

Council received a fire safety statement on 13 November 2025. The statement was assessed as acceptable in addressing the issues raised in Council's Notice and was displayed in the building. Therefore, the issues identified by FRNSW were satisfied.

Accordingly, Fire Safety Order No. 1 is not recommended to be issued.

**FINANCIAL CONSIDERATIONS**

The recommendations of this report have no financial implications for Council.

**GOVERNANCE AND RISK CONSIDERATIONS**

Reports received from FRNSW following inspections under section 9.32 of the EP&A Act are required to be tabled at a Council meeting, and the Council is required to determine, following the tabling of a report, whether to exercise its powers to give a Fire Safety Order under the Act.

With respect to risks, issuing of a Fire Safety Order is considered in circumstances where provisions for fire safety are inadequate to prevent fire, there is a lack of maintenance of the premises, or the use of premises constitutes a significant fire hazard.

In relation to the subject premises, appropriate actions have been undertaken to address the issues raised by FRNSW.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

The recommendations in this report will have a positive social outcome for the community through ensuring adequate fire safety measures are provided within buildings.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Environmental Compliance
<b>TRIM file ref</b>	2025/713387
<b>Attachments</b>	<ul style="list-style-type: none"> <li>⇒1 Fire &amp; Rescue NSW Inspection Report dated 8 September 2025 - Pittwater Road Brookvale (Included In Attachments Booklet)</li> <li>⇒2 Notice of Intention to give an Order dated 23 October 2025 - Pittwater Road Brookvale (Included In Attachments Booklet)</li> </ul>

## 12.0 TRANSPORT AND ASSETS DIVISION REPORTS

### ITEM 12.1 REVOCATION OF TENNIS LIAISON COMMITTEE POLICY AND MANAGEMENT OF TENNIS FACILITIES POLICY

#### PURPOSE

The purpose of this report is to seek the revocation of 2 policies of the former councils.

#### EXECUTIVE SUMMARY

- Council's Policy Framework (framework) outlines the strategic principles for certain corporate documents including Council policies.
- Council is progressively reviewing all corporate documents covered by the framework.
- The following 2 policies relating to the management of tennis facilities are proposed to be revoked as they are no longer required under the Policy Framework:
  - Tennis Liaison Committee Policy
  - Management of Tennis Facilities Policy
- These policies are no longer required as their intent and provisions are addressed through existing operational procedures, licence agreements, and Council's Recreation and Open Space Strategy.
- Following revocation, operational matters will continue to be managed through internal guidelines and standard management practices, ensuring a consistent approach across all Council-owned tennis facilities.

#### RECOMMENDATION

That Council revoke the:

1. Tennis Liaison Committee Policy (former Pittwater)
2. Management of Tennis Facilities Policy (former Warringah)

## **BACKGROUND**

Council adopted a Policy Framework (framework) at the Ordinary Council meeting held on 28 November 2023. The framework provides the strategic principles for all Council policies and sets out the governance arrangements for the establishment and review of Council policies and other internal facing corporate documents.

All existing Council policies and other relevant internal corporate documents are progressively reviewed in accordance with the settings of the framework which require that Council policies:

- provide high level strategic direction, are linked to Council's Community Strategic Plan (CSP) and/or are required by relevant legislation and have community focus and/or significant public interest
- will, where appropriate, adopt and implement relevant model NSW Government policies which have been prepared for local government, rather than establish discrete Council policies on the same topic
- will not simply duplicate or re-state legislative requirements but, where appropriate, may expand on Council's application of legislation.

The framework provides that Tier 1 documents (Council policies) are governed by resolution of the elected Council, and the management of Tier 2 and 3 documents are the operational responsibility of the Chief Executive Officer.

## **DISCUSSION**

The Tennis Liaison Committee Policy and Management of Tennis Facilities Policy are legacy policies from Pittwater and Warringah Councils that relate to the management and operation of tennis facilities.

Revocation of these policies will not impact Council's ability to effectively oversee the management and operation of tennis facilities. The intent and provisions are addressed through lease agreements, operational procedures, and Council's broader Property Management framework.

The Tennis Liaison Committee Policy is no longer required as the established committee is no longer active, and stakeholder engagement is now undertaken directly through ongoing liaison with individual clubs and broader recreation and facility planning processes. Similarly, the Management of Tennis Facilities Policy has been superseded by consistent operational and leasing practices applied across all Council-managed sports facilities.

## **CONSULTATION**

While Council's Policy framework encourages involvement by the community in developing and reviewing its policies, it acknowledges that consultation may not be required in all circumstances, such as where a policy is to be re-adopted or is consistent with a model policy provided by the NSW Government.

It is not proposed to undertake public consultation for the policies intended to be revoked.

## **FINANCIAL CONSIDERATIONS**

The recommendations of this report pose no financial impact on Council.

## **GOVERNANCE AND RISK CONSIDERATIONS**

The recommendations of this report are in line with framework. The framework provides for an improved governance outcome for the management of Council policies.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

The recommendations in this report maintain social outcomes for the community as policies are an important tool for Council to communicate its strategic direction and provide visibility of its governance framework in line with the Community Strategic Plan outcome of Good Governance.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Property, Buildings & Beach Services
<b>TRIM file ref</b>	2025/744052
<b>Attachments</b>	<ul style="list-style-type: none"> <li>⇒1 Tennis Liaison Committee (Policy No 101) (Included In Attachments Booklet)</li> <li>⇒2 Management of Tennis Facilities Policy (Included In Attachments Booklet)</li> </ul>

**ITEM 12.2      RESPONSE TO NOTICE OF MOTION NO 10/2025 - USE OF FORMER RESTAURANT SPACE AT GLEN STREET THEATRE****PURPOSE**

The purpose of this report is to respond to Council resolution 056/25 in relation to advice on the process and implications of leasing the former Sorlies Restaurant space at Glen Street Theatre as a hospitality venue with performance as a supporting offer.

**EXECUTIVE SUMMARY**

- Glen Street Theatre is a community-based theatre for hire and provides for both commercial and community uses, with a space that was formerly used as a pre-theatre restaurant.
- Since the closure of the Sorlies Restaurant in 2014, Council has explored various options to repurpose and activate the space.
- Currently the space is used for rehearsals, dressing rooms, meetings and corporate hire, storage for theatre productions requiring extra back-of-house areas, and occasional pop-up performances.
- In 2020, Council called for tenders to lease and fit out the former Sorlies Restaurant as a new food and beverage venue, but no suitable bids were received, and staff were asked to report back on alternative uses and budget considerations.
- Investigation into the implications of leasing the space to a commercial operator for the purpose of operating a hospitality business with a performance component has been undertaken.
- The leasing of the premises will impact the operations of Glen Street Theatre in terms of theatre-related income and the ability to meet the requirements of some hirers and would also require capital funding for necessary upgrades to address non-compliance issues.

**RECOMMENDATION**

That Council note the report.

## BACKGROUND

At its meeting on 18 March 2025, Council resolved (056/25):

That Council:

1. Note in 2020, Council engaged Micromex Research to conduct Glen Street Cultural Hub Research and Randall Arts Management to consider the use of the former Sorlies restaurant space in Glen Street Theatre which returned the following 3 options:
  - a. Option 1 - Improve the Current Condition – Improve the capability of the space to act as a flexible, multi-purpose space suitable for small performances, rehearsals, and events, with limited food and beverage
  - b. Option 2 - Balanced Performance and Hospitality - Convert the current facilities to operate as a fully operational performance-focused space with hospitality options
  - c. Option 3 - Hospitality Venue – A new hospitality venue with the major focus around the sale of food and beverage, with performance a supporting part of the offer.
2. Note for Option 3, the feasibility study determined that the Notional Rental return per annum to Council could be expected at 9% or \$84,240.
3. Note Council resolved in October 2020 to progress to tender for Option 3 (RFT2021/159), which ultimately did not receive any complying submissions, and that since the report back from the tender process in 2022, no action has been taken or funds allocated for work in this space.
4. Receive a report on the process and implications of leasing the former Sorlies Restaurant space at Glen Street Theatre with the aim of creating a new hospitality venue with the major focus around the sale of food and beverage, with performance a supporting part of the offer.

This report examines the issues outlined above.

### Site description

The former restaurant space within Glen Street Theatre, previously known as Sorlies, is located on the eastern side of the Theatre complex, on the corner of Glen Street and Blackbutts Road, Belrose.

Purpose-built in the early 1980s to serve theatre patrons, the single-level venue occupies approximately 300 sqm and includes a rear entrance facing the upgraded sports fields, which is generally unused. Primary access is via the theatre foyer.

Between 1985 and 2014, the space operated under various restaurant management and catering models, ranging from in-house services to outsourced providers. Small performances and events were also held sporadically. In 2014, the restaurant ceased operations due to financial losses stemming from changes in catering providers and declining patron dining numbers.

In 2015, Council undertook an open market tender for the lease of the space. By 2016, 4 Pines Brewing Holdings Ltd signed a 20-year lease to operate the venue, including bar services for the restaurant and theatre. However, in 2018, 4 Pines withdrew from the agreement due to licensing difficulties, prompting Council to reassess future use of the space.

At its meeting on 18 December 2018 Council resolved (406/18):

That:

- A. Council undertake a feasibility study and business case for the operation of a performance/entertainment space, with a food and beverage offering, in the former restaurant space at Glen Street Theatre.

- B. Council endorse the use of the former restaurant site at Glen Street Theatre as a pop-up performance and hire space during the development of the feasibility study and business case.
- C. Community consultation be undertaken prior to commencement of any feasibility study.

Community engagement was undertaken in accordance with the above-mentioned Council resolution. A phone and online survey to ascertain community views was conducted and a consultancy firm, Randall Arts Management Pty Ltd, was engaged to undertake an independent analysis of the former restaurant space. The consultants provided 3 options for future usage. The options identified were:

1. Improve the Current Condition – Improve the capability of the space to act as a flexible, multi-purpose facility suitable for small performances, rehearsals and events, with limited food and beverage.
2. Balanced Performance and Hospitality – Convert the current facilities to operate as a fully operational performance focussed space with hospitality options.
3. Hospitality Venue – A new hospitality venue with the major focus around sale of food and beverages, with performance a supporting part of the offer.

Randall Arts Management recommended Option 1 as it would improve the space to become ‘fit for purpose’, strengthening performance, food and beverage capability and capacity in the space for a balanced risk profile. Options 2 and 3 were deemed high risk, with Option 2 not feasible within the existing floor space and Option 3 feasible but with significant risk and cost to the commercial operator and Council.

After consideration of the Randall report, at its meeting on 27 October 2020 Council resolved (297/20):

That:

1. Council endorse the implementation of Option 3: Hospitality Venue – A new hospitality venue with the major focus around the sale of food and beverage, with performance a supporting part of the offer.
2. Staff bring back a report post tender, on the requirements of staff accommodation, theatre multi-purpose space/room, cost, and concepts to be considered in the 2021/22 budget.

A tender process was undertaken, with no complying tenders. As a result, no further action was taken.

## DISCUSSION

The following outlines the process and implications of leasing the former restaurant space at Glen Street Theatre for the purpose of establishing a hospitality venue, with food and beverage as the primary focus and performance as a supporting element.

### Process

The process of leasing the restaurant space requires the following steps:

1. Determine required expenditure to prepare the premises (including site access) for lease.
2. Run a public tender or implement a targeted marketing campaign through a commercial leasing agent, seeking a commercial operator with demonstrated hospitality experience. The operator would be required to deliver a food and beverage offering as the primary service, with performance or live entertainment incorporated as an element of the overall concept.

## Implications

Any future use of the former restaurant space must consider the condition and management of the space, including required renewal and compliance works.

With the construction of Glen Street Library in 2018, some back-of-house, office, and storage areas were repurposed. The former restaurant space has since been used to offset this loss, providing storage, rehearsal, and performer holding area for large-scale theatre productions. This use primarily supports community-based performing arts schools, which often involve large groups of children. These hirers generate approximately \$320,000 in annual income, which equates to 11.6% of Glen Street Theatre's total revenue. If this overflow space were no longer available, these groups may seek alternative venues.

The former restaurant space is also used independently of the theatre auditorium for drama workshop activities for primary and secondary students, to support Glen Street Library events, for small performance activities and for commercial hire as a meeting space. The income was \$10,217 in FY2024/25. This use is limited by the current condition of the space and minor capital works to improve the state of the asset could improve opportunities for use and increase hire opportunities and associated income.

Should Council wish to pursue a separate lease of the space for hospitality use, the following considerations apply:

- **Compliance Works:** The toilets and bar area were deemed non-compliant in 2018 and remain so as a stand-alone space. Full demolition and installation of accessible toilet facilities is required, estimated at \$200,000–\$250,000 (subject to latent conditions). Bar and kitchen refurbishments remain uncoded.
- **Access Requirements:** Current access via the theatre foyer is problematic during full attendance (400 patrons). The Lionel Watts Oval exit is a designated emergency exit and would require fire safety compliance works and pedestrian access upgrades.
- **Commercial Viability:** A long-term operator would require clarity on responsibilities and timelines for compliance works, ideally detailed in the RFT or lease documentation. These works are cost-prohibitive for a tenant, who would typically fund fit-out costs amortised over a 10–15 year lease. Compliance-related upgrades (e.g. toilets, access) would likely be Council's responsibility as the lessor.
- **Licensing Implications:** A management plan would be needed to address the co-existence of 2 licences on the premises. The Council-managed theatre bar currently has an annual turnover of \$240,000, a net profit of \$150,000.
- **Rental Appraisal:** A verbal appraisal from a local leasing agent estimates rent at \$120,000–\$150,000 per annum, with a likely rent-free period of 6 months, contingent on landlord funded compliance works.

Should Council determine to investigate leasing the space as a stand-alone hospitality venue the next steps will include a market valuation and detailed investigation (quantity surveyor's report) to identify costs required to prepare the space for lease. This includes estimated costs of \$275,000 for toilet refurbishment and access upgrades in addition to approximately \$100,000 for renewal upgrades such as new carpet, painting and lighting.

The potential financial impact on Glen Street Theatre from the loss of this overflow space from current theatre operations also needs consideration.

## CONSULTATION

Broad community consultation was undertaken in 2020 and previously considered by Council, as detailed in the Randall Arts Management report. No further engagement has been undertaken since that time.

**TIMING**

Commitments for venue hire for 2026 are well underway, with several large performance groups requiring the subject area to operate their performances. For Council to fulfil these commitments, any proposed change of use would need to commence after 1 January 2027.

**FINANCIAL CONSIDERATIONS**

There is currently no budget for any investigation or works in the FY 25/26 budget or long term financial plan for this part of the Glen Street Theatre site. Should a leasing process commence, Council would need to determine what works are completed by Council and the incoming tenant and reallocate funding from an alternative capital project in future budget considerations. This would also impact the total operational income generated by Glen Street Theatre from auditorium hire.

**GOVERNANCE AND RISK CONSIDERATIONS**

The implication of leasing the former restaurant space poses financial and reputational risks to Council. It may restrict access to the theatre, resulting in a reduction in local performing arts schools using the theatre for their annual performances and associated income currently derived from this venue hire.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

The recommendations in this report impact social outcomes for the community. Implementing a hospitality offering that incorporates performance elements would enhance the cultural and entertainment options available to residents and visitors, creating a more vibrant community experience. However, this change would also impact local access to performing arts facilities. Several long-standing hirers of Glen Street Theatre—primarily large performing arts schools involving local children—may choose to relocate to alternative venues if the overflow space is no longer available. This could reduce opportunities for community-based performing arts participation and affect groups that currently rely on the space for rehearsals and performances.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcomes and Goals:

- Community and belonging - Goal 7 Our community has access to a diverse range of cultural activities and events.
- Housing, places and spaces - 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.
- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

<b>Reporting team</b>	Property, Buildings & Beach Services
<b>TRIM file ref</b>	2025/505492
<b>Attachments</b>	Nil

**ITEM 12.3 PROPOSED SALE OF COUNCIL PROPERTY - UNIT 9, 5 VUKO PLACE, WARRIEWOOD (LOT 9 SP 36126)**

**PURPOSE**

The purpose of this report is for Council to consider the sale of Council Operational Land being Unit 9, 5 Vuko Place, Warriewood (Lot 9 SP 36126).

**EXECUTIVE SUMMARY**

- The Independent Pricing and Regulatory Tribunal (IPART) report, which supported Council's application for a Special Rate Variation, included a commitment by Council to deliver savings through the divestment of surplus and underutilised assets to generate \$10 million.
- Unit 9, 5 Vuko Place Warriewood (Unit 9) is Council owned Operational Land comprising a ground level and mezzanine strata warehouse unit in a complex at 5 Vuko Place Warriewood.
- The Peninsula Bridge Club currently license the premises, however with the upcoming completion of the Warriewood Valley Community Centre they are due to vacate in February 2026.
- Valuation advice has been sought from an independent qualified valuer to give an indication of likely sale price and it is intended to engage a real estate agent to sell Unit 9 on the open market by way of expression of interest (per agent advice) see Confidential Attachment 1.
- Proceeds from the sale will contribute to Council's commitment under the Productivity Journey and Improvement Plan 2024, which includes a Property Rationalisation Plan identifying an estimated \$10 million in revenue over 5 years through the sale of surplus and underutilised properties.

**RECOMMENDATION**

That Council:

1. Authorise the sale of Unit 9, 5 Vuko Place, Warriewood (Lot 9 SP 36126).
2. Delegate authority to the Chief Executive Officer to:
  - a. set an appropriate reserve price based on independent qualified valuation advice.
  - b. appoint a suitable agent to market and sell the property by the most appropriate method (e.g. public auction, expression of interest, tender or private treaty).
  - c. negotiate a sale price in accordance with the Land Dealings Guidelines if the property fails to sell at auction.
  - d. take any necessary action to give effect to this resolution.
3. Note that Attachment 1 is confidential in accordance with section 11(3) of the *Local Government Act 1993* (the Act), as it relates to matters specified in section 10A(2) of the Act relating to commercial information of a confidential nature that would, if disclosed, result in the release of commercial in confidence information.

## BACKGROUND

At its ordinary meeting on 10 December 2024, Council resolved (324/24) to receive a report within 6 months identifying opportunities to cut costs and improve efficiency through the rationalisation of operational properties used for administrative purposes, following a Notice of Motion that focussed on Council's properties located in Vuko Place, Warriewood.

A report was tabled to the Council meeting on 17 June 2025, regarding a review of Council's administrative office accommodation and potential property rationalisation, which included a discussion on the potential to sell the subject property. This report is intended to give further information to enable that decision to be made.

## DISCUSSION

Unit 9 is an industrial unit in the complex located at 5 Vuko Place, Warriewood. The complex consists of office space and warehouse units, with Northern Beaches Council owning and occupying levels 1-3 of the office building (which accommodates Council administration staff) and Unit 9 of the warehouse units. Unit 9 has 1,302 m<sup>2</sup> of space on title including 685m<sup>2</sup> of ground floor space, a 367m<sup>2</sup> mezzanine, and 250m<sup>2</sup> of parking. Currently, Unit 9 is partly licensed to the Peninsula Bridge Club, who will relocate to the Warriewood Valley Community Centre in early 2026. The remainder is used for Council storage and a small staff amenity.

Council had purchased Levels 1-3 and Unit 9 in stages in the early 2000s for staff accommodation and as a long-term investment. Since 2004, the warehouse unit (Unit 9) has been periodically leased and used for staff office accommodation. However, its industrial setting makes it unsuitable for long term Council office use, and it has been underutilised for several years.

While Council could continue leasing out the unit as an investment it is an ideal property to consider for sale to meet targets set in the Property Rationalisation Plan within Council's Productivity Journey and Improvement Plan 2024.

An independent qualified valuation report dated 5 December 2025 has been received by Council for Unit 9. This has been provided at Attachment 1 and is commercial in confidence.

Council has also received marketing campaign proposals from 2 local agents which provide an expected sale price range for the subject property.

## CONSULTATION

The sale of operational land does not trigger statutory public consultation requirements under the *Local Government Act 1993*. However, Council acknowledges community interest in property decisions and is presenting this matter in a non-confidential Council report, with only commercial-in-confidence valuation details withheld to protect Council's negotiating position.

The option of divesting this property has been under consideration for many years, with the former Pittwater Council first exploring a sale prior to amalgamation in 2015.

## TIMING

It is anticipated that the Peninsula Bridge Club will vacate Unit 9 in early 2026, leaving it vacant. It is proposed to appoint an agent and commence marketing immediately thereafter, with sale completion anticipated within 6 months.

## FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial burden on Council. Proceeds from the sale will contribute to Council's commitment under the Productivity Journey and Improvement Plan 2024, which includes a Property Rationalisation Plan identifying an estimated \$10 million in revenue over 5 years through the sale of surplus and underutilised properties. Additionally, the sale of Unit 9 will help meet IPART's recommendation that Council seek additional revenue through the

sale of underutilised assets. Costs associated with the sale of the property, including estate agents costs, can be paid back from the sale proceeds.

**GOVERNANCE AND RISK CONSIDERATIONS**

The sale aligns with Council’s Property Rationalisation Plan, which targets \$10 million in revenue over 5 years from divestment of non-essential properties. While the option of leasing the site provides ongoing income, this is offset by maintenance, management, and vacancy risks. A lump-sum sale offers greater certainty and supports reinvestment into the renewal and delivery of community facilities and assets.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

The recommendations of this report will deliver a positive social outcome for the community by rationalising an underutilised asset and enabling reinvestment into improved community facilities and services.

**LINK TO STRATEGY**

This report relates to the Community Strategic Plan Outcome and Goal:

- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.
- Good governance and participation - Goal 20 Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community.

<b>Reporting team</b>	Property, Buildings & Beach Services
<b>TRIM file ref</b>	2025/739744
<b>Attachments</b>	1 Unit 9 - 5 Vuko Place Warriewood - Valuation Report dated 5 December 2025 by Platinum Valuation Services (Included In Attachments Booklet) (Confidential)

## 13.0 NOTICES OF MOTION

### ITEM 13.1 NOTICE OF MOTION NO 51/2025 - BY THE PUBLIC, FOR THE PUBLIC! PARTICIPATORY MARKET PLACE(MAKING)

#### COUNCILLOR HARVEY SUBMITTED THE FOLLOWING MOTION:

##### MOTION

That Council:

1. Emphasise creative and participatory placemaking in planning for Market Place (in accordance with the actions under Council's adopted Manly Place Plan 2024), by evaluating opportunities to use colourful materials and unique finishes in furniture, paving and lighting, and to incorporate greenery and public art into the design.
2. Undertake 'pop-up' engagement stalls to inform Market Place design concepts, presenting the community with defined options for furniture, paving, lighting, greenery, colours and public art, and providing opportunities to give feedback on the placement of infrastructure.
3. Undertake further consultation with First Nations stakeholders, local artists, businesses and heritage groups.
4. Consider opportunities for community participation in delivery, such as a public planting day or a facilitated community mural.

#### BACKGROUND FROM COUNCILLOR HARVEY

Participatory public placemaking is increasingly recognised as an effective approach to improving the quality, desirability and long-term success of public spaces. Actively involving communities in shaping their local environments fosters stronger identity, connection and stewardship between people and place (Silberberg et al., 2013). Research shows that civic engagement enhances project outcomes, delivers social benefits, and increases the legitimacy and effectiveness of professionals and institutions working with communities (Aboelata, Ersoylu & Cohen, 2011; Selman, 2004; Bowen, Newenham-Kahindi & Herremans, 2010). Evidence also demonstrates that public art projects are most successful when communities are meaningfully involved in their design and delivery (Cheung et al., 2021).

Well-designed public spaces improve mental and physical health, wellbeing, social cohesion and a stronger sense of belonging (De Cotta et al., 2025). This motion seeks to advance high-quality public place design and participatory placemaking to enhance these benefits to the Northern Beaches community.

Market Place is a suitable location for this initiative for several reasons. The Manly Place Plan 2024 recognises Market Place as an important part of Manly's 'Cultural Home' and a long-standing focal point for the community, encouraging investigation of more public art and murals in the area. The Plan also supports general improvements such as ambient lighting, more trees and planting, and celebrating Manly's creative community. In addition, as per Council's Public Space and Design Guidelines (2021) Market Place designs may warrant variation from standard materials and fixtures (p.120), because it is a distinctive and high-profile location.

Recently, residents have raised concerns about the appearance and limited amenity of newly installed seating in Market Place (see images below). As this furniture is temporary, it provides an opportunity for Council to engage the community and test alternative design approaches. Council officers are already preparing detailed designs for laneways under the Manly Place Plan 2024, including Market Place, making this a timely project.

Market Place activation in 2021 and colourful, historic Manly Corso circa 1980s.



Current temporary seating:



Artistic interpretation of possibilities for Market Place in *Manly Place Plan 2024*:



Artistic Impressions: Mark Gerada

My Place: Manly 2024

<b>TRIM file ref</b>	2025/801453
<b>Attachments</b>	Nil

**ITEM 13.2 NOTICE OF MOTION NO 1/2026 - INVESTIGATE OPTIONS FOR PROTECTION OF INGLESIDE WILDLIFE CORRIDOR**

**COUNCILLOR KORZY SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council:

1. Engage with relevant State agencies, including the Department of Planning, Housing and Infrastructure (DPHI), Transport for NSW and NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), to identify potential options for protecting and maintaining State-owned land parcels forming the wildlife corridor between Ku-ring-gai Chase National Park, Katandra Bushland Sanctuary and Ingleside Chase Reserve.
2. Write to the Member for Pittwater, Jacqui Scruby MP, to request her advocacy and support for this initiative.
3. Receive a further report on the potential options following responses from the relevant State agencies.

**BACKGROUND FROM COUNCILLOR KORZY**

The Ingleside escarpment forms the beautiful green backdrop to Pittwater and Narrabeen Wards and is remarkable for its large tracts of undeveloped bushland with high biodiversity. This bushland extends from Ku-ring-gai Chase National Park to Ingleside Chase Reserve, which then connects to Garigal National Park, Irrawong Reserve, Warriewood Wetlands and Narrabeen Lagoon.

Its environmental significance was recognised in a 2016 Department of Planning, Housing and Infrastructure (then the Department of Planning and Environment) draft Land Use and Infrastructure Strategy for Ingleside.

The draft strategy was supported by a number of environmental studies relating to fauna and flora, riparian corridors and land to be proposed for conservation. Those studies contained records of native fauna species recorded in Ingleside Chase Reserve and nearby bushland, including the Eastern Pygmy Possum (*Cercartetus nanus*), Rosenberg's Goanna (*Varanus rosenbergi*), Southern Myotis Bat (*Myotis macropus*), the Giant Burrowing Frog (*Heleioporus australiacus*) and Red Crowned Toadlet (*Pseudophryne australis*), all listed as vulnerable in NSW.

Other native mammal species recorded in Ingleside Chase Reserve and surrounding bushland include Swamp Wallabies, Long-nosed Bandicoots, Echidnas, and Bush Rats.

In response to these studies, the Ingleside Precinct Structure Plan, which accompanied the Draft Structure Plan, identified land to be protected from development. This included the fauna corridor to connect Ku-ring-gai Chase National Park to Ingleside Chase Reserve. This land was to be zoned for Environmental Conservation.

For this fauna corridor to be effective, Transport for NSW (then Roads and Maritime Services) agreed to construct a wildlife bridge across Mona Vale Road east.

In 2018, plans for residential development in Ingleside were abandoned due to severe bushfire risk and high land servicing costs.

However, the fauna bridge was built as agreed, to connect the Ingleside wildlife corridor with Ingleside Chase Reserve. Costing close to \$10 million, it was completed in 2023, and fencing along Mona Vale Road installed to prevent collisions between animals and vehicles.

Since then, a fauna monitoring camera has recorded wildlife using the fauna bridge, including, within months of its completion, a swamp wallaby and bandicoot.

However, the status of the adjacent fauna corridor land has been left undecided.

The future of the land for the wildlife corridor has recently been imperiled by a change of zoning in the draft Northern Beaches Council Local Environment Plan, currently under consideration. The zoning has been changed to C3 which allows residential development. Downzoning to C2, necessary to protect biodiversity in the corridor, would not be possible without Department of Planning, Housing and Infrastructure agreement.

Should housing be built on the fauna corridor land, the overpass will be rendered ineffective, cutting the link between Ku-ring-gai Chase National Park and Ingleside Chase Reserve. Ecologists tell us this would result in the decline and possible extinction of local native fauna, for which the bridge was built to protect *at great expense*.

<b>TRIM file ref</b>	2026/046285
<b>Attachments</b>	Nil

**ITEM 13.3 NOTICE OF MOTION NO 2/2026 - ERECTION OF PLAQUE  
HONOURING THE SAVE LITTLE MANLY FORESHORE GROUP**

**COUNCILLOR BINGHAM SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council erect a commemorative plaque at Little Manly Reserve to honour the Save Little Manly Foreshore Group for its tireless work, over many decades, to preserve the foreshore at Little Manly Beach.

**BACKGROUND FROM COUNCILLOR BINGHAM**

The Save Little Manly Foreshore group has played a key role in protecting and enhancing the foreshore at Little Manly. Formed in 2006, the group has worked tirelessly to prevent the sale of public land and to bring privately-owned land into public ownership, helping realise a 75-year vision to significantly extend waterfront public open space at Little Manly beach. At the time of the group's formation, the individual parcels of land were at risk of being sold off for development.

The efforts of the group's members have culminated in the development and implementation of a comprehensive master plan that saw the demolition of 40 Stuart Street to create additional parkland, and considerable improvements of public facilities. We have them to thank for this beautiful harbourside waterfront area which will be enjoyed by the public for generations to come.

<b>TRIM file ref</b>	2026/053288
<b>Attachments</b>	Nil

**ITEM 13.4 NOTICE OF MOTION NO 3/2026 - MOTION FOR THE AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) CONFERENCE 2026 – SHARK SAFETY**

**COUNCILLORS HRNJAK, GLANVILLE, HARVEY AND KORZY SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council submit the following motion to the Australian Local Government Association (ALGA) for consideration at the 2026 National General Assembly of Local Government:

This National General Assembly calls on the Australian Government to significantly increase the investment in and implementation of modern, effective measures to reduce the risk of shark bite and phase out obsolete, ineffective measures.

**BACKGROUND FROM COUNCILLORS HRNJAK, GLANVILLE, HARVEY AND KORZY**

Australia's coasts are central to our culture and our way of life. They are important to the way we recreate, to our local, state and national economies and the way we define ourselves. Individual, yearly visits to the Australian coast number up to 650 million across the country's 100 coastal local government areas (LGA's) - home to the majority of our population and infrastructure.

Used widely by the public for a variety of recreational activities, Australian coasts are renowned for their untamed beauty and are also home to diverse and ubiquitous marine life. As the population and beach visitation grows, so will the frequency with which humans and wildlife come into contact. Though still statistically rare, shark-human interactions have increased in frequency in recent years, due to the aforementioned increasing human populations and greater beach visitation numbers. Shark-human interactions can be traumatic, can result in extreme injuries and loss of human life, and can have significant negative consequences not only for individuals, but also for communities, businesses and regional economies.

As such, the reduction of shark bite risk should be a high priority, not only for coastal councils, but for all Australian LGAs. Residents from all LGAs, regardless of location, may utilise coastal areas, and tourism attracted to coastal areas benefits all of Australia. NSW and QLD, as states with large coastal populations and tourism industries have sought to address the issue of reducing shark bite risk using various methods.

Current, lethal methods used in NSW and QLD must be closely interrogated by the Australian Government for effectiveness and impact on marine wildlife and states must be supported to phase-out such measures as more effective methods are scaled up. To this end, the state governments of NSW and QLD, and notably WA, have invested millions into the trial and implementation of new, non-lethal technologies to reduce the risk of shark interaction.

**National objective:**

This motion calls for the Australian Government to promote and support states and LGAs in the investment in and implementation of these measures across the country. A more effective, modern approach to shark bite safety will benefit public safety, environmental conservation, and by providing world-leading risk mitigation measures, will safeguard economic sustainability.

Current, lethal methods used in NSW and QLD must be closely interrogated by the Australian Government for effectiveness and impact on marine wildlife and states must be supported to phase-out such measures as more effective methods are scaled up.

**Summary of key arguments:**

Effective methods such as drone surveillance, electromagnetic deterrents, listening stations and shark tagging and research are currently utilised but limited geographically and in scope. A united stance supporting modern, effective shark bite risk mitigation encourages national progress and builds economic resilience into coastal LGAs. Mitigating shark bite risk is of crucial importance to public safety, economic viability of coastal communities and environmental conservation, and it is vital that it is approached in the best possible way. Newer non-lethal technologies provide more targeted, evidence-based risk mitigation and continue to improve in effectiveness and are improving all the time. Shark bites, though statistically rare, have a disproportionately large impact on individuals, communities and local economies. As such, shark bite risk must be addressed according to the most recent scientific consensus.

<b>TRIM file ref</b>	2026/068196
<b>Attachments</b>	Nil

**ITEM 13.5 NOTICE OF MOTION NO 4/2026 - NEED FOR BETTER REGULATION OF E-BIKES**

**COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council:

1. Note:
  - a. with sadness and serious concern, recent and past accidents on the Northern Beaches, involving e-bike riders and collisions with members of the community
  - b. the continual safety concerns raised by the Northern Beaches community, particularly following these serious accidents and injuries
  - c. that while the NSW Government announced on 9 February 2026 that illegal e-bikes can be seized and crushed to stop the use of high-powered and doctored bikes, this will not be introduced until August 2026 and only three 'dyno units' have been ordered to use across the State to test e-bikes
  - d. that the NSW Government continues to fail to appropriately address and legislate better regulation and penalties to protect the community from e-bikes and illegal e-scooters and e-skateboards.
2. Write to the Premier, Leader of the Opposition, Ministers and Shadow Ministers for Transport and Roads and all local State MPs calling for the introduction of stronger legislation on:
  - a. speeding of e-bikes on roads, and their presence on footpaths and shared paths
  - b. the need for better State funded education, the introduction of a licensing and registration system and mandatory third party insurance system for all riders of e-bikes
  - c. prohibiting the carrying of more than one passenger on e-bikes and fines and other penalties be introduced for a contravention of this requirement
  - d. more significant fines and penalties for the altering of e-bike systems to prevent speed controls being tampered with
  - e. setting an appropriate maximum size and weight of an e-bike to reduce risks to pedestrians
  - f. to enable local government to have adequate compliance and enforcement powers to prohibit e-bikes in certain areas, fine riders and owners for contravention of the law and impound e-bikes where contravention of any law is apparent.

**TRIM file ref** 2026/072938  
**Attachments** Nil

## 14.0 NOTICES OF RESCISSION

### ITEM 14.1 NOTICE OF RESCISSION 4/2025 - ITEM 9.2 - OUTCOME OF PUBLIC EXHIBITION - DRAFT CODE OF MEETING PRACTICE

**COUNCILLORS DE LUCA OAM, SINGH & GILTINAN SUBMITTED THE FOLLOWING MOTION:**

#### **MOTION**

That Council rescind resolution 345/25 - Item 9.2 Outcome of Public Exhibition – Draft Code of Meeting Practice being:

That Council:

1. Adopt the Northern Beaches Council Code of Meeting Practice 2025 (Code) at Attachment 1, with the Code to come into effect on 1 January 2026, subject to the following amendments:
  - a. Delete the following clauses:
    - i. 11.5, 11.6, 11.7 and 11.8
  - b. Add the following clause:
    - i. 11.5 All voting at Council meetings, (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of Councillors who voted for and against each motion or amendment (including the use of the casting vote) being recorded.
2. Establish a monthly community engagement forum, separate from the public forum referred to in clause 4 of the Code of Meeting Practice, to be held on the same evening as that public forum, for Councillors to hear from the members of the public on items not on the Council meeting agenda, on a trial basis for 6 months.
3. Note its opinion that the amendments to the draft Code are not substantial and it may adopt the amended draft Code without public exhibition as its code of meeting practice.

**Should the rescission motion be adopted, we give notice that it is our intention to move the following motion in lieu thereof which due notice is hereby given:**

That Council:

1. Adopt the Northern Beaches Council Code of Meeting Practice 2025 (Code) at Attachment 1, with the Code to come into effect on 1 January 2026 with the exception of:
  - a. A1.2 The public forum will be held in Council Chambers from 6pm 7 days prior to an ordinary meeting of the Council change so it now reads:
 

The Public Forum for items on the agenda will be held in the Council Chambers, prior to an Ordinary Meeting of Council from 6.00pm and close strictly at 6.45pm.
  - b. Delete the non-mandatory clause that provides an option for the chairperson to be granted authorisation to expel any person, including any Councillor from a Council or committee meeting.
  - c. Replace 14 days with 8 days, being:
 

3.10 A Councillor may give notice of any business they wish to be considered by the Council at its next ordinary meeting by way of notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted by 12 noon 8 days before the meeting is to be held.
  - d. All voting at Council meetings (including meetings that are closed to the public) must be recorded in the minutes of meetings noting the names of Councillors who voted for and against each motion or amendment (including the use of the casting vote).
2. Note its opinion that the amendments to the draft Code are not substantial and it may adopt the amended draft Code without public exhibition as its code of meeting practice.

3. Staff prepare options for open public forums to be held separately to Council meetings to be presented to the first scheduled Council meeting in 2026; these should include possibilities for up to 5 forums per year, where residents can advocate to Councillors on topics of interest or concern.

**TRIM file ref** 2025/820929

**Attachments** [⇒1](#) Notice of Rescission (Included In Attachments Booklet)  
[⇒2](#) December Council Meeting - Item 9.2 Outcome of Public Exhibition -  
Draft Code of Meeting Practice (Included In Attachments Booklet)

## 15.0 QUESTIONS WITH NOTICE

<b>ITEM 15.1 QUESTION WITH NOTICE NO 1/2026 - CANCELLATION OF FIREWORKS AT DEE WHY BEACH NYE</b>
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**COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:**

1. What was the exact expenditure for security, traffic management, waste, cleansing, first aid and infrastructure for Dee Why Beach NYE fireworks?
2. Noting that \$87,000 was allocated in the budget for the Dee Why site, including \$38,000 for the cancelled barge and fireworks, will Council be refunded any money from the fireworks company, if so, how much?
3. Noting that this is not the first time that the fireworks have been cancelled and that in 2022 Council reviewed and determined that James Meehan Reserve was a suitable location for the fireworks, why was this location not selected for the 2025/26 fireworks and will it be the venue for fireworks in 2026?
4. What were the total specific costs incurred by Council at each other venue that provided fireworks?

<b>TRIM file ref</b>	2026/073434
<b>Attachments</b>	Nil