

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 18 November 2025

Beginning at 6.00pm for the purpose of considering and determining matters included in this agenda.

Scott Phillips
Chief Executive Officer

OUR VISION

Delivering the highest quality service valued and trusted by our community

OUR VALUES

Trust Teamwork Respect Integrity Service Leadership

OUR OBLIGATIONS

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

ORDER OF BUSINESS

1.0	ACKNOWLEDGEMENT OF COUNTRY	
2.0	APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE AND REMOTE ATTENDANCE	
3.0	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	
3.1	Minutes of the Ordinary Northern Beaches Council Meeting held on 21 October 2025	6
4.0	DISCLOSURES OF INTEREST	
5.0	PUBLIC FORUM AND PUBLIC ADDRESS	
6.0	ITEMS RESOLVED BY EXCEPTION	
7.0	MAYORAL MINUTES	8
7.1	Mayoral Minute No 12/2025 - Vale Chief Superintendent Craig Geddes - Rural Fire Service	8
8.0	CHIEF EXECUTIVE OFFICER'S DIVISION REPORTS	10
8.1	Diplomatic Ties and Civic Relationships	10
8.2	Northern Beaches Council Discretionary Fund Policy	13
9.0	CORPORATE SERVICES DIVISION REPORTS	16
9.1	Public Exhibition - Draft Northern Beaches Events Strategy 2026 - 2035	16
9.2	Benchmarking Program - Financial Year 2023/24	20
9.3	Outcome of Public Exhibition - Draft Community Engagement Policy and Strategy	23
9.4	Annual Report and Financial Statements 2024/25	28
9.5	Review and Revocation of the Public Art and Memorials Policy	37
9.6	Quarterly Review - September 2025	40
9.7	Monthly Investment Report - September 2025	49
9.8	Code of Conduct Complaint Statistics	61
10.0	COMMUNITY AND RECREATION DIVISION REPORTS	
	Nil	
11.0	ENVIRONMENT AND OPEN SPACE DIVISION REPORTS	67
11.1	Public Exhibition - Draft Hawkesbury - Nepean River System Coastal Management Program	67

11.2	Response to Notice of Motion 12/2025 - Clean, Green and Local NSW 2024 Policy Platform	75
12.0	PLANNING AND PLACE DIVISION REPORTS	79
12.1	Affordable Housing Contributions Scheme - Flat Rate Contribution.....	79
12.2	Response to Notice of Motion No 26/2025 - Issues with Building Information Certificates and Gaming of Development Applications	86
12.3	Response to Notice of Motion No 23/2024 - Boat and Trailer Parking in Residential and Industrial Streets	91
12.4	Response to Notice of Motion No 21/2025 - Place Based Investigations for Manly Vale and Forestville	95
13.0	TRANSPORT AND ASSETS DIVISION REPORTS.....	106
13.1	Outcome of Public Exhibition - Land Dealings Policy.....	106
14.0	NOTICES OF MOTION	110
14.1	Notice of Motion No 38/2025 - Call for Review of Environmental Planning and Assessment (Planning Systems Reform) Bill 2025	110
14.2	Notice of Motion No 39/2025 - Options for Enhancing Customer Experience	112
14.3	Notice of Motion No 40/2025 - Open Space Mobile Food Vehicle Permits	114
14.4	Notice of Motion No 43/2025 - Expansion of the NSW Government's Drone Shark Management Program	115
14.5	Notice of Motion No 44/2025 - Update to the Expenses Policy	116
14.6	Notice of Motion No 45/2025 - Congratulations to North Curl Curl and Freshwater Surf Clubs.....	117
14.7	Notice of Motion No 46/2025 - Planning for the Frenchs Forest Precinct.....	118
14.8	Notice of Motion No 47/2025 - Support for Companion Animals Amendment (Control of Cats) Bill 2025	120
14.9	Notice of Motion No 48/2025 - State Significant Development Application for a Seniors Housing Project at 156 Ocean Street, Narrabeen.....	123
14.10	Notice of Motion No 49/2025 - Public toilet facilities in the Northern Beaches	125
15.0	QUESTIONS WITH NOTICE	
	Nil	
16.0	RESPONSES TO QUESTIONS	
	Nil	
17.0	MATTERS PROPOSED TO TAKE PLACE IN CLOSED SESSION	127
17.1	Offer to Manage Crown Land - Ingleside	
17.2	RFT 2025/075 - North Narrabeen SLSC Work - Stage 1 & 2	

17.3 Response to Notice of Motion No 3/2025 - Opportunities for the Manly Environment Centre

18.0 REPORT OF RESOLUTIONS PASSED IN CLOSED SESSION

1.0 ACKNOWLEDGEMENT OF COUNTRY

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.

2.0 APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE AND REMOTE ATTENDANCE

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.

3.0 CONFIRMATION OF MINUTES

3.1 MINUTES OF THE ORDINARY NORTHERN BEACHES COUNCIL MEETING HELD ON 21 OCTOBER 2025

RECOMMENDATION

That the minutes of the Ordinary Northern Beaches Council Meeting held on 21 October 2025, copies of which were previously circulated, be confirmed as a true and correct record of the proceedings of that meeting.

4.0 DISCLOSURES OF INTEREST

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.

5.0 PUBLIC FORUM AND PUBLIC ADDRESS

In accordance with Part 5 of the Code of Meeting Practice, residents, ratepayers, applicants or other persons may request to address Council in relation to any one matter related to the general business of Council but not the subject of a report on the agenda (Public Forum) and no more than 2 matters listed for consideration on the agenda (Public Address).

6.0 ITEMS RESOLVED BY EXCEPTION

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.

7.0 MAYORAL MINUTES

ITEM 7.1 MAYORAL MINUTE NO 12/2025 - VALE CHIEF SUPERINTENDENT CRAIG GEDDES - RURAL FIRE SERVICE

PURPOSE

The purpose of this mayoral minute is to acknowledge the sad passing of Chief Superintendent Craig Geddes of the Rural Fire Service, Northern Beaches District.



Sue Heins
MAYOR

RECOMMENDATION

That Council:

1. Acknowledge the enormous contribution made by the late Chief Superintendent Craig Geddes.
2. Send its condolences to the Geddes family and to the Rural Fire Service, Northern Beaches District.

BACKGROUND

This month we were saddened to hear of the passing of Chief Superintendent Craig Geddes who many will remember for his incredible service to the community through his role with the Rural Fire Service (RFS).

Craig began with the Beacon Hill RFS over 40 years ago. He held his positions with great pride, and his leadership was highly valued by the RFS and his colleagues. He held positions such as District Manager of Warringah Pittwater, then District Manager of the Northern Beaches, and then Deputy State Operations Controller and State Duty Operations Officer.

We understand from the RFS that Craig made a significant contribution to modernising the service through implementing Centralised Dispatch and Computer Aided Dispatch systems across all districts. These initiatives have transformed how the RFS operates, enhancing coordination, communication and response.

Craig played an integral role in leading teams through some of the most challenging natural disasters in the Northern Beaches as well as across the state. Throughout his service, he has been involved in numerous significant firefighting operations, including the 1994 Northern Beaches bushfires and the 2019/2020 Black Summer Fires, which devastated communities across the state.

For those of us who were fortunate enough to have met Craig over the years, whether it was at committee meetings or presentation events, you will recall his dedication, professionalism and his passion for his colleagues and our community. His integrity and commitment were exemplary and set a very high standard for those following in his footsteps. He was a true gentleman with quite a sense of humour.

He is going to be greatly missed by his colleagues at the RFS but also by our staff who have worked with him over many years.

Our thoughts are with Craig's sons, Luke and Matthew, and his family, friends and colleagues during this difficult time.

TRIM file ref	2025/720684
Attachments	Nil

8.0 CHIEF EXECUTIVE OFFICER'S DIVISION REPORTS

ITEM 8.1 DIPLOMATIC TIES AND CIVIC RELATIONSHIPS

PURPOSE

The purpose of this report is to update Council on the status of the policy framework as it relates to Council's diplomatic ties and civic relationships.

EXECUTIVE SUMMARY

- In 2019, Council resolved to undertake public consultation on a draft Diplomatic Ties and Civic Relationships Policy and a report was provided back to Council on 30 July 2024.
- Council has 4 active partnerships with Brewarrina and Gunnedah in NSW, along with Odawara and Tadaoka in Japan, however minimal activities have occurred in recent years.
- There are 10 other partnerships/exchanges, formed by the former Warringah, Pittwater and Manly Councils, which remain inactive.
- The reports in 2019 and 2024 also sought to revoke the former Manly Council's Sister Cities – Policy on Visits to Council by Overseas Tourists as it is no longer required.
- A briefing note outlining the current partnerships, status and budgetary consideration was provided to Councillors in December 2024.
- The adopted budget for Sister Cities for 2025/26 is \$10,000.

RECOMMENDATION

That:

1. Council not proceed with a Diplomatic Ties and Civic Relationships Policy, noting it would not alter existing relationships.
2. Council revoke the Sister Cities – Policy on Visits to Council by Overseas Tourists (former Manly Council).
3. Prior to engaging in significant diplomatic/civic relationship activities, any proposals be reported to Council for a decision, outlining:
 - a. the benefit to the Northern Beaches community
 - b. any budgeting or other resourcing required to undertake the activities.

BACKGROUND

Following the amalgamation of the 3 former councils in 2016, Northern Beaches Council agreed to honour 14 existing Sister City / Friendship Agreements with the former councils, however no significant activities have occurred in recent years.

In 2019, Council undertook public consultation following a Council resolution (310/19) on a draft Diplomatic Ties and Civic Relationships Policy. Due to the impact of COVID-19, natural disasters impacting the Northern Beaches, the local government elections in 2021, and other competing priorities for Council, the project remained in abeyance until a report was put forward to Council on 30 July 2024.

Prior to the local government elections last year, there had been communication with the former Mayor of Gunnedah Shire Council and the former Mayor of Brewarrina Shire Council who had expressed interest in exploring opportunities.

Following consideration by Council at the 30 July 2024 meeting, it was resolved (170/24) that a report and briefing to Council be provided within 6 months with an accurate overview of Council's current partnerships, focusing on their status and budgetary considerations. A briefing note was provided to the new Council in December 2024 to update Councillors on diplomatic ties and civic relationships with Council and to seek their views prior to a formal report being put to Council. Four councillors responded, stating Council should continue relationships with Brewarrina Shire Council, Gunnedah Shire Council, Soibada Timor Leste and Waikiki.

Youth exchanges with Odawara in Japan were suspended in 2020 due to the impact of COVID-19.

DISCUSSION

This report proposes that a formal Council policy for Diplomatic Ties and Civic Relationships is not required.

Opportunities with active and inactive partnerships or new opportunities presented could still be considered, however it is recommended that these opportunities be assessed on a case-by-case basis to ensure there is a benefit to our community. It is recommended that any proposed activities that require Council to commit resources should be presented to Council for a decision.

It is recommended Council pursue opportunities with both Brewarrina Shire Council and Gunnedah Shire Council that are meaningful, beneficial and accountable to the Northern Beaches community and align with the outcomes and goals of the Community Strategic Plan.

The current budget for 2025/26 for all Sister Cities activities is \$10,000 and Council has not made provision in the long-term financial plan for any increase to this budget allocation. There is no additional funding recommended in this report.

CONSULTATION

Public consultation on the draft Diplomatic Ties and Civic Relationships was undertaken in 2019. Council received 71 submissions, mostly in support of the youth exchange programs with Odawara and Brewarrina; however this was 5 years ago.

In 2023/24, Council consulted with 22 local schools to ascertain interest in recommencing the Odawara Youth Exchange. Only 2 schools expressed interest, however they could not commit the resources to partner with Council. There were other schools that already have established youth exchange programs.

In December 2024 following the Council election, a briefing note to all Councillors provided an overview and history of Council's current diplomatic ties and civic partnerships and sought their views prior to a formal report being put to Council. Four councillors replied who stated they were in support of Brewarrina, Gunnedah, Timor Leste - Soibada and Waikiki partnerships.

TIMING

While there are no timing implications, action is needed on the previous 2019 and 2024 Council resolutions. The recommendations of this report, if adopted, will fulfil the requirements of the outstanding actions from the previous resolutions.

FINANCIAL CONSIDERATIONS

The recommendations of this report do not result in any change to the existing Council budget for Sister Cities. The current adopted budget does not include funding for international youth exchange programs. Any opportunities presented that require Council to commit resources will be a decision for Council.

GOVERNANCE AND RISK CONSIDERATIONS

The draft Diplomatic Ties and Civic Relationships Policy was proposed as a new policy 5 years ago to clarify diplomatic relationships; it is considered such a policy is no longer required.

The resolution of 2019 to undertake community consultation on a draft Diplomatic Ties Policy also sought to revoke the former Manly Council's Sister Cities – Policy on Visits to Council by Overseas Tourists. It is recommended that this policy be revoked as it is also no longer required.

Risk is limited in many respects due to the dormant nature of many agreements. It is considered there is value in nurturing and connecting with Gunnedah and Brewarrina to deliver wider benefits for all our communities.

Opportunities with other countries, including active partnerships, could still be considered, however it is recommended that these opportunities be assessed on a case-by-case basis to ensure there is a benefit to our community. Any proposals received requiring Council to commit resources would be put to Council for consideration.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report maintain social outcomes for our local community and by assessing activities case-by-case, Council will be able to ensure these opportunities are meaningful, beneficial and accountable to the Northern Beaches community and align with the outcomes and goals of the Community Plan.

LINK TO STRATEGY

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

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

Reporting team	CEO
TRIM file ref	2025/737339
Attachments	⇒1 Sister Cities - Policy on Visits to Council by Overseas Tourists for revoking (Included In Attachments Booklet)

ITEM 8.2 NORTHERN BEACHES COUNCIL DISCRETIONARY FUND POLICY

PURPOSE

The purpose of this report is to seek endorsement to publicly exhibit proposed amendments to the Discretionary Fund Policy (the Policy).

EXECUTIVE SUMMARY

- At the Ordinary Meeting on 16 September 2025 Council resolved (237/25) to draft amendments to the Policy for community feedback.
- It is recommended to amend 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.
- Conversely, it is recommended funding be restricted for individuals and teams who apply for private sporting endeavours at representative levels at events outside the Northern Beaches.
- The funding assigned to the Northern Beaches Council Discretionary Fund is allocated through the annual budget process each year and reported quarterly.
- The revised draft Policy is proposed to be publicly exhibited for community feedback for a minimum of 28 days with the outcome reported to Council.

RECOMMENDATION

That Council:

1. Publicly exhibit draft amendments to the eligibility criteria for funding under the Northern Beaches Discretionary Fund Policy for a minimum of 28 days as detailed below:
 - a. Emphasise funding opportunities for applications which 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.
 - b. Discontinue funding for individuals and teams pursuing private sporting or social endeavours at events outside the Northern Beaches.
2. Receive a further report on the outcome of the public exhibition of the draft Northern Beaches Council Discretionary Fund Policy.

BACKGROUND

The Northern Beaches Council Discretionary Fund Policy (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.

Presently approximately half of the funding is allocated for 'community events' and the other half is allocated to individuals/teams pursuing private sporting activities outside the Northern Beaches.

At the Ordinary Meeting on 16 September 2025, Council resolved (237/25) to consider amendments to the Policy to prioritise the allocation of funding which focuses on the physical, intellectual, creative, safety and/or social welfare of residents of the Northern Beaches, for events which take place in the Northern Beaches.

DISCUSSION

It has been identified 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.

For example, the funding allocated to individuals and teams participating in private sporting events outside the Northern Beaches in 2023/24 was approximately 44%. In 2024/25 it was 64% and in 2025/26 (July to October) the allocation is 50%. Remaining funds were allocated for activities/initiatives by organisations and community groups that benefit a broader number of people in the community. Being public funds, it is considered appropriate that Council emphasise funding for community events that have the widest community benefit.

Accordingly, it is recommended that Council discontinue funding for individuals and teams who apply for private sporting and/or social endeavours at representative levels outside the Northern Beaches.

Alternatively, Council may wish to continue funding minors undertaking private sporting and/or social endeavours at representative levels outside the Northern Beaches. If so, it is recognised that there may be challenges in establishing any means-test for such funding.

The recommended amendments to the Policy are identified in Attachment A.

CONSULTATION

The proposed changes to the draft Policy are to be placed on public exhibition for a minimum of 28 days.

TIMING

Following the public exhibition period, community feedback will be reviewed, a community engagement report prepared, and any proposed changes made to the draft Policy.

It is anticipated that the community engagement report and final draft Policy will be reported to Council for consideration and adoption in early 2026.

FINANCIAL CONSIDERATIONS

The recommendations of this report do not seek additional funding and as such, there is no financial impact on Council. The recommendations seek to change how funding is allocated within the existing budget to place greater emphasis on 'public benefit'.

GOVERNANCE AND RISK CONSIDERATIONS

Payments allocated under the Northern Beaches Council Discretionary Fund 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 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 Outcome/s and Goal/s:

- 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.

