



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 March 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.*

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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 17 FEBRUARY 2026

#### RECOMMENDATION

That the minutes of the Ordinary Northern Beaches Council Meeting held on 17 February 2026, 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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## 7.0 CHIEF EXECUTIVE OFFICER'S DIVISION REPORTS

### ITEM 7.1 OUTCOME OF PUBLIC EXHIBITION - NORTHERN BEACHES COUNCIL DISCRETIONARY FUND POLICY

#### PURPOSE

The purpose of this report is to advise of the outcome of the public exhibition of the Draft Northern Beaches Council Discretionary Fund Policy and seek adoption of the revised Policy.

#### EXECUTIVE SUMMARY

- The Draft Northern Beaches Council Discretionary Fund Policy was placed on public exhibition between 5 December 2025 and 1 February 2026.
- There were 32 submissions received.
- Overall, respondents expressed strong support for the proposed amendments particularly by prioritising funds towards events held within the Northern Beaches that benefit local residents and discontinuing funding for individuals or teams pursuing private sporting or social endeavours outside the Northern Beaches.
- A small number of respondents opposed the discontinuation of funding for individuals and teams competing at representative levels, including national and international events, and some also suggested that discretionary funding should be means tested or redirected to core council services.
- Proposed amendments to the Draft Northern Beaches Council Discretionary Fund Policy align with priorities expressed in community and stakeholder feedback to ensure that any funding for community events have the widest community benefit.

#### RECOMMENDATION

That Council adopt the revised Northern Beaches Council Discretionary Fund Policy.

## **BACKGROUND**

The Northern Beaches Council Discretionary Fund Policy (the Policy) was originally adopted in 2017. The Policy currently provides the opportunity for the Mayor and Councillors to respond to requests for financial assistance from individuals and community groups, community organisations and small local businesses involved in individual and community projects.

The Policy recognises that some activities and events arise which do not fall within the guidelines for other Northern Beaches Council funding programs but are still considered to be worthy of support by Council.

At the Ordinary Meeting held on 18 November 2025, Council resolved (304/25) that draft amendments to the Policy be placed on public exhibition for community feedback.

## **DISCUSSION**

The amendments to the Policy seek to emphasise funding opportunities for applications that focus on events which promote the physical, intellectual, creative, safety and/or social welfare of residents of the Northern Beaches and take place in the Northern Beaches.

The amendments also seek to discontinue funding for individuals and teams pursuing private sporting or social endeavours at events outside the Northern Beaches.

The proposed changes reflect that in recent years there has been an increase in the funding allocated to private individual sporting endeavours at events outside the Northern Beaches. This funding is not means tested, nor are applicants required to demonstrate the public benefit of the funding.

Redirecting funding towards initiatives with broader community benefits is a more appropriate use of public funds.

## **CONSULTATION**

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Strategy (2025). The detailed Community Engagement and Stakeholder report is attached (Attachment 2).

The draft Northern Beaches Council Discretionary Fund Policy was exhibited for 59 days between 5 December 2025 and 1 February 2026. This was advertised for an extended period due to the Christmas and New Year holiday break.

Engagement activities were designed to provide multiple opportunities for the community and stakeholders to contribute.

Feedback was collected through a Have Your Say project webpage.

Various communication channels were used to encourage participation such as electronic direct mail to community engagement (fortnightly) newsletters – 2 editions, Council (weekly) e-News – 2 editions, and emails were sent to applicants who had received funding in 2024/25 and 2025/26.

32 comments were received including 21 comments expressing direct support with 2 stating that the applications should be means tested. The remaining comments were either against the proposed changes to funding individuals or that the funds should be allocated to other areas of council.

The table below contains a summary of themes raised through the exhibition period and the resulting proposed revisions to the Policy where relevant.

Theme	Issues, change requests and other considerations raised	Council's response
Means testing	Some respondents suggested we introduce means testing for applications.	We appreciate the request to introduce means testing, however for the amounts being sought (up to \$1,000) it would not be practical to seek comprehensive personal data, particularly for community events. Other supporting and verification documentation is required as part of an application, and this could be reviewed as part of the application process.
Eligible and ineligible affiliations	Some submissions received suggested excluding funding for religious affiliations/activities.	Existing governance and probity requirements will continue to apply to the administration of the Discretionary Fund.
Misuse of Policy	Concern was raised about potential political misuse of the Policy.	Existing governance and probity requirements will continue to apply to the administration of the Discretionary Fund.
No support for the Discretionary Fund in general	There were some views that the discretionary funding should be redirected to core Council responsibilities, including infrastructure maintenance, youth programs, public art, recycling initiatives and assistance for low-income ratepayers.	While these comments are acknowledged, the discretionary fund totals \$30,000 per annum and to redirect this funding, there would be very little impact to these programs which are already supported through other funding allocations within the Budget.
Removing funding for individuals and teams competing outside the Northern Beaches	Concerns were raised that removing this support may disadvantage young and emerging athletes, given the significant costs associated with participation. Some comments stated that our community should be proud of its strong culture of supporting a healthy and active lifestyle and should support and share the success of our elite athletes.	We acknowledge these concerns and recognise the financial pressures faced by families supporting young athletes. However, the intent of the proposed amendments is to maximise the benefit of the Discretionary Fund across the whole community.
Comments not directly related to the Fund	Comments included increased support for youth initiatives, recycling program and public art.	We note these suggestions – they are all currently funded under other program funding offered by Council.

## TIMING

Subject to Council resolving to proceed as per the recommendation, the Policy will come into immediate effect and be posted to Council's website and communicated to respondents who have requested to receive updates.

## FINANCIAL CONSIDERATIONS

There are no financial impacts as the draft Policy does not seek additional funding. The amendments seek to change how funding is allocated within the existing budget to place great emphasis on 'public benefit'.

## GOVERNANCE AND RISK CONSIDERATIONS

Payments allocated under the Northern Beaches Council Discretionary Fund must satisfy the requirements of the Policy. All requests to the Fund are submitted to the Mayor, Deputy Mayor or a Councillor with the Chief Executive Officer or delegate to certify that the allocation is made in accordance with the Policy and that the funds are available. This process will remain unchanged.

**ENVIRONMENTAL CONSIDERATIONS**

Funding under the Policy can be used in connection with environmental matters.

**SOCIAL CONSIDERATIONS**

The Policy currently supports individuals and community organisations, including assistance to individuals for activities that further develop their education or sporting endeavours at a representative level. The amendments propose limiting individual applications to ensure more funding is allocated to projects/initiatives that benefit the broader local community.

**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.
- Community and belonging - Goal 8 Our community feels safe and supported.
- Community and belonging - Goal 9 Our community is inclusive and connected.

<b>Reporting team</b>	CEO
<b>TRIM file ref</b>	2026/048649
<b>Attachments</b>	<ul style="list-style-type: none"> <li>⇒1 Draft Northern Beaches Council Discretionary Fund Policy (Included In Attachments Booklet)</li> <li>⇒2 Community and Stakeholder Engagement Report - Northern Beaches Discretionary Fund Policy (draft) - 2025 Review (Included In Attachments Booklet)</li> </ul>

<b>ITEM 7.2      NORTHERN BEACHES COUNCIL DISCRETIONARY FUND - QUARTERLY REPORT</b>
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**PURPOSE**

The purpose of this report is to provide an update on the recipients and projects that have received an allocation from the Northern Beaches Council Discretionary Fund during the past quarter.

**EXECUTIVE SUMMARY**

- The Northern Beaches Council Discretionary Fund (Fund) provides the opportunity for the Mayor and Councillors to respond to requests for financial assistance from local individuals and community groups.
- The Fund is governed in accordance with the Northern Beaches Council Discretionary Fund Policy (Policy).
- On 18 November 2025 Council resolved to consider amendments to the Policy and following community consultation, a report has been put forward for Council's consideration at this meeting.
- The current Policy requires that details of payments be reported quarterly to Council.
- For the period 11 December 2025 to 10 March 2026, payments totalling \$7,750 have been allocated from the Fund to Special Olympics Sydney – Northern Beaches, Manly Sailability, Ekidna School of Early Learning, Avalon Palm Beach Business Chamber Inc., Spoke to a Bloke Inc, Cheers Seniors Group, Northside Enterprise Inc, Balgowlah Suns Junior AFL Inc and one local resident for the Pittwater Artist Trail.
- There is an annual budget of \$30,000 for the Fund and \$3,000 remains after these payments; the Fund will be exhausted before the end of the financial year.

**RECOMMENDATION**

<p>That Council note payments totalling \$7,750 have been allocated from the Northern Beaches Council Discretionary fund for the period 11 December 2025 to 10 March 2026.</p>
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## BACKGROUND

The Northern Beaches Council Discretionary Fund Policy (Policy) supports individuals and community organisations through small financial donations. It also provides assistance to local residents, including for activities that further develop their education or sporting endeavours at a representative level. The Policy requires recipient and project details to be reported quarterly to Council. This report only includes allocations that have been finalised.

All requests to the Northern Beaches Council Discretionary Fund are submitted to the Mayor, Deputy Mayor or a Councillor with the CEO (or delegate) to certify that the allocation is made in accordance with the Policy and that the funds are available. The table below includes the name of the Councillor who put forward the discretionary fund application, where applicable.

The maximum amount which may be allocated to an individual or community organisation is \$1,000 and only one payment can be made to an individual or community organisation within the same financial year.

At the 18 November 2025 Ordinary Council meeting, Council resolved to amend the Policy and place it on public exhibition. Following review of the feedback received, a report providing the outcomes of the exhibition and recommending a revised policy for adoption has been tabled at this meeting of Council for consideration.

The draft Policy includes amendments to the eligibility criteria to place greater emphasis on funding for applications responding to the physical, intellectual, creative, safety and/or social welfare of residents of the Northern Beaches, and for activities which take place on the Northern Beaches and tangibly benefit the Northern Beaches community. It also recommends funding be restricted for individuals and teams who apply for private sporting endeavours at representative levels at events outside the Northern Beaches.

## DISCUSSION

For the period 11 December 2025 to 10 March 2026 payments from the Northern Beaches Council Discretionary Fund totalling \$7,750 have been made, as shown in the table below.

Recipient	Description	Allocation	Supported by Councillor **
Special Olympics Sydney Northern Beaches Inc	Financial assistance towards support for 19 local athletes to represent NSW at the 2026 Special Olympics Australia National Games in Melbourne in October 2026.	\$1,000	
Manly Sailability - Sailability NSW Inc	Financial assistance towards the purchase of a BBQ for community participants and volunteers on sailing days.	\$450	
Ekidna School of Early Learning	Financial assistance towards the development of a sensory garden and onsite beehive to support local pollination across the Northern Beaches.	\$500	

Recipient	Description	Allocation	Supported by Councillor **
Avalon Palm Beach Business Chamber Inc	Financial assistance towards the cost of holding the Winter Solstice Fair in Avalon in June 2026.	\$1,000	
Spoke to a Bloke Inc	Financial assistance towards the 2026 Gala Community Day event at Cromer Park on 7 March to raise funds and awareness of men's mental health.	\$1,000	
Cheers Luncheon for Seniors - 21st Anniversary	Financial assistance towards the Cheers Luncheon for Seniors - 21st Anniversary on 18 March 2026.	\$1,000	
Northside Enterprise Inc.	Financial assistance towards providing equipment and furniture for the adult disability program facilities.	\$1,000	Cr Glanville
Balgowlah Suns Junior AFL Inc.	Financial assistance towards the 2026 Club's Annual Big Freeze Charity event to raise funds for Motor Neurone Disease.	\$1,000	
Local Resident for the Pittwater Artists Trail *	Financial assistance towards 2026 exhibition weekend 27-29 March.	\$800	

\* Individual recipients' details are not included in this report for privacy reasons. All residents in receipt of funds are verified as residents of the Northern Beaches.

\*\* As per Resolution of 26 September 2023 - Indicates applications put forward by a Councillor where applicable, or blank if received directly by the Office of the Mayor.

## CONSULTATION

Requests for the Northern Beaches Council Discretionary Fund are submitted to the Mayor, Deputy Mayor or Councillor and the Chief Executive Officer for approval in accordance with the Policy.

## TIMING

The Policy requires a quarterly report to be presented to Council.

## FINANCIAL CONSIDERATIONS

The recommendations in this report do not result in any change to the current Council budget. The funds allocated are provided from the existing annual budget of \$30,000 for the Northern Beaches Discretionary Fund. An amount of \$3,000 remains in the Fund. The Fund will be exhausted before the end of the financial year. No funding will be provided outside of the allocated budget in each financial year.

## GOVERNANCE AND RISK CONSIDERATIONS

Payments allocated under the Northern Beaches Council Discretionary Fund have satisfied the requirements of the Policy. The next quarterly report is intended to be tabled at the Ordinary Council meeting on 16 June 2026.

## ENVIRONMENTAL CONSIDERATIONS

The monies in the Northern Beaches Council Discretionary Fund can be used in connection with environmental matters.

## SOCIAL CONSIDERATIONS

The Northern Beaches Council Discretionary Fund supports individuals and community organisations and provides assistance to local residents, including for activities that further develop their education or sporting endeavours at a representative level.

## 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.
- Community and belonging - Goal 8 Our community feels safe and supported.
- Community and belonging - Goal 9 Our community is inclusive and connected.

<b>Reporting team</b>	CEO
<b>TRIM file ref</b>	2026/048670
<b>Attachments</b>	Nil

## 8.0 CORPORATE SERVICES DIVISION REPORTS

### ITEM 8.1 RESPONSE TO NOTICE OF MOTION NO 39/2025 - OPTIONS FOR ENHANCING CUSTOMER EXPERIENCE

#### PURPOSE

The purpose of this report is to respond to the Notice of Motion 39/2025, to provide an outline of the opportunities, benefits, risks and potential costs in the use of Artificial Intelligence (AI) and other technology innovations to deliver improvements to customer experience and service delivery.

#### EXECUTIVE SUMMARY

- This report responds to Notice of Motion 39/2025 with potential opportunities to apply artificial intelligence and emerging technologies to enhance customer experience and service delivery across Council.
- Emerging technologies such as AI tools, automation, machine learning and data analytics present significant opportunities to enhance customer experience and service delivery, including faster access to information, reduced manual processing, improved data accuracy and more proactive and cost-effective asset management.
- Strengthening Council's governance framework is an important step to ensure responsible, ethical and compliant adoption of advanced technologies, including finalising an AI usage Determination, and establishing an internal Emerging Technology and Innovation committee, with ongoing reporting to the Audit, Risk and Improvement Committee.
- Risks associated with the implementation of AI and other technology innovations will be managed in accordance with Council's risk management framework, to ensure protection of personal and sensitive information, mitigating potential inaccuracies or bias in AI outputs, managing staff use of any AI tools and mitigating against cybersecurity threats.

#### RECOMMENDATION

That Council note the report.

## BACKGROUND

At the Council meeting on 18 November 2025, Council resolved (325/25) motion No 39/2025 to:

1. Provide a report to Councillors outlining the opportunities, benefits, risks and potential cost of investment in the use of Artificial Intelligence (AI) and other technology innovations to deliver improvements to customer experience and service delivery.
2. In preparing the report, identify any gaps or omissions in Council's existing policy, strategy or governance frameworks or other NSW Government frameworks that may impact the effective, safe, ethical and compliant implementation of Artificial Intelligence (AI) or other technology innovations, and include recommendations to address those gaps.

## DISCUSSION

Council has been developing a Customer Experience Strategy, also tabled to this March meeting, which sets a vision and proposes 3 directions as shown below. The consideration and adoption of any emerging technologies would include ensuring alignment with these directions.

1. Ease – providing simple and intuitive access through enhanced digital channels
2. Seamlessness – delivering connected and consistent experiences through proactive maintenance and service continuity solutions
3. Personalisation – offering relevant and responsive services enabled by improved data quality

Investigating opportunities for improvements through technology innovations is also consistent with one of the key themes raised through the exhibition of that strategy, being Digital Transformation, with most respondents supporting digitisation as essential for progress.

Council is already using AI to get smarter and faster in how we serve our customers, with our call system now automatically analysing each conversation to spot common issues, identify customer sentiment, and help forecast staffing more accurately.

A consistent, aligned approach with safe testing environments to trial new AI tools supports Council in delivering modern, trustworthy, and customer-centred services while responsibly managing risk.

### Leveraging opportunities and managing risk

Emerging technologies such as AI tools, automation, machine learning and data analytics can help improve the way customers interact with Council and how services are delivered.

Potential benefits of using these technologies to enhance or assist our systems include:

- Faster and easier access to information and services through better digital channels.
- Reduced manual processing and re-work, leading to more efficient use of staff time.
- More accurate and consistent data across systems.
- Improved online experiences for the community to easily access Council information and services.
- More proactive detection and quicker response to issues, particularly in asset maintenance.

While new technologies offer many benefits, they also come with some risks that need to be carefully managed. Many of these risks already exist today, and Council has mitigation measures in place to reduce and manage them. These include:

- Protection of personal and sensitive information.
- Cybersecurity threats and unauthorised access to systems.

- Inaccurate or biased outputs from AI tools.
- Controlling use of unapproved or unmanaged AI tools by staff (“shadow AI”).
- Environmental impacts associated with power consumption in Datacentres.

These risks are not unique to Council – they are common for any organisations exploring new technologies. They can be managed with clear policies, defined decision-making processes, staff guidance and ongoing oversight. Before adopting any advanced technologies in the future, Council would need to demonstrate that the specific risks can be appropriately mitigated.

### **Opportunities to strengthen the governance framework around the use of AI**

Council already has a range of determinations, staff training and system controls that support responsible use of technology. As new technologies continue to develop, there is an opportunity to strengthen and clarify governance arrangements specific to advanced and AI-enabled tools.

An AI specific determination is currently being prepared by staff and will cross reference the following related Council governance documents:

- Acceptable Use
- Access Control
- Third-Party Cybersecurity Risk Management, and
- Vulnerability Management

It is also intended to establish an internal committee on Emerging Technology and Innovation which will:

- Provide clear executive sponsorship for advanced technology projects.
- Have clear goals and responsibilities.
- Use defined processes to assess new ideas, including ethical, privacy, risk and value considerations.
- Align with NSW Government ethical principles for AI, including transparency, fairness and accountability.
- Align with the National Institute of Standards and Technology (NIST) AI risk management framework
- Provide a clear pathway for reporting to and working with the Audit, Risk and Improvement Committee.
- Act as a central point of contact with other Councils who are exploring or using AI technologies.

These initiatives will help to ensure that any new technology is assessed through informed decision making and where supported, in delivered in a controlled, ethical and compliant manner.

### **Potential AI technology innovation projects**

The examples below show possible areas where emerging technologies could be explored in the future. Any potential projects would still need further investigation, governance review and approval, including budget allocation where required.

#### **1. Website and customer experience**

There is opportunity to make it easier for customers to find information and access services online by:

- Enhancing website search and navigation.
- Offering digital self-service tools, such as chat-based support or natural language search.

- Improving integration between online services and Council's core business systems.

The aim would be to make Council's digital services simpler and more user friendly, particularly for customers who prefer online interactions.

## **2. Asset management and detection technologies**

Advanced imaging and data analysis tools are being used by some councils to assist with identifying and prioritising asset maintenance needs. These tools can help detect issues such as road defects more frequently and consistently, supporting better planning and faster response times.

Any investigations in this area would focus on understanding costs, benefits, accuracy, data management needs and integration with existing systems.

## **3. Extension of existing automation use case**

Council has already implemented limited automation to reduce manual checking of information entered through external systems. This demonstrates how targeted use of technology can streamline processes while maintaining appropriate controls. An expanded program would build further efficiencies.

## **4. Future core system upgrade opportunities**

Following completion of the current core system upgrade (COMSO project), additional system modules and enhancements may be developed and become available from the system provider. These would be assessed individually and if suitable would then be progressed through Council's established governance channels for formal consideration and approval.

## **CONSULTATION**

No community or external consultation was undertaken in the preparation of this report.

Should Council choose to further investigate or progress specific technology initiatives in the future, consultation with relevant stakeholders, including other councils, government agencies and potentially the community as relevant, would be considered as part of that work.

## **TIMING**

Establishment of the internal Emerging Technology and Innovation committee is proposed to occur in Q4 FY 2025/26.

## **FINANCIAL CONSIDERATIONS**

This report provides information only and does not seek approval for funding. There is currently no dedicated budget for advanced technology initiatives beyond existing operational allocations. Council may wish to consider, as part of future budget processes, whether funding be allocated to support controlled trials or technical improvements in this area.

## **GOVERNANCE AND RISK CONSIDERATIONS**

The establishment of the internal Emerging Technology and Innovation committee will provide continuous governance oversight, approval authority, and active management of risks associated with AI and other technology applications to ensure consistent, responsible deployment.

## **ENVIRONMENTAL CONSIDERATIONS**

The provision of the information in this report has no adverse environmental implications for Council.

**SOCIAL CONSIDERATIONS**

The subject of this report has no immediate social implications. If advanced technologies are adopted in the future, there is potential for positive social outcomes through improved access to services, clearer information and more responsive service delivery.

**LINK TO STRATEGY**

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

- 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>	Information & Digital Technology
<b>TRIM file ref</b>	2026/021448
<b>Attachments</b>	Nil

**ITEM 8.2      REVIEW OF INVESTMENT POLICY**

**PURPOSE**

The purpose of this report is to seek Council's adoption of the Investment Policy following its scheduled review in accordance with Council's Policy Framework.

**EXECUTIVE SUMMARY**

- Council's Policy Framework requires all Council policies to be reviewed by Council at least once each Council term.
- Council's Investment Policy provides a framework for the prudent investment of Council funds, balancing return, risk, security and liquidity requirements.
- The Policy has been reviewed by Council's investment adviser and the Audit, Risk and Improvement Committee and remains appropriate, current and consistent with legislative and governance requirements.
- The readoption of the Policy is recommended subject to minor administrative updates to reflect current practices.
- As the proposed changes are administrative in nature and do not alter the policy position, a formal 28-day public exhibition is not proposed.

**RECOMMENDATION**

That Council adopt the Investment Policy.

## BACKGROUND

Council adopted its Policy Framework at the Ordinary Council meeting held on 28 November 2023. The Framework sets out the governance arrangements for the establishment, review and adoption of Council policies and other internal-facing corporate documents.

The Framework requires that all Council policies be reviewed by Council at least once per Council term.

## DISCUSSION

The Investment Policy provides a framework for the prudent investment of Council funds, balancing return, risk, security and liquidity requirements. The Policy is due for its scheduled review under the Policy Framework.

The Policy is reviewed annually by Council's Investment Advisors, Perpetual CT Capital Pty Ltd (formerly Laminar Capital). The most recent review was undertaken in September 2025 and confirmed that there have been no changes to the Ministerial Investment Orders over the preceding 12 months. The review also confirmed that the Policy and its supporting frameworks remain appropriate for Council. No changes to approved investment types or credit limit frameworks were recommended.

The Policy is also reviewed annually by the Audit, Risk and Improvement Committee and was considered at its December 2025 meeting. The Committee did not recommend any changes to the Policy.

These reviews have confirmed that the Investment Policy remains consistent with Council's Policy Framework and continues to support sound governance and effective risk management. Minor administrative amendments are proposed to reflect current practices and are marked up at Attachment 1 for ease of reference. As these amendments do not change the intent or application of the Policy, public exhibition is not proposed.

## CONSULTATION

The Audit, Risk and Improvement Committee and Council's investment advisers have been consulted in the review of the Investment Policy.

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 readopted or is consistent with a model policy provided by the NSW Government.

Noting the revised Investment Policy remains consistent with the Office of Local Government's [Investment Policy Guidelines](#) and the proposed changes are minimal administrative updates, a formal 28-day exhibition process is not considered necessary to support Council in its consideration of the readoption of these policies.

## FINANCIAL CONSIDERATIONS

The recommendations of this report do not result in any change to Council's adopted budget or financial position.

## GOVERNANCE AND RISK CONSIDERATIONS

The adoption of the Investment Policy following review is consistent with Council's Policy Framework and supports effective governance and risk management in relation to Council's investments.

## ENVIRONMENTAL CONSIDERATIONS

Council's Investment Policy requires consideration of environmental responsibility in investment decision-making.

## SOCIAL CONSIDERATIONS

Council policies support transparency, accountability and good governance. The Investment Policy requires consideration of social responsibility in investment decision-making and supports Council's commitment to trusted and transparent governance.

## LINK TO STRATEGY

This report supports the Community Strategic Plan outcome of Good Governance and Participation, specifically

- 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>	2026/064106
<b>Attachments</b>	<a href="#">⇒</a> 1 Draft - Investment Policy - NB-P-08 (Included In Attachments Booklet)

<b>ITEM 8.3      MONTHLY INVESTMENT AND FINANCE REPORT - JANUARY 2026</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 January 2026 and the 2025/26 financial year to date.

**EXECUTIVE SUMMARY**

- Council's investment portfolio remains fully compliant with legislative requirements and Council's Investment Policy, with all exposures, credit ratings and maturity limits within approved thresholds.
- Council held \$251.4 million in cash and investments as at 31 January 2026 comprising:

Trading Accounts	\$2,750,542
Investments	\$248,685,879
- These funds are substantially restricted for specific purposes (75%), with sufficient working capital maintained to support annual cash payments of around \$500 million.
- The investment portfolio achieved a January return of 0.373% (0.073% above the benchmark AusBond Bank Bill Index) and the weighted average interest rate at month end is 4.25% (compared to 4.28% for the prior month).
- Year-to-date investment income of \$6.7 million is \$0.2 million above budget toward a full-year target of \$9.9 million.
- Council's liquidity and projected financial position remains sound, with sufficient capacity to meet short-term financial obligations.

**RECOMMENDATION**

That Council note the Investment and Finance Report as at 31 January 2026, 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**

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 Quarterly Budget Review Statement Guidelines issued by the Office of Local Government (OLG).

## **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 Council's Investment Policy – *Caroline Foley, Chief Financial Officer*.

## INVESTMENT REPORT

## Investment balances

INVESTMENT BALANCES					
As at 31-Jan-2026					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Trading Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	1,944,672			3.65%
National Australia Bank Ltd	A1+	6,115			3.60%
		<b>1,950,787</b>			
<b>At Call Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	6,691,232		At Call	3.70%
		<b>6,691,232</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>					
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%
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%
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%
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%

INVESTMENT BALANCES					
As at 31-Jan-2026					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Term Deposits (continued)</b>					
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%
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%

ITEM 8.3 NORTHERN BEACHES COUNCIL MEETING - 17 MARCH 2026

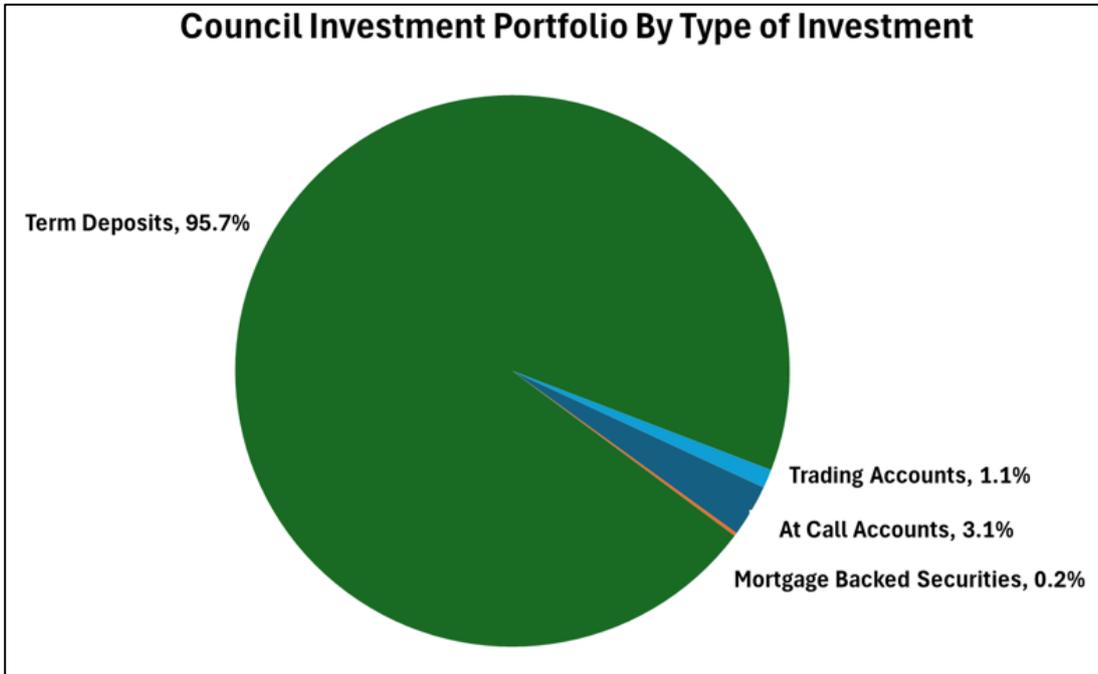
<b>INVESTMENT BALANCES</b>					
As at 31-Jan-2026					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
<b>Term Deposits (continued)</b>					
National Australia Bank Ltd	A1+	2,000,000	23-Sep-25	01-Oct-26	4.20%
National Australia Bank Ltd	A1+	4,000,000	04-Sep-25	06-Oct-26	4.16%
National 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	4,000,000	15-Jan-26	17-Dec-26	4.63%
Credit Union Australia Ltd	A2	2,000,000	02-Dec-25	17-Dec-26	4.47%
Credit Union Australia Ltd	A2	3,000,000	15-Jan-26	12-Jan-27	4.60%
		<b>235,000,000</b>			
<b>Kimbriki Environmental Enterprises Pty Ltd</b>					
<b>Trading Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	<u>799,755</u>			3.55%
		<b>799,755</b>			
<b>At Call Accounts</b>					
Commonwealth Bank of Australia Ltd	A1+	<u>1,006,394</u>		At Call	3.70%
		<b>1,006,394</b>			
<b>Term Deposits</b>					
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%
Commonwealth Bank of Australia Ltd	A1+	<u>1,000,000</u>	19-Jan-26	07-May-26	4.24%
		<b>5,500,000</b>			
<b>Total Cash and Investments</b>		<b>251,436,421</b>			

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

**Portfolio analysis**

The majority of Council’s funds are invested in term deposits, with staggered maturities to meet cashflow needs and reduce interest rate risk. All investments remain appropriate for a local government entity and fully comply with legislation and Investment Policy limits.

The following chart summarises Council’s investment portfolio (including funds relating to Kimbriki).



**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:

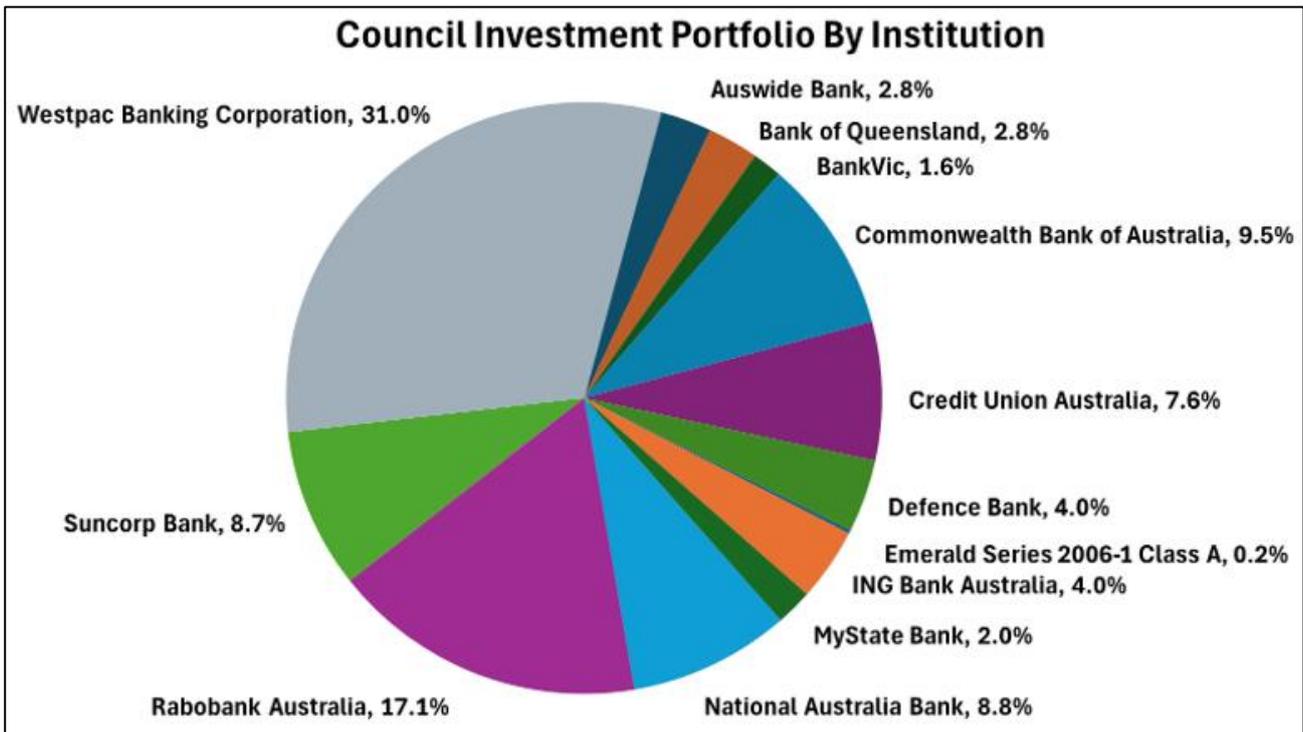
S&P Long Term Rating*	S&P Short Term Rating*	Maximum %	Portfolio Complies with Policy?
AAA (incl. government guaranteed deposits)	A-1+	50%	Yes
AA+			
AA			
AA-			
A+	A-1	40%	Yes
A			
A-	A-2	30%	Yes
BBB+			
BBB			
BBB-	A-3	10%	Yes
Unrated**TCorp Funds	Unrated**	5%	Yes (\$Nil)
Unrated***ADIs	Unrated***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

The following chart illustrates the percentage of the portfolio held by each institution.



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

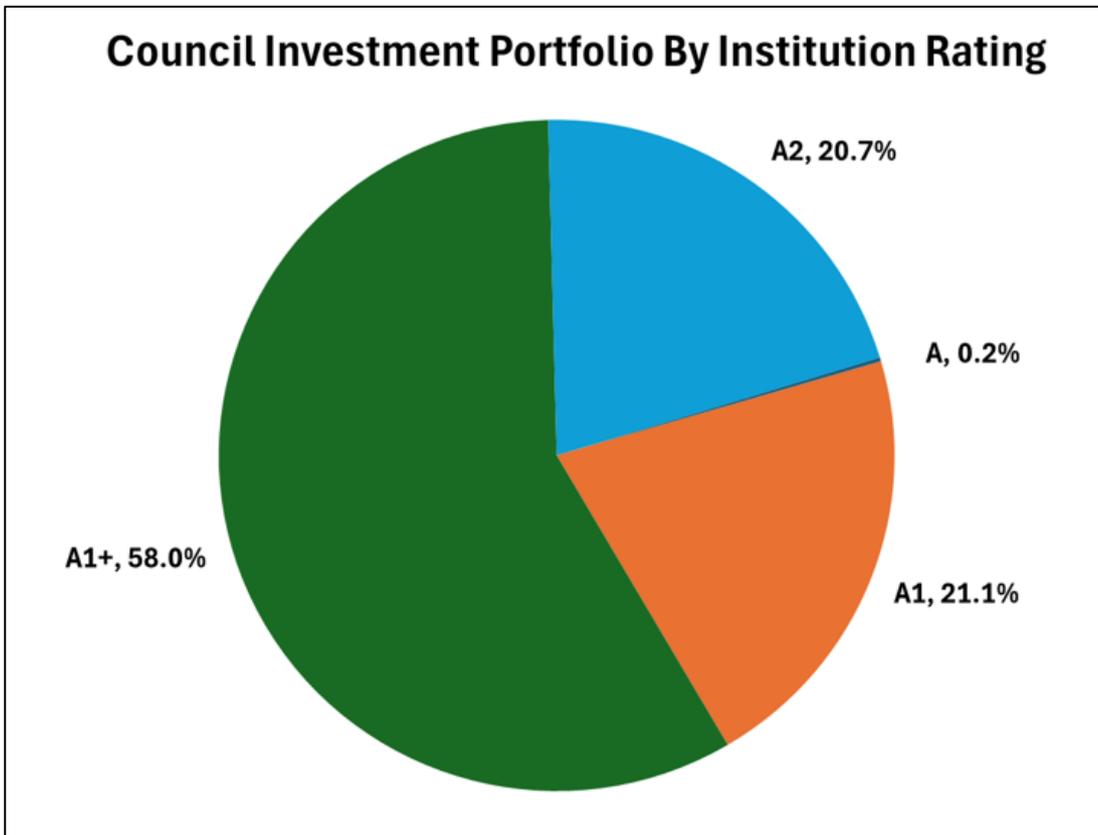
Clause 4.2.1 of Council’s Investment Policy requires that the total percentage exposure within the market to any particular credit rating category be limited, as detailed in the table below:

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-	A-2	80%	Yes
BBB+			
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.

The following chart illustrates the percentage of the portfolio held within each credit rating category.

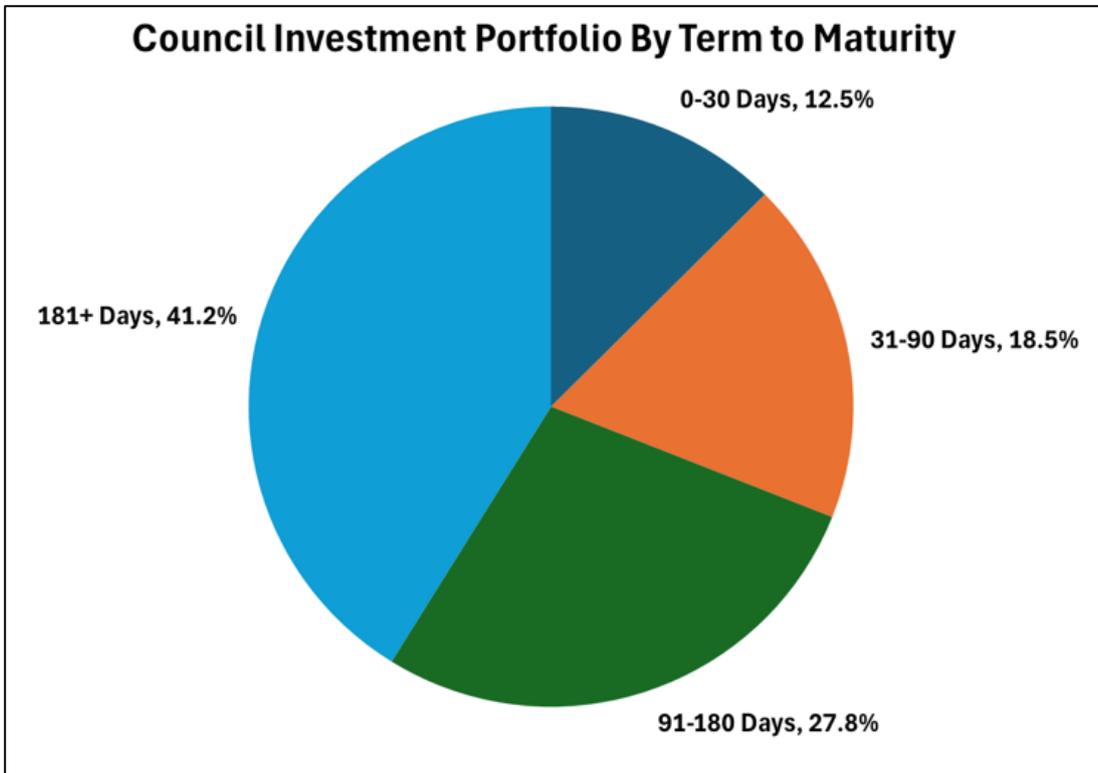


**Term to maturity framework – compliance with investment policy requirements**

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%	<b>Yes</b>
Portfolio % >1 year ≤3 year	Min 0%	Max 60%	<b>Yes</b>
Portfolio % >3 year ≤5 year	Min 0%	Max 30%	<b>Yes</b>

The following chart illustrates the current term to maturity of the portfolio.



**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 January 2026	39.3%	60.7%

**Investment performance vs benchmark**

**a) Portfolio return vs benchmark**

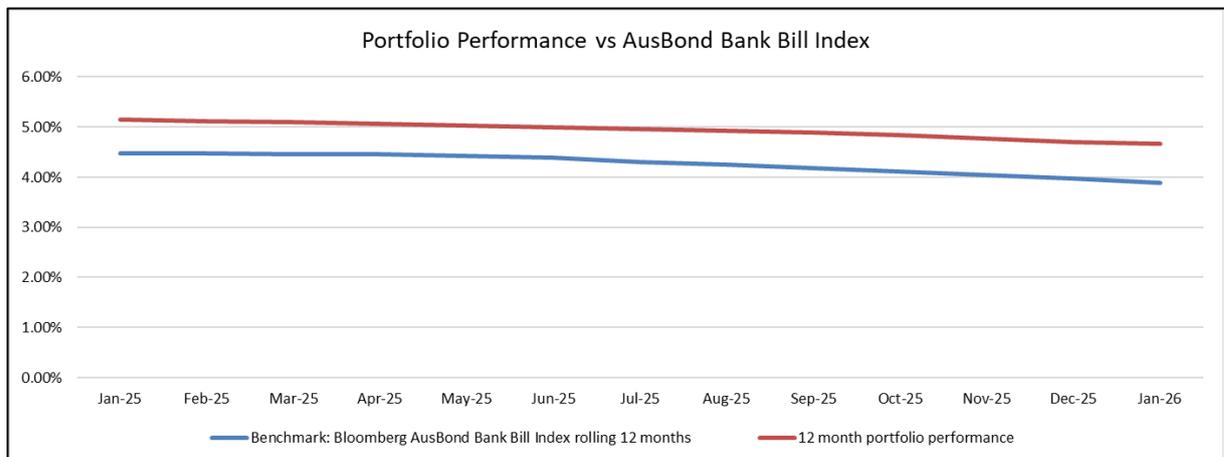
	<b>Investment Portfolio Return *</b>	<b>Benchmark: AusBond Bank Bill Index</b>
1 Month	0.373%	0.30%
3 Months	1.091%	0.91%
FYTD	2.621%	2.14%
12 Months	4.664%	3.89%

\* 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 0.373% for the month of January which was 0.073% above the benchmark AusBond Bank Bill Index return of 0.30%. For the past 12 months the portfolio achieved a return of 4.664%, which was 0.774% above the benchmark AusBond Bank Bill Index return of 3.89%.



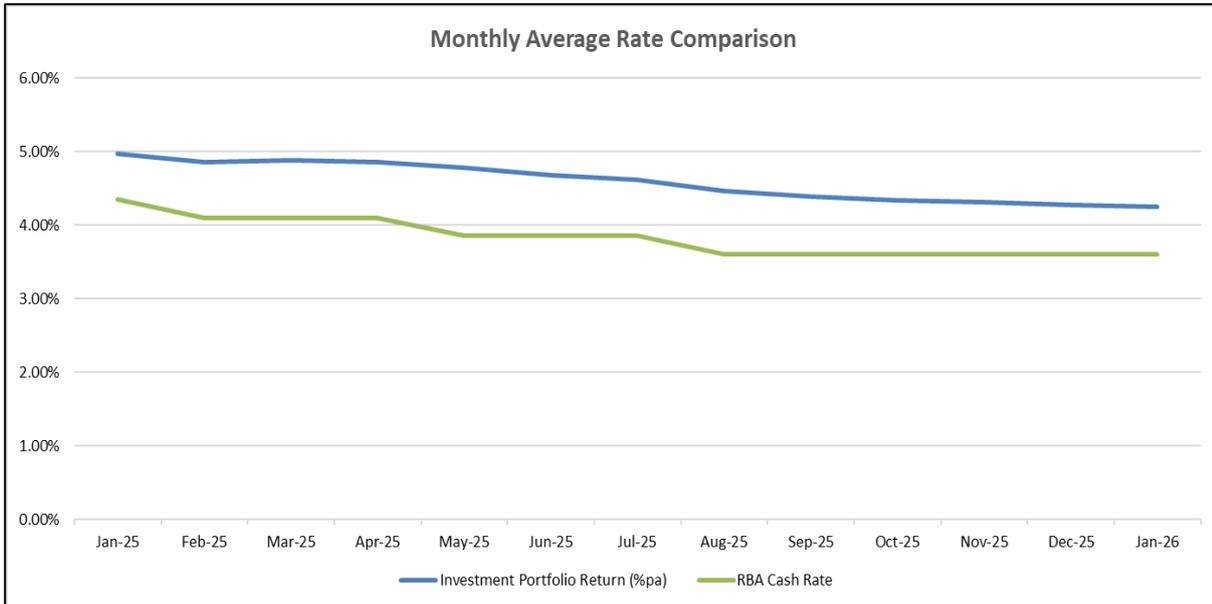
**b) Portfolio interest rate vs benchmark**

	Weighted Average Portfolio Interest Rate (%pa) *	Average RBA Cash Rate
1 Month	4.25%	3.60%
3 Months	4.28%	3.60%
6 Months	4.34%	3.60%
FYTD	4.38%	3.64%
12 Months	4.56%	3.79%

\* 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 4.25%, compared to 4.28% for the prior month. For the past 12 months the weighted average interest rate of the portfolio was 4.56% compared to the average Reserve Bank of Australia Cash Rate of 3.79%.

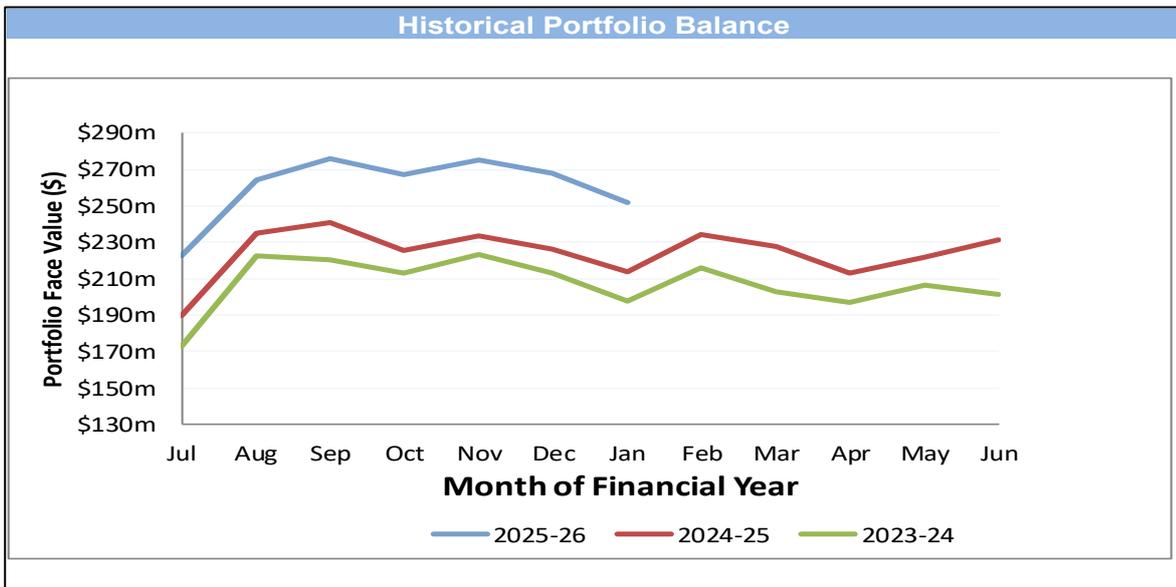


**Investment income\* vs budget**

	Year to Date \$
Investment Income	6,745,947
Adjustment for Fair Value	3,756
Total Investment Income	6,749,703
Budgeted Income	6,562,522

*\*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>	\$251m	\$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>	\$260m	\$224m	\$207m



For the month of January 2026 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 January 2026 total cash & investments were \$251,436,421 and were made up of the following reserve allocations:

Allocation of Funds	Amount (\$)	Percentage
Externally restricted	\$74m	29.2%
Internally restricted	\$114m	45.5%
<b>Total restricted</b>	<b>\$188m</b>	<b>74.7%</b>
Unrestricted	\$63m	25.3%
<b>Total</b>	<b>\$251m</b>	<b>100.0%</b>

## FINANCE REPORT

### Income statement

The Income Statement below outlines Council's financial performance against budget for the financial year to date as at the end of January 2026.

For the 7 months to 31 January, the operating result (including capital grants and contributions) was \$8.9 million favourable to budget, or \$8.3 million favourable when capital grants and contributions are excluded.

Income was \$4.2 million (1%) ahead of budget. Favourable items included income from developer contributions (\$1.4m), additional early learning grants (\$0.7m), revenue from enforcement activities (\$0.8m), the timing of parking and road permits income (\$0.8m) and venue and sporting facilities fees (\$0.3m). Income from community centres (\$0.2m) and development engineering services (\$0.2m) was lower than anticipated.

Operating expenditure was \$4.7 million (2%) below budget. Employee expenses were under budget by \$3m (3%) at the end of January driven by staff leave over the summer period and vacant roles. Materials and services expenses were also lower than anticipated by \$1.5m (2%) which included lower waste collection costs (\$0.5m) and timing-related variances for project expenditure.

Income statement	January	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	126	285,556	285,303	253	0%	285,355
User Charges and Fees	8,411	62,869	62,260	609	1%	105,028
Other Revenues	2,027	14,469	13,487	982	7%	22,037
Grants and Contributions – Operating	853	11,102	10,175	927	9%	22,429
Grants and Contributions – Capital	2,025	15,727	15,103	624	4%	34,609
Interest and Investment Revenue	998	7,140	6,863	278	4%	10,410
Other Income	631	4,208	4,096	112	3%	6,778
Net Gain on Disposal of Assets	198	1,053	682	371	54%	484
<b>Total Income from continuing operations</b>	<b>15,271</b>	<b>402,124</b>	<b>397,969</b>	<b>4,156</b>	<b>1%</b>	<b>487,131</b>
<b>Expenses from continuing operations</b>						
Employee Benefits & On-Costs	(12,679)	(97,612)	(100,605)	2,994	3%	(177,828)
Borrowing Costs	(248)	(1,765)	(1,764)	(1)	(0%)	(2,998)
Materials & Services	(13,648)	(96,504)	(98,038)	1,533	2%	(185,727)
Other Expenses	(943)	(12,350)	(12,505)	155	1%	(22,015)
<b>Total Expenses from continuing operations</b>	<b>(27,518)</b>	<b>(208,231)</b>	<b>(212,911)</b>	<b>4,680</b>	<b>2%</b>	<b>(388,568)</b>
<b>Surplus / (Deficit) excl depreciation and amortisation</b>	<b>(12,248)</b>	<b>193,894</b>	<b>185,058</b>	<b>8,836</b>	<b>5%</b>	<b>98,563</b>
Depreciation, Amortisation & Impairment	(4,487)	(31,035)	(31,084)	49	0%	(55,392)
<b>Surplus / (Deficit)</b>	<b>(16,734)</b>	<b>162,859</b>	<b>153,974</b>	<b>8,885</b>	<b>6%</b>	<b>43,171</b>
<b>Surplus / (Deficit) before capital grants and contributions</b>	<b>(18,759)</b>	<b>147,132</b>	<b>138,871</b>	<b>8,261</b>	<b>6%</b>	<b>8,561</b>

## Capital expenditure

Capital expenditure in January 2026 totalled \$9.3 million, bringing the year-to-date expenditure to \$45.6 million, compared with a budget of \$46.3 million to January 2026.

Capital expenditure	January	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
Capital New	(3,727)	(17,988)	(18,483)	496	3%	(39,697)
Capital Renewal	(5,619)	(27,622)	(27,768)	146	1%	(64,493)
<b>Total capital expenditure</b>	<b>(9,346)</b>	<b>(45,610)</b>	<b>(46,251)</b>	<b>642</b>	<b>1%</b>	<b>(104,189)</b>

## Statement of financial position

A summary of Council's financial position as at 31 January 2026 is presented below.

<b>Statement of financial position</b>	<b>Year-to-date</b>
	<b>Balance</b>
	<b>\$'000</b>
Current assets	386,856
Non-current assets	5,984,945
<b>Total assets</b>	<b>6,371,801</b>
Current liabilities	(104,439)
Non-current liabilities	(68,442)
<b>Total liabilities</b>	<b>(172,881)</b>
<b>Net assets / equity</b>	<b>6,198,921</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 \$6.7 million compared to budgeted income of \$6.6 million (a positive variance of \$0.2m) resulting from both higher than anticipated investment balances and higher investment interest rates. The current budget for the full year is \$9.9 million in investment income, of which almost half relates to restricted funds.

Council remains on track to meet key financial and asset performance benchmarks for the year. The operating surplus for the full year is projected to be \$8.6 million, excluding grants and contributions received for capital expenditure purposes. It should be noted this surplus includes income restricted by legislation, contract or policy for designated future purposes including interest income earned on restricted funds. Capital expenditure for the year is expected to total \$104.2 million.

## 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>	2026/076773
<b>Attachments</b>	Nil

<b>ITEM 8.4      OUTCOME OF PUBLIC EXHIBITION - DRAFT NORTHERN BEACHES EVENTS STRATEGY 2026 - 2035</b>
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**PURPOSE**

The purpose of this report is to inform Council of the outcome of the public exhibition of the Draft Northern Beaches Events Strategy 2026 – 2035 (Strategy) and seek adoption of the revised Strategy.

**EXECUTIVE SUMMARY**

- The Draft Northern Beaches Events Strategy 2026 – 2035 was placed on public exhibition between 19 November 2025 and 1 February 2026 with further insights gathered via post-event surveys.
- There were 899 submissions and responses to surveys received.
- Respondents indicated strong agreement that events play an important role in enhancing connection to people and places, contribute to overall satisfaction with living on the Northern Beaches, showcase what makes the area a great place to live and visit, and positively boost local businesses and drive economic benefits.
- Respondents strongly valued the importance of affordable, safe, family friendly, inclusive and sustainable events that are spread across the Northern Beaches.
- A small number of respondents raised issues relating to individual events, noise and environmental impacts, disruption to roads and traffic and transparency around business opportunities and event cancellations.
- Proposed amendments to the Strategy align with priorities expressed in community and stakeholder feedback, to refine key actions to better achieve outcomes, to improve measurability and accountability, and to improve readability.

<b>RECOMMENDATION</b>
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That Council adopt the revised Draft Northern Beaches Events Strategy 2026 – 2035.
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## BACKGROUND

The Northern Beaches Events Strategy 2018 – 2023 was adopted in 2018. The strategy provides strategic direction for events delivered and supported by Council and third party event organisers on the Northern Beaches, to ensure they lead to greater social, cultural, environmental and economic benefit for everyone.

In April 2023 the Northern Beaches Events Strategy 2018 – 2023 was extended by 2 years due to the impacts of COVID-19 on event delivery and was included for review as part of the Delivery Program for FY 2025/26.

A scheduled review was undertaken by Council staff and tabled at the 18 November 2025 Council meeting. At this meeting it was resolved to place the Draft Northern Beaches Events Strategy 2026 – 2035 on public exhibition for a minimum period of 28 days to seek community feedback and report the findings to Council.

## DISCUSSION

Events play an important role in every community. They are recognised for being integral to building social connection and inclusion, enhancing community wellbeing and safety, driving economic and tourism benefits and promoting environmental sustainability.

The Draft Northern Beaches Events Strategy 2026 – 2035 (Attachment 3) sets out a 10-year outlook for events in our region, supporting the creation of vibrant, inclusive and memorable experiences for the local community and visitors.

During consultation, there were 899 unique responses received that showed an overall positive sentiment for the Strategy. Respondents indicated strong agreement that events play an important role in enhancing connection to people and places, contribute to overall satisfaction with living on the Northern Beaches, showcase what makes the area a great place to live and visit and positively boost local businesses and drive economic benefits.

Respondents strongly valued the importance of affordable, safe, family friendly, inclusive and sustainable events that are spread across the Northern Beaches area.

A small number of respondents raised issues relating to individual events, noise and environmental impacts, disruption to roads and traffic, and transparency around business opportunities and event cancellations.

A revised Strategy (Attachment 1) was prepared following the consultation to:

- align with priorities expressed in community and stakeholder feedback
- improve readability and formatting including the addition of a 'Strategy on a page'
- refine key actions to better achieve outcomes and improve measurability and accountability
- update references to other relevant strategy documents.

## CONSULTATION

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Strategy](#) (2025). The detailed Community Engagement and Stakeholder report is attached (Attachment 2).

The Strategy was exhibited for 74 days between 19 November 2025 and 1 February 2026 with further insights gathered via post event surveys.

The exhibition period was extended beyond the standard 28-day timeframe to provide greater opportunity for involvement around the holiday period and through the summer event season.

Engagement activities were designed to provide multiple opportunities for the community and stakeholders to contribute.

Feedback was collected through a survey form on a Your Say project webpage, written submissions, post event surveys and in-person engagement at events. Various communication channels were used to encourage participation such as electronic newsletters, direct emails, face-to-face meetings and other digital avenues.

An open-field comments box on the main survey provided respondents with space to elaborate on their responses.

121 comments were received including 23 comments expressing direct support for the Strategy as written. Many comments related to specific events rather than the Strategy itself.

Aside from the survey, direct email and written comments were also invited.

The table below contains a summary of themes raised through the exhibition period and the resulting proposed revisions to the Strategy where relevant.

Theme	Issues, change requests and other considerations raised	Council's response
Community, economic and social value	<p>Events are seen as important drivers of social connection and economic activity.</p> <p>Events are strongly associated with belonging, volunteering, fundraising and strengthening community ties.</p> <p>There is clear sentiment that return on investment should include social impact – connection, participation and wellbeing – not just financial outcomes</p> <p>Local businesses value events to drive awareness, visitation and economic benefit.</p> <p>A small number of businesses asked for greater transparency around Council events and opportunities for business involvement.</p>	<p>The Strategy has a strong focus on social connection and economic benefits in Outcome 1 (<i>Social connection: enhance inclusion and a sense of wellbeing</i>) and Outcome 3 (<i>Economic growth: support local businesses and attract visitors</i>) respectively.</p> <p>Key action 3.3 has been strengthened: <i>Provide opportunities for business involvement in events and activations</i></p> <p>Measures under this outcome have also been improved to include event impact on the local economy, business involvement as vendors or sponsors and overall business satisfaction.</p> <p>Transparency for local business involvement is addressed directly through EOI processes.</p>
Access, inclusion and reach	<p>Request for more equitable geographic spread of events across the LGA, particularly in the Pittwater and Frenchs Forest Wards.</p> <p>Council facilities such as libraries and the Coastal Environment Centre were suggested to be used for smaller events and activities.</p> <p>Some respondents asked for broader event scope – including LGBTQIA+, multicultural celebrations, family and non-family events, and further focus on accessibility.</p>	<p>Key actions have been refined to include:</p> <p>1.2: <i>prioritise affordable, safe, family friendly events</i></p> <p>1.3: <i>increase accessibility of events</i></p> <p>4.1: <i>support opportunities to promote place-based events and activations across the Northern Beaches</i></p> <p>Measures of success have been amended in relation to these refined key actions including geographic spread, event evaluations and grants programs.</p>
Governance	<p>Some respondents would like clarification around Council's role in delivering versus supporting events, including the balance between Council-run and third-party events. Some questioned whether Council should fund and/or deliver events</p>	<p>The Strategy specifically outlines the role of Council, Council run events and how it supports third party events.</p> <p>In relation to streamlining approvals, Outcome 5 is focused on collaborating with third party organisers to deliver events and includes a key action to provide streamlined approvals.</p>

Theme	Issues, change requests and other considerations raised	Council's response
	<p>and cited the need for transparency of an annual events calendar.</p> <p>There were some suggested improvements and simplifications to the approval processes for third parties.</p> <p>Commentary was received on specific events including cancelled markets and Taste of Manly.</p>	<p>The annual events calendar is approved through Council's budget process in line with the Community Strategic Plan.</p>
Sustainability and the environment	<p>Environmental protection is a key expectation. Respondents would like consideration of waste management and recycling, along with post event clean-up accountability.</p> <p>Some concerns were raised about impacts on wildlife, fireworks and noise levels of event delivery.</p> <p>Sustainable transport options, such as bike parking and public transport planning, are seen as essential components of responsible event delivery.</p>	<p>The benefits and outcomes have been reordered to elevate Environmental Sustainability to second priority after social connection.</p> <p>The environmental outcome has been strengthened to: <i>Environmental sustainability: demonstrate and promote leading practices in event delivery</i></p> <p>Key actions have been refined to better achieve the environmental sustainability outcome including implementing waste minimisation and sustainability initiatives and strengthening transport options</p> <p>Measures of success related to these refined key actions have also been amended to include compliance, communications and evaluation.</p>
Quality and innovation	<p>There is an appetite for high-quality, distinctive events that position the Northern Beaches as a leading destination while retaining local character.</p> <p>Feedback calls for a balance between professional and local entertainment, more creative programming, raised marketing awareness and strong event management capability – including support for third parties.</p>	<p>The Strategy recognises the diversity of events on the Northern Beaches and provides a framework outlining the categories that identify opportunities to benefit the region including major, signature, community and civic events.</p> <p>It also outlines support for third party organisers in Outcome 5 including capacity building and access to guidelines and toolkits.</p>
Risk and safety	<p>Some respondents expressed desire for events with minimal disruption.</p> <p>Issues raised include transport availability, parking, road congestion, overcrowding and capacity limits.</p> <p>There are mixed views on alcohol management and licensing restrictions, but consistent calls for safe, comfortable environments.</p> <p>Attention to basic amenities – cleanliness, accessible facilities and crowd flow – is considered fundamental to positive event experiences.</p>	<p>A key measure of success of the Strategy is to achieve an 80% satisfaction rate for events and ongoing evaluation and review over the 10 year duration.</p> <p>Another key measure is to strengthen community transport options to lessen impact on non-event community.</p> <p>The Strategy also seeks to align event related priorities with strategic place planning to improve event experience relating to issues such as traffic, safety and public amenities.</p>

**TIMING**

Subject to Council resolving to proceed as per the recommendation, the Strategy will come into immediate effect and be posted to Council’s website and communicated to respondents who have requested to receive updates.

It will also be promoted internally to all relevant business units for future planning.

**FINANCIAL CONSIDERATIONS**

The Strategy is an overarching document that details principles, goals, actions and measures that are aligned with Council’s Community Strategic Plan. Consideration of a specific events program and the financial impacts of implementing that would be for Council determination through the annual operational budget planning process.

**GOVERNANCE AND RISK CONSIDERATIONS**

The Strategy supports the regulatory and decision-making framework for events across the Northern Beaches.

**ENVIRONMENTAL CONSIDERATIONS**

The Strategy supports Council’s adopted Single Use Plastics Policy and Waste Minimisation for Functions and Events Policy and will result in beneficial environmental and sustainable outcomes by demonstrating and promoting leading practices in event delivery.

**SOCIAL CONSIDERATIONS**

The Strategy will ensure events engage and connect our people and places, promote environmental sustainability and drive a vibrant visitor economy. Key priorities in the Strategy are to strengthen social connection and inclusion, enhance community safety and wellbeing, and build community capacity to deliver events on the Northern Beaches.

**LINK TO STRATEGY**

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

- Environmental sustainability - Goal 6 Our Council leads by example in environmental sustainability and resilience
- Community and belonging - Goal 7 Our community has access to a diverse range of cultural activities and events.
- Community and belonging - Goal 9 Our community is inclusive and connected.
- Vibrant local economy - Goal 15 Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities.
- Good governance and participation - Goal 21 Our community is engaged in decision making processes.

<b>Reporting team</b>	Community Engagement & Communications
<b>TRIM file ref</b>	2026/104733
<b>Attachments</b>	<ul style="list-style-type: none"> <li>⇒1 Draft Northern Beaches Events Strategy 2026 - 2035 (for adoption) (Included In Attachments Booklet)</li> <li>⇒2 Community Engagement Report - Draft Northern Beaches Events Strategy 2026-2035 (Included In Attachments Booklet)</li> <li>⇒3 Exhibited Draft Northern Beaches Events Strategy 2026 - 2035 (Included In Attachments Booklet)</li> </ul>

## 9.0 COMMUNITY AND RECREATION DIVISION REPORTS

### ITEM 9.1 INDIGENOUS AUSTRALIANS DRAFT STATEMENT OF RECOGNITION AND COMMITMENT

#### PURPOSE

The purpose of this report is to seek Council endorsement to publicly exhibit the draft Statement of Recognition and Commitment for Northern Beaches for community feedback.

#### EXECUTIVE SUMMARY

- Council's role and commitment to listening to, including and better connecting with Aboriginal and Torres Strait Islander people has been demonstrated with the adoption of several key strategies in the past 7 years.
- Research on contemporary approaches of other NSW councils demonstrated a range of options to further strengthen this approach.
- A statement of recognition and commitment will affirm council's longstanding commitment to engaging with Aboriginal and Torres Strait Islander people and stakeholders connected to the Northern Beaches.
- The draft Statement of Recognition and Commitment for Northern Beaches Council has been developed using elements of Council's Acknowledgment of Country, current policy and strategy principles, the strategic objectives of the Aboriginal Heritage Office, and other local government examples.
- If Council endorses the Statement of Recognition and Commitment for Northern Beaches, the current Reconciliation between Indigenous and Non-Indigenous Australians Policy 2014 will become redundant at that time. (Attachment 1).

#### RECOMMENDATION

That Council:

1. Place the draft Statement of Recognition and Commitment for Northern Beaches on public exhibition for a minimum of 28 days with the outcome reported to Council.
2. Continue to work closely with the Metropolitan Local Aboriginal Land Council to further the strategic outcomes of local Aboriginal people.

## BACKGROUND

Aboriginal peoples are the traditional custodians of the lands within the Northern Beaches. According to the 2021 Census, there are over 1,700 Aboriginal and Torres Strait Islander people living on the Northern Beaches.

Desktop research of all NSW councils has been undertaken to determine contemporary approaches to Aboriginal and Torres Strait Islander policy within the sector.

There are several different approaches from councils to engage with Aboriginal and Torres Strait Islander communities and work toward reconciliation, ranging from policies, protocols, strategies, statements of recognition and commitment, and the development of Reconciliation Action Plans. The majority, if not all these approaches, require substantial and meaningful consultation with Aboriginal and Torres Strait Islander stakeholders to ensure they are culturally appropriate and locally informed and owned.

At the Ordinary Council Meeting on 13 August 2024, in relation to Council's approach to engaging with Aboriginal and Torres Strait Island people and stakeholders, Council resolved (205/24);

That Council:

1. Note the report.
2. Adopt option 1 the status quo.
3. Staff put a process in place to work closely with the Metropolitan Local Aboriginal Land Council to further the strategic outcomes of local aboriginal people.

This resolution confirmed Council's commitment to ongoing consultation and collaboration with Aboriginal and Torres Strait Island people and stakeholders.

Notwithstanding the above resolution, the Reconciliation between Indigenous and Non-Indigenous Australians Policy 2014 (Attachment 1) remains in place as it was a policy of Manly Council upon amalgamation. This policy is a Northern Beaches Council policy until such time as it is reviewed.

In line with Council's Policy Framework (Framework), this review has been undertaken and it is proposed to replace it with a Statement of Recognition and Commitment to continue Council's commitment to local Aboriginal and Torres Strait Islander peoples.

## DISCUSSION

Current Council practice of engaging with Local Aboriginal and Torres Strait Islander peoples, the Metropolitan Local Aboriginal Land Council (MLALC), the Aboriginal Heritage Office (AHO), and other Aboriginal led community groups and organisations is on a project-by-project basis, as detailed below:

- Targeted engagement is undertaken with local Aboriginal and Torres Strait Islander peoples known to Council, and through general community engagement for the whole community, on a wide range of project and issues.
- The MLALC covers 20 local government areas (LGAs), of which Northern Beaches Council area is one LGA. Under the *New South Wales Aboriginal Land Rights Act 1983*, the MLALC has legislative functions in respect of land acquisition, land use and management, promotion and protection of Aboriginal culture and heritage, and provision of financial stewardship. Council consults with the MLALC on a range of topics relating to its legislative functions.
- The AHO is a partnership of 5 Sydney councils, including Northern Beaches Council, working to protect Aboriginal sites and promote Aboriginal history and heritage in each council's area. The AHO focuses on 3 main activities: site management, council support, and education.
- Aboriginal and Torres Strait Islander led organisations and stakeholder groups in the Northern Beaches such as the Aboriginal Education Consultative Group and Manly Warringah Pittwater Aboriginal Support Group are engaged on a project-by-project basis.

Council also continues to support and engage with the community through:

- implementation of a service-specific Reconciliation Action Plan in Early Learning Services, developed in consultation with Narragunnawali Reconciliation in Education in 2019
- consideration of Aboriginal names for public space/places
- consideration of Aboriginal artists to work in partnership with Council for arts and creative activities and the installation of Aboriginal artwork in public spaces
- ongoing involvement in the Gai Mariagal Festival, formerly known as the Guringai Festival
- annual NAIDOC and National Sorry Day events and activities.

Council's commitment to ongoing engagement with local Aboriginal and Torres Strait Islander peoples is also outlined in several key strategic documents adopted by Council over the past 5 years, including the following:

Towards 2040 - Local Strategic Planning Statement:

- Priority 13: Strong engagement and cooperation with Aboriginal communities
  - Promote, preserve and protect Aboriginal and Torres Strait Islander heritage and culture in partnership with local Aboriginal and Torres Strait Islander communities.
  - Recognise, honour and protect Aboriginal arts, culture and heritage through the design of public spaces, public art, festivals and support for social and economic initiatives.
  - Promote education, arts and cultural programs to foster the community appreciation and celebration of Aboriginal and Torres Strait Islander cultural heritage.
  - Engage Aboriginal and Torres Strait Islander people in planning and decision-making.

Connected through Creativity 2029 - Arts and Creativity Strategy:

- Outcome 1: Inspiring places and spaces
  - Celebrate cultural heritage - Valuing and preserving our cultural places, inherited cultural objects, buildings and histories.
- Outcome 3: Engaged communities
  - Listen to and support our Aboriginal communities - Building understanding and support for local Aboriginal communities in self-determination.

Better Together 2040 - Social Sustainability Strategy:

- Strategy Direction 2: An inclusive community
  - Improve connection, engagement and collaboration with First Nations People

Withstand Adapt Thrive - Resilience Strategy:

- Direction 3: Connect for strength
  - Key priorities 2. Increase recognition of our First Nations Australians and their connection to country
    - Action 2a. Develop actions that improve recognition, relationships, respect and opportunities with First Nations Australians

The strategies outline Council's role in this area is to listen, include and better connect with Aboriginal and Torres Strait Islander peoples to recognise, promote, preserve and protect

Aboriginal and Torres Strait Islander heritage and culture on the Northern Beaches and support ongoing collaboration and opportunities for improved connection.

Desktop research of all NSW councils has been undertaken to determine contemporary approaches to Aboriginal and Torres Strait Islander policy within the sector.

There are several different approaches from councils to engage with Aboriginal and Torres Strait Islander communities and work toward reconciliation, ranging from policies, protocols, strategies, statements of recognition and commitment, and the development of Reconciliation Action Plans. The majority, if not all these approaches, require substantial and meaningful consultation with Aboriginal and Torres Strait Islander stakeholders to ensure they are culturally appropriate and locally informed and owned.

Developing a Statement of Recognition and Commitment would provide a mechanism to replace the existing policy and document Council's longstanding commitment to engaging with Aboriginal and Torres Strait Islander people and stakeholders connected to the Northern Beaches.

Review of Statement of Recognition and Commitments in place at other councils shows they are unique for each context but include a variation of the following elements:

- Recognition of Aboriginal lands and peoples (where possible)
- Recognition of the past – history and heritage
- Commitment about the future role of the council, including celebrating and recognising the current Aboriginal and Torres Strait Islander community.

A draft Statement of Recognition and Commitment for Northern Beaches Council has been developed using elements of Council's Acknowledgment of Country, the current Policy wording, Local Strategic Planning Statement principles, former Council Statement of Reconciliation, strategic objectives of the Aboriginal Heritage Office, and analysis of examples of other councils' Statement of Commitments. The draft Statement of Recognition and Commitment is detailed below:

This Statement of Recognition and Commitment is offered so that reconciliation amongst all Australians will be nurtured and grow strong in the Northern Beaches Council area.

As a sign of respect, we acknowledge the Traditional Custodians of the lands and Elders past and present. We celebrate the presence of other Aboriginal and Torres Strait Islander people who live, work and visit this place.

We express gratitude that we share this land today and recognise the sorrow for the cost of that sharing. We hope that in the spirit of reconciliation we can move forward to a place of justice, healing and partnership as we walk gently on this land.

We commit ourselves to:

- a. recognise, honour and protect Aboriginal and Torres Strait Islander heritage and culture as an important part of our history and future, including protection of sites in this area which are of special cultural and spiritual significance to Aboriginal and Torres Strait Islander people
- b. listen to and respect the knowledge and aspirations of Aboriginal and Torres Strait Islander people and work with them for a future based on shared values and social justice
- c. learn from Aboriginal and Torres Strait Islander people to build organisation and community knowledge in Aboriginal and Torres Strait Islander heritage and culture to foster appreciation and celebration of the world's oldest continuous living culture.

Following the recommended public exhibition period of the draft Statement of Recognition and Commitment for Northern Beaches, if endorsed by Council the current Reconciliation between Indigenous and Non-Indigenous Australians Policy, Attachment 1, will become redundant at that time.

**CONSULTATION**

Consultation on a draft Statement of Recognition and Commitment prior to finalisation would be the minimum level of consultation required with Aboriginal and Torres Strait Islander stakeholders to ensure it is culturally appropriate and locally relevant.

The Metropolitan Local Aboriginal Land Council was contacted by letter in April 2025 to provide input into the review of the current policy; no response was received. A further request for input will be made should Council resolve to proceed with placing a draft Statement of Recognition and Commitment on public exhibition.

Ongoing engagement with Aboriginal and Torres Strait Islander people and stakeholders on the Northern Beaches will continue in accordance with Council resolution 205/24 and previously adopted key strategies.

**TIMING**

This report and its recommendations have no timing implications for Council.

**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 Council's Policy Framework. The Framework provides for an improved governance outcome for the management of Council policies.

While it is possible for Council to develop the draft Statement of Recognition and Commitment wording independently, there is reputational risk to this approach that needs to be considered. Proceeding with placing the draft Statement of Recognition and Commitment on exhibition and ensuring Aboriginal and Torres Strait Islander community members and stakeholders can provide feedback, listening to and acting on that feedback will be essential for managing that risk.

**ENVIRONMENTAL CONSIDERATIONS**

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

**SOCIAL CONSIDERATIONS**

Aboriginal and Torres Strait Islander people are an identified priority population in the Better Together 2040 Social Sustainability Strategy. The recommendations in this report maintain social outcomes for the community as the ongoing consultation and collaboration with Aboriginal and Torres Strait Islander people and stakeholders will continue.

**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.
- 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 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>	Community, Arts & Culture
<b>TRIM file ref</b>	2025/460705
<b>Attachments</b>	<a href="#">⇒</a> 1 Reconciliation between Indigenous and Non-Indigenous Australians Policy 2014 (Included In Attachments Booklet)

**ITEM 9.2 COMMUNITY SAFETY ADVISORY COMMITTEE - CONFIRMED  
MINUTES OF 13 NOVEMBER 2025****PURPOSE**

The purpose of this report is to present the minutes of the Community Safety Advisory Committee meeting held on 13 November 2025 for noting.

**EXECUTIVE SUMMARY**

- The Community Safety Advisory Committee is a committee of Council, established to provide guidance to Council on community safety issues impacting the Northern Beaches.
- The meeting held on 13 November 2025 included presentations on the Northern Sydney Wellbeing Collaborative, the draft Determination for Homelessness in Public Spaces and the accompanying operational guidelines, and an update on the development of the Community Safety Plan.
- Quarterly Police and Environmental Compliance reports were provided at the meeting.
- The minutes of the 13 November 2025 Community Safety Advisory Committee meeting were confirmed by the committee at the meeting on 12 February 2026.
- 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 minutes of the Community Safety Advisory Committee meeting held on 13 November 2025.

**BACKGROUND**

This Community Safety Advisory Committee (Committee) meets 4 times per year to provide guidance to Council on crime prevention and community safety issues impacting the Northern Beaches. The Committee monitors the implementation of the Community Safety Plan and informs actions within the Plan.

The meeting held on 13 November 2025 included presentations on the Northern Sydney Wellbeing Collaborative, the draft Determination for Homelessness in Public Spaces and the accompanying Operational Guidelines, and an update on the development of the Community Safety Plan. Quarterly Police and Environmental Compliance reports were also provided at the meeting.

The minutes of the Community Safety Advisory Committee meeting were confirmed by the Committee on 12 February 2026.

**CONSULTATION**

Council seeks the guidance of the committee on issues relating to the development of Council strategies and services aimed at enhancing and improving community safety.

**TIMING**

Draft minutes are confirmed at the following committee meeting, prior to being reported to Council.

**FINANCIAL CONSIDERATIONS**

Funding to support the committee is included in the adopted operational budget.

**GOVERNANCE AND RISK CONSIDERATIONS**

The committee is conducted according to Council’s governance framework and adopted terms of reference.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report does not present matters that will create adverse environmental impacts for Council.

**SOCIAL CONSIDERATIONS**

The committee provides valuable advice relating to social and community-based outcomes. It includes involvement and engagement with a broad range of stakeholders.

**LINK TO STRATEGY**

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

- Community and belonging - Goal 8 Our community feels safe and supported.

<b>Reporting team</b>	Community, Arts & Culture
<b>TRIM file ref</b>	2026/037406
<b>Attachments</b>	<a href="#">⇒</a> 1 Minutes - Community Safety Advisory Committee - 20251113 (Included In Attachments Booklet)

**ITEM 9.3      POLICY REVIEW - CULTURAL COLLECTIONS MANAGEMENT & GIFTS POLICY**

**PURPOSE**

The purpose of this report is to seek Council adoption of the Cultural Collections Management and Gifts Policy.

**EXECUTIVE SUMMARY**

- Council is the custodian of a diverse arts and cultural collection which is significant for the artistic, cultural and social history of the Northern Beaches.
- The policy covers the sub-collections of Manly Art Gallery & Museum Collection, Public Art, the Local Studies Collection, the Community Art Collection and the Civic Collection.
- The Cultural Collections Management and Gifts Policy underpins the development and management of cultural collections that reflect local identity and support community wellbeing.
- The policy strengthens governance around donations, gifts, and the management of Council's cultural assets.
- No amendments are required as the policy continues to meet Council and community needs, with the next review scheduled for 2030.

**RECOMMENDATION**

That Council adopt the Cultural Collection Management and Gifts Policy.

## **BACKGROUND**

The Northern Beaches Cultural Collection Management and Gifts Policy was adopted by Council in May 2019.

The Policy defines the principles and objectives by which the Northern Beaches Council's cultural collections are developed and managed. It enables Council to build and maintain a cultural collection that preserves and expresses local identity and creates community wellbeing and connection to place on the Northern Beaches.

The Policy sits within an overall framework of plans and strategies that support the delivery of arts, culture and heritage outcomes for the community.

Council readopted the Policy with minor amendments in June 2021.

## **DISCUSSION**

The Policy was reviewed in February 2026 and continues to meet the needs of Council and the community. No changes are recommended.

## **CONSULTATION**

Community engagement was undertaken in 2019 when the Policy was first adopted by Council and again in 2021 when minor amendments were introduced.

As adoption is recommended with no amendments, consultation is not required.

## **TIMING**

Should the Policy be adopted, it will be reviewed in line with Council's adopted policy review schedule.

## **FINANCIAL CONSIDERATIONS**

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

## **GOVERNANCE AND RISK CONSIDERATIONS**

The Policy provides a robust framework for improved governance in receiving and managing cash donations and gifts for arts and culture, and the effective management of the community's art collections.

## **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 the sustainable management of the community's cultural heritage and art collections.

## **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.
- 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, Arts & Culture
<b>TRIM file ref</b>	2026/070062
<b>Attachments</b>	<a href="#">⇒</a> 1 Northern Beaches Cultural Collections Management and Gifts Policy - NB-P-15 (Included In Attachments Booklet)

**ITEM 9.4      OUTCOME OF PUBLIC EXHIBITION - DRAFT CUSTOMER  
EXPERIENCE STRATEGY**

**PURPOSE**

The purpose of this report is to detail the outcome of the public exhibition of the draft Customer Experience Strategy 2030 and seek adoption of the amended draft Plan.

**EXECUTIVE SUMMARY**

- The draft Plan was exhibited for 4 weeks from 3 November to 1 December 2025 via a range of engagement activities including an online submission form with media promotion.
- Submissions were generally supportive of the draft Plan or supportive with changes, with strong overall support for the outcomes of the draft Plan.
- Some submissions required further clarification that residents would not be forced to use digital channels; this has been made clearer in the document and does not change the intent of the draft Strategy.
- It is recommended that Council adopt the Strategy.

**RECOMMENDATION**

That Council adopt the revised Customer Experience Strategy 2030.

## **BACKGROUND**

The draft Customer Experience Strategy 2030 outlines a long-term vision for delivering seamless, efficient and personalised interactions. Over the next 5 years, implementation will focus on improving digital access, simplifying processes, and strengthening the role of customer feedback in decision-making. The goal is to build trust, deliver greater value, and ensure all customers feel heard and supported.

## **DISCUSSION**

Exhibition of the draft Strategy occurred over 4 weeks from 3 November to 1 December 2025, resulting in 15 submissions - all received via the Your Say online platform. A summary of the key themes/issues raised throughout the exhibition include:

- Digital transformation - respondents supported digitisation as essential for progress. Some raised concerns about over-reliance on digital channels, noting potential barriers for older or less tech-confident customers.
- Responsiveness and simplicity - There was strong support for more efficient processes, clearer communication, and more timely updates to requests and complaints.
- Trust and engagement - Some respondents expressed concern that Council does not always act on community feedback, referencing previous consultations such as the Special Rate Variation.

It should be noted that a number of respondents addressed unrelated Council issues, such as the Special Rate Variation decision. The community engagement summary report is attached to this report.

## **CONSULTATION**

The public exhibition phase of community and stakeholder engagement for the draft Strategy was conducted between 3 November and 1 December 2025. A dedicated Your Say project page provided accessible information, strategic directions, FAQs and submission tools. Promotion occurred through email newsletters, media, and targeted notifications.

In response to these submissions, amendments have been made to make it clearer that the intention is to build our digital service offering to complement our existing assisted (human) contact channels which will still be available for those who prefer this support.

## **TIMING**

The amended draft Strategy outlines actions for delivery between 2026-2030. If adopted, the first year will be the 2026-2027 financial year.

## **FINANCIAL CONSIDERATIONS**

Funding to support the completion of the Customer Experience Strategy 2030 is included in the 2025/26 budget. Funding of actions arising from the Strategy that require additional resources, will be considered through the annual budget process.

## **GOVERNANCE AND RISK CONSIDERATIONS**

Reliable, efficient and flexible services have an important role to play in reducing operational risks for Council through protecting reputation and trust as well as providing flexibility in times of disruption.

The draft Strategy aims to reduce the likelihood of complaints through improved service delivery as well as building flexibility by enhanced digital options to enable Council to continue to operate effectively during emergency events.

## 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 an enhanced customer experience when dealing with Northern Beaches Council.

## LINK TO STRATEGY

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

- 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>	Customer Services
<b>TRIM file ref</b>	2026/035596
<b>Attachments</b>	<a href="#">⇒1</a> Amended draft Customer Experience Strategy 2030 (Included In Attachments Booklet) <a href="#">⇒2</a> Community Engagement Summary Report - Customer Experience Strategy (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

**NOTE:** *This item was listed on the agenda at the 17 February 2026 Council meeting, discussion commenced but did not conclude.*

#### 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>	2026/091357
<b>Attachments</b>	Nil

## 12.0 TRANSPORT AND ASSETS DIVISION REPORTS

### ITEM 12.1 PROPOSED ROAD RESERVE CLOSURE AND PURCHASE OF COUNCIL LAND - LANEWAY BEHIND 20-28 MONTAUBAN AVENUE, SEAFORTH

#### PURPOSE

The purpose of this report is to consider a proposal to close and sell the unformed laneway adjoining 20-28 Montauban Avenue, Seaforth to the adjoining landowners.

#### EXECUTIVE SUMMARY

- The owners of 20-28 Montauban Avenue, Seaforth have applied to Council to formally close and subsequently purchase the unformed road reserve adjacent to their property (the Subject Land).
- The Subject Land has an area of 347.8sqm and runs between Montauban Avenue to the south and Phillip Avenue to the east.
- Council officers have assessed the Subject Land as surplus to operational requirements and appropriate for closure and disposal.
- Public notification yielded no submissions, and internal and external referrals raised no concerns.
- It is recommended to progress the proposal to close and sell the Subject Land to the adjoining owners.

#### RECOMMENDATION

That Council:

1. Close the unformed road reserve adjacent to 20-28 Montauban Avenue, Seaforth which has an area of 347.8sqm and runs between Montauban Avenue to the south and Phillip Avenue to the east (Subject Land) pursuant to section 38D of the *Roads Act 1993* and take the necessary steps to give effect to this closure.
2. Subject to the formal closure of the Subject Land:
  - a. authorise disposal of the Subject Land (excluding an area of approximately 12m<sup>2</sup> in front of 3 Phillip Avenue, Seaforth) to the registered proprietor of 20-28 Montauban Avenue, Seaforth (the Applicant) for an amount determined by an independent, qualified valuer conditional upon its consolidation with 20-28 Montauban Avenue, Seaforth.
  - b. authorise disposal of approximately 12m<sup>2</sup> of the Subject Land to the registered proprietor of 3 Phillip Avenue, Seaforth for an amount determined by an independent, qualified valuer conditional upon its consolidation with 3 Phillip Avenue, Seaforth if an application to purchase the land is received by Council.
5. Delegate authority to the Chief Executive Officer to carry out all things necessary to give effect to this resolution including the execution of any required documentation.
6. Require all costs associated with this proposal including, but not limited to, Council's application fees, valuation fees, legal fees, survey costs, subdivision, consolidation and registration costs, and GST (if applicable), be paid by the applicant(s).

**BACKGROUND**

The owners of 20-28 Montauban Avenue, Seaforth (SP35526) applied to Council to formally close and purchase an unformed laneway to the rear of their property.

The Subject Land has an area of 347.8sqm and runs between Montauban Avenue to the south and Phillip Avenue to the east. A plan of the Subject Land is shown in Attachment 1 of this report.

The intent of the closure is to facilitate the sale of most of the Subject Land to the owners of 20–28 Montauban Avenue. A small portion, approximately 12sqm, situated in front of 3 Phillip Avenue will be retained by Council following the road closure. Should the owner of 3 Phillip Avenue wish to acquire this land in future, it is proposed that Council accept an application for purchase.

As the Subject Land is not a marketable parcel in isolation, Council can consider the sale of this land to an adjoining owner. Any land sold must be consolidated with the purchaser's existing holding.

An independent, qualified valuation has been obtained for the Subject Land. A confidential memo containing the valuation figure is provided at Attachment 3 and is commercial-in-confidence.

**CONSULTATION**

The proposed road reserve closure was publicly notified in accordance with the *Roads Act 1993* from 16 May 2025 to 13 June 2025. The public notice summary report is included in Attachment 2 of this report.

No submissions were received regarding the proposed road reserve closure. Internal referrals and notifications to relevant authorities raised no objections. Council's Transport and Civil Infrastructure Assets Group confirmed the land is not required for present or future public purposes and verified that the conditions of Section 38A of the *Roads Act 1993* have been met.

**TIMING**

The proposed road reserve closure and sale of land is expected to be completed within the next 6 months.

**FINANCIAL CONSIDERATIONS**

If the closure of the road reserve is approved and implemented, Council may proceed to sell the Subject Land at market value, in accordance with independent qualified valuation advice. As such, the recommendations of this report would provide a financial benefit to Council associated with the sale of the Subject Land. All costs associated with the road reserve closure and purchase of Council land are to be paid for by the applicant(s). Section 43(4) of the *Roads Act 1993* provides that money received by a council from the proceeds of sale of the land is not to be used by the council except for acquiring land for public roads or for carrying out road work on public roads.

**GOVERNANCE AND RISK CONSIDERATIONS**

The proposed closure and sale comply with Council's Land Dealings Policy and Guidelines. Under Section 38F of the *Roads Act 1993*, certain persons including owners of land adjoining the road may appeal to the Land and Environment Court against the proposed closure.

Any parcel of land sold to an adjoining owner is to be consolidated with the adjoining site within 12 months of settlement.

**ENVIRONMENTAL CONSIDERATIONS**

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

**SOCIAL CONSIDERATIONS**

The recommendations in this report maintain social outcomes for the community. The laneway is unformed and has been used for unauthorised boat and vehicle storage in the past. Public access will be maintained along Montauban Avenue and Phillip Avenue following the proposed closure and sale.

**LINK TO STRATEGY**

This report relates to the following 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>	2025/817885
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1 Area of Proposed Road Closure and Sale - adjacent to 20-28 Montauban Avenue, Seaforth (Included In Attachments Booklet) (Confidential)</li> <li>2 Public Notice Summary Report - Proposed Road Reserve Closure adjacent to 20-28 Montauban Avenue, Seaforth (Included In Attachments Booklet) (Confidential)</li> <li>3 Confidential Valuation (Included In Attachments Booklet) (Confidential)</li> </ol>

**ITEM 12.2 PROPOSED SALE OF COUNCIL LAND - LOT 2 DP 1174201  
WINBOURNE ROAD, BROOKVALE**

**PURPOSE**

The purpose of this report is to consider the proposed sale of Council land, Lot 2 DP 1174201, in Winbourne Road, Brookvale, to the adjoining property owners.

**EXECUTIVE SUMMARY**

- Council owns Lot 2 DP 1174201, a 1.8 metre wide strip of land located between 39 and 41 Winbourne Road, Brookvale, which was classified as Community Land and zoned RE1 Public Recreation under the Warringah Local Environmental Plan (LEP) 2011.
- In July 2018, the adjoining property owner of 39, 41, 43 and 45 Winbourne Road, Brookvale (the Applicant) attended a Development Application (pre-DA) Lodgment meeting proposing to reclassify and rezone Council's land.
- Council supported and progressed a Planning Proposal and in July 2024 resolved to reclassify the land as Operational and rezone it to E4 General industrial.
- The reclassification and rezoning of the land was formally gazetted on 8 August 2025.
- The Applicant has now formally applied to purchase the land for consolidation with their adjoining lots to facilitate future industrial development subject to a DA.
- The sale would proceed subject to independent valuation, consolidation within a fixed timeframe, the creation of any required drainage easements, and all costs being paid by the Applicant.

**RECOMMENDATION**

That Council:

1. Authorise the sale of Council land, Lot 2 DP 1174201, Winbourne Road, Brookvale to the adjoining property owner of 39, 41, 43 and 45 Winbourne Road, Brookvale subject to:
  - a. consolidation with the adjoining properties, Lot 10, 11, 12, 13 in Section 2 DP 6033
  - b. the sale price for the land being determined based on independent, qualified valuation advice, inclusive of GST.
2. Delegate authority to the Chief Executive Officer to carry out all things necessary to give effect to this resolution including the execution of any required documentation.
3. Require all costs associated with the proposals referred to in this resolution, including but not limited to, Council's legal costs, valuation, survey, consolidation, registration and GST (if applicable), be funded by the applicant.

## BACKGROUND

Council owns a narrow strip of land known as Lot 2 DP 1174201, located between 39 and 41 Winbourne Road, Brookvale, with an approximate area of 92 m<sup>2</sup> (1.8 m wide and approximately 50 m long) (see Figure 1 - 3 below). The land was originally dedicated as a drainage reserve as part of a 1910 subdivision spanning between Chard Road and Winbourne Road; however, it has never functioned as an active drainage reserve or a public pedestrian link, and the historical connection through to Chard Road no longer exists.

The land was classified as Community Land following the commencement of the *Local Government Act 1993* and zoned RE1 Public Recreation under Warringah LEP 2011. The adjoining properties are used and zoned for industrial purposes.

In July 2018, the adjoining owner of 39, 41, 43 and 45 Winbourne Road attended a pre-DA lodgement meeting and discussed a proposal to reclassify and rezone Lot 2 to enable its future purchase and consolidation. In 2020, the owners re-engaged Council to explore an upfront agreement, but Council advised it could not fetter its discretion prior to the outcome of a reclassification/rezoning process and that any application to purchase should follow that process.

A Planning Proposal was lodged to reclassify Lot 2 from Community to Operational Land and rezone it from RE1 Public Recreation to E4 General Industrial. The proposal was supported in principle by Council staff (including Stormwater Operations and Planning) during a pre-lodgement (PLM 2023/003), aligned with the Brookvale Structure Plan (2023) recommendations that recognised the RE1 and Community classification as an anomaly given the site's inaccessibility, narrow width, and lack of recreation or drainage function. The Northern Beaches Local Planning Panel (17 July 2024) recommended the Planning Proposal proceed to Gateway, and Council resolved on 23 July 2024 to request a Gateway determination. The reclassification and rezoning were gazetted on 8 August 2025.

A similar outcome occurred on the southern part of the historic drainage reserve (part of Lot 35, Section 2 DP 6033) which was reclassified and rezoned by the former Warringah Council in 2008 and sold in May 2011 to the adjoining owner at 50 Chard Road.

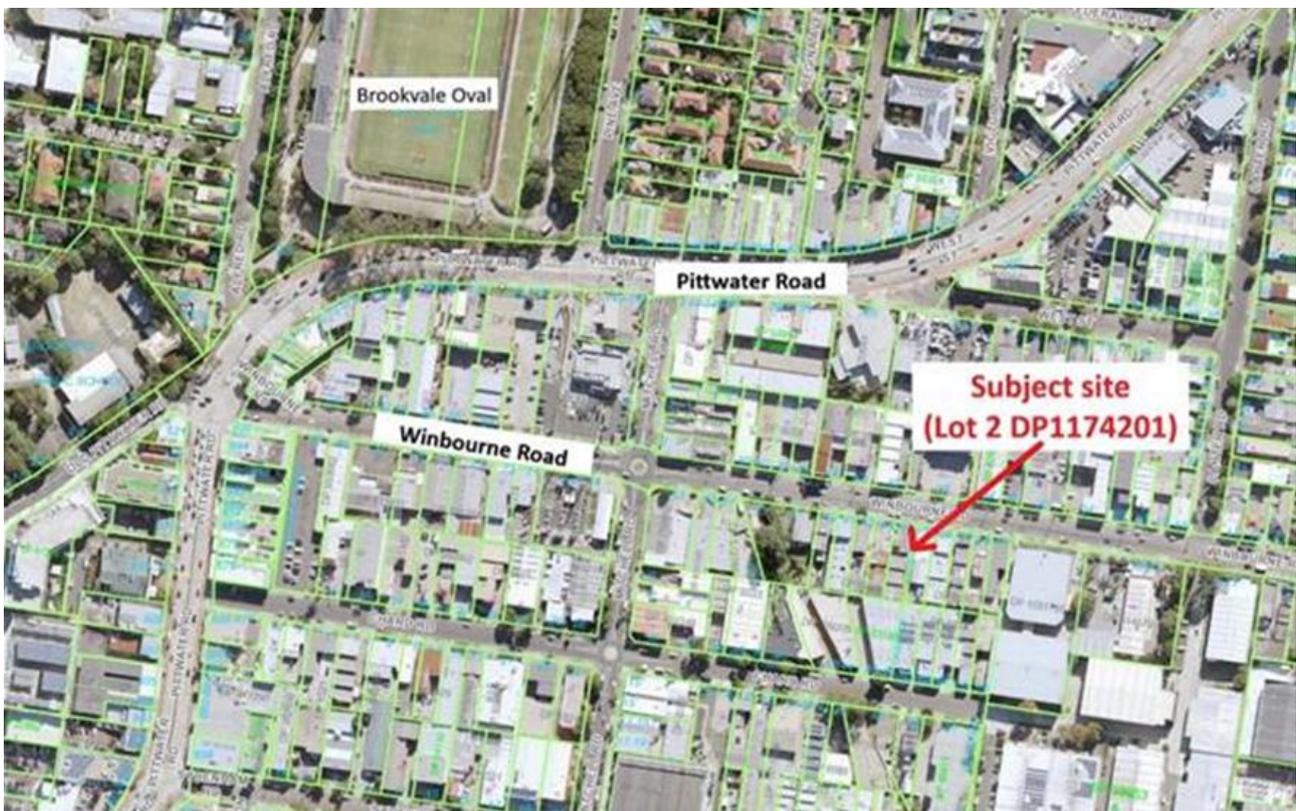


Figure 1 Location



Figure 2 Subject Site (outlined in red)



Figure 3 Streetview (subject site runs between the two buildings pictured)

## **DISCUSSION**

In November 2025, the Applicant lodged a request to purchase Lot 2 DP 1174201 to consolidate it with their adjoining industrial lots (Lots 10–13 in Section 2 DP 6033) and to facilitate future development consistent with the E4 General Industrial zone. Any subsequent development will be subject to a separate Development Application and assessment against applicable planning controls.

There is no existing Council stormwater asset located within Lot 2. An existing stormwater pipe traverses the broader Applicant site (41–45 Winbourne Road) diagonally. To optimise site layout and reduce conflict with future development, the Applicant proposes to realign the pipe to the northern and western boundary and to create an easement in favour of Council over the new alignment. Council's Stormwater and Floodplain Engineers advise that, if implemented as proposed, development could proceed with minimal drainage impact and that Council does not require retention of Lot 2 as a drainage reserve.

Given the strip's limited utility for recreation, open space or public access, and its anomalous historic classification and zoning, disposal to the adjoining owners with consolidation is considered the most efficient and strategic use of the asset, while ensuring appropriate drainage protection via easements.

An independent, qualified valuation has been obtained for the Subject Land. A confidential memo containing the valuation figure is provided at Attachment 1 and is commercial-in-confidence.

Public consultation was undertaken through the Planning Proposal exhibition process, and the land's status as Operational with E4 zoning provides the statutory basis for disposal.

## **CONSULTATION**

Internal stakeholders consulted include Stormwater Operations and Planning, Stormwater Engineering, Strategic and Place Planning, Parks and Open Space, and Transport and Civil Infrastructure Assets.

Council's Stormwater and Floodplain Engineers support the proposal subject to the creation of an easement over the proposed realigned stormwater asset to protect Council's drainage interests.

All stakeholders support the proposed consolidation of the Applicant's lots with Council-owned land, noting the land is surplus to Council's operational needs and it offers greater potential to create a larger development site with increased flexibility for uses consistent with the E4 General Industrial zone in Brookvale.

## **TIMING**

Subject to final negotiations, the transaction is expected to settle within 6 months. Consolidation is required within 12 months of settlement (or as otherwise approved by the CEO).

## **FINANCIAL CONSIDERATIONS**

The recommendations in this report will generate financial income for Council and contribute to supporting Council's ongoing operations and service delivery. In addition to paying market value for the land, the Applicant will bear all costs associated with the transaction, including (but not limited to) the application fee, valuation fee, legal and disbursement costs, survey and plan preparation, consolidation costs, and Land Registry Services registration fees.

## **GOVERNANCE AND RISK CONSIDERATIONS**

A condition of the proposed sale to the adjoining owner will be that the land is consolidated with the adjoining site within 12 months of settlement.

**ENVIRONMENTAL CONSIDERATIONS**

The proposed sale of this surplus land is not expected to have any adverse environmental implications for Council. The site is small, isolated, and does not contain any biodiversity values or habitat features of environmental significance.

**SOCIAL CONSIDERATIONS**

The recommendations in this report are anticipated to deliver a positive social outcome for the community. Lot 2 DP 1174201 Winbourne Road, Brookvale is no longer required for its original purpose as a drainage reserve and has been assessed as unsuitable for use as open space, recreational area, public pathway, or any other public function. The proposed sale of Lot 2 DP 1174201 presents an opportunity to generate positive economic outcomes for the community by increasing the supply of industrial-zoned land, facilitating new development opportunities, and supporting local economic growth.

**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>	2025/444097
<b>Attachments</b>	1 Confidential Valuation (Included In Attachments Booklet) (Confidential)

**ITEM 12.3    REVOCATION OF POLICIES - ROAD RESERVES LEASES, ROAD RESERVE AND STREETScape MANAGEMENT, AND ENCROACHMENT/CONSTRUCTIONS AND ROAD RESERVE LEASES**

**PURPOSE**

The purpose of this report is to seek the revocation of 3 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.
- Three legacy policies relating to encroachments and leases within the road reserve have been reviewed and are proposed to be revoked, as they are no longer required under the Framework:
  - Encroachments/Construction and Road Reserve Lease Policy – (former Warringah Policy)
  - Road Reserve and Streetscape Management Policy – (former Pittwater Policy)
  - Road Reserve Leases Policy – (former Manly Policy)
- These policies are no longer required as their provisions are already covered by existing legislation (*Roads Act 1993 and Local Government Act 1993*), Northern Beaches Public Space Vision & Design Guidelines and the Development Control Plan (for land within the former Pittwater LGA) which continue to regulate the design, construction and maintenance of encroachments in the road reserve.
- Following revocation, Tier 3 technical guidelines will be used to provide a consistent, Northern Beaches-wide approach and will be referenced in the future Northern Beaches Development Control Plan once adopted.

**RECOMMENDATION**

That Council revoke the:

1. Encroachments/Construction and Road Reserve Lease Policy (former Warringah).
2. Road Reserve and Streetscape Management Policy (former Pittwater).
3. Road Reserve Leases Policy (former Manly).

## 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 being 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 Encroachments/Construction and Road Reserve Lease Policy (former Warringah Policy), Road Reserve and Streetscape Management Policy (former Pittwater Policy) and the Road Reserve Leases Policy (former Manly Policy) all relate to the regulation of works undertaken in the road reserve by third parties (typically adjoining property owners) and were legacy policies from Warringah, Pittwater and Manly that are currently in operation.

Revocation of these policies does not change Council's ability to regulate the design, construction and maintenance of encroachments and manage leases in the road reserve, nor does revocation automatically allow for the construction of encroachments previously prohibited under the policies. Encroachments, leases and other works in the road reserve are also regulated under:

- *Roads Act 1993* (NSW)
- *Local Government Act 1993* (NSW)
- Pittwater Development Control Plan
- Northern Beaches Public Space Vision & Design Guidelines

Additionally, it is proposed that upon the revocation of these policies, guidelines (Tier 3) will be used in accordance with the Framework to provide further technical information pertaining to encroachments and leases to allow for a consistent approach to managing the design, construction and maintenance of structures/works in the road reserve across the entire Northern Beaches Council and will be referenced in the future Northern Beaches Development Control Plan once adopted.

Information for the community on the matters contained within these policies proposed for revocation is included within the Planning section on Council's website.

Constructing any works in the road reserve managed by Council requires the permission of Council in accordance with the *Roads Act 1993*. Should encroachments be constructed on the road reserve without authority from Council, Council has the ability to require the demolition of the works.

**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 have no financial impact on Council.

**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**

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

**SOCIAL CONSIDERATIONS**

Policies are an important tool for Council to communicate its strategic direction to the community and provide visibility of the governance framework in line with Council’s key 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>	Transport & Civil Infrastructure
<b>TRIM file ref</b>	2025/698176
<b>Attachments</b>	Nil

<b>ITEM 12.4      RESPONSE TO NOTICE OF MOTION 15/2025 - IDENTIFICATION OF POTENTIAL LOCATIONS FOR AFFORDABLE HOUSING</b>
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**PURPOSE**

The purpose of this report is to respond to Council's resolution in respect to Notice of Motion No 15/2025; and provide an update on Council's future Affordable Housing portfolio.

**EXECUTIVE SUMMARY**

- Affordable rental housing (Affordable Housing) is housing available to very low to moderate income households which is priced so that these households are also able to meet other basic living costs such as food, clothing, transport, energy, medical care and education.
- Council has recently resolved to update its Affordable Housing Contribution Scheme (AHCS) requiring that when certain land is developed within the Northern Beaches area, the developer must dedicate to Council a set percentage of Affordable Housing, either within the development, and/or a cash contribution.
- To date, Council has not been dedicated any Affordable Housing or funds as part of any new developments.
- At its meeting on 15 April 2025, Council resolved (095/25) to receive a report identifying suitable Council-owned land for Affordable Housing, outlining funding and redevelopment options, and providing an update on appointing a Community Housing Provider to manage future housing stock.
- Developing Affordable Housing directly on Council-owned land is not considered the most efficient use of Council resources when compared with using funds received through AHCS to immediately purchase Affordable Housing, given the high costs, complexity, and extended timelines involved, which result in a relatively low yield of Affordable Housing.
- This report looks at options for Council to progress its Affordable Housing approach.

**RECOMMENDATION**

That Council:

1. Note the options contained in the report to facilitate Affordable Housing on the Northern Beaches
2. Adopt option 4.

**BACKGROUND**

At its meeting on 15 April 2025, Council considered a Notice of Motion (No 15/2025) on Identification of Potential Locations for Affordable Housing and resolved (95/2025):

That Council provides a report to Councillors within 6 months regarding:

1. Potentially suitable locations on Council owned land for affordable housing to be developed using funds collected through the Affordable Housing Contribution Scheme.
2. Potential models / options for re-development of those sites for affordable housing.
3. Other options for Council to apply funds raised through the Affordable Housing Contribution Scheme towards acquiring affordable housing stock.
4. An update on the progress of appointing a community housing provider to manage the incoming affordable housing stock.

**DISCUSSION**

Council has a range of options as to how to progress the provision of Council-led Affordable Housing on the Northern Beaches.

These options are as follows:

Option 1	<ul style="list-style-type: none"> <li>• Council applies the funds received through the Affordable Housing Contribution Scheme/s to acquire Affordable Housing stock.</li> <li>• Council progresses the development of Affordable Housing on its own land (recommended initial site being the Lagoon Street Carpark, 11 Lagoon Street, Narrabeen.)</li> </ul>
Option 2	<ul style="list-style-type: none"> <li>• Council applies the funds received through the Affordable Housing Contribution Scheme/s to acquire Affordable Housing stock.</li> <li>• Council does further investigations into the development of Affordable Housing on its own land.</li> </ul>
Option 3	<ul style="list-style-type: none"> <li>• Council progresses the development of Affordable Housing on its own land utilising funds received through the Affordable Housing Contribution Scheme/s (recommended initial site being the Lagoon Street Carpark, 11 Lagoon Street, Narrabeen).</li> </ul>
Option 4	<ul style="list-style-type: none"> <li>• Council applies the funds received through the Affordable Housing Contribution Scheme/s to acquire Affordable Housing stock.</li> <li>• Council does not progress the development of Affordable Housing on its own land.</li> </ul>

Further information on the details noted in the options above is detailed as follows.

**Potentially suitable locations on Council land**

Staff have identified a number of Council-owned land parcels within its portfolio that may be suitable for Affordable Housing. These sites present varying opportunities and challenges, including zoning constraints, classification restrictions, environmental factors, and potential community opposition due to perceived loss of public assets or amenity. A sample of sites, including preliminary assessment of opportunities and constraints, is provided in Attachment 1.

Developing Affordable Housing on Council land is inherently complex with most of Council's sites requiring rezoning, reclassification, environmental assessment and extensive community consultation. Consideration should be given to these matters in terms of the likely timing for realising any Affordable Housing development.

The State Government's new Low and Mid-Rise Housing Policy may increase development capacity in some areas but this is yet to be realised.

**Potential models for re-development of sites for affordable housing**

At this time, Council has not developed any of its own properties for Affordable Housing and has not previously developed Affordable Housing on its own land. Historically, the organisation has focused on delivering essential infrastructure and community facilities rather than residential accommodation. While Council owns various residential and investment properties, none have been redeveloped for Affordable Housing, as such development typically involves reduced financial returns and longer payback periods.

In February 2026, the Office of Local Government (OLG) has published a circular titled “Council-Led Affordable Housing on Operational Land in NSW”. This provides guidance as to how councils can develop and embark upon Affordable Housing projects on operational land. This circular supports Council’s process as to the identification and assessment of land suitable for affordable housing, which includes the following criteria:

<b>Criteria</b>	<b>Considerations</b>
<b>Adequate size</b>	Ensure the land is of sufficient size (typically more than 800 square metres) to accommodate affordable housing projects. It is worth considering instances where merging adjacent parcels into a single site could enhance the development’s overall viability and impact.
<b>Zoning compatibility</b>	Verify that the land is, or can be, appropriately zoned to allow for residential housing development.
<b>Yield potential</b>	Assess the land’s yield potential based on factors like size and permissible building height, which may accommodate multi -dwelling or residential flat building configurations.
<b>Proximity to essentials</b>	Seek locations within 800 meters of a town centre or 1,200 meters of a major transport hub or assess accessibility using the Public Transport Accessibility Level (PTAL) to ensure convenient public transport access.
<b>Adequate road access</b>	Confirm that the land has or is able to secure suitable road access, such as sealed roads, dual lanes, or arterial roads.
<b>Nearby services and amenities</b>	Consider the land’s proximity to shopping facilities, medical services, and other essential amenities
<b>Infrastructure availability</b>	Ensure the presence of essential infrastructure, including water, power, and sewer systems is, or that it will be available.
<b>Community need</b>	Examine whether the land is situated in areas with a high percentage of low-income households, small renting households, or where there is a demonstrated need for affordable housing.  Note: Councils should look holistically at opportunities across their local government area as affordable housing tends to be spread across the area. In areas of undersupply, there may be no development opportunities however there may be opportunities in other locations not exhibiting a current need. In addition, areas with low percentage of low-income households may be evidence of a lack of affordable housing supply which is preventing low-income households from locating there.
<b>Environmental considerations</b>	Evaluate potential environmental constraints, such as flood risk, bushfire danger, contamination potential, and the biodiversity value of the land.

Council’s risk appetite does not extend to internally developing residential accommodation from existing property assets, a role more appropriately undertaken by the private development sector. As such, to minimise this risk and as also identified in the OLG’s circular, staff recommend that if Council wishes to pursue Affordable Housing on Council land, it be delivered through a long-term

lease to a Community Housing Provider (CHP). It is important to note that a CHP developing on Council-owned land is likely to trigger Public Private Partnership (PPP) provisions under the *Local Government Act 1993* (NSW) which involve additional processes in order to mitigate risk and will require oversight by the NSW OLG.

Council has previously investigated potential Affordable Housing with CHPs on sites such as Sydney Lakeside Holiday Park (permanent resident section) and the Dee Why Civic Centre site; however, these proposals were not deemed suitable and, in the case of the Civic Centre site, would severely curtail Council's future options for combining operational office facilities.

### **Using the Affordable Housing Contribution Scheme to acquire Affordable Housing stock**

Council-owned land is finite and highly valued for community use, and redevelopment of such land for Affordable Housing carries significant opportunity costs, including the loss of open space or community facilities. In contrast, the Affordable Housing Contribution Scheme (AHCS) provides a scalable and flexible funding mechanism that can deliver Affordable Housing outcomes without sacrificing high-value community land. The same level of scrutiny should apply to dedicating land for Affordable Housing as the direct allocation of the equivalent cash contribution (in all cases this in the millions of dollars).

Given the complexities and risks associated with Council developing Affordable Housing on its own land, a more effective and financially prudent approach may be to use accumulated AHCS contributions to purchase Affordable Housing dwellings on the open market. The time value of money means contributions held for long periods lose purchasing power due to inflation and continued growth in the Sydney property market. Investing funds as they are received can therefore maximise community benefit by delivering housing sooner and avoiding erosion of value over time.

For example, if Council currently holds approximately \$1.7 million in AHCS contributions (the amount currently allocated but yet to be received within existing development consents), this amount could fund the purchase of two Affordable Housing units, assuming an indicative price of around \$800,000 per two-bedroom strata unit. Acquiring completed dwellings offers immediate supply, greater flexibility, faster delivery, and preserves Council-owned land for future community purposes.

### **Community housing providers**

According to the NSW Government's 'Services of community housing providers' website, there are more than 230 not-for-profit CHPs operating across NSW. These organisations offer a range of housing types, including social housing, Affordable Housing and supported housing.

CHPs work with a variety of partners, such as Homes NSW, non-government organisations, local councils and the private sector. This collaborative approach allows them to develop, deliver and manage a broad spectrum of housing solutions. CHPs have an advantage of leveraging government and private sector partnerships to boost the value and long-term sustainability of Affordable Housing initiatives. Additionally, CHPs are able to tap into further funding sources, such as state and federal grants, to enhance or expand Affordable Housing supply in collaboration with Council.

In recent discussions, Council engaged with prominent CHPs operating in metropolitan Sydney to further explore the range of services they provide, as well as the fees involved. Our discussions confirmed that a number of CHPs operating on the Northern Beaches expressed interest in managing an Affordable Housing portfolio for and on behalf of Council.

CHPs provide end-to-end property management services covering tenant selection, rent setting, compliance, maintenance, report and legal support for Affordable Housing portfolios.

Fees vary and are dependent upon the services required:

- Management fees – a fixed percentage of market rent (generally in line with current market rates for residential property management) depending on level of service required by Council and size and composition of the portfolio.
  - Includes rent collection, maintenance request management, and reporting.

- Tenancy creation / lease renewal – one week’s rent
  - Includes advertising and applicant selection in accordance with eligibility criteria.

Council’s current Affordable Housing Policy recommends appointing a single CHP to manage properties that are dedicated to, or purchased by, Council for Affordable Housing purposes. If Council moves ahead with this approach, a panel comprising staff from Strategic & Place Planning, Community Development, Building Assets, Facilities, Property, Finance and Procurement would be formed. This panel would set the required service standards in a contract with the chosen CHP, to be included in an RFQ for the required services.

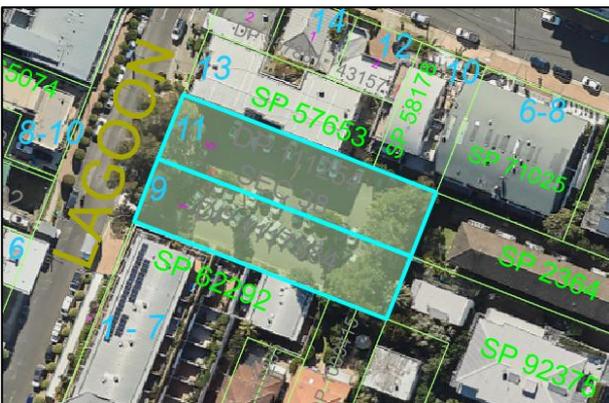
Should Council decide to develop Affordable Housing on existing Council-owned land, Community Housing Providers (CHPs) can play a valuable role in delivering such projects under a long-term lease model (e.g. 50–90 years). Under this approach, Council would make Operational Land available to a CHP, which would then be responsible for funding, constructing, delivering and managing the Affordable Housing on the site. At the end of the lease term, the dwellings would revert to Council ownership. This model enables Council to retain ownership of valuable public land while leveraging the expertise, capacity and funding pathways available to CHPs to deliver much-needed Affordable Housing. The security of a long-term lease allows CHPs to optimise financing arrangements and achieve higher-quality design and construction outcomes for the community.

The viability of this model would depend on whether Council has a site of sufficient scale to support financially feasible development for a CHP. As noted previously, such an arrangement would also likely trigger assessment under Public Private Partnership (PPP) requirements, necessitating early legal advice and consultation with the OLG.

**Potential site for Affordable Housing**

While Council does not presently hold appropriately zoned Operational Land that staff would recommend for development, should Council wish to progress a site for Affordable Housing, it is recommended that the reclassification of Lagoon Street Carpark, 11 Lagoon Street, Narrabeen (Lot 5 Sec 38 DP 111254, Lot 1 DP 1117584) for a potential long-term lease to a Community Housing Provider (CHP) to be the site that best meets the criteria.

This parcel is a rectangular at-grade carpark of approximately 1,880 square metres, located close to shops, transport and other amenities. Although the land is suitably zoned E1 Local Centre under the Warringah LEP 2011, it is currently classified as Community Land, and therefore a Planning Proposal would be required to reclassify it to Operational Land before any long-term lease or redevelopment could be considered.



It should be noted that development of the site into Affordable Housing would result in the loss of public car parking for the local community. There would also be costs involved with the Planning Proposal and possible PPP process. These costs may be able to be funded from Affordable Housing contributions if they are deemed to be directly connected to the creation, delivery or enabling of Affordable Housing outcomes; however, further legal advice would be required to confirm this.

Given the site comprises vacant land, and noting Council would require the CHP to fund the construction of the Affordable Housing stock, a long-term lease model (e.g. 50-90 years) is likely to be required, whereby the CHP would construct and manage the portfolio for the lease term, and the dwellings would revert to Council ownership upon expiry.

**FINANCIAL CONSIDERATIONS**

The recommendations of this report pose no financial impact on Council. Should Council proceed with a proposal to use Council-owned land for Affordable Housing, the direct costs associated with the required statutory processes, as well as the loss of revenue from the site’s existing and potential future uses, would need to be carefully considered. These financial impacts should form part of any future decision regarding whether to pursue development of Affordable Housing on Council land.

**GOVERNANCE AND RISK CONSIDERATIONS**

The approach of acquiring Affordable Housing reduces financial risk to Council by removing the requirement for Council to develop housing itself. Appointing a CHP to manage Council’s future Affordable Housing portfolio on a fee-for-service basis represents the lowest-risk option for Council in terms of managing and filling Affordable Housing Stock.

Should Council consider a long-term lease arrangement whereby a CHP funds, constructs, operates and ultimately returns Affordable Housing assets to Council at the end of the lease term, this model may trigger assessment requirements under the PPP provisions of the *Local Government Act 1993* and the NSW PPP Guidelines for Local Government. These guidelines apply where a private or not-for-profit entity delivers public infrastructure or services on Council-owned land and assumes a level of risk or capital investment that may be considered a PPP arrangement. Any proposal involving a 50-to-90-year lease, CHP-funded construction, return of assets to Council, or material transfer of risk would require early legal review and consultation with the OLG to determine whether a PPP business case or assessment process is required. This is a key governance risk that would need to be fully explored before progressing any long-term lease-based Affordable Housing delivery model.

**ENVIRONMENTAL CONSIDERATIONS**

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

**SOCIAL CONSIDERATIONS**

The subject of this report will have a positive impact on social outcomes for the members of the community that require affordable rental housing through additional supply. Further, the suggested approach will negate potential community opposition of the perceived loss of public assets or amenity while preserving Council-owned land for future community needs.

**LINK TO STRATEGY**

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

- 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 - 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>	2025/317903
<b>Attachments</b>	1 Council Owned Sites - Potential Locations for Affordable Housing (Included In Attachments Booklet) (Confidential)

⇒2 Guide-for-Council-Led-Affordable-Housing-on-Operational-Land  
(Included In Attachments Booklet)

**ITEM 12.5      RESPONSE TO NOTICE OF MOTION NO 37/2025 - OUTDOOR DINING AND FOOD TRUCKS**

**PURPOSE**

The purpose of this report is to report back to Council on the Notice of Motion No 37/2025 - Outdoor Dining and Food Trucks.

**EXECUTIVE SUMMARY**

- Council resolved on 21 October 2025 (290/25) to survey outdoor dining licence holders, mobile food vendors and business chambers regarding outdoor dining and mobile food vending on Council land.
- Direct mailouts occurred in December 2025, including 2 EDMs to approximately 1,260 recipients, and this generated 45 responses predominantly from general food and beverage operators.
- Feedback showed general satisfaction with the Outdoor Dining and Footpath Merchandise Guide, with some concerns raised regarding fees and process complexity.
- Fixed food businesses expressed strong concerns about competitive inequity between permanent operators and mobile food vehicles.
- An internal review identified opportunities to strengthen transparency, consistency and equity in the approval process for mobile food vans.
- The report recommends no changes to the Outdoor Dining Guide.

**RECOMMENDATION**

That Council note the feedback received and the planned operational improvements to the mobile food vans processes as outlined in the report.

## **BACKGROUND**

At its meeting of 21 October 2025, Council resolved Notice of Motion No. 37/2025 – Outdoor Dining & Food Trucks, requesting staff to survey outdoor dining licence holders, food truck permit holders and Chambers of Commerce on the Outdoor Dining and Footpath Merchandise Guide (the Guide) and the processes supporting outdoor dining and mobile food vending on Council land.

Community and stakeholder mailouts were undertaken in December 2025 in the form of 2 identical Electronic Direct Mailouts (EDMs) that were issued to approximately 1,260 recipients, resulting in 45 responses and demonstrating strong open rates of 63% and 59%. The majority of responses were from established food and beverage operators (64%), providing a participation rate of 3.57%.

Given the relatively low number of responses, results should be interpreted with consideration for potential non-response bias. Non-responses may reflect limited concern with current arrangements or general satisfaction with existing processes. As such, findings most reliably represent established food and beverage operators, with insights from other vendor groups considered indicative only.

## **DISCUSSION**

### **Food and beverage operators and outdoor dining approval surveys**

A total of 8 responses were received from the 239 surveys issued to outdoor dining approval holders (3.47% participation). Respondents generally described the Outdoor Dining Guide and approval process as clear, helpful, and comprehensive. Some noted the process felt lengthy or complex, particularly among those without existing approvals.

Most respondents recognised that current approval conditions support small businesses and contribute positively to community activation. However, some dissatisfaction related to fee structures and perceived inflexibility.

Suggestions on improving outdoor dining processes and the Guide included reducing or adjusting fees to better reflect seasonality and site conditions, enhancing communication and collaboration with operators, improving streetscape quality, and increasing Council support in the implementation of outdoor dining and mobile food vehicle approvals.

Of the 974 surveys issued to fixed food and beverage businesses, participation was low at 2.98% (29 responses). While respondents recognised the social and community benefits of mobile food vehicles and outdoor dining, a dominant theme in both surveys showed strong concerns of inequality, noting that fixed food businesses carry the burden of ongoing costs (rent and outgoings) that mobile operators do not, creating an uneven playing field and potential risks to the viability of permanent businesses. Some called for action to protect these businesses rather than create more competition.

Additional concerns related to compliance by mobile food vehicle operators with approval conditions, pedestrian access, public safety, amenity impacts, fairness for existing businesses, and the operational challenges associated with packing away outdoor dining furniture at the end of each trading day.

Feedback did not indicate deficiencies within the Outdoor Dining and Footpath Merchandise Guide itself. Instead, concerns related to broader issues such as fees, compliance and operational processes. As such, no amendments to the Guide are recommended.

### **Council processes for granting approval for food trucks to operate on Council land**

Council received 4 responses to the surveys sent to 13 current and past open space Mobile food van operators. Feedback reflected a range of experiences, with operators evenly divided between positive and more operationally challenging experiences. All respondents expressed support for opportunities for outdoor dining linked to mobile van operations in open space areas.

Council Officers also undertook a review of the existing approval processes for mobile food vans operating within Council's open spaces. This review identified opportunities to strengthen

consistency, transparency and equity in decision-making. It also noted that current procedures are largely based on the assumption that all operators are fully mobile and entirely self-sufficient, which does not fully reflect current operating practice.

As an immediate improvement, Council will introduce a clearer and more transparent process for filling vacant, approved sites. Expressions of Interest processes will be advertised on Council's website with clear assessment criteria. Where multiple applications are received, applications will be assessed and ranked, with approval granted to the highest-scoring applicant. Existing operators who continue to meet all permit terms and conditions will remain eligible to renew their approvals without the need for annual market testing, providing business certainty and operational continuity.

In the longer term, Council may transition to an open tender process for identified sites, where other factors such as the provision of furniture will also be considered at that stage. This approach will be supported by the adoption of a generic Open Space Plan of Management, anticipated within the next 18 months. Officers will also assess the need for a Commercial Use Policy to guide the assessment of commercial activities within open space areas more broadly. To ensure alignment with these strategic frameworks, the addition of new open space sites for mobile food vans will be paused until the relevant plans are finalised.

Additional short-term improvements have also been implemented to enhance the operator's experience and compliance clarity. These include the introduction of a single point of contact within Council for mobile food van operators and pre-approval site inspections to ensure alignment with permit terms and conditions. Supporting documentation will be updated using plain-English guidance and clear location maps to assist operators in understanding requirements.

### **Chambers of Commerce**

Council distributed the survey to 6 Chambers of Commerce, however, only one response was received. The feedback echoed concerns similar to those raised in the fixed food business surveys, including fair competition with existing businesses, managing space and accessibility in public areas, and the need for consistent and affordable approval processes that give businesses confidence to invest in outdoor dining or mobile food vending.

While the respondent offered feedback and suggestions on mobile food vending processes, it was noted that they were not familiar with the current procedures already in place.

### **TIMING**

Immediate improvements will progress as described, while other actions depend on the adoption of the generic Open Space Plan of Management.

### **FINANCIAL CONSIDERATIONS**

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

### **GOVERNANCE AND RISK CONSIDERATIONS**

The forthcoming Plan of Management will establish the overarching governance framework for longer-term recommendations. In the interim, implementing a formal expressions of interest process for vacant sites and pausing the addition of new sites will reduce risk and ensure consistent decision-making.

### **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 outcomes for the community through applying a more consistent approach, creating a transparent and equitable framework.

**LINK TO STRATEGY**

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

- Vibrant local economy - Goal 13 Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth.
- 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>	2026/068031
<b>Attachments</b>	<a href="#">⇒</a> 1 Community Engagement Report - Outdoor Dining NoM 37-2025 (Included In Attachments Booklet)

**ITEM 12.6 FUTURE USE OF MANLY TOWN HALL SITE - 1 BELGRAVE STREET, MANLY****PURPOSE**

The purpose of this report is to report back to Council, as required by resolution 178/25 at Council's ordinary meeting on 15 July 2025, outlining options for inviting expressions of interest for the redevelopment of Manly Town Hall.

**EXECUTIVE SUMMARY**

- Council has made various previous resolutions regarding the future use of this site.
- The previous feasibility study concluded that, while technically feasible, the proposed development of this site as a cultural venue was not financially viable with little chance of a commercial return on any required investment.
- On 15 July 2025, Council resolved (178/25) that a report be presented within 4 months outlining options for inviting expressions of interest for the redevelopment of Manly Town Hall, subject to specific conditions.
- This report provides information as to how to invite expressions of interest for the redevelopment of Manly Town Hall should Council wish to progress this matter.
- Given the identified site constraints and poor commercial viability of the preferred use, there is a concern that an expression of interest process would require additional uses to be commercially viable, with a risk that these uses could dominate the development.

**RECOMMENDATION**

That, should Council wish to proceed in light of the advice provided, it is recommended that an expression of interest process be conducted as detailed within the body of this report.

## BACKGROUND

Council has explored various options for the future use of Manly Town Hall since 2019, following multiple resolutions in 2020, 2021 and 2023, aimed at identifying suitable community or cultural uses for the site.

Initial efforts included short-term hire of meeting rooms for events and performances from 2020 to 2022. However, this approach was discontinued in 2022 due to the following constraints:

- limited room availability during business hours due to staff use
- restrictions on private social event hire
- high security staffing costs

In 2021, community feedback was sought for ideas on the future use and reimagining of Manly Town Hall. This was published on Council's Your Say page and over 1000 ideas were submitted.

A working group comprised of various representatives of the community was also formed in 2022. Through this working group, stakeholder engagement identified 2 preferred reuse options: a multi-use performance space; and a gallery and museum.

These options aligned with the previous community feedback and were subject to a feasibility study commissioned in 2024. The study assessed financial, social, cultural, and environmental viability, including alternative operating models.

The feasibility study concluded that while technically feasible, the proposed cultural uses were not financially viable, noting:

- operating costs would exceed revenue, with limited potential for commercial return
- significant design and operational restraints would hinder long-term sustainability
- the relocation of approximately 100 Council staff would cost an estimated \$1.4 million for fit out and \$320,000 in rent if alternative Council-owned buildings were unavailable.

On 30 April 2024, Council resolved (097/24) that the operating costs would likely exceed revenue, with little chance of commercial return on investment and noted the concerns around ongoing financial sustainability. The feasibility study was made publicly available online.

On 15 July 2025 Council subsequently resolved (178/25) as follows:

That a report be presented to Council within 4 months, setting out options for inviting expressions of interest for the redevelopment of Manly Town Hall, incorporating solutions which:

1. Provide long-term-benefit to Council.
2. Respect the heritage value of the building and its curtilage.
3. Is in keeping with community expectations of providing a multi-use performance and exhibition space.
4. Provide alternative solutions for Council's operational needs in Manly.
5. Would come at no cost to Council.
6. Ensure that the ownership of the building remains in Council's hands.

## DISCUSSION

### Zoning

The Manly Town Hall site is currently zoned SP2 Public Administration Building under both the Manly LEP 2013 and draft new Northern Beaches LEP. This zoning permits limited uses, primarily for public administration purposes.

To enable broader cultural or entertainment uses, a Planning Proposal would be required. Options include:

- retaining the current zoning and adding an additional permitted use (e.g. entertainment facility)
- rezoning the land, such as to E1 Local Centre, which would allow uses such as galleries, theatres, and music venues, while retaining flexibility for other commercial development opportunities and Council operations.

Planning Proposals generally require supporting technical studies, community consultation, and assessment by the Department of Planning, Housing and Infrastructure. The process typically takes up to 18 months, with indicative costs as follows:

- lodgement fee: \$36,166
- pre-lodgement meetings: \$2,543 each
- external consultant reports (e.g. heritage, traffic): \$5,000 - \$10,000 each

It would be reasonable to assume a cost of between \$100,000 and \$200,000 would be required to progress a planning proposal for this site.

### Initial Expression of Interest (EOI)

To best progress this matter, an initial expression of interest process should invite ideas from the market regarding commercially viable options for delivering a multi-use performance and exhibition space, while maintaining the heritage significance of the building. All submissions would be asked to provide a proposal that includes the following:

- the mix of uses proposed for the site
- the desired zoning for the site
- the expected height required for the site to enable a feasible development
- the expected development timeframe, including any timing required for a planning proposal
- a financial summary with sensitivities and risks and an expectation as to what would be compromised should the risks come into effect
- the timeframe that the site would need to be provided to the submitter to enable the project to be financially feasible
- any key matters that would need to be resolved by Council prior to progression.

This initial EOI would not commit Council to any specific redevelopment or partnership but would gauge market interest and identify feasible concepts. Respondents would be advised that any future tender or appointment would be subject to further assessment, including planning, regulatory and procurement processes.

The general EOI process includes:

- internal consultation to refine scope and objectives
- preparation of EOI documentation, including evaluation criteria

- public release via Tenderlink and relevant media
- briefing sessions and site inspections
- evaluation of submissions and reporting outcomes to Council.

Submissions would then undergo feasibility assessment against key constraints such as:

- planning and rezoning requirements
- heritage obligations
- building condition and structural capacity
- accommodation and relocation needs for staff
- financial impact / benefit to Council
- whether a Planning Proposal and Public Private Partnership (PPP) would need to be pursued.

This process would provide Council with information to guide the next stage, including whether a Planning Proposal and Public Private Partnership (PPP) would need to be pursued.

### **Public Private Partnership**

A Public Private Partnership (PPP) is an arrangement where Council partners with a private entity to deliver public infrastructure, facilities or services, while retaining an ongoing interest or responsibility. In this case, the redevelopment of Manly Town Hall at no direct cost to Council, while ensuring ownership of the building remains with Council would almost certainly result in the process being defined as a PPP.

PPPs in NSW local government are regulated under the *Local Government Act 1993* and the Local Government (General) Regulation 2021. The process is overseen by the Office of Local Government (OLG) to ensure probity, transparency, and protection of community assets.

A PPP is a complex and multi-staged process, typically including:

- initial assessment by OLG – submission of a self-assessment form, supporting documents, and Council resolution confirming in-principle support
- strategic and business case phases – preparation of detailed documents covering project objectives, responsibilities, risk allocation, funding sources, and costings
- economic appraisal and project planning – analysis of project feasibility and value for money
- procurement phase – release of an EOI, followed by detailed proposals from shortlisted respondents
- contract phase – negotiation and execution of formal agreements, subject to Council resolution and OLG approval.

A full assessment and referral to the OLG Project Review Committee (PRC) may be required if certain characteristics of the proposal are considered high risk (for example, estimated total costs of more than \$50 million or there is a risk of Council losing money or asset / land value if the project fails). The OLG and/or PRC may request independent specialist consultant reports on certain project issues, which will need to be funded and commissioned by Council.

Given the numerous steps as outlined above and the extended timeframe to complete each phase, it is expected that a future PPP would require significant staff time and expense. Council's previous PPP required expenditure on a range of third party companies to provide expertise. While Council now has greater experience in managing PPPs, a project of this scale would still require:

- project management resourcing and governance oversight

- specialist probity, financial, and legal advice
- ongoing reporting to both Council and the OLG.

### **Next Steps**

Following an initial EOI process, in the event Council wished to proceed with a formal process for the re-use of Manly Town Hall, the next steps would include:

- formalisation of the preferred outcome to be delivered on the site
- identification of alternative locations for Customer Service and staff accommodation currently located at Manly Town Hall; this forms part of the wider Accommodation Plan, scheduled for completion by the end of 2026
- preparation of a Planning Proposal
- writing to OLG to initiate the PPP process
- conducting a second EOI should the OLG approve the PPP
- follow the formal PPP pathway.

### **CONSULTATION**

Consultation to date has seen broad community feedback through a 'Your Say' page on Council's website and targeted consultation through the project working group.

Further consultation will be required with staff and the community on any proposed relocation of Council administration offices and Customer Service from this site.

Should a Planning Proposal be progressed the community would have the opportunity to make a submission during the exhibition period.

### **TIMING**

Any re-zoning and redevelopment of the site is a multi-year process, requiring sequential steps including a planning proposal, PPP approvals, EOI processes, staff relocation, statutory approvals, and delivery of any works. Realistically, this would extend over several years.

### **FINANCIAL CONSIDERATIONS**

There is no identified funding in the Long-Term Financial Plan for future capital works for re-purposing Manly Town Hall. There would be costs involved with lodging a Planning Proposal that are currently not budgeted for. The costs involved with full redevelopment of the site would be a requirement of any future contract under a PPP relationship.

### **GOVERNANCE AND RISK CONSIDERATIONS**

As found in previous feasibility studies, the proposed use of this site as multi-use performance and entertainment space would likely result in financial operating costs that exceed revenues. As such an EOI is likely to provide feedback from the market that another commercial income stream would be required from the site to subsidise the operational costs.

There are risks associated with a lessee redeveloping an iconic heritage Council asset in Manly which would need to be carefully managed through close consultation with the community regarding any proposed future development.

A PPP process requires strict adherence to statutory guidelines to ensure transparency, fairness and value for money, and an independent probity advisor would need to be engaged.

**ENVIRONMENTAL CONSIDERATIONS**

The subject of this report has no direct adverse environmental implications for Council. Environmental impacts of any future redevelopment would be assessed through the statutory planning process.

**SOCIAL CONSIDERATIONS**

Redevelopment of the Manly Town Hall for cultural and creative use has the potential to deliver a variety of social and cultural outcomes for the Northern Beaches Community. It is important to acknowledge that retention of an accessible Customer Service location also delivers important social and community benefits.

**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 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs.

<b>Reporting team</b>	Property, Buildings & Beach Services
<b>TRIM file ref</b>	2025/520720
<b>Attachments</b>	Nil

## 13.0 NOTICES OF MOTION

### ITEM 13.1 NOTICE OF MOTION NO 5/2026 - DIGITAL PARKING PERMITS AND POTENTIAL BENEFITS FOR ESSENTIAL WORKERS AND TRADESPEOPLE

#### COUNCILLOR WILLIAMS SUBMITTED THE FOLLOWING MOTION:

##### MOTION

That Council:

1. Note that registered tradespeople play a critical role in maintaining and upgrading homes, businesses and community infrastructure across the Northern Beaches, and rely on timely access to worksites to carry out their duties efficiently and safely.
2. Note that other local government areas have implemented targeted parking permit or sticker schemes to support essential workers, including tradespeople, while maintaining overall parking compliance and safety.
3. Note that the Manly Residential Parking Permit Scheme Area will include digital multi use permits available for 24 hour sessions, with 40 free sessions per calendar year and additional sessions available for purchase for \$5 from July 2026, which may assist tradespeople, essential workers, and short term visitors to residents in the affected Manly areas.
4. Request a report be brought back to Council within 12 months of the commencement of the digital parking scheme, evaluating its effectiveness in addressing the needs of essential workers, including tradespeople, in constrained parking areas, and recommending potential improvements informed by a review of other councils' schemes.

#### BACKGROUND FROM COUNCILLOR WILLIAMS

Tradespeople regularly undertake short-duration, tools-intensive work that requires close access to properties. A clearly identifiable and well-regulated parking permit system has the potential to reduce congestion, minimise enforcement conflict, and support local economic activity, while maintaining road safety and parking turnover.

<b>TRIM file ref</b>	2026/073646
<b>Attachments</b>	Nil

**ITEM 13.2 NOTICE OF MOTION NO 7/2026 - BAYVIEW WHARF - PONTOON EXPANSION**

**COUNCILLOR SINGH JP SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council:

1. Seek funding under the next round of the Boating Infrastructure for Communities Grant, or other suitable grants, to expand the proposed Bayview Wharf floating pontoon.
2. Consider the feasibility and cost implications of this expansion to support the growing radio sailing community and broader recreational users in Pittwater.

**BACKGROUND FROM COUNCILLOR SINGH JP**

Radio sailing has grown significantly in recent years, particularly through the affordable DF65 and DF95 classes. Membership of the Australian DF Radio Association has increased from 387 in 2018 to 2,451 in 2025, with NSW membership now around 670. Pittwater participation has grown to more than 60 members since 2022.

On the Northern Beaches, sailing occurs year-round with regular coaching and race days attracting between 12 and 24 participants per session. The activity is particularly popular with retirees and provides strong social and wellbeing benefits, while being inclusive of participants with limited mobility.

Rowland Reserve is currently used, however wind conditions and increased boating activity can limit suitability. The proposed Bayview Wharf upgrade presents an opportunity to create a more suitable year-round location.

Increasing the pontoon length to 10 metres would provide adequate space for safe participation and allow Pittwater to host inter-club regattas and NSW State events, supporting community recreation and local visitation.

**TRIM file ref** 2026/110149

**Attachments** Nil

**ITEM 13.3 NOTICE OF MOTION NO 8/2026 - REVIEW OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY**

**COUNCILLORS KORZY AND HRNJAK SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council:

1. Note the Northern Beaches Environment and Climate Change Strategy 2040 is being reviewed and will be completed within 6 months.
2. Endorse the Australian Government's Strategy for Nature.
3. Incorporate the nature positive principles of the Strategy for Nature into the updated Council strategy.

**BACKGROUND FROM COUNCILLORS KORZY AND HRNJAK**

Northern Beaches Council's Environment and Climate Change Strategy has served Council well with its focus on a range of environmental aspects, including bushland, waterways and coast, biodiversity, a sustainable built environment, adaptation and resilience, as well as Council operations. However, it is due for review in the first quarter of this year.

Since the strategy was enacted, the Australian Government has adopted the Strategy for Nature 2024-2030, which recognises that Australia's environment is in a poor condition and deteriorating. This includes: a decrease in biodiversity with increasing pressures from habitat loss and climate change; unsustainable use of natural resources; impact of invasive species; and pollution.

The strategy calls for a national approach, noting that all sectors of our society can be involved in valuing and protecting nature.

It states:

Working together in a coordinated way to build connectivity of fragmented ecosystems, increase the use of nature-based solutions, protect native habitat and biodiversity, and reduce invasive species and other pressures is critical to supporting adaptation and building the resilience of our unique nature. ... We need urgent and concerted efforts to conserve, restore and sustainably manage nature. This is essential if nature is to continue to provide essential services for present and future generations and to remain integral to our national identity. All Australians must recognize that our natural world is continually changing and there are many ways we can work together to care for it, now and into the future.

The strategy sets 6 key targets:

1. Protect and conserve 30 per cent of Australia's landmass and 30 per cent of Australia's marine areas by 2030.
2. Priority degraded areas are under effective restoration by 2030.
3. No new extinctions.
4. Minimise the impact of climate change on biodiversity.
5. Eradicate or control invasive species in priority landscapes and further minimise their introduction by 2030.
6. Increase Australia's circularity rate\*, reduce pollution and its impacts on biodiversity by 2030.

Many aspects of Council's Environment and Climate Change Strategy already align with the Strategy for Nature, however, a review of Council's strategy provides an opportunity to introduce the principles of a nature positive approach.

\* 'Circularity rate' refers to the degree to which a circular economy is in place.

<b>TRIM file ref</b>	2026/110230
<b>Attachments</b>	Nil

**ITEM 13.4 NOTICE OF MOTION NO 9/2026 - IDENTIFICATION OF POTENTIAL PFOS / PFOA CONTAMINATION IN LOCAL WATERWAYS**

**COUNCILLOR GLANVILLE SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council:

1. Prepare a report to Councillors within 6 months outlining:
  - a. current knowledge of any PFAS/PFOS risks on the Northern Beaches including in relation to waterways
  - b. the regulatory framework governing PFAS/PFOS management
  - c. Council's obligations and approach to identifying, managing, and mitigating potential PFAS/PFOS risks
  - d. options to improve community awareness and understanding of PFAS/PFOS.
2. Write to Sydney Water requesting that it undertake PFAS/PFOS sampling in relation to the sewage outfall at North Head.

**BACKGROUND FROM COUNCILLOR GLANVILLE**

**Why is PFAS/PFOS a health problem?**

PFOS (perfluorooctane sulfonate) and PFOA (perfluorooctanoic acid) are a family of chemicals which are emerging as a contaminant of concern. These chemicals do not breakdown in the natural environment, leading to bio-accumulation in animals and humans. [Attachment 1](#) contains background information from the US Environment Protection Agency, which relevantly includes the following summary of the health-related impacts of exposure:

Current peer-reviewed scientific studies have shown that exposure to certain levels of PFAS may lead to:

- Reproductive effects such as decreased fertility or increased high blood pressure in pregnant women.
- Developmental effects or delays in children, including low birth weight, accelerated puberty, bone variations, or behavioral changes.
- Increased risk of some cancers, including prostate, kidney, and testicular cancers.
- Reduced ability of the body's immune system to fight infections, including reduced vaccine response.
- Interference with the body's natural hormones.
- Increased cholesterol levels and/or risk of obesity.

**How could people and animals on the Northern Beaches be exposed to PFAS/PFOS?**

Humans, pets, and wildlife can be exposed to PFOS/PFAS through pathways including:

- Working in occupations such as firefighting or chemicals manufacturing and processing, and run off from those activities. The Northern Beaches has historical manufacturing activities and firefighting activities.

- Drinking water contaminated with PFAS. Whilst on the Northern Beaches we do not drink local water, there are pathways for ingestion by humans, pets, and wildlife. For example ingestion during water sports, dogs ingesting water while swimming in dog parks, etc.
- Eating certain foods that may contain PFAS, including fish. This may be of concern on the Northern Beaches where fishing is a popular local hobby, and the local fish population may have been exposed to PFAS.
- Swallowing contaminated soil or dust, for example while gardening.
- Sewage outfalls which have not included treatment to remove PFAS. It does not appear that Sydney Water tests for PFAS in the effluent disposed off North Head.
- Leachate from landfill, which is a potential source of contamination on the Northern Beaches due to past management of Kimbriki, as well as historical landfill sites within the catchment for Manly Dam, Narrabeen Lagoon, Curl Curl Lagoon, and Manly Lagoon.

[Attachment 2](#) contains a recent ABC article summarising the findings of water quality testing undertaken by Western Sydney University, finding PFOS in the livers of 8 deceased platypuses from across NSW. Wildlife can be exposed to PFOS through living in marine environments and consuming food also contaminated.

**The extent of exposure to PFAS/PFOS contamination is unknown**

The NSW Parliament on 25 September 2024 established the Inquiry into PFAS contamination in waterways and drinking water supplies throughout New South Wales, which is ongoing. [Attachment 3](#) contains a recent submission to this inquiry prepared by Associate Professor Ian A Wright, a leading expert in Sydney’s water quality and freshwater ecology. Dr Wright opines that knowledge on the presence and concentration of PFAS in NSW water is poorly understood, but his limited testing in the water catchment has identified several locations where PFAS/PFOS levels exceed recommended levels for safe drinking. Dr Wright recommends on page 9 that, “All major rivers in NSW should be regularly monitored for PFAS. This should be a high priority at waterways of high conservation significance. It is also important for rivers used for agricultural industries.”

Local Government NSW has called for greater support for councils from the State Government to monitor for PFAS/PFOS contamination, although these calls have been centred around the needs of regional councils outside the metropolitan Sydney Water and Hunter Water catchments, as many regional councils are also the local water utility.<sup>1</sup>

**Current testing of local water**

Council does not test for PFAS when undertaking our standard water quality monitoring program for our lagoons. Historically however, we have tested for PFAS following significant pollution events, such as when firefighting foam enters local creeks during a fire emergency. While Sydney Water undertakes PFAS monitoring of drinking water supply, it does not appear to undertake PFAS monitoring for wastewater outfalls as part of its other ongoing monitoring.

**Cost of testing**

The cost of testing for PFAS across local waterways would be driven by the design of a field sampling program. Costs associated with water sampling include field personnel, lab testing (approx. \$200-\$350 per sample), analysis of samples, and interpretation and reporting by a qualified person. It should also be noted several samples per location are generally required.

<b>TRIM file ref</b>	2026/120208
<b>Attachments</b>	Nil

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<sup>1</sup> <https://lgnsw.org.au/Public/Public/Media-Releases/2025/0206-PFAS-water-testing-inquiry.aspx>

**ITEM 13.5 NOTICE OF MOTION NO 10/2026 - PLAQUE REQUEST - PHILLIP BROSGARTH**

**COUNCILLOR GRATTAN SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That the Chief Executive Officer work with the family of Phillip Brosgarth to prepare and install an appropriate plaque near Queenscliff Surf Life Saving Club.

**BACKGROUND FROM COUNCILLOR GRATTAN**

Phillip David Brosgarth, son of Beth and Phillip Henry Brosgarth, tragically died on 26 July 2023 at the age of 42.

Phillip learned to swim in the Mona Vale baths and began nippers at the age of 6.

Phillip represented Australia in swimming at the Pan Pacific Games in 1998 and 1999. He won 2 silver medals in the 5km Ocean Water Swim and the 5km Team Swim.

Phillip Brosgarth is one of a select group of Northern Beaches residents who has represented and won medals for Australia in international competition.

Phillip grew up on the Northern Beaches. He was a member of Queenscliff Surf Life Saving Club, represented and won medals in State and Australian Surf Life Saving championships. He is represented on the Honour Boards at Queensie. His mother, Beth has donated 6 scholarships a year in his memory to encourage young people who are also members of Queensie.

A location has been identified on the bench close to the Queenscliff Surf Club, near to another brass plaque remembering another young athlete.

The Queenscliff Surf Club President noted that the club is: 'Fully supportive of the proposal for the plaque in memory of Phillip. We see it as a very fitting tribute and have no concerns about the proposed location.'

**TRIM file ref** 2026/134730

**Attachments** Nil

**ITEM 13.6 NOTICE OF MOTION NO 11/2026 - STATE SIGNIFICANT DEVELOPMENT APPLICATION FOR A SENIORS HOUSING PROJECT AT 156 OCEAN STREET, NARRABEEN**

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

**MOTION**

That Council write to:

1. The Minister for Planning and Public Spaces to:
  - a. raise concerns the current appeal in the NSW Land and Environment Court against the deemed refusal of the State Significant Development (SSD) application for 156 Ocean Street, Narrabeen appears to have been lodged before the expiration of the 90-day statutory assessment period as the Department of Planning, Housing and Infrastructure has stated the days awaiting lodgement of the submission report are not included in the assessment period
  - b. suggest that as part of the State Government reforms of the appeal process agenda, consideration should be given to stating a deemed refusal appeal for SSD applications cannot be lodged until after an applicant has finalised and submitted a report on submissions
  - c. request the exhibition period for SSD applications be specified as a minimum of 28 days in the new State Government Community Participation Plan.
2. Local State Members of Parliament to advise them of Council's resolution and seek their support and assistance in the implementation of the above actions.

**BACKGROUND FROM COUNCILLOR DE LUCA OAM**

The applicant for the State Significant Development (SSD) for a seniors housing project at 156 Ocean Street, Narrabeen has recently lodged an appeal against the deemed refusal of the application in the NSW Land and Environment Court. However, I am advised an appeal against a deemed refusal of an SSD can only be lodged after 90 days from when the application was lodged. Further, the Department's letter to the applicant states the period for the applicant to respond to submissions is excluded from the assessment period.

I have received representations from a number of residents raising concerns the legal proceedings have commenced prior to the applicant preparing a written response to issues raised in submissions and matters raised by the Department and agencies. The application was lodged in October 2025, public exhibition ended on 5 November 2025 and the Department requested the applicant respond to submissions by letter dated 10 November 2025. To date, the applicant has not provided this response, yet has lodged an appeal on the basis the consent authority has not determined the application. The appeal appears to have been lodged well before the 90 days required to have elapsed before an appeal may be lodged in the Court.

As part of the State Government Planning Reforms, the Government has outlined a number of changes to streamline review and appeal process. The current appeal is inconsistent this objective. The preparation of a response to submissions by an applicant for an SSD ensures a proponent provides feedback for the community to review and allows the consent authority to evaluate the merits of the project. As part of the State Government's reform agenda, consideration should be given to clarifying that an appeal cannot be lodged against the deemed refusal of an SSD until after an applicant has finalised and submitted a report on submissions.

The Indigo by Moran SDD for Narrabeen also highlights the complexity and community interest in developments of this scale. State significant developments are not simple, routine proposals. They are often complex and include extensive documentation. I am mindful the State Government is also preparing a Community Participation Plan to outline how planning authorities (councils and state agencies) engage the community in planning decisions, such as development applications and rezoning. The Plan should increase the exhibition period for SSD applications to a minimum of 28 days to promote public participation in land-use decisions.

<b>TRIM file ref</b>	2026/136719
<b>Attachments</b>	Nil

**ITEM 13.7 NOTICE OF MOTION NO 12/2026 - BELROSE CORRIDOR – APPLICATION OF EXISTING DEVELOPMENT CONTROLS**

**COUNCILLOR WILLIAMS SUBMITTED THE FOLLOWING MOTION:**

**MOTION**

That Council write to the NSW Minister for Planning and Public Spaces seeking that:

1. Any sale or redevelopment of NSW Government land for housing development within the Belrose Corridor be conditional on compliance with the planning objectives and detailed controls contained within Part G3 Belrose Corridor of Warringah Development Control Plan and Warringah Local Environmental Plan 2011.
2. Any sale of NSW Government land for housing within the Belrose Corridor include a commitment to deliver social and affordable housing, consistent with NSW Government policy.
3. County Road playing field (Lot 9 DP 737253) be retained as active public open space and wildlife corridor to, and from, Garigal National Park through transfer to Council.
4. Safe wildlife crossing mechanisms be provided across Forest Way to support habitat connectivity and reduce wildlife-vehicle collisions, funded from any proceeds from the sale of the land.

**BACKGROUND FROM COUNCILLOR WILLIAMS**

The NSW Government has recently identified the Belrose Corridor as surplus land for divestment to enable future housing development. The corridor already has a detailed planning framework developed by the former Warringah Council through Warringah Local Environmental Plan 2011 and Warringah Development Control Plan, specifically Part G – Special Area Controls, G3 Belrose Corridor. These provisions establish objectives and requirements for development in the corridor, including subdivision layout, building envelopes, landscaping, environmental protection, and the relationship between development and surrounding bushland and open space.

As the Warringah planning framework is progressively consolidated into the Northern Beaches Development Control Plan, it is important that any state-led housing initiatives within the Belrose Corridor respect and apply these existing controls.

The NSW Government also owns land adjoining the Belrose Corridor to the east of Forest Way, known as 'County Road playing field'. Council has had an ongoing interest in securing the transfer of this land to Council as a critical component of the open space network. Council's Chief Executive Officer recently wrote to the Minister for Planning and Public Spaces requesting the land be transferred to Council for nil value.

More broadly, councils across NSW are increasingly expressing concern that recent state housing policies and rezonings are overriding locally developed planning frameworks. While councils recognise the need to address housing supply, it is critical that this occurs in a way that respects the detailed planning work already undertaken by local communities and councils. Ensuring that development aligns with these established planning objectives will help maintain environmental values, appropriate urban design outcomes, and community confidence in the planning process.

**TRIM file ref** 2026/136723

**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

**NOTE:** *This item was listed on the agenda but not dealt with at the 17 February 2026 Council meeting.*

**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** 2026/091352

**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

**ITEM 15.1 QUESTION WITH NOTICE NO 2/2026 - EXPENDITURE - NSW LOCAL GOVERNMENT CONFERENCE**

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

1. Which Councillors attended this conference?
2. Could it please be outlined the respective expenses incurred by each Councillor at this conference?
3. Which hotel/hotels did Councillors stay at and what was the total expenditure on accommodation?
4. Which staff attended this conference?
5. What was the total expenditure incurred during the conference on Mr Scott Phillips's council credit card?
6. Did Mr Phillips seek to have reimbursed any expenditure during this conference and if so, how much?
7. What was the total expenditure incurred during the conference of the Chief Operating Officer's, Ms Kelly Loveridge's council credit card?
8. What was the total expenditure incurred on any other staff member's council credit card during the conference or subsequently reimbursed?
9. What was the total expenditure for this conference?

<b>TRIM file ref</b>	2026/134591
<b>Attachments</b>	Nil

**ITEM 15.2 QUESTION WITH NOTICE NO 3/2026 - EXPENDITURE - COUNCILLORS AND STAFF ATTENDANCE AT CONFERENCES**

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

Since the commencement of this financial year:

1. What is the total expenditure on Councillors attending conferences?
2. What respective conferences have each of the below Councillors attended and beside each conference could the total expenditure on each conference please be outlined:
  - a. Sue Heins
  - b. Jody Williams
  - c. Ethan Hrnjak
  - d. Vincent De Luca OAM
  - e. Ruth Robins
  - f. Robert Giltinan OAM
  - g. Sunny Singh
  - h. Rowie Dillon
  - i. Miranda Korzy
  - j. Joeline Hackman
  - k. Kristyn Glanville
  - l. Nicholas Beaugeard
  - m. Candy Bingham
  - n. Sarah Grattan
  - o. Bonnie Harvey
3. What is the total expenditure on staff attending conferences?

<b>TRIM file ref</b>	2026/134620
<b>Attachments</b>	Nil

**ITEM 15.3 QUESTION WITH NOTICE NO 4/2026 - COUNCILLOR ATTENDANCE AT PROFESSIONAL DEVELOPMENT & TRAINING AND MEMBERSHIPS**

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

Since the commencement of this financial year:

1. What is the total expenditure on Councillors' professional development and training and memberships?
2. What respective learning and development courses have been attended and memberships entered into for each of the below Councillors and beside each could the total expenditure on each also please be outlined:
  - a. Sue Heins
  - b. Jody Williams
  - c. Ethan Hrnjak
  - d. Vincent De Luca OAM
  - e. Ruth Robins
  - f. Robert Giltinan OAM
  - g. Sunny Singh
  - h. Rowie Dillon
  - i. Miranda Korzy
  - j. Joeline Hackman
  - k. Kristyn Glanville
  - l. Nicholas Beaugeard
  - m. Candy Bingham
  - n. Sarah Grattan
  - o. Bonnie Harvey

<b>TRIM file ref</b>	2026/134645
<b>Attachments</b>	Nil

**ITEM 15.4 QUESTION WITH NOTICE NO 5/2026 - EXPENDITURE ON  
 CHILDCARE AND FAMILY CARE BY COUNCILLORS AND  
 REIMBURSEMENT OF CHILDCARE GAP FEE**

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

1. May a Councillor use a family member for childcare and family care purposes and is that eligible for reimbursement?
2. Which Councillors, if any, have used family members as child and family carers?
3. What is the 'Childcare Gap'?
4. Which Councillors have been reimbursed the childcare gap and since the commencement of this term of council what is the total amount reimbursed to Councillors for the childcare gap?
5. In relation to the claiming of the childcare gap, does a Councillor have to provide evidence that the childcare gap reimbursement they are claiming for is for the exact time that Councillor is attending a Council meeting or Council-related event or can they claim for other times, if so what other times qualify and have been claimed for and what evidence is required to substantiate such a claim?
6. Is it correct that a Councillor can claim the childcare gap even if undertaking duties at their normal professional employment?
7. Since the commencement of this Council term can the total amount reimbursed for childcare and family care please be listed beside each Councillor as well as separately beside each Councillor the total of any childcare gap fee reimbursed:
  - a. Sue Heins
  - b. Jody Williams
  - c. Ethan Hrnjak
  - d. Vincent De Luca OAM
  - e. Ruth Robins
  - f. Robert Giltinan OAM
  - g. Sunny Singh
  - h. Rowie Dillon
  - i. Miranda Korzy
  - j. Joeline Hackman
  - k. Kristyn Glanville
  - l. Nicholas Beaugeard
  - m. Candy Bingham
  - n. Sarah Grattan
  - o. Bonnie Harvey

<b>TRIM file ref</b>	2026/134680
<b>Attachments</b>	Nil

## 16.0 RESPONSES TO QUESTIONS

**ITEM 16.1 RESPONSE TO QUESTION WITH NOTICE NO 1/2026 - CANCELLATION OF FIREWORKS AT DEE WHY BEACH NYE**

**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?

**RESPONSE:**

1. The expenditure for the New Years Eve Dee Why event was \$43,850.
2. Upon cancellation of the fireworks and ensuing discussions with the pyrotechnics provider, Council was invoiced 50% of the cost of the barge and the cost of the SafeWork permit. Payment wasn't made to the pyrotechnics provider prior to the event.
3. James Meehan Reserve was approved in 2022 as the alternate location in the event of large swells. A process is in place in the lead up to the event to assess conditions, and if required, enact the use of James Meehan Reserve.

In this case, the cancellation was not due to large swells but to a fireworks malfunction on the barge at the time of the event, which meant the event could not safely proceed as planned.

James Meehan Reserve would only be used in 2026 if conditions determine it necessary.

4. Manly \$56,600  
Frenchs Forest \$22,000

**TRIM file ref** 2026/073458  
**Attachments** Nil

**ITEM 16.2      RESPONSE TO QUESTION TAKEN ON NOTICE NO 1/2026 - NUMBER OF DWELLINGS PROJECTED IN THE MONA VALE AREA**

**COUNCILLOR DE LUCA OAM ASKED THE FOLLOWING QUESTIONS AT THE LAST COUNCIL MEETING:**

How many dwellings are projected for the Mona Vale area as a result of the NSW Government’s Low and Mid Rise Housing Reforms? What is the target requirement by the NSW Government?

**RESPONSE:**

Hill PDA, in its report supporting Council’s Planning Proposal to introduce affordable housing contributions across the Council area (18 November 2025 Council meeting), estimated that the Low and Mid-rise housing reforms could result in up to 5,107 additional dwellings in total in the Mona Vale area. This would occur over several years, with an estimated take-up of 2000 dwellings in the next 15 years.

There is no specific NSW Government housing target for Mona Vale. The Northern Beaches Council-wide dwelling target to 2029 is 5900 dwellings. Between 1 July 2024 and December 2025, development approvals have been granted for 1853 new dwellings across the Northern Beaches (NSW Government Housing Supply Dashboard). Revised NSW Government housing targets for the period beyond 2029 have not yet been released.

<b>TRIM file ref</b>	2026/091686
<b>Attachments</b>	Nil

## 17.0 MATTERS PROPOSED TO TAKE PLACE IN CLOSED SESSION

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### RECOMMENDATION

That:

1. In accordance with the requirements of section 10A of the *Local Government Act 1993* as addressed below, Council resolve to close the meeting to the public to consider and discuss:
    - A. Item 17.1 Lease Extension - Kimbriki Environmental Enterprises Pty Limited - Kimbriki Resource Recovery Centre on the basis that it involves the receipt and discussion of commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it [10A(2)(d(i)) *Local Government Act 1993*].
 

This report discusses/provides advice concerning commercial lease terms. On balance, the public interest in preserving the confidentiality of the information about the matter outweighs the public interest in maintaining openness and transparency in Council decision-making because the disclosure of this information would be commercial in confidence.
    - B. Item 17.2 Report under clause 4.24 of the Code of Meeting Practice on the basis that it involves the receipt and discussion of information that would, if disclosed, prejudice the maintenance of law [10A(2)(e) *Local Government Act 1993*].
 

This report discusses/provides advice concerning clause 4.24 of the Code of Meeting Practice. On balance, the public interest in preserving the confidentiality of the information about the matter outweighs the public interest in maintaining openness and transparency in Council decision-making because the disclosure of this information would breach clause 4.24 of the Code of Meeting Practice.
  2. The resolutions passed by Council in closed session be made public after the conclusion of the closed session and such resolutions be recorded in the minutes of the Council meeting.
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## 18.0 REPORT OF RESOLUTIONS PASSED IN CLOSED SESSION

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In accordance with Part 15 of the Code of Meeting Practice, resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson as soon as practicable. The resolution must be recorded in the publicly available minutes of the meeting.

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