Reporting team	CEO
TRIM file ref	2025/709250
Attachments	⇒ 1 Draft Northern Beaches Council Discretionary Fund Policy (Included In Attachments Booklet)

9.0 CORPORATE SERVICES DIVISION REPORTS

ITEM 9.1 PUBLIC EXHIBITION - DRAFT NORTHERN BEACHES EVENTS STRATEGY 2026 - 2035

PURPOSE

The purpose of this report is to seek Council's endorsement to publicly exhibit the draft Northern Beaches Events Strategy 2026 – 2035 and seek community feedback.

EXECUTIVE SUMMARY

- The Northern Beaches Events Strategy 2018 – 2023 was adopted in 2018 following extensive consultation with community members, third party event organisers, local businesses and Council staff.
- The draft Northern Beaches Events Strategy 2026 – 2035 (Strategy) provides an overarching vision for why Council delivers events, and partners with third party event organisers across the Northern Beaches.
- The proposed Strategy for public exhibition has been refreshed based on the data and feedback collected through event surveys, stakeholder feedback and internal reviews.
- The key updates in the Strategy are revised principles and strategic goals, with a focus on prioritising social connection and inclusion, activating our public places with culture and creativity and driving economic and tourism benefits from events for our community.
- It is recommended that the Strategy be publicly exhibited for community feedback for a minimum of 28 days with the outcome of the public exhibition to be reported to Council.

RECOMMENDATION

That the draft Northern Beaches Events Strategy 2026 - 2035 be placed on public exhibition for a minimum of 28 days with the outcome reported to Council.

BACKGROUND

The Northern Beaches Events Strategy 2018 – 2023 was adopted in 2018 (Attachment 1). The Strategy provides strategic direction for events delivered and supported by Council and third-party event organisers on the Northern Beaches, ensuring 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 FY25/26.

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 Strategy establishes the reasons why Council delivers and partners with events across the Northern Beaches. It provides a strategic framework that identifies opportunities to benefit the region, including major, signature, community and civic events.

In accordance with Council's Policy Framework and Implementation Guide, a scheduled review has been undertaken by Council staff.

The review incorporated internal consultation, feedback and community sentiment gathered through event surveys, stakeholder feedback and a desktop review of other councils' similar strategies. The strategic direction, goals, actions and measures have been amended with other proposed changes including:

- Revised and clarified the underlying principles
- Refined the goals to focus on social connection and inclusion, activating our public places with culture and creativity, and driving economic and tourism benefits from events for our community
- Aligned the goals associated with the new Community Strategic Plan
- Aligned the Strategy with the Multicultural Inclusion Plan, the Destination Management Plan – Creating a sustainable visitor economy, the Economic Development Strategy – Business on the Beaches, and the Social Sustainability Strategy – Better Together
- Refined the characteristics of events
- Removed detail relating to previous consultation.

These changes have been made in the draft Strategy for community consultation (Attachment 2).

The Strategy has been developed with a 10-year outlook, 2026 – 2035. Under the strategic planning framework, the Strategy would become a supporting strategy to Council's Community Strategic Plan.

CONSULTATION

Extensive consultation informed the development of the current Events Strategy 2018 - 2023. Council engaged and listened to more than 1,100 individuals from across the Northern Beaches, including community members, third party event organisers, local businesses and Council staff.

For the refreshed Strategy it is considered that a minimum 28-day exhibition process for public feedback on the draft document would best support Council in its subsequent consideration of the adoption of a final Strategy.

TIMING

Subject to Council resolving to proceed as per the recommendation, the Strategy will be publicly exhibited for a minimum of 28 days, with the community feedback received to be reviewed and a community engagement report prepared. The outcomes of the community engagement will inform the final Northern Beaches Events Strategy 2026 – 2035, which will then be tabled to Council in early 2026 seeking adoption.

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 this would be for Council determination through the annual operational budget planning process in future years.

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 a beneficial environmental outcome by promoting and demonstrating environmental sustainability practices at events.

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 refreshed 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.

Reporting team	Community Engagement & Communications
TRIM file ref	2025/551425
Attachments	⇒1 Northern Beaches Events Strategy 2018-2023 (Included In Attachments Booklet)

⇒2 Draft Northern Beaches Events Strategy 2026 - 2035 (Included In Attachments Booklet)

ITEM 9.2 BENCHMARKING PROGRAM - FINANCIAL YEAR 2023/24

PURPOSE

The purpose of this report is to table the benchmarking results for 2023/24 across Council's finance, workforce and operations.

EXECUTIVE SUMMARY

- Council's 2023/24 Benchmarking Report is at Attachment 1 and show trends in performance over 4 years 2020/21 to 2023/24 for 28 core metrics across finance, the workforce and operations against similar council groupings (median result of the council group) and OLG industry benchmarks (financial and assets management only) where available.
- The 2023/24 results are the most recent data available due to the time lag in the release of comparative data.
- Of the metrics, 9 are compared to OLG industry benchmarks, and in 2023/24, Council achieved 7 of these benchmarks, with the building infrastructure renewal ratio and asset maintenance ratio below the benchmark.
- From 2025/26, the approved Special Variation will address the funding gaps that resulted in the building infrastructure renewal ratio and asset maintenance ratio falling below the benchmark previously.
- Council's overall performance in 2023/24 compared to the council group, shows that 23 of the metrics are either consistent with the group (within 10%) or above the group (>10% above), while the remaining 5 metrics are lower than the council group (>10% below).

RECOMMENDATION

That Council note the performance results for the 2023/24 core benchmarking program on finance, workforce and operations.

BACKGROUND

This report outlines the last benchmarking results that were presented to Council's Audit, Risk and Improvement Committee (ARIC) on 9 September 2025, being the 2023/24 results across Council's finance, workforce and operations. The lag in data is due to the timing of release of publicly available data.

Council has developed a benchmarking framework consisting of a core set of metrics for finance, workforce and operations. Performance against this framework has been reported to ARIC for the past 3 years.

This core benchmarking program is comprised of a total of 28 metrics across financial, workforce and operational categories. Data availability and currency remain a challenge. A range of sources are used to provide meaningful benchmarks:

- LGNSW HR Metrics Survey 2023/24
- LG Analyser portal (third party provider) – NSW Councils' Annual Financial Statements
- Office of Local Government's (OLG) [Comparative Council Information](#)
- OLG industry benchmarks for local government on financial operations and asset management.

DISCUSSION

In undertaking the 2023/24 benchmarking analysis various data sources were used, based on like comparisons, data availability and currency. Where data was available on coastal councils (Central Coast, Randwick, Sutherland, Waverley and Northern Beaches) this council grouping was used due to the similarity of services and issues associated with managing a coastal environment. The comparison in this group is to the median council in the council group. Where coastal council data was not readily available a wider metro group was used.

In addition to council groupings, performance was also compared to 9 relevant OLG benchmarks with respect to financial and asset management.

For each metric, the source of the benchmark is referenced below each chart as well as the range of results from the council group (highest to lowest) and the percentage change in the trend between 2022/23 and 2023/24 with the font colour indicating whether the movement in the median is positive (green font) or negative (red font).

Performance to benchmark is displayed as:

-  A positive variance > 10% of the benchmark
-  A consistent result
-  A negative variance > 10%, and further explanation is supplied

Performance against OLG industry benchmarks is rated:

-  Benchmark met
-  Benchmark not met

Of the 28 metrics, Northern Beaches Council compares as follows:

- 5 results above benchmarks
- 18 results consistent with benchmarks
- 5 results below benchmarks

Of the 9 metrics compared to OLG benchmarks, Northern Beaches Council achieved 7 of the benchmarks. The benchmarks not achieved were:

- Building infrastructure renewal ratio - achieved a ratio of 94.55% compared to a benchmark of >100%. Construction costs increased significantly, which resulted in a higher rate of depreciation for Council's assets than the funding Council has available to meet renewal requirements, which impacted the 2023/24 result.
- Asset maintenance ratio – achieved a ratio of 98.11% compared to a benchmark of >100%. This was largely due to maintenance costs increasing at a faster pace than the funding Council had available along with updated condition assessments for revalued assets.

The approved Special Variation will address these gaps from 2025/26.

The 2023/24 Benchmarking Results and commentary are at Attachment 1. Commentary is provided only where there is a negative variance of 10% against the benchmark or where additional explanation is considered necessary.

FINANCIAL CONSIDERATIONS

Benchmarking metrics are useful analysis tools for budget monitoring and planning.

GOVERNANCE AND RISK CONSIDERATIONS

Regular monitoring of benchmark metrics provides opportunities for Council's management, with oversight from the ARIC, to identify issues with service delivery and to take corrective action in a timely manner.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report maintain social outcomes for the community.

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.

Reporting team	Strategy, Performance & Records
TRIM file ref	2025/620470
Attachments	⇒1 Benchmarking Program 2024 Attachment (Included In Attachments Booklet)

ITEM 9.3 OUTCOME OF PUBLIC EXHIBITION - DRAFT COMMUNITY ENGAGEMENT POLICY AND STRATEGY

PURPOSE

The purpose of this report is to inform Council of the outcome of the public exhibition of the draft Community Engagement Policy and Strategy, seek adoption of the Community Engagement Strategy and seek to revoke the Community Engagement Policy.

EXECUTIVE SUMMARY

- The Northern Beaches Community Engagement Policy and Strategy were adopted in 2022.
- In line with the NSW Office of Local Government's Integrated Planning & Reporting (IP&R) framework councils are required to review their Community Engagement Strategy following an election, as part of the broader review of the Community Strategic Plan.
- At the Ordinary Meeting on 10 December 2024, Council resolved to place the draft Community Engagement Policy and Strategy on public exhibition for a period of 28 days to seek community feedback and report the findings back to Council.
- Various communication channels were used to encourage community participation, with feedback collected through a survey form, with 28 unique responses received that showed an overall neutral or slightly positive sentiment.
- Following consideration of the feedback, a further review and updates were made to the draft Strategy, including reinforcing the engagement process and making transparent the decision making step, along with advocating for effective planning and stakeholder mapping to reach diverse audiences.
- In line with the IP&R guidelines and practice across NSW councils, it is also recommended to revoke the existing Community Engagement Policy to remove duplication with the mandated Strategy.

RECOMMENDATION

That Council:

1. Adopt the Community Engagement Strategy.
2. Revoke the Community Engagement Policy.

BACKGROUND

Council's current Community Engagement Policy and Strategy were adopted in 2022 as part of the NSW Office of Local Government Integrated Planning & Reporting (IP&R) framework.

Under the IP&R requirements, councils must review their Community Engagement Strategy within 3 months of the local government election as part of the broader review of the Community Strategic Plan.

Following the Council election in 2024 and in line with the IP&R guidelines, a review was undertaken and tabled to Council at its meeting 10 December 2024, and it was resolved to place the revised draft Community Engagement Policy and Strategy on public exhibition for a period of 28 days.

DISCUSSION

Council is committed to maintaining a high level of community engagement to ensure that residents and stakeholders have opportunities to participate in the decision-making processes that may impact them, or the services and spaces they use, as well as ensuring regulatory requirements are met.

The revised draft Strategy that has been developed outlines Council's commitment to communicating, listening, responding to and learning from our community. It aims to set out a clearer engagement process that promotes open dialogue, encourages diverse participation and aims to strengthen trust between Council and the community. (Attachment 1)

There were 28 unique responses received through the public exhibition period that showed a mixed level of support. Some comments said that the draft Policy and Strategy were in line with best practice and that the documents have good principles. Other respondents commented on the need for even more transparency in decision making and clear and easy to understand information. Some also raised issue with the way petitions are reported and some commented that they felt Council over consulted and 'they should just go ahead and build things / get on with the job'. (Attachment 2).

Analysis of the feedback identified key themes that reoccurred in the submissions including:

1. Quality of engagement and accountability in decision making
2. Benefits of clearer communications and transparency

The sub themes came from issues raised in relation to the treatment of petitions and Council's role in delivering core services.

The draft Strategy has been revised with the following changes and updates:

- Inclusion of a clear strategy summary (one page with infographics)
- Clarity in defining the strategic principles and the engagement process
- Use of easy-to-understand language and using infographics
- New engagement impact table making clear how we engage in line with IAP2 spectrum – inform, consult, involve and collaborate
- Clarity in the treatment and reporting of petitions in engagement, consistent with the current guidelines and the Community Participation Plan (CPP)
- Providing flexibility in the minimum exhibition period for lower impact projects to 14 days – enabling faster response and project delivery times to benefit the community
- Advocating for effective planning and stakeholder mapping to reach diverse audiences, ensuring Council is inclusive of everyone

There is no recommendation at this time to change the guidelines around management and reporting of petitions. Council has a defined process and petitions received during an engagement process will continue to be acknowledged and reported transparently to Council including the terms of the petition and the number of signatories. Petition documents are included in the verbatim section of an engagement outcomes report, with all personal details redacted.

Under Council's adopted Policy Framework Council policies will not simply duplicate or re-state requirements covered elsewhere. Through the process of reviewing community feedback and considering revisions to the existing documents, it has been identified that there is duplication in the Northern Beaches Community Engagement Policy and Strategy (2022).

Noting also that IP&R requirements relate solely to the provision of an Engagement Strategy and having completed a desktop review of other councils which showed that the majority only have a strategy document, this report recommends that Council adopt the draft Strategy and also revoke the existing Policy. (Attachment 3).

CONSULTATION

Engagement approach

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Strategy](#) (2022). Public exhibition was open for 28 days between 8 August 2025 and 7 September 2025.

Feedback from the community was sought using a range of communication and community engagement channels. The findings and summary of the themes and issues raised are detailed in the Community Engagement and Stakeholder report (Attachment 2).

Feedback was captured through an online survey form embedded onto the project page. The form included a question that directly asked respondents for their level of support of the documents.

An open-field comments box provided community members with a space to explain or elaborate on their support, non-support or neutral sentiment as well as any other feedback they wished to contribute. Email and written comments were also invited.

Reaching diverse audiences

A range of communication and engagement activities were undertaken to inform and consult with various stakeholders across the community, as part of the exhibition process. This included:

- Your Say website platform with a support tab in six community languages
- Option to use Translation and Interpretation Service (TIS) and National Relay Service
- Targeted workshop with the Youth Advisory Group
- Promoting the consultation in Council's monthly newsletters including Biz News (local business) Wave (disability), and KALOF (youth)
- Targeted key stakeholder workshops
- In-person meetings with community groups

In addition to identifying the themes and sub-themes, the Community Engagement and Stakeholder report provides detailed responses to issues, change requests and other considerations. The tables detail questions to Council and a copy of the verbatim comments and submissions received has also been included.

TIMING

Subject to Council resolving to proceed as per the recommendation, the final adopted Strategy will be displayed publicly on Council's website and communicated to all respondents who made

submissions during the exhibition period, all subscribers to the community engagement newsletter and through Council's broad community electronic newsletter.

It will also be promoted through internal communications with all relevant internal business units for future planning and training.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

The recommendations are in accordance with the requirements of the NSW Office of Local Government IP&R framework (2021), the *Local Government Act 1993* and the International Association of Public Participation (IAP2) spectrum of engagement.

The recommendation to revoke the draft Community Engagement Policy is in accordance with Council's adopted Policy Framework, as it is not required under the IP&R guidelines and is considered an unnecessary duplication of the draft Strategy.

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 presenting a clear approach in providing consistent, meaningful and effective community engagement between Council and the community. Community involvement and participation in Council decision making helps to promote a socially inclusive society. The draft Community Engagement Strategy has been established to foster social inclusion and to improve the social outcomes for everyone in the community.

LINK TO STRATEGY

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

- Community and belonging - Goal 9 Our community is inclusive and connected.
- Housing, places and spaces - Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs.
- 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.
- Good governance and participation - Goal 21 Our community is engaged in decision making processes.

Reporting team	Community Engagement & Communications
TRIM file ref	2025/633236
Attachments	⇒1 Draft Community Engagement Strategy for adoption (Included In Attachments Booklet) ⇒2 Community Engagement Outcomes Report of Public exhibition - Draft Community Engagement Policy and Strategy (Included In Attachments Booklet)

⇒3 Community Engagement Policy for revoking (Included In Attachments Booklet)

ITEM 9.4 ANNUAL REPORT AND FINANCIAL STATEMENTS 2024/25

PURPOSE

The purpose of this report is to table the Annual Report 2024/25 and present Council's audited Financial Statements for the financial year ended 30 June 2025.

EXECUTIVE SUMMARY

- The Annual Report 2024/25 details Council's achievements towards the objectives and performance targets contained in the Delivery Program 2024-2028 as well as providing legislative information required under the *Local Government Act 1993* and other acts and regulations as part of the statutory returns.
- The Audit Office of NSW has conducted its audit of the Financial Statements for the financial year ended 30 June 2025 and provided the Auditor's reports, which state that Council's accounting records have been kept in accordance with the Act and the Financial Statements present fairly the financial position and performance of the Council in accordance with Australian Accounting Standards.
- The Council's Net Operating Result for the 2024/25 financial year is a \$61.5 million surplus, reducing to a surplus of \$17.2 million when capital grants and contributions are excluded.
- Council met the 6 financial performance benchmarks set by the Office of Local Government, but did not achieve 2 of the infrastructure assets performance benchmark indicating Council was unable to invest sufficient funding in the maintenance and renewal of infrastructure assets in the year.
- Addressing the asset management funding gap in the future is the primary purpose of the Special Variation to rates approved by Council and IPART which commenced 1 July 2025.

RECOMMENDATION

That:

1. The Annual Report 2024/25, including the audited Financial Statements and the auditor's reports, be noted and posted on Council's website and provided to the Minister for Local Government.
2. The audited Financial Statements and the auditor's reports for the 2024/25 financial year are hereby received.

BACKGROUND

Requirements

Section 428 of the *Local Government Act 1993* relevantly provides that:

- A council is to prepare its annual report within 5 months after the end of each year to report on its achievements in implementing its delivery program.
- The annual report must contain:
 - a copy of the council's audited financial reports
 - a statement of the action taken by the council in relation to any issue raised by the Anti-slavery Commissioner during the year
 - a statement of steps taken to ensure that goods and services procured were not the product of modern slavery.
 - an attestation statement indicating whether the council's audit risk and improvement committee, risk management framework and internal audit function complied with the requirements prescribed in the Regulation.
- A copy of the council's annual report must be posted on the council's website and provided to the Minister for Local Government.

Section 217 of the Local Government (General) Regulation 2021 details legislative information that needs to be included in the annual report. This information is contained in the Statutory Returns Section of the Annual Report 2024/25.

Financial Statements

At the Ordinary Council meeting held on 21 October 2025, Council relevantly resolved, in part, (273/25) that:

3. The Financial Statements for the year ended 30 June 2025 be referred to Council's Auditor for audit.
4. Council hereby delegate to the Chief Executive Officer authority, upon receipt of the Auditor's reports, to arrange for public notice to be given in the required format on Council's website of the Council Meeting for presentation of the audited 2024/25 Financial Statements.

The Audit Office of NSW, Council's auditor, has finalised its audit of the 2024/25 Financial Statements. The auditor expressed an 'unmodified opinion' on the Financial Statements, meaning it concluded that the Financial Statements are presented fairly in all material respects, in accordance with the requirements of the *Local Government Act 1993* (Act), Council's accounting records and Australian Accounting Standards.

The Auditor's reports along with the 'Report on the Conduct of the Audit' are contained within the final 2024/25 Financial Statements appended to the Annual Report 2024/25.

Public Notice

Public notice of the date of the Council Meeting for presentation of the audited Financial Statements was placed on Council's website on 7 November 2025. The audited Financial Statements have also been available for public inspection at Council's customer service centres and libraries along with the website since this date.

In accordance with section 420 of the Act, any person may make a submission on the Financial Statements. Submissions must be in writing and lodged with Council within 7 days after the public meeting at which the Financial Statements are presented. Therefore, submissions on the auditor's

reports and the audited Financial Statements will close on 25 November 2025. Any submissions received will be referred to the auditor in accordance with the Act.

Financial Position and Performance as at 30 June 2025

The draft Financial Statements for the year ended 30 June 2025 were reported to the Council on 21 October 2025. The Financial Statements have since been confirmed following the completion of the audit.

The principal features of the Financial Statements for 2024/25 (and prior years for comparison) are as follows:

Income Statement	2025	2024	2023	2022
Operating income	\$433.2m	\$412.5m	\$391.5m	\$364.1m
Capital grants & contributions income	\$44.3m	\$29.2m	\$33.9m	\$44.0m
Operating expenses	\$362.6m	\$348.6m	\$326.9m	\$300.9m
Depreciation expense	\$53.5m	\$49.0m	\$46.8m	\$45.5m
Net operating result for the year	\$61.5m	\$44.1m	\$51.7m	\$61.6m
Result excl depreciation expense	\$115.0m	\$93.1m	\$98.5m	\$107.1m
Result excl capital grants & contributions	\$17.2m	\$14.9m	\$17.8m	\$17.7m
Capital expenditure	2025	2024	2023	2022
New capital works	\$48.7m	\$29.9m	\$41.7m	\$44.2m
Capital renewal works	\$35.5m	\$43.4m	\$40.3m	\$32.7m
Non-cash asset dedications	\$14.1m	\$0.2m	\$0.8m	-
Total capital expenditure	\$98.3m	\$73.5m	\$82.9m	\$76.9m
Loan movements	2025	2024	2023	2022
Loan repayments	\$4.6m	\$5.9m	\$4.8m	\$5.0m
Additional/refinanced loans	\$12.9m	\$2.5m	-	-
Total loan movements	\$8.3m	(\$3.4m)	(\$4.8m)	(\$5.0m)
Cash and investments	2025	2024	2023	2022
Externally restricted	\$65.8m	\$62.0m	\$53.1m	\$41.5m
Internally allocated	\$122.1m	\$88.6m	\$90.8m	\$80.2m
Unrestricted (2025: Council \$33.6m, Kimbriki \$9m)	\$42.6m	\$49.7m	\$38.9m	\$36.4m
Total cash and investments	\$230.5m	\$200.2m	\$182.9m	\$158.1m
Cashflows	2025	2024	2023	2022
Net cash from operating activities	\$105.6m	\$92.8m	\$110.7m	\$90.2m
Net cash from investing activities*	(\$82.2m)	(\$70.8m)	(\$79.8m)	(\$73.0m)
Net cash from financing activities	\$6.9m	(\$4.7m)	(\$6.1m)	(\$6.3m)
Net increase / (decrease) in cash & investments	\$30.2m	\$17.3m	\$24.8m	\$10.8m
* Excludes purchase and sale/maturity of investments				
Financial Position	2025	2024	2023	2022
Total assets	\$6,227.9m	\$5,888.9m	\$5,636.4m	\$5,421.0m
Total liabilities	\$191.3m	\$186.5m	\$187.3m	\$184.5m
Net assets	\$6,036.6m	\$5,702.4m	\$5,449.2m	\$5,236.5m

Financial performance indicators	2025	2024	2023	2022
Operating performance	3.98%	3.73%	4.46%	4.53%
Own source operating revenue	85.56%	87.37%	84.61%	82.52%
Unrestricted current ratio	2.53x	2.18x	1.92x	1.90x
Debt service cover ratio	8.71x	6.85x	7.65x	7.25x
Rates and annual charges outstanding percentage	3.54%	3.83%	3.57%	3.63%
Cash expense cover ratio	7.04 months	6.40 months	6.13 months	5.59 months

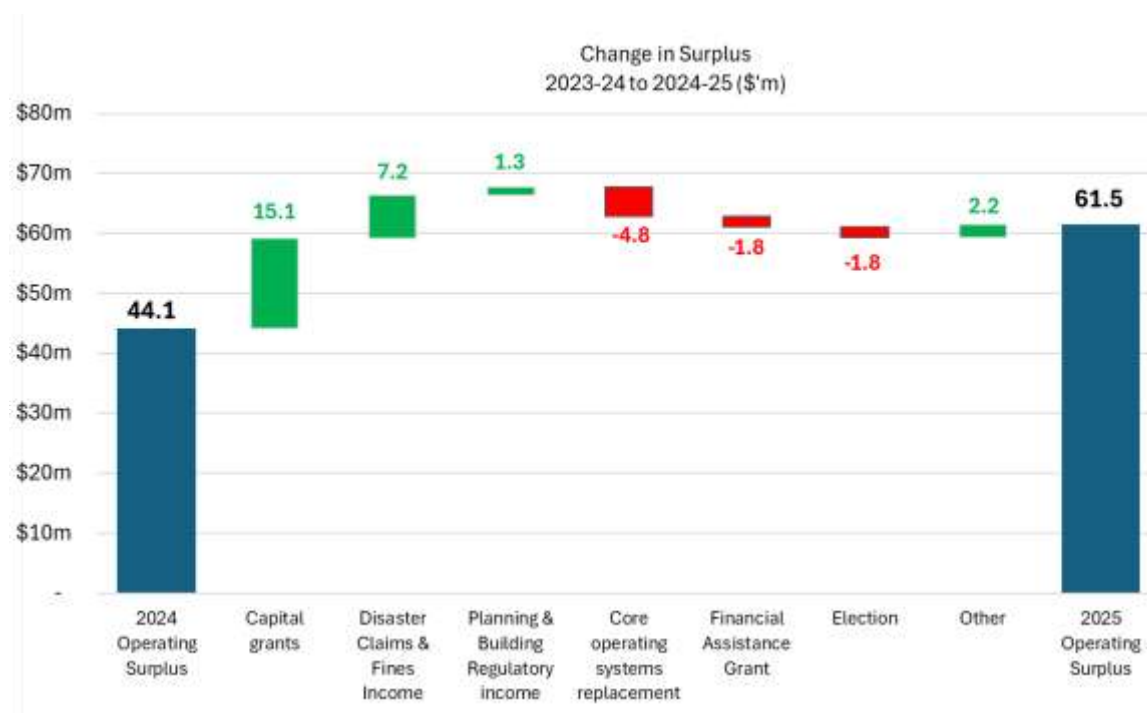
Asset performance indicators	2025	2024	2023	2022
Building and infrastructure renewals	87.93%	94.55%	130.77%	112.67%
Infrastructure backlog ratio	1.56%	1.52%	1.49%	1.53%
Asset maintenance ratio	91.43%	98.11%	109.69%	100.55%
Cost to bring assets to agreed service level	1.19%	1.17%	1.22%	1.26%

Green font indicates performance indicator has achieved the Office of Local Government (OLG) benchmark
The OLG set benchmarks for all indicators, apart from the 'Cost to bring assets to agreed service level'.

Operating Result from Continuing Operations – 2024/25 compared to prior year

Council's Net Operating Result for the 2024/25 financial year is a \$61.5 million surplus (2023/24: \$44.1 million surplus, 2022/23: \$51.7 million surplus) and a Net Operating Result before Capital Grants and Contributions of \$17.2 million surplus (2023/24: \$14.9 million surplus, 2022/23: \$17.8 million surplus).

Table 1. Change in surplus (incl. capital grants and contributions) 2023/24 to 2024/25 (\$'m)



The primary differences between the two financial years being:

- **Capital grants and contributions:** Capital grants and contributions increased by \$15.1 million in 2025. The 2025 year includes dedicated stormwater assets \$12.5 million and land assets \$1.6 million along with several large grant funded projects including Frenchs Forest precinct park upgrades (\$4.4 million) and Manly Dam boardwalk (\$1.4 million).
- **Disaster recovery, insurance claims and fines:** was \$7.2 million higher than the previous financial year as a result of large natural disaster payments received, insurance claims (including \$1.9 million related to fire damage at a Council property in Jamieson Park Narrabeen) and increased enforcement activity.
- **Planning and building regulatory:** increased by \$1.3 million with increased road permits \$0.8 million and hoarding permits \$0.3 million.
- **Financial Assistance Grant (FA Grant):** was \$1.8 million lower than the prior year due to a change in the Commonwealth Government's approach to prepaying this grant. In 2025, 50% of the 2026 FA Grant was paid in advance. By comparison, 85% of the 2025 FA Grant was paid in advance in 2024.
- **Core operating systems replacement:** Council is currently replacing its core operating systems. Expenditure on the implementation of new system increased by \$4.8 million in 2025 (to a total of \$7.8 million in 2025 compared to \$3.0 million in 2024).
- **Election:** the NSW Local Government elections were held in September 2024 with a cost to Council of \$1.8 million.
- **Other:** includes a favourable adjustment to Council's workers compensation provision (\$1.3 million), improved income from aquatic centres and sports and recreation facilities (\$1.2 million) and several smaller variance amounts.

DISCUSSION

Highlights 2024/25

Over the last 12 months Council continued to remain focused on delivering services, protecting our extraordinary natural environment and supporting our community.

We've had a productive year across all areas of Council. Key community projects include transforming Brickpit Reserve in Frenchs Forest into a natural oasis with an elevated accessible loop boardwalk and connecting pathways to a new playground, as well as completing the Manly Dam boardwalk, which significantly improved the safety and enjoyment of the park for all visitors also stands out.

A playground at North Steyne was renamed after the former Mayor of Manly, Jean Hay AM, in recognition of her 50 years of service to the people of Manly. Another 11 playgrounds were upgraded, including Michaela Howie Playground in Dee Why and Trafalgar Park in Newport, along with new multi-use hardcourts at Beverly Job Park in Narrabeen and Winnererremy Bay in Mona Vale to cater for young people.

More than 6.8km of roads were resurfaced and 69 streets underwent preventative maintenance which included the sealing of 43,739 linear metres of cracks to prevent further deterioration of the road network. We also delivered 10 new footpaths, completed designs for another 12 and carried out preventative maintenance to remove 5,361 potential trip hazards across the footpath network.

Our Brookvale Structure Plan received a Highly Commended Planning Award from Local Government NSW. We've also managed to secure over \$850,000 to fast-track a suite of technical studies needed to implement the Plan. We endorsed Manly's commercial centre as a Special Entertainment Precinct, with an 18-month trial expected in mid-2026.

A new Tree Management Policy was developed, replacing 5 tree-related policies from the former Councils to provide a common approach to managing trees in public spaces. We planted an impressive total of 5,854 native trees with 2,307 out of those, being semi-mature to help increase the growth rate of our tree canopy.

Several site-specific Plans of Management (POMs) were developed and exhibited; including Seaforth Oval, the southern end of Mona Vale Beach and for North Narrabeen Reserve, which was adopted. Work also progressed on POMs for Governor Phillip Park, Deep Creek Reserve and a generic POM for land categorised as park, sportsground or general community use.

We also continued working in partnership with external organisations to deliver new and enhanced sporting facilities on the Northern Beaches. We entered a Memorandum of Understanding with Northern Beaches Hockey to investigate developing facilities at Manly West Park, and with AFL NSW/ACT to investigate and fund new lighting at the Frank Gray and Mike Pawley Ovals at John Fisher Park, North Curl Curl.

Stage 1 of the core operating system replacement was completed with design, build, test and training for enterprise asset management, supply chain management, finance and budgeting and other work streams. This is significant resource commitment for the organisation with Stage 2 of the project continuing in 2025/26. This will result in the replacement of outdated on-premise systems with a modern cloud-based platform.

Council won 9 awards including the Local Government Excellence Award – Partnerships and Collaboration for the re-use and recycling event series, the Excellence in Early Childhood Education Awards 2024 in the Large Community Metropolitan Service category for Narrabeen Children's Centre and Urban Design Association Awards where Manly Corso won NSW's Favourite Pedestrian City Street.

Progress summary 2024/25

Below is an overview of progress against measures and the delivery of operational and capital projects.

Performance measures:

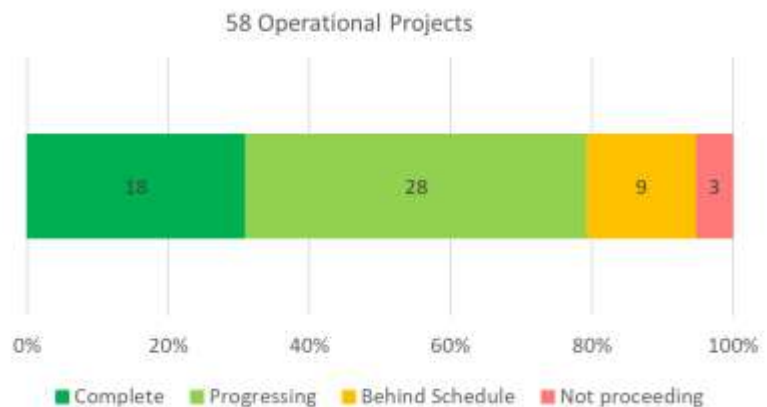
The Delivery Program 2024-2028 has 70 annual measures. The target was achieved for 84% of measures.



Operational projects:

There are 58 operational projects, 79% are complete or progressing on schedule. This is below the target of 80%.

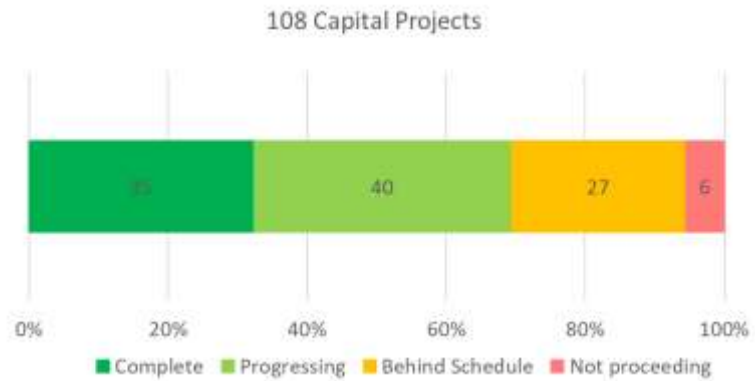
Factors impacting on achieving this target included delays in formalising grant agreements, complexities of projects, budget constraints and changes in project scope from new Government policies.



Capital projects:

There are 108 capital projects, 69% are complete or progressing on schedule. This is below the target of 80% of projects complete or on schedule.

Factors impacting on achieving this target included variations to works due to unforeseen circumstances (e.g. asbestos, project complexities, contractor availability, failed tender processes, re-scoping of projects due to budget or location change and weather issues), funds being reallocated to address urgent works and designs delays.

**Annual Electricity Charges 2024/25**

At its meeting of 23 July 2019, Council resolved (239/19) in part, that:

- E. Staff report to Council each year for noting its annual electricity charges year on year.

Council entered into a power purchasing agreement (PPA) for 100% renewable energy for its facilities and streetlights in 2021. In the 2024/25 financial year Council spent \$5,106,782 on electricity charges. This was an increase of \$84,339 or less than 2% on last financial year's costs, in line with CPI of 1.9% (Sydney All Groups CPI June 2025).

The cumulative savings against the Long-Term Financial Plan since the PPA began are now \$3.36 million, far exceeding the projected \$1.9 million savings in just the first 5 years of the 7-year contract. The purchase of 100% renewable electricity through the PPA results in an annual reduction in overall corporate carbon emissions by approximately 20,000 tonnes.

CONSULTATION

Council's external auditor has conducted audit procedures during the year and at year end.

The draft Financial Statements for the year ended 30 June 2025 were reported to the Audit, Risk and Improvement Committee on 9 September 2025. The Committee considered them suitable for presentation to Council with minor amendments. These amendments were reflected in the draft Financial Statements considered by Council at its meeting on 21 October 2025.

Public notice of the date of this Council meeting for presentation of the audited Financial Statements was placed on Council's website on 7 November 2025. These audited Financial Statements have been available for public inspection at Council's customer service centres and libraries along with the website. They are now presented to Council in accordance with section 419(1) of the Act.

The period for submissions on the auditor's reports and the audited Financial Statements closes on 25 November 2025, 7 days after this Council meeting in accordance with the Act. Any submissions received will be referred to the auditor.

TIMING

The Annual Report must be posted on the Council's website and provided to the Minister for Local Government by 30 November 2025.

Council's Financial Statements for a year must be prepared and audited in accordance with the Act, i.e., within four months after the end of the year concerned. This requirement has been satisfied. The other timings referred to in this report are in accordance with the Act.

FINANCIAL CONSIDERATIONS

The Financial Statements (appended to Attachment 1, Annual Report 2024/25) fairly present Council's operating result and financial position for the financial year 1 July 2024 to 30 June 2025 and accord with relevant accounting records.

The operating result for the year was a surplus of \$61.5 million (\$17.2 million surplus after excluding grants and contributions received for capital purposes). This contributed towards the funding required to deliver a \$98.3 million capital works program and repay \$4.6 million in loans. The operating surplus also includes funds restricted for future purposes.

Two of the infrastructure asset performance indicators did not meet the OLG's benchmark, indicating the Council was unable to invest sufficient funding in the maintenance and renewal of infrastructure assets in the year. Addressing the asset management funding gap in the future is the primary purpose of the Special Variation to rates approved by Council and IPART, commencing 1 July 2025

The preparation, compilation and audit of Council's Financial Statements have been provided for in Council's annual budget.

GOVERNANCE AND RISK CONSIDERATIONS

The Annual Report records Council's achievements against objectives and performance targets set out in the Delivery Program 2024-2028, as well as outlining Council's financial position. It has been prepared in accordance with the *Local Government Act 1993* and the Local Government (General) Regulation 2021, Circular No 25-16 of 31 July 2025 and other relevant legislation and guidelines.

The draft Financial Statements for the year ended 30 June 2025 were reported to the Audit, Risk and Improvement Committee. The Committee considered them suitable for presentation to Council with minor amendments which have been made. The Financial Statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* and Regulations, and the Local Government Code of Accounting Practice and Financial Reporting.

The Financial Statements and audit reports for the year ended 30 June 2025 are appended in the Annual Report.

ENVIRONMENTAL CONSIDERATIONS

The subject of this report includes environmental initiatives and projects undertaken in the financial year ended 30 June 2025. There are no adverse environmental impacts arising from the recommendations of this report.

SOCIAL CONSIDERATIONS

The subject of this report includes social initiatives and projects funded and undertaken in the financial year ended 30 June 2025. There are no adverse social impacts arising from the recommendations of this report.

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.

Reporting team	Finance
TRIM file ref	2025/669457
Attachments	⇒ 1 Annual Report 2024/25 (Included In Attachments Booklet)

ITEM 9.5	REVIEW AND REVOCATION OF THE PUBLIC ART AND MEMORIALS POLICY
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PURPOSE

The purpose of this report is to seek the revocation of one Council policy.

EXECUTIVE SUMMARY

- Council's Policy Framework (the framework) outlines the strategic principles for certain corporate documents including Council policies.
- Council is progressively reviewing all corporate documents covered by the framework.
- With the recent adoption of the Northern Beaches Council Memorials and Naming Honours Policy, and the previously adopted Northern Beaches Public Art Policy, the former Manly Council's Public Art and Memorials Policy is no longer required and is proposed to be revoked.

RECOMMENDATION

That Council revoke the Public Art and Memorials Policy (former Manly Council).

BACKGROUND

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

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

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

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

DISCUSSION

The Public Art and Memorials Policy – P120, adopted by the former Manly Council in 2013, is proposed to be revoked as it has been replaced by the Northern Beaches Council [Public Art Policy](#) (adopted 26 March 2024) and the Northern Beaches Council [Memorials and Naming Honours Policy](#) (adopted 19 August 2025).

CONSULTATION

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

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

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.

Reporting team	Governance & Assurance Services
TRIM file ref	2025/691635
Attachments	⇒ 1 Public Art and Memorials Policy - P120 (Former Manly Council) (Included In Attachments Booklet)

ITEM 9.6 QUARTERLY REVIEW - SEPTEMBER 2025

PURPOSE

The purpose of this report is to present financial and service performance results for the period ended 30 September 2025 and provide a progress report on the expenditure from the \$36.1 million Stronger Communities Fund (SCF) provided by the NSW Government.

EXECUTIVE SUMMARY

- The operating result (excluding capital grants and contributions) for the financial year is forecast to improve by \$4.0 million to a surplus of \$6.0 million, primarily due to interest and investment revenue, Kimbriki recycling income and lower waste disposal costs.
- Capital expenditure is forecast to decrease by \$3.1 million to \$111.6 million for the full financial year, primarily due to rephasing construction of the Oxford Falls Road West flood mitigation project into the next financial year.
- Of the 178 actions relating to operational and capital projects in Council's 2025/26 Operational Plan, the majority (84%) are progressing on schedule, while 90% of the 31 performance measures have met or are approaching their targets.
- New reporting formats have been introduced for the Quarterly Budget Review Statement and the Quarterly Report on Service Performance to enhance engagement, readability and transparency as well as to align with the Office of Local Government (OLG) new mandated Quarterly Budget Review Statement format.

RECOMMENDATION

That Council:

1. Note the Quarterly Report on Service Performance for the period ended September 2025.
2. Note the September 2025 Quarterly Budget Review Statement.
3. Approve the changes to the Current Forecast in the September 2025 Quarterly Budget Review Statement, including:
 - a. an increase in the forecast surplus from continuing operations, which includes capital grants and contributions, of \$2.608 million to \$37.944 million.
 - b. a decrease in Capital Expenditure of \$3.074 million to \$111.581 million.
4. Note the Quarterly Report on expenditure of funds from the Stronger Communities Fund for the period ended September 2025.

BACKGROUND

Legislative requirement

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

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

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

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

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

New reporting format

New reporting formats have been introduced for the Quarterly Budget Review Statement and the Quarterly Report on Service Performance which are attachments to this report.

The Office of Local Government (OLG) recently released a new Quarterly Budget Review Statement format which commences from September 2025 Quarter. The new format is mandatory and reduces the size of the Quarterly Budget Review Statement from around 25 pages to 13 pages. It is also required to be lodged with the OLG after it is reported to Council each quarter with the exception of the June Quarter.

The Quarterly Report on Service Performance also has a new streamlined look to enhance engagement, readability and improve transparency. It includes:

- A new structure enabling readers to attain key insights within the first 6 - 10 pages.
- Shorter, concise reports for March and September quarters for the elected Council and the community. For March and September quarters project reporting is limited to projects completed and behind schedule.
- Text-heavy service highlights have been replaced with concise bulleted lists of key service achievements and challenges to showcase high-level, meaningful outcomes using the Quadruple Bottom Line framework.
- Enhanced exception reporting for projects not on track or experiencing delays

DISCUSSION

Overview of service performance

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

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

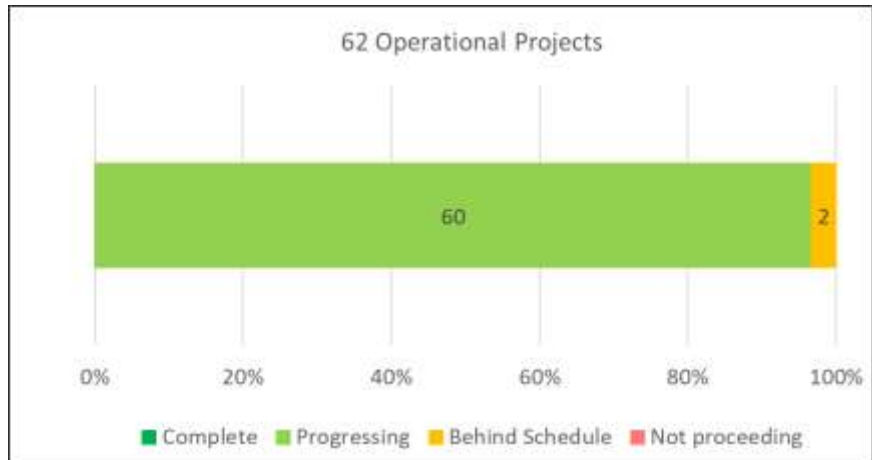
Operational project progress

Of the 62 operational projects, 97% are complete or progressing on schedule.

For the 2 projects behind, the delays are caused by third-party influences as follows:

- Heritage review - scope changes
- Delays in information from Transport NSW associated with Wakehurst Parkway

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



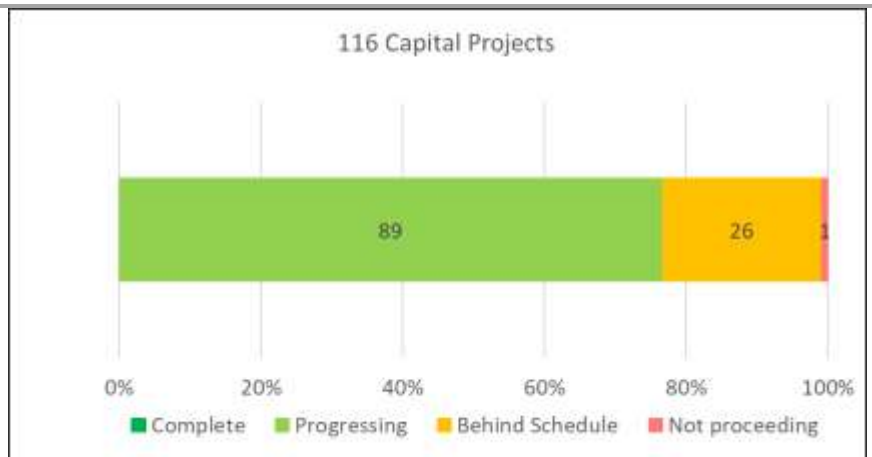
Capital project progress

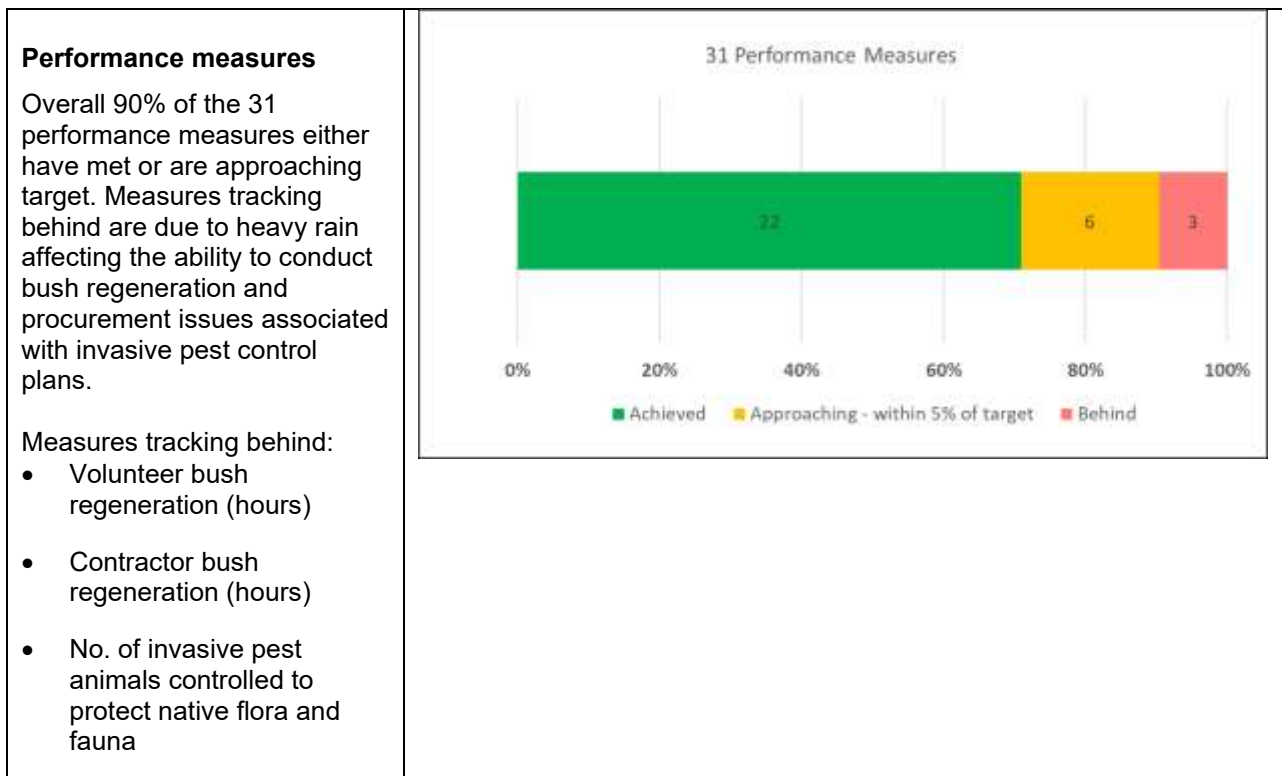
Of the 116 capital projects, 77% are progressing on schedule.

The primary reason this measure is behind is unseasonally high rainfall in August resulted in unfavourable ground conditions for construction, vacant capital project officer positions due to natural attrition and delays in design and planning approvals. This has slowed delivery of 14 projects based on their original program.

A further 2 projects have also been impacted by supply chain issues. These projects are expected to be delivered this financial year as weather/supply chain issues improve and vacancies are filled.

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





Stronger Communities Fund (SCF)

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

Overview of Financial Performance

Income Statement – progress and forecast changes

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

For the 3 months to 30 September 2025, the operating result (including capital grants and contributions) is \$9.9 million ahead of budget.

Income is \$3.2 million ahead of budget while operating expenditure is \$6.8 million less than budget. Grants and contributions income and user charges and fees are ahead of budget. Expenditure on the domestic waste service was less than budget due to lower waste disposal costs and expenditure was delayed on some projects, including a number funded by grants.

The operating result (including capital grants and contributions) for the financial year is forecast to increase by \$2.6 million to \$37.9 million for the full year. Income is forecast to increase by \$0.2 million while operating expenses will decrease \$2.4 million primarily due to a reduction in waste processing costs.

The operating result (excluding capital grants and contributions) for the financial year is forecast to improve by \$4.0 million to a \$6.0 million surplus. This is primarily due to interest and investment revenue, re-forecasts for Kimbriki – \$0.5 million, Domestic Waste - \$1.7 million.

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

Operating budget as at 30 September 2025 – annual budget and actual result to date summary

\$'000	Annual*				Year to date			
	ORIGINAL Budget	REVISED Budget	Recommended changes	CURRENT Forecast	Actual	YTD Budget	Variance	
Income	478,694	482,108	243	482,351	330,926	327,741	3,185	1%
Operating expenses	(445,333)	(446,772)	2,365	(444,407)	(95,441)	(102,195)	6,752	7%
Surplus / (Deficit)	33,362	35,337	2,608	37,944	235,485	225,548	9,937	4%
Surplus / (Deficit) before Capital Grants & Contri	2,143	1,911	4,048	5,959	229,364	219,454	9,910	5%

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

Attachment 2 'Quarterly Budget Review Statement - September 2025' provides further information on the proposed variations to the budget.

Income Year to Date (YTD) Analysis

Total income at the end of September 2025 is \$330.9 million which is \$3.2 million above the forecast. The principal reasons for this variance are outlined in the following table.

Income as at 30 September 2025 – Variance to Approved YTD Budget

YTD Variance \$'000	Details – Favourable / (Unfavourable)
114	Rates and Annual Charges
213	User Charges & Fees - Stronger than anticipated income: - Sporting Facilities \$0.4m - Kimbriki waste and recycling centre \$0.3m - Lower than anticipated income: - Parking fees \$0.5m
762	Investment Fees and Revenues Higher returns on investments
818	Other Revenue - Higher income including: - Kimbriki revenue \$0.4m - Timing of advertising on Council structures \$0.3m
710	Grants and Contributions – Operating Purposes Timing of revenue recognition of grants to match expenditure of funds including disaster recovery and early learning grants
27	Grants and Contributions – Capital Purposes - Development contributions are higher than expected \$1.2m - Timing of revenue recognition of grants to match expenditure of funds including: - Connecting Communities - cycleways (\$0.8m) - Active transport corridor project (\$0.7m)
38	Other Income

YTD Variance \$'000	Details – Favourable / (Unfavourable)
	Rental income on Council properties
502	Gain on disposal of assets Timing of proceeds on sale of plant & equipment
3,185	TOTAL INCOME VARIANCE – YTD ACTUALS WITH YTD BUDGET

Operating Expenses Year to Date (YTD) Analysis

Total operating expenses at the end of September 2025 are \$95.4 million, which is \$6.8 million less than forecast. The principal variances include:

Operating expenses as at 30 September 2025 – Variance to Approved YTD Budget

YTD Variance \$'000	Details – Favourable / (Unfavourable)
1,221	Employee Benefits and Oncosts Primarily due to vacancies in Environmental Compliance. Transport & Civil and Digital and IT.
(2)	Borrowing Costs
6,033	Materials and Services - Timing of works: - IT and communications \$1.4m - Environment and floodplain \$0.9m (incl grant funded projects) - Utilities including street lighting \$0.6m - Timing of valuation fees \$0.6m - Bush regeneration (RFS Local Govt Program) \$0.5m - Recreation and sportsfields \$0.5m
(454)	Depreciation and Amortisation Higher depreciation costs due to higher unit costs following the recent asset revaluations.
(46)	Other Expenses - Timing of planning levy \$0.2m - Timing of waste levy (\$0.1m)
6,752	TOTAL OPERATING EXPENSES VARIANCE - YTD ACTUALS WITH YTD BUDGET

Capital Budget Statement

Capital expenditure is forecast to decrease by \$3.1 million to \$111.6 million.

Capital budget as at 30 September 2025 – annual budget and actual result to date summary

\$'000	Annual*				Year to date			
	ORIGINAL Budget	REVISED Budget	Recommended changes	CURRENT Forecast	Actual	YTD Budget	Variance	
Renewal Works	61,306	64,559	(3,458)	68,017	6,650	10,876	4,226	39%
New Works	43,692	50,096	6,532	43,564	5,493	9,774	4,280	44%
Total Capital Expenditure	104,998	114,655	3,074	111,581	12,143	20,650	8,506	41%

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

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

- \$1.8m Wharves works program for Mackerel and Bayview wharves upgrades.
- \$0.5m Foreshore renewal program for the upgrade of Long Reef bridge.
- (\$2.4m) Oxford Falls Road West flood mitigation construction phased into 2026/27.
- (\$1.3m) Connecting communities – cycleways program grant funding revised to match construction costs.

Capital Expenditure Year to Date (YTD) Analysis

Expenditure on capital works for the 3 months ended 30 September 2025 is \$12.1 million against a year-to-date budget of \$20.6 million.

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

YTD Variance \$'000	Details – Favourable / (Unfavourable) YTD Variance
4,280	Capital Expenditure – New Projects Primarily due to projects phased to future years including Oxford Falls Road West flood mitigation \$0.6m, Connecting Communities cycleways \$0.5m, and new traffic facilities \$0.8m behind schedule.
YTD Variance \$'000	Details – Favourable / (Unfavourable) YTD Variance
4,226	Capital Expenditure – Renewal Projects Primarily due to projects behind schedule including parking station and meters infrastructure \$0.7m, sportsfield renewals \$0.6m, and Kimbriki renewal program \$0.5m.
8,506	TOTAL CAPITAL EXPENDITURE VARIANCE – YTD ACTUALS WITH YTD BUDGET

Further information on the progress of capital projects is available within Attachment 2 'Quarterly Report on Service Performance'.

Cash and Investments

The balance of cash and investments as at 30 September 2025 was \$275 million. The projected balance on 30 June 2026 is \$199 million.

Cash and investments – as at 30 September 2025



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

TIMING

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

FINANCIAL CONSIDERATIONS

The operating surplus (which includes capital grants and contributions) for the financial year is forecast to increase by \$2.6 million to a surplus of \$37.9 million. Excluding capital grants and contributions the result for the year is forecast to improve by \$4.0 million, from a surplus of \$1.9 million, to a surplus of \$6.0 million.

There are several restrictions on funds within the operating result. When these are removed, the underlying operating result is forecast to be a deficit of \$0.3 million.

	<u>\$m</u>
Underlying result	
Surplus / (deficit) excluding capital grants and contributions	6.0
Less:	
Interest on restricted Council funds	(3.4)
Domestic Waste net depreciation	(2.9)
Stormwater Charge net opex	(2.0)
Special Rates	(0.1)
Externally restricted grants (net)	0.6
Kimbriki (less dividend)	(0.5)
Mona Vale Cemetery	0.2
Gain on the disposal of assets	(0.5)
Developer contribution funded operating projects	2.3
Underlying surplus / (deficit)	
excluding restricted funds, rollovers and disaster funding for prior years	(0.3)

Capital expenditure is forecast to decrease by \$3.1 million to \$111.6 million.

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

GOVERNANCE AND RISK CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

LINK TO STRATEGY

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

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

Reporting team	Strategy, Performance & Records
TRIM file ref	2025/695480
Attachments	⇒1 Quarterly Report on Service Performance - September 2025 (Included In Attachments Booklet) ⇒2 Quarterly Budget Review Statement - September 2025 (Included In Attachments Booklet) ⇒3 Stronger Communities Funds - September 2025 (Included In Attachments Booklet)

ITEM 9.7 MONTHLY INVESTMENT REPORT - SEPTEMBER 2025

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).

EXECUTIVE SUMMARY

- In accordance with section 212 of the Local Government (General) Regulation 2021 (Regulation), the Responsible Accounting Officer must provide Council with a written report on a monthly basis setting out details of all money that Council has invested under section 625 of the Act.
- The Responsible Accounting Officer has certified that the investments listed in the report have been made in accordance with the Act, the Regulation and Council's Investment Policy.
- As at 30 September 2025, Council had total cash and investments of \$276,125,701 (which includes restricted funds) comprising:

Trading Accounts	\$1,092,590
Investments	\$275,033,111

- The portfolio achieved a return of 0.361% for the month of September, which was 0.071% above the benchmark AusBond Bank Bill Index return of 0.29%.
- The weighted average interest rate of the portfolio at month end is 4.39%, compared to 4.46% for the prior month.
- Total investment income for the year to September 2025 was \$2.8 million compared to the current budget of \$2.1 million.

RECOMMENDATION

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

BACKGROUND

In accordance with section 212 of the Local Government (General) Regulation 2021 (Regulation), a report setting out the details of money invested must be presented to Council on a monthly basis.

The report must also include certification as to whether or not the investments have been made in accordance with the *Local Government Act 1993*, 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.

CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

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

INVESTMENT REPORT

Investment balances

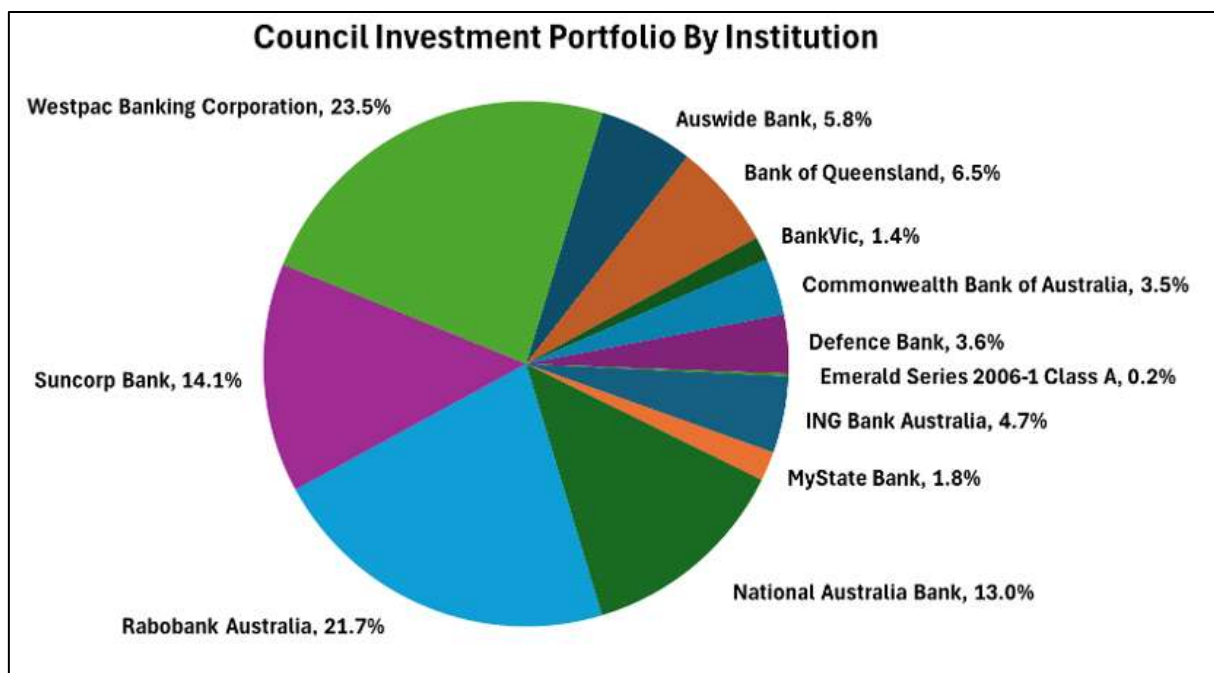
INVESTMENT BALANCES As at 30-Sep-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Trading Accounts					
Commonwealth Bank of Australia Ltd	A1+	521,731			3.65%
National Australia Bank Ltd	A1+	7,165			3.60%
		528,896			
At Call Accounts					
Commonwealth Bank of Australia Ltd	A1+	3,410,253		At Call	3.70%
		3,410,253			
Mortgage Backed Securities					
Emerald Series 2006-1 Class A	A*	502,841	17-Jul-06	21-Aug-51	4.0216%
		502,841			
Term Deposits					
Auswide Bank Limited	A2	2,000,000	07-Jan-25	02-Oct-25	5.00%
Suncorp Bank	A1+	4,000,000	12-Dec-24	07-Oct-25	5.05%
Auswide Bank Limited	A2	2,000,000	07-Jan-25	09-Oct-25	5.00%
National Australia Bank Ltd	A1+	2,000,000	06-Feb-25	14-Oct-25	4.80%
National Australia Bank Ltd	A1+	2,000,000	06-Feb-25	16-Oct-25	4.80%
National Australia Bank Ltd	A1+	4,000,000	24-Dec-24	21-Oct-25	5.00%
National Australia Bank Ltd	A1+	2,000,000	06-Feb-25	23-Oct-25	4.80%
Auswide Bank Limited	A2	2,000,000	30-Jan-25	28-Oct-25	4.95%
Auswide Bank Limited	A2	2,000,000	30-Jan-25	30-Oct-25	4.95%
Auswide Bank Limited	A2	3,000,000	31-Jan-25	04-Nov-25	4.95%
National Australia Bank Ltd	A1+	2,000,000	25-Feb-25	06-Nov-25	4.73%
National Australia Bank Ltd	A1+	2,000,000	25-Feb-25	11-Nov-25	4.72%
National Australia Bank Ltd	A1+	2,000,000	28-Feb-25	13-Nov-25	4.65%
ING Bank Australia Limited	A1	4,000,000	24-Feb-25	18-Nov-25	4.75%
National Australia Bank Ltd	A1+	2,000,000	28-Feb-25	20-Nov-25	4.65%
Rabobank Australia Ltd	A1	2,000,000	28-Feb-25	25-Nov-25	4.76%
Rabobank Australia Ltd	A1	2,000,000	28-Feb-25	27-Nov-25	4.76%
Rabobank Australia Ltd	A1	2,000,000	05-Mar-25	04-Dec-25	4.68%
Rabobank Australia Ltd	A1	2,000,000	06-Mar-25	09-Dec-25	4.71%
Rabobank Australia Ltd	A1	2,000,000	06-Mar-25	11-Dec-25	4.71%
Rabobank Australia Ltd	A1	4,000,000	04-Mar-25	16-Dec-25	4.73%
Bank of Queensland Ltd	A2	2,000,000	27-Mar-25	18-Dec-25	4.70%
Rabobank Australia Ltd	A1	3,000,000	05-Mar-25	18-Dec-25	4.68%
Bank of Queensland Ltd	A2	2,000,000	27-Mar-25	22-Dec-25	4.70%
Bank of Queensland Ltd	A2	3,000,000	25-Mar-25	22-Dec-25	4.70%
Bank of Queensland Ltd	A2	2,000,000	31-Mar-25	06-Jan-26	4.70%
Bank of Queensland Ltd	A2	2,000,000	31-Mar-25	08-Jan-26	4.70%
Suncorp Bank	A1+	4,000,000	31-Mar-25	13-Jan-26	4.87%

INVESTMENT BALANCES					
As at 30-Sep-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Term Deposits (continued)					
Suncorp Bank	A1+	3,000,000	29-Apr-25	15-Jan-26	4.58%
Suncorp Bank	A1+	2,000,000	31-Mar-25	20-Jan-26	4.85%
Suncorp Bank	A1+	2,000,000	31-Mar-25	22-Jan-26	4.85%
ING Bank Australia Limited	A1	4,000,000	20-Feb-25	27-Jan-26	4.79%
Suncorp Bank	A1+	2,000,000	31-Mar-25	29-Jan-26	4.83%
Suncorp Bank	A1+	2,000,000	29-Apr-25	03-Feb-26	4.55%
Rabobank Australia Ltd	A1	2,000,000	01-May-25	05-Feb-26	4.40%
Auswide Bank Limited	A2	2,000,000	15-May-25	10-Feb-26	4.47%
ING Bank Australia Limited	A1	3,000,000	18-Feb-25	10-Feb-26	4.81%
ING Bank Australia Limited	A1	2,000,000	18-Feb-25	12-Feb-26	4.81%
Suncorp Bank	A1+	2,000,000	08-May-25	17-Feb-26	4.42%
Suncorp Bank	A1+	2,000,000	08-May-25	19-Feb-26	4.42%
Suncorp Bank	A1+	3,000,000	31-Mar-25	24-Feb-26	4.75%
BankVic	A2	2,000,000	03-Jun-25	03-Mar-26	4.25%
BankVic	A2	2,000,000	03-Jun-25	05-Mar-26	4.25%
Bank of Queensland Ltd	A2	2,000,000	02-Sep-25	10-Mar-26	4.15%
Suncorp Bank	A1+	3,000,000	31-Mar-25	10-Mar-26	4.74%
Bank of Queensland Ltd	A2	2,000,000	30-May-25	12-Mar-26	4.18%
Bank of Queensland Ltd	A2	2,000,000	30-May-25	17-Mar-26	4.17%
Rabobank Australia Ltd	A1	2,000,000	20-May-25	19-Mar-26	4.46%
Bank of Queensland Ltd	A2	1,000,000	30-May-25	24-Mar-26	4.16%
Rabobank Australia Ltd	A1	3,000,000	20-May-25	24-Mar-26	4.46%
Rabobank Australia Ltd	A1	2,000,000	29-May-25	26-Mar-26	4.31%
Rabobank Australia Ltd	A1	2,000,000	29-May-25	31-Mar-26	4.31%
Rabobank Australia Ltd	A1	1,000,000	03-Jun-25	02-Apr-26	4.27%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	07-Apr-26	4.12%
Defence Bank Ltd	A2	3,000,000	05-Jun-25	07-Apr-26	4.30%
Defence Bank Ltd	A2	2,000,000	05-Jun-25	09-Apr-26	4.30%
MyState Bank Ltd	A2	2,000,000	30-Jun-25	14-Apr-26	4.25%
Suncorp Bank	A1+	2,000,000	19-Jun-25	16-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	19-Jun-25	21-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	24-Jun-25	23-Apr-26	4.30%
Suncorp Bank	A1+	2,000,000	24-Jun-25	28-Apr-26	4.30%
Rabobank Australia Ltd	A1	2,000,000	10-Jul-25	30-Apr-26	4.28%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	05-May-26	4.12%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	05-May-26	4.20%
Auswide Bank Limited	A2	3,000,000	15-May-25	05-May-26	4.52%
Rabobank Australia Ltd	A1	2,000,000	29-Jul-25	07-May-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	15-Jul-25	12-May-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	22-Jul-25	14-May-26	4.23%
MyState Bank Ltd	A2	3,000,000	27-Jun-25	19-May-26	4.20%
Rabobank Australia Ltd	A1	2,000,000	22-Jul-25	21-May-26	4.23%
Rabobank Australia Ltd	A1	2,000,000	29-Jul-25	26-May-26	4.28%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	02-Jun-26	4.11%
Defence Bank Ltd	A2	3,000,000	04-Jun-25	02-Jun-26	4.25%
Defence Bank Ltd	A2	2,000,000	04-Jun-25	04-Jun-26	4.25%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	09-Jun-26	4.20%

INVESTMENT BALANCES					
As at 30-Sep-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Term Deposits (continued)					
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%
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%
		266,000,000			
Kimbriki Environmental Enterprises Pty Ltd					
Trading Accounts					
Commonwealth Bank of Australia Ltd	A1+	563,694			3.55%
		563,694			
At Call Accounts					
Commonwealth Bank of Australia Ltd	A1+	1,120,016		At Call	3.60%
		1,120,016			
Term Deposits					
Commonwealth Bank of Australia Ltd	A1+	2,000,000	10-Jun-25	09-Oct-25	4.16%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	03-Sep-25	03-Nov-25	4.07%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	24-Sep-25	08-Dec-25	3.99%
		4,000,000			
Total Cash and Investments		276,125,701			

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

Portfolio analysis



Institutional credit framework – compliance with investment policy requirements

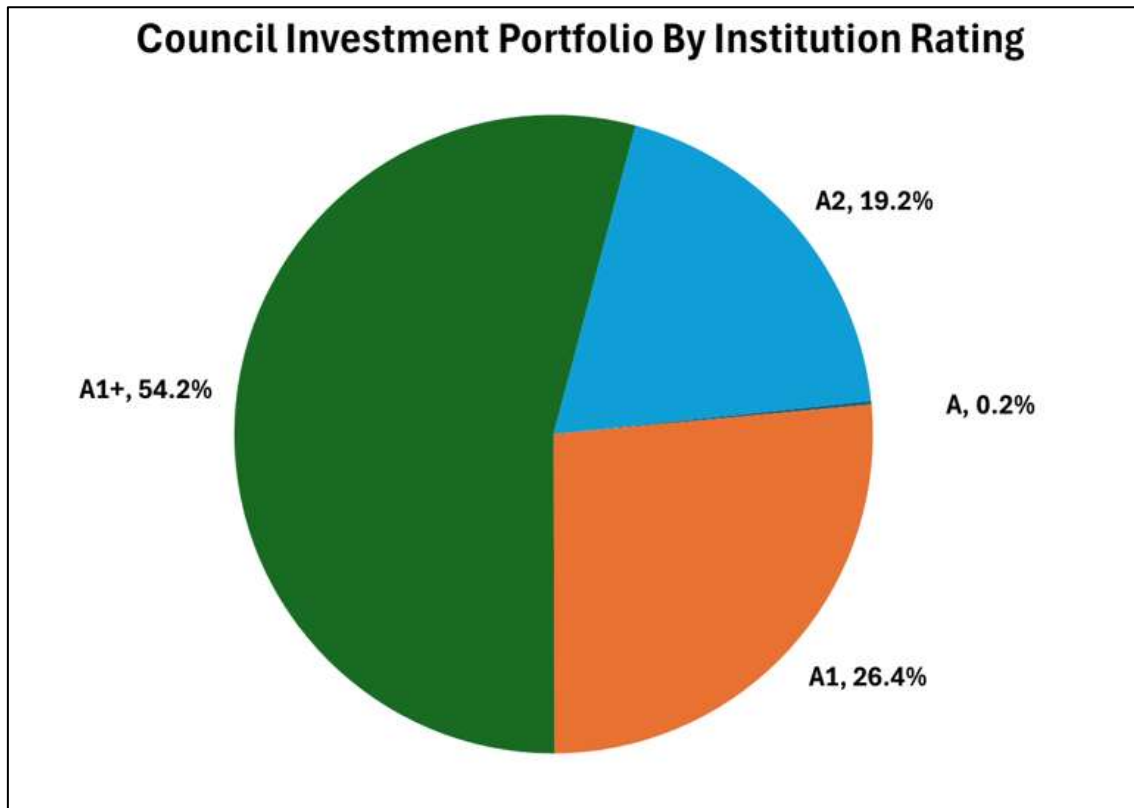
Clause 4.2.2 of Council's Investment Policy requires that exposure to an individual institution be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

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

* Or Moody's / Fitch equivalents

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

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



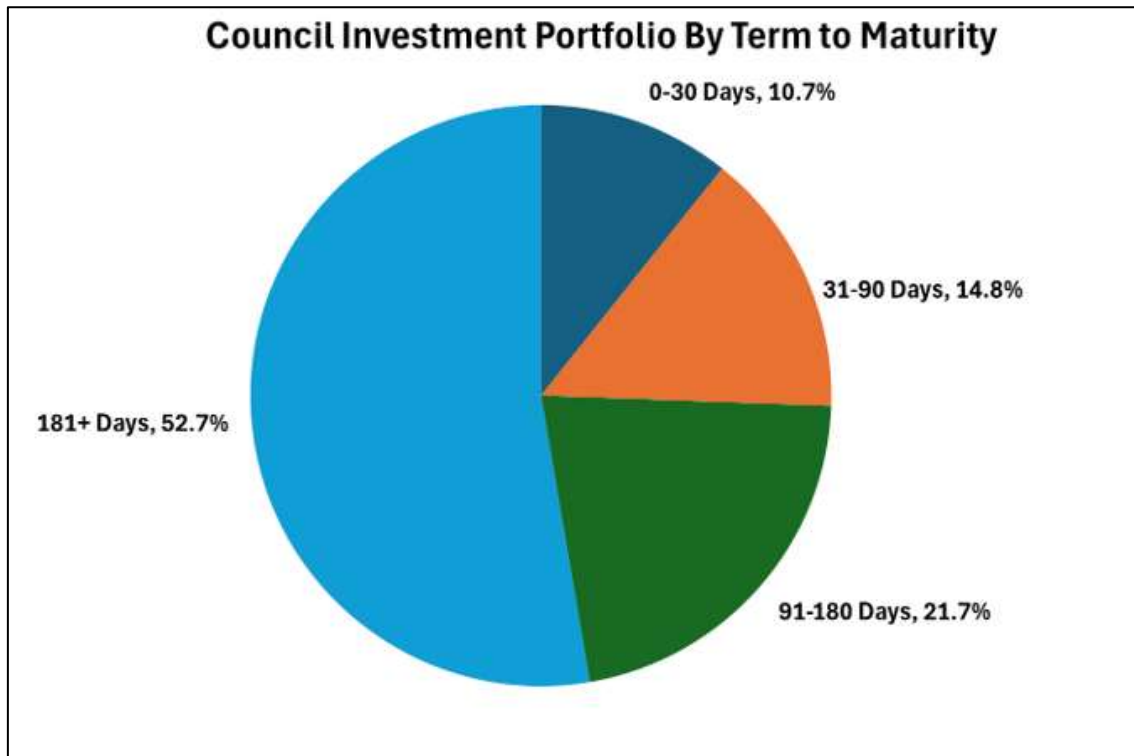
Overall portfolio credit framework – compliance with investment policy requirements

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

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

* Or Moody's / Fitch equivalents

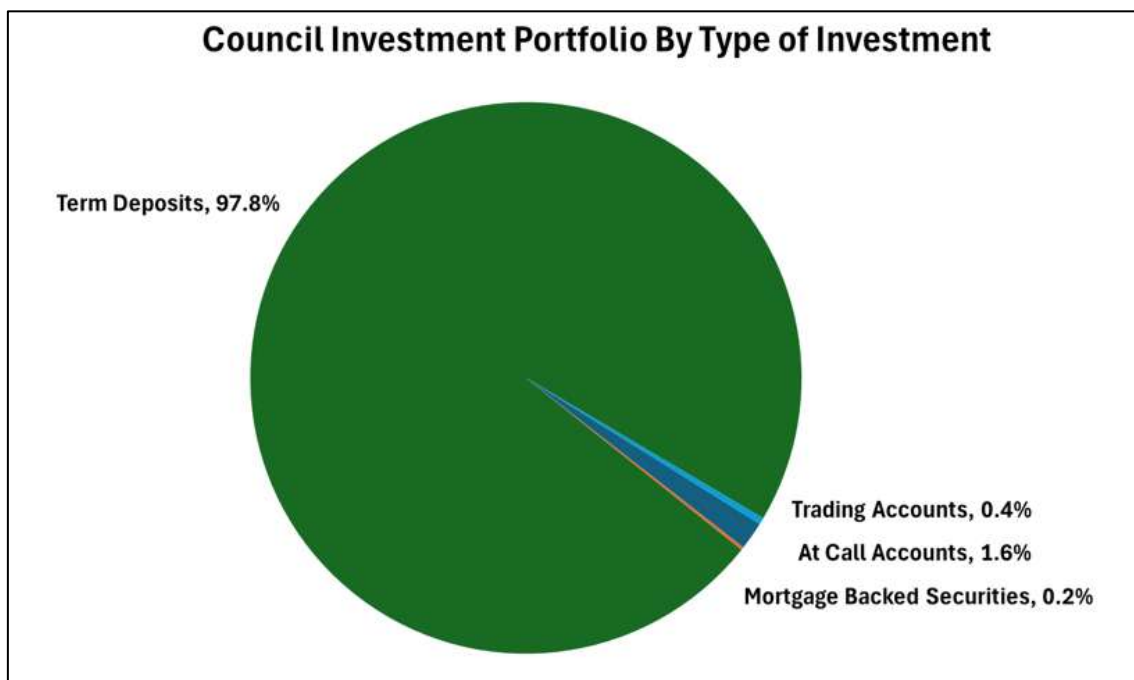
** Unrated Category is restricted to eligible managed funds such as the NSW Treasury Corporation Hour Glass Facilities and ADIs covered by the government guarantee scheme.



Term to maturity framework – compliance with investment policy requirements

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

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



Environmental and Social Considerations

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

Portfolio Summaries	Fossil Fuel Lending ADIs	Non-Fossil Fuel Lending ADIs
As at 30 September 2025	42.9%	57.1%

Investment performance vs benchmark

a) Portfolio return vs benchmark

	Investment Portfolio Return *	Benchmark: AusBond Bank Bill Index
1 Month	0.361%	0.29%
3 Months	1.140%	0.92%
FYTD	1.140%	0.92%
12 Months	4.884%	4.19%

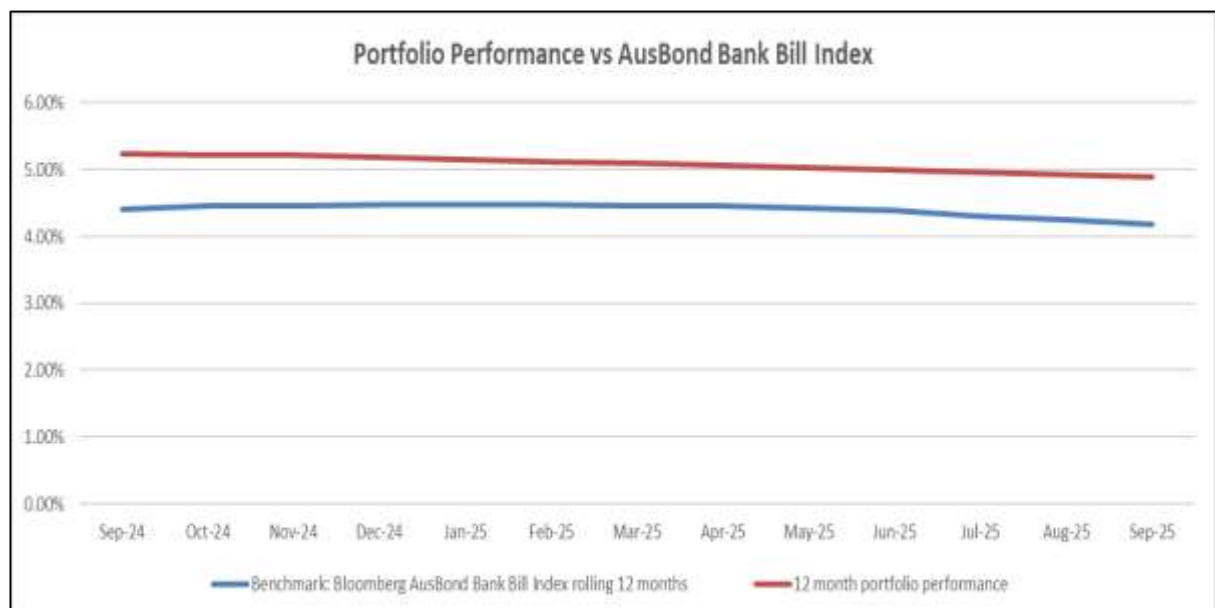
* Excludes trading account balances

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 0.361% for the month of September which was 0.071% above the benchmark AusBond Bank Bill Index return of 0.29%. For the past 12 months the portfolio achieved a return of 4.884%, which was 0.694% above the benchmark AusBond Bank Bill Index return of 4.19%.



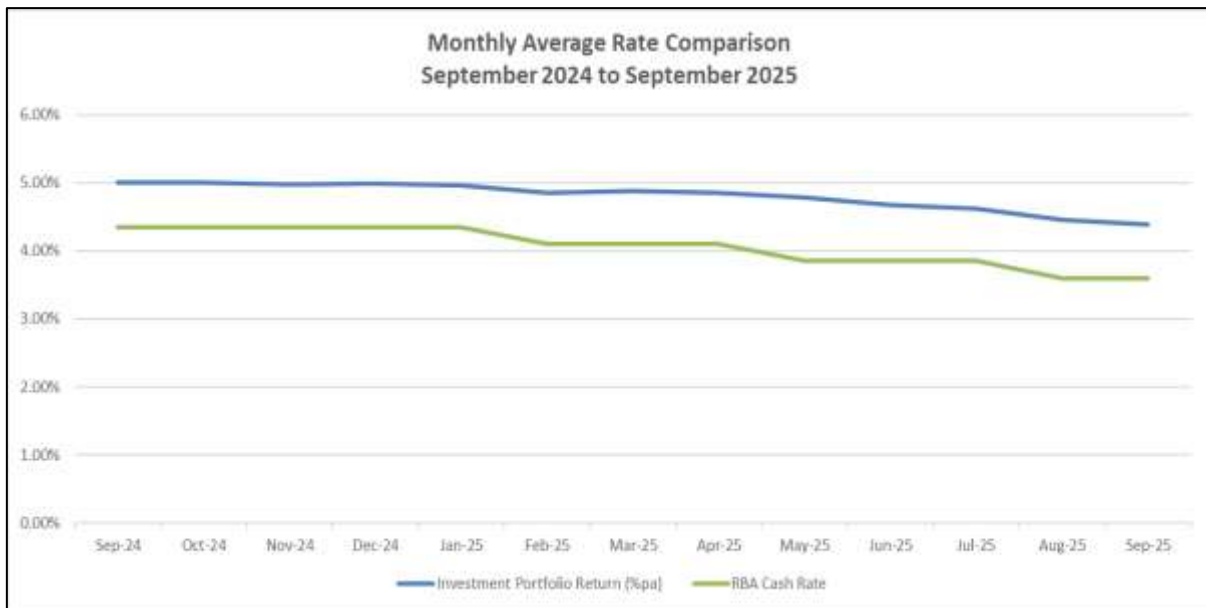
b) Portfolio interest rate vs benchmark

	Weighted Average Portfolio Interest Rate (%pa) *	Average RBA Cash Rate
1 Month	4.39%	3.60%
3 Months	4.49%	3.68%
6 Months	4.63%	3.81%
FYTD	4.49%	3.68%
12 Months	4.79%	4.04%

* 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 4.39%, compared to 4.46% for the prior month. For the past 12 months the weighted average interest rate of the portfolio was 4.79% compared to the average Reserve Bank of Australia Cash Rate of 4.04%.

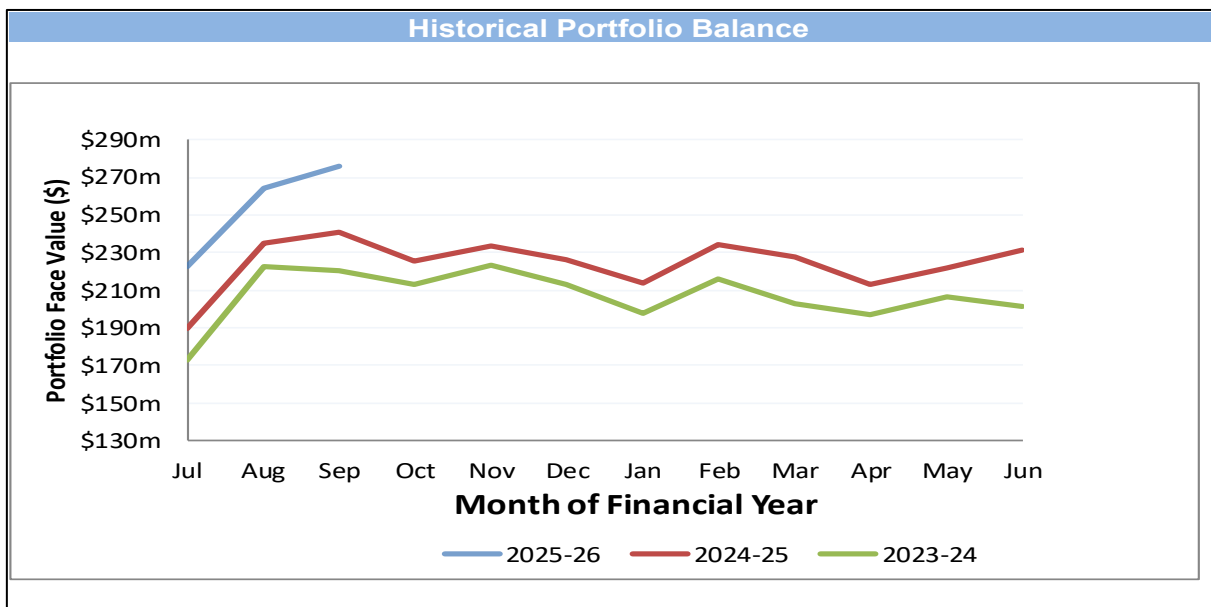


Investment income* vs budget

	Year to Date \$
Investment Income	2,833,632
Adjustment for Fair Value	113
Total Investment Income	2,833,745
Budgeted Income	2,088,017

*Includes all cash and investment holdings

Historical Portfolio Balance			
	2025-26	2024-25	2023-24
Jul	\$222m	\$190m	\$173m
Aug	\$264m	\$235m	\$223m
Sep	\$276m	\$241m	\$220m
Oct		\$225m	\$213m
Nov		\$234m	\$223m
Dec		\$226m	\$213m
Jan		\$213m	\$198m
Feb		\$234m	\$216m
Mar		\$227m	\$203m
Apr		\$213m	\$197m
May		\$222m	\$206m
Jun		\$231m	\$201m
Average Portfolio Balance	\$254m	\$224m	\$207m



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

Statement of compliance

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

Investment Policy Compliance

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

Restricted cash, cash equivalents and investments

At the end of September 2025 total cash & investments were \$276,125,701 and were made up of the following reserve allocations.

Allocation of Funds	Amount (\$)	Percentage
Externally restricted	\$69m	24.9%
Internally restricted	\$123m	44.6%
Total restricted	\$192m	69.5%
Unrestricted	\$84m	30.5%
Total	\$276m	100.0%

FINANCIAL CONSIDERATIONS

Actual investment income for the period from 1 July 2025 to date was \$2,833,745 compared to budgeted income of \$2,088,017, a positive variance of \$745,728 as a result of both a higher than anticipated level of investments and higher investment interest rates. The current budget for the full year is \$7,707,000 in investment income.

GOVERNANCE AND RISK CONSIDERATIONS

A revised Investment Policy was adopted by Council at its meeting on 26 July 2022. The Policy is reviewed annually by the Audit, Risk and Improvement Committee. It was reviewed by the Committee at its meeting in December 2024, and no changes to the Policy were proposed.

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

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

LINK TO STRATEGY

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

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

Reporting team	Finance
TRIM file ref	2025/695881
Attachments	Nil

ITEM 9.8 CODE OF CONDUCT COMPLAINT STATISTICS

PURPOSE

The purpose of this report is to provide Council with Code of Conduct complaint statistics, which relate to Code of Conduct complaints made about Councillors or the Chief Executive Officer (CEO), for the period 1 September 2024 to 31 August 2025.

EXECUTIVE SUMMARY

- Code of Conduct Complaint statistics are required to be reported to Council and then to the Office of Local Government (OLG) by 31 December 2025.
- In the reporting period 1 September 2024 to 31 August 2025, 7 complaints were reviewed.
- Of the 7 complaints, 4 have been finalised and 3 are ongoing.
- The total cost (including staff and external conduct reviewer costs) for this reporting period is \$50,488.

RECOMMENDATION

That Council note the Code of Conduct complaint statistics for the period 1 September 2024 to 31 August 2025 in accordance with the Procedures for the Administration of the Northern Beaches Council Code of Conduct.

BACKGROUND

Council is required to report on Code of Conduct Complaint statistics (that relate to Councillors or the Chief Executive Officer (CEO)) to Council and then to the Office of Local Government (OLG) by 31 December 2025.

Part 11 - Reporting statistics on code of conduct complaints about councillors and the CEO - of the Procedures for the Administration of the Northern Beaches Council Code of Conduct sets out the following requirements:

- 11.1 The complaints coordinator must arrange for the following statistics to be reported to Council within 3 months of the end of September of each year:
- the total number of code of conduct complaints made about councillors and the CEO under the code of conduct in the year to September (the reporting period)
 - the number of code of conduct complaints referred to a conduct reviewer during the reporting period
 - the number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage during the reporting period and the outcome of those complaints
 - the number of code of conduct complaints investigated by a conduct reviewer during the reporting period
 - without identifying particular matters, the outcome of investigations completed under these procedures during the reporting period
 - the number of matters reviewed by the Office during the reporting period and, without identifying particular matters, the outcome of the reviews, and
 - the total cost of dealing with code of conduct complaints made about councillors and the CEO during the reporting period, including staff costs.
- 11.2 Council is to provide the Office with a report containing the statistics referred to in clause 11.1 within 3 months of the end of September each year.

The following table outlines the Code of Conduct complaint statistics that relate to Councillor or CEO complaints for the period 1 September 2024 to 31 August 2025, using the OLG template:

Number of complaints		
1	The total number of complaints received in the reporting period about councillors and the General Manager (GM) under the code of conduct from the following sources:	
i	Community	3
ii	Other Councillors	4
iii	General Manager	0
iv	Other Council Staff	0
2	The total number of complaints finalised about councillors and the GM under the code of conduct in the following periods:	
i	3 Months	4
ii	6 Months	0

iii	9 Months	0
iv	12 Months	0
v	Over 12 months	0

Overview of complaints and cost			
3	a	The number of complaints finalised at the outset by alternative means by the GM or Mayor	3
	b	The number of complaints referred to the Office of Local Government (OLG) under a special complaints management arrangement	0
	c	The number of code of conduct complaints referred to a conduct reviewer	4
	d	The number of code of conduct complaints finalised at preliminary assessment by conduct reviewer	0
	e	The number of code of conduct complaints referred back to GM or Mayor for resolution after preliminary assessment by conduct reviewer	1
	f	The number of finalised code of conduct complaints investigated by a conduct reviewer	0
	g	Cost of dealing with code of conduct complaints via preliminary assessment	\$8,475
	h	Progressed to full investigation by a conduct reviewer	3
	i	The number of finalised complaints investigated where there was found to be no breach	0
	j	The number of finalised complaints investigated where there was found to be a breach	0
	k	The number of complaints referred by the GM or Mayor to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police	
	i	ICAC	0
	ii	NSW Ombudsman	0
	iii	OLG	1
	iv	Police	0
	v	Other Agency (please specify)	0
		N/A	
	l	The number of complaints being investigated that are not yet finalised	3
	m	The total cost of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	\$50,488
Preliminary assessment statistics			
4	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:		
	a	To take no action (clause 6.13(a) of the 2020 Procedures)	0
	b	To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2020 Procedures)	0

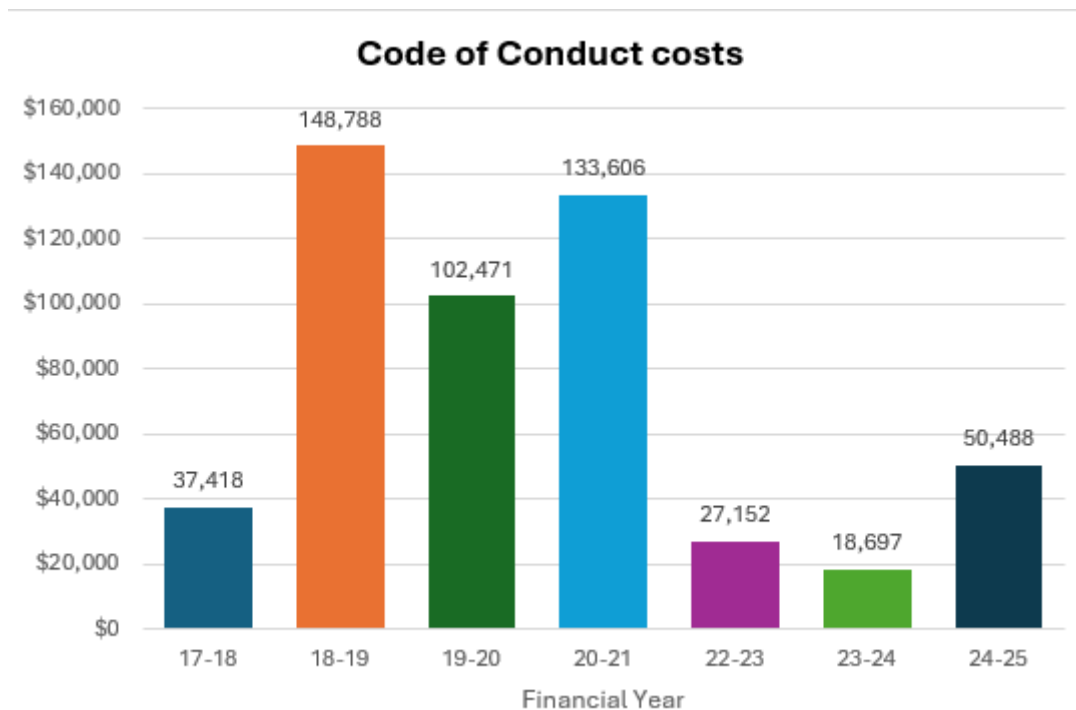
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2020 Procedures)	1
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2020 Procedures)	0
e	To investigate the matter (clause 6.13(e) of the 2020 Procedures)	3
f	Other action (please specify) N/A	0
Investigation statistics		
5	The number of investigated complaints resulting in a determination that there was no breach , in which the following recommendations were made:	
a	That the council revise its policies or procedures	0
b	That a person or persons undertake training or other education (clause 7.40 of the 2020 Procedures)	0
6	The number of investigated complaints resulting in a determination that there was a breach in which the following recommendations were made:	
a	That the council revise any of its policies or procedures (clause 7.39 of the 2020 Procedures)	0
b	In the case of a breach by the GM, that action be taken under the GM's contract for the breach (clause 7.37(a) of the 2020 Procedures)	0
c	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.37(b) of the 2020 Procedures)	0
d	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.37(c) of the 2020 Procedures)	0
7	Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2020 Procedures)	0
Categories of misconduct		
8	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	
a	General conduct (Part 3)	0
b	Non-pecuniary conflict of interest (Part 5)	0
c	Personal benefit (Part 6)	0
d	Relationship between council officials (Part 7)	0
e	Access to information and resources (Part 8)	0
Outcome of determinations		
9	The number of investigated complaints resulting in a determination that there was a breach in which the council:	
a	Adopted the independent conduct reviewers recommendation	0
b	Failed to adopt the independent conduct reviewers recommendation	0

10	The number of investigated complaints resulting in a determination where:	
a	The external conduct reviewers decision was overturned by OLG	0
b	Council's response to the external conduct reviewers recommendation was overturned by OLG	0
11	Date Code of Conduct data was presented to council	18/11/2024

In the reporting period 1 September 2024 to 31 August 2025, 7 complaints were reviewed. One of the complaints comprised 25 submissions alleging the same breaches of the Code of Conduct regarding the same event.

Four complaints were referred to a conduct reviewer for preliminary assessment, 3 complaints progressed to investigation, and 3 complaints have not yet been finalised.

The total cost (including staff and external conduct reviewer costs) for this reporting period is \$50,488. A comparison of the current and previous 6 years' costs is provided in the chart below.



FINANCIAL CONSIDERATIONS

Funding for the investigation of Code of Conduct complaints is included in the existing budget.

GOVERNANCE AND RISK CONSIDERATIONS

The Code of Conduct sets the minimum standards of conduct for all Council officials as prescribed by regulation. Reporting statistics on Code of Conduct complaints is a requirement under Part 11 of the Procedures.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental impacts in relation to this report.

SOCIAL CONSIDERATIONS

There are no social impacts in relation to this report.

LINK TO STRATEGY

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

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

Reporting team	Governance & Assurance Services
TRIM file ref	2025/708926
Attachments	Nil

11.0 ENVIRONMENT AND OPEN SPACE DIVISION REPORTS

ITEM 11.1 PUBLIC EXHIBITION - DRAFT HAWKESBURY - NEPEAN RIVER SYSTEM COASTAL MANAGEMENT PROGRAM

PURPOSE

The purpose of this report is to seek Council endorsement to publicly exhibit the draft Hawkesbury-Nepean River System Coastal Management Program (HNRS CMP).

EXECUTIVE SUMMARY

- The HNRS CMP provides an integrated framework for the coordinated and ecologically sustainable management of the Hawkesbury-Nepean River system (including the Pittwater estuary).
- The 6 councils with joint management responsibilities for the Hawkesbury-Nepean River System (Hawkesbury, Hills Shire, Northern Beaches, Ku-ring-gai, Central Coast and Hornsby Councils) have been working together with stakeholders, expert advisors and NSW state agencies to develop the draft HNRS CMP.
- The draft HNRS CMP includes 188 actions across the 6 local government areas valued at \$75 million over 10 years, with \$45.5 million potentially eligible for grant contributions from NSW state agencies.
- Approximately \$3.1 million of actions have been identified for Northern Beaches Council to deliver over 10 years most of which are expected to be eligible for competitive 2:1 grants through the NSW Government Coast & Estuary Program.
- The 24 proposed actions for Council include delivering coordinated riparian rehabilitation and water quality monitoring, maintaining recreational infrastructure, investigating coastal hazard mitigation through dredging and nourishment, and developing long-term climate adaptation plans for coastal assets.
- The development of the draft HNRS CMP recently won the 2025 NSW Coastal Management Award for Local Government which is awarded for initiatives that demonstrate excellence in the implementation of ecologically sustainable development in the coastal zone.
- Consultation with the community on the draft HNRS CMP is a mandatory requirement under the *Coastal Management Act 2016* and the associated Coastal Management Manual and the HNRS CMP is now presented to Council for public exhibition.

RECOMMENDATION

That Council:

1. Endorse the draft Hawkesbury-Nepean River System Coastal Management Program for public exhibition for a minimum of 28 days with the outcome reported to Council.
2. Delegate authority to the Chief Executive Officer to approve, prior to exhibition, any minor amendments made to the draft HNRS CMP as a result of other partner council updates.

BACKGROUND

The purpose of a Coastal Management Program (CMP) is to set the long-term strategy for coordinated management of the coastal zone with a focus on achieving the objects of the *Coastal Management Act 2016*. It provides an opportunity for councils, public authorities and local communities to plan for, and implement, actions that will help achieve coastal management objectives at a local level, consistent with the objects of the *Coastal Management Act 2016*.

A CMP provides a plan of action for Council, public authorities, and land managers responsible for management of the coastal zone to:

- address coastal hazard risks
- preserve habitats and cultural uses and values
- encourage sustainable economic, and built development in the coastal zone
- maintain or improve recreational amenity and resilience
- adapt to emerging issues such as population growth and climate change.

The draft Hawkesbury-Nepean River System Coastal Management Program (HNRS CMP) is a partnership between local and state government agencies to support the coordinated management and sustainable development of the Hawkesbury-Nepean River system, including the Pittwater estuary, Broken Bay and Brisbane Water for the benefit of the environment, the economy and the community.

Council is partnering with Central Coast, Ku-ring-gai, Hornsby, The Hills and Hawkesbury Councils to develop a whole-of-system CMP for the tidal reaches of the Hawkesbury-Nepean. This CMP sets the long-term strategy for the coordinated management and contains actions that address both catchment-wide processes as well as specific actions for the local government area that address local scale issues.

Recent findings from the NSW Audit Office performance audit of NSW Coastal Management highlight the scale and complexity of implementing the Coastal Management Framework across NSW. The audit found that, 7 years after the framework came into effect, most councils are still in the process of developing CMPs, and that the framework is not being effectively implemented to manage the coastal environment. The audit also noted that coastal management is a large-scale and complex process for councils to administer, requiring significant coordination, long-term planning, and resourcing. Challenges include gaps in hazard mapping, uncertainty around long-term funding, and difficulties integrating CMP actions into broader council planning and reporting frameworks.

These findings emphasise the importance of collaborative, well-supported approaches like the HNRS CMP to ensure effective coastal management outcomes across jurisdictions. It is a long-term and resource-intensive undertaking and working across 6 councils has required a substantial commitment of time, effort and coordination to align priorities, share knowledge and deliver a unified strategy.

DISCUSSION

The draft HNRS CMP has been developed in line with the NSW State Government's Coastal Management Framework and through a highly collaborative process involving over 15 state agencies, multiple First Nations groups, and broad community input.

The CMP seeks to achieve the objectives of the *Coastal Management Act 2016* by identifying coastal management issues, pressures, risks and opportunities, and the actions required to address these issues in a strategic and integrated way.

The development of CMPs offers a comprehensive framework for protecting and enhancing coastal and estuarine environments. Key benefits of the draft HNRS CMP include:

- **Strategic and Integrated Management:** a long-term, coordinated strategy for managing coastal and estuarine areas across council boundaries, aligning actions with the *Coastal Management Act 2016* and promoting consistency across local and state agencies.
- **Environmental Protection and Ecosystem Health:** the protection and restoration of natural coastal processes, sensitive ecosystems, and biodiversity. It enhances habitat connectivity and contributes to broader conservation objectives.
- **Risk Mitigation and Climate Resilience:** identifying and addressing current and future risks from coastal hazards such as erosion, inundation, and sea level rise. It facilitates proactive planning and emergency preparedness to improve resilience.
- **Economic and Social Wellbeing:** preservation of the economic value of coastal zones by supporting tourism, recreation, and local industries. It maintains public access and amenity, protects cultural and recreational values, and safeguards Aboriginal cultural heritage and practices.
- **Efficient and Cost-effective Delivery:** reducing duplication in studies, monitoring, and engagement activities. It promotes shared resources and streamlined implementation across jurisdictions, resulting in cost savings and improved outcomes.
- **Enhanced Collaboration and Governance:** providing a framework for interagency cooperation and cross-boundary issue resolution. It strengthens governance structures and supports coordinated decision-making across councils and state bodies.
- **Community Engagement and Local Empowerment:** encouraging meaningful public participation and locally informed decision-making. It supports community-led initiatives and fosters stewardship of coastal and riverine environments.
- **Access to Funding Opportunities:** eligibility for funding through the NSW Coastal and Estuary Grants Program and other sources. It also demonstrates strategic alignment and readiness for investment in long-term environmental management when applying for other funding opportunities.

CMP Stages

The CMP has been prepared in accordance with the process outlined in the NSW Coastal Management Manual and the NSW Coastal Management Framework in accordance with the *Coastal Management Act 2016*. Its development has been supported by funding and technical assistance from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Stage 1 – Identify the scope of the CMP

The initial stage in developing the draft HNRS CMP was completed in April 2020 with the release of the Scoping Study. This study reviewed the history of river system management, assessed existing information, identified data gaps, conducted a preliminary risk assessment, and outlined a forward work program, establishing the strategic direction for subsequent CMP stages.

Stage 2 – Determine risks, vulnerabilities and opportunities

Stage 2 of the draft HNRS CMP resulted in the production of a range of studies designed to assess key risks and vulnerabilities and identify opportunities to inform future management. These studies were selected for completion by the CMP project team because they addressed the most pressing knowledge gaps as identified in the Scoping Study and were essential for the successful progression of the CMP.

Stage 3 – Identification and evaluation of management actions

Stage 3 focused on the development and assessment of management actions to address the coastal issues identified in Stage 2. This stage aimed to ensure that proposed actions were strategic, integrated, and locally relevant. It focused on:

- Confirming the strategic direction of the draft HNRS CMP by reviewing risks and opportunities identified in earlier stages, ensuring alignment with local values and planning objectives.
- Developing management actions that address key risks and vulnerabilities, while also responding to broader, system-wide challenges. Proposed actions needed to retain sufficient detail to effectively manage localised issues across the study area.
- Evaluation of management actions based on:
 - Feasibility, viability, and stakeholder acceptability across short, medium, and long-term timeframes.
 - Cost-benefit analysis, informed by Stage 2.
 - Stakeholder and community engagement to ensure transparency and shared understanding of risks, costs, benefits, and responsibilities.
- Developing a Business Plan to support implementation of preferred actions, including:
 - Identification of viable funding mechanisms
 - Clear articulation of roles, responsibilities, and delivery pathways
 - Alignment with Council's Integrated Planning and Reporting (IP&R) framework to ensure consistency with broader strategic and financial planning processes.

A comprehensive suite of management actions was developed to address the risks identified in Stage 2 and support the objectives of the CMP. This process was informed by:

- Existing strategies and plans
- Historical technical studies and assessments
- Community and stakeholder engagement
- Risk-based analysis of environmental data

An initial long list of actions was compiled from previous plans and refined through workshops with Partner Councils. Feedback highlighted that earlier plans often included aspirational actions that were difficult to implement due to funding and resource constraints. Further refinement was achieved through engagement with key stakeholders, including First Nations groups, State agencies, Upper Catchment councils, and the broader community. As a result, the Stage 3 process focused on developing a practical, coordinated, and achievable set of actions.

A preliminary screening of 847 management actions was undertaken in collaboration with Partner Councils and stakeholders. This process refined the list to 188 relevant and implementable actions by:

- Auditing legacy Coastal Zone Management Plans and Estuary Management Plans to remove completed or outdated actions.
- Consolidating duplicate or overlapping actions.
- Reviewing community submissions and excluding proposals inconsistent with legislation or policy.

- Removing routine operational tasks already addressed in existing plans.
- Streamlining actions to maintain strategic focus.

This refinement ensured the final list of actions is practical, coordinated, and aligned with the long-term objectives of the CMP. The draft HNRS CMP identifies a range of actions to be delivered jointly by all partnering Councils or by individual Councils.

Actions for Northern Beaches Council

Key actions for Northern Beaches Council include:

- Delivery of coordinated riparian rehabilitation works across the river system and Careel Creek.
- Implementing a coordinated water quality monitoring program including the continuation of Council's estuarine water quality monitoring program at Bayview, Church Point, Avalon and Palm Beach.
- Maintaining/ managing recreation such as the maintenance of accessways, wharfs and boat ramps across Pittwater including Sand Point and Paradise Beach.
- Coastal hazards management such as investigating the feasibility of dredging and beach nourishment that could potentially benefit a number of locations in the Pittwater waterway.
- Developing long term climate adaptation plans for coastal assets and infrastructure including jetties, wharves and stormwater.

The number of actions and forecast implementation costs for Northern Beaches Council are lower than other participating Councils, such as Central Coast Council. This is due to:

- the smaller distance of shoreline covered by the draft HNRS CMP for Pittwater compared to the Central Coast
- a focus on developing actions that can feasibly be delivered within the 10-year timeframe and within Council's operational budget.

CONSULTATION

Coastal technical experts and communications/community engagement staff from each of the partner Councils provided input to help inform the communications and engagement plan. This included developing a detailed understanding of the local engagement methods and tools that work within each LGA, and identification of important local stakeholder groups and existing engagement networks.

Stage 3 involved consultation with State agencies, Upper Catchment councils, First Nations groups, and local communities. Community engagement was conducted from 16 September to 24 November 2024, including a total of 22 face-to-face drop-in events across the 6 Local Government Areas, 3 of those held on the Northern Beaches. A comprehensive list of management options was exhibited for public feedback via the [CMP Webpage](#), social media, and Council's Your Say platform.

Engagement Highlights across all 6 LGAs:

- Duration: 10 weeks
- Drop-in sessions: 22
- Attendees: Over 500
- Online portals: 7 (including 6 Council platforms)
- Community suggestions: 162

- Votes on proposed actions: 4,029

This engagement represented one of the most extensive consultation efforts for a CMP in NSW, ensuring local values and priorities were embedded in the development of management options.

Northern Beaches Council – engagement activities

The engagement activities undertaken to date specific to Northern Beaches Council included an online engagement portal, face-to-face drop-in sessions, opportunities for residents to speak to Council staff over the phone, direct notification to resident groups and consultation with umbrella community groups such as the Pittwater Community Alliance.

The online engagement portal invited participants to:

- Give your feedback: Learn about the management actions proposed by our project team and provide your feedback
- Share your ideas: Zoom into your area of interest and provide ideas and feedback about the local issues that matter to you
- Explore issues big and small: See proposed management actions from right across the Hawkesbury-Nepean River System

In addition to the online portal, Council also facilitated 3 drop-in sessions:

- Church Point Square, 27 September 2024 (20 people registered an interest in the project or made a submission)
- Bayview Dog Park, 5 October 2024 (30 people registered an interest in the project or made a submission)
- Palm Beach Wharf, 19 October 2024 (10 people registered an interest in the project or made a submission)

Between October 2024 and October 2025, Council delivered 3 presentations to the Pittwater Community Alliance, an organisation representing 14 resident and community associations, to provide updates on progress and draft actions. Up to 40 Pittwater resident groups were also emailed information packs which provided instructions on how to navigate the feedback portal through the Pittwater Community Alliance.

Public exhibition of the draft HNRS CMP is proposed and will meet the requirements of the *Coastal Management Act 2016* and NSW Coastal Management Guidelines. Engagement activities will include:

- Opportunities to comment on the draft HNRS CMP through Council's Your Say page
- The interactive website established for the project
- Drop-in sessions
- Promotion through Council's social media platforms and
- Consultation with the Pittwater Community Alliance

TIMING

A number of key steps, including public exhibition, remain before the draft HNRS CMP can be adopted by Council. This CMP is unique in that it represents a collaborative effort between 6 Councils and will require review, endorsement, and approval from each individual Council. A process that presents both logistical and administrative challenges.

Project Task	A Timeframe
The draft CMP will be on public exhibition, giving the community an opportunity to review the plan and provide feedback.	Early 2026
Community feedback will be collated and used to refine and finalise the CMP.	Early to mid 2026
Key State Government agencies will be asked to provide formal letters of support for the finalised CMP, particularly for actions where they are identified as either the lead agency or a supporting partner.	Mid 2026
Council to consider final report for adoption.	Mid 2026 onwards
The CMP will be submitted to the NSW Government for formal certification under the <i>Coastal Management Act 2016</i> .	Mid to late 2026
Once certified, the CMP will provide a strong foundation to access funding through the NSW Coastal and Estuary Grants Program and support the delivery of on-ground projects that benefit communities across the catchment.	2026-2036

FINANCIAL CONSIDERATIONS

Undertaking public exhibition of the draft HNRS CMP is provided for within existing budgets. The \$3.1 million worth of actions for Northern Beaches Council include a mix of strategic and on-ground actions. Most of these activities are eligible for contestable grant funding through the NSW Government Coast & Estuary Program. Should this grant funding be forthcoming, the forecast expenditure from Council's budget will be approximately one third of this amount (\$1.33 million over 10 years) which is expected to be able to be funded from Council's operational budget. Funding for the CMP in any given year will be subject to Council's normal budget process, other operational priorities and the success in obtaining grant funding.

GOVERNANCE AND RISK CONSIDERATIONS

The CMP has been prepared in accordance with the process outlined in the NSW Coastal Management Manual and the NSW Coastal Management Framework. Its development has been supported by funding and technical assistance from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW).

One of the key risks of not exhibiting and completing the draft HNRS CMP is not having access to 2:1 grant funding through DCCEEW's Coast and Estuary Grant Program. It would also see a lack of strategic co-ordination in the management of the HNRS which can impact on the actions of other Councils.

ENVIRONMENTAL CONSIDERATIONS

The proposed actions in this report will result in a beneficial environmental outcome by delivering on actions that maintain and protect waterway health and address risks associated with coastal hazards and climate change. The development of the draft HNRS CMP recently won the 2025 NSW Coastal Management Award for Local Government which is awarded for initiatives that demonstrate excellence in the implementation of ecologically sustainable development in the coastal zone.

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community through the provision of a long-term funding stream that will support actions that maintain and protect waterway health and amenity into the future and address coastal hazards.

LINK TO STRATEGY

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

- Protection of the environment - Goal 1 Our bushland, coast and waterways are protected for their intrinsic value.
- Protection of the environment - Goal 2 Our environment and community is resilient to natural hazards and climate change.
- Protection of the environment - Goal 3 Our community is well-supported in protecting and enhancing the environment, to ensure safe and sustainable use.
- Environmental sustainability - Goal 5 Our built environment is developed in line with best practice sustainability principles.
- Environmental sustainability - Goal 6 Our Council leads by example in environmental sustainability and resilience
- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.
- Good governance and participation - Goal 21 Our community is engaged in decision making processes.

Reporting team	Environment & Resilience
TRIM file ref	2025/591592
Attachments	⇒ 1 Draft Hawkesbury-Nepean River System Coastal Management Program (Included In Attachments Booklet)

ITEM 11.2 RESPONSE TO NOTICE OF MOTION 12/2025 - CLEAN, GREEN AND LOCAL NSW 2024 POLICY PLATFORM
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PURPOSE

The purpose of this report is to respond to Council's resolution in respect of Notice of Motion 12/2025 (Resolution 094/25) – Clean, Green and Local NSW 2024 Policy Platform.

EXECUTIVE SUMMARY

- In response to Notice of Motion 12/2025, a review was undertaken of the Nature Conservation Council of NSW Clean, Green and Local NSW 2024 Policy Platform.
- Each policy position was reviewed against Council's existing policy position.
- Of the 86 items, 65 were consistent with existing Council Policy, 12 were not recommended for adoption, and 5 were not applicable to the Northern Beaches Council local government area.
- The remaining 4 that are considered to have strategic merit are recommended for consideration in future strategies, plans and actions.

RECOMMENDATION

That Council note the report.

BACKGROUND

At its meeting of 15 April 2025, Council resolved (094/25) as follows:

That Council:

1. Examine the 'Clean, Green and Local NSW 2024' policy platform of the Nature Conservation Council of NSW and prepare a high-level summary considering each item and whether:
 - a. it is already consistent with existing or future adopted Council policy
 - b. if not consistent with Council policy, make a recommendation as to whether it is appropriate to be adopted in full, in part or not at all, along with reasons why.
2. Present this report at a future Council meeting, outlining further steps necessary to adopt newly recommended initiatives.

In response to the resolution, staff have completed a high-level desktop review of the Nature Conservation Council of NSW's Clean, Green and Local 2024 Policy Platform (Policy Platform) which is outlined below.

DISCUSSION

The Nature Conservation Council of NSW (NCC) is an environmental advocacy organisation. The Policy Platform outlines the NCC's priorities for nature and climate and consists of a wide range of suggested policy commitments based on their advocacy work.

The Policy Platform covers a wide range of topics and areas across Council with 86 individual topics reviewed (see Attachment 1). The review aimed to assess compatibility with existing Council policy and provide recommendations where policy positions may be adopted in full, part or not at all. From the review:

- 65 were consistent with existing Council Policy,
- 12 were not recommended for adoption,
- 5 were not considered applicable to Northern Beaches Council, and
- 4 were recommended for consideration in future strategies, plans and actions.

For the items not recommended for adoption, several factors contributed to the decision. These included concerns about the precise wording of certain clauses, misalignment with Council's established policy positions, overlap with existing NSW State Government legislation, limited relevance to Council's core responsibilities, and the need for more substantial evidence to support adoption.

For the items recommended for further consideration, Council is already implementing aspects of them, however these could be more formally incorporated into future strategies or action plans. In some cases, existing Council strategies already support the intent, and enhancing the focus within those frameworks could lead to improved outcomes. A summary of the 4 NCC positions that are recommended for further consideration is provided in the below table:

NCC Policy	Recommended next steps
Utilise signage, speed limits, and other technologies for roads in wildlife hotspots and corridors e.g. the virtual fence technology used in Eurobodalla Shire Council.	Consider the inclusion of a roadkill mitigation strategy as an action in future updates of the Bushland and Biodiversity Action Plan.

NCC Policy	Recommended next steps
Develop a companion animal management plan within council, that includes anti roaming laws for pet cats.	A comprehensive review of the <i>Companion Animals Act 1998</i> is currently underway by the NSW Government, and Council has made substantial representations on the need to manage the regulation of cats to prevent roaming behaviours. The need for a management plan can be further considered once the statutory framework has been finalised.
Support community groups to engage in recycled and recycling products such as soft plastics.	The Waste and Circular Economy Strategy reaffirms Council's commitment to eliminating single-use plastics by taking a leadership role, advocating for legislative change, and promoting responsible consumption. Council's experience is that there are limited markets for recycled soft plastics. Council will also support sustainable recycling of plastics generated in the community.
Build a stronger role for councils to clean up waste and provide funding for community efforts.	Council's Waste and Circular Economy Strategy include the guiding principle of Sharing responsibility - Our community, local businesses and Council share responsibility and work collaboratively to minimise the impacts of waste and take advantage of the opportunities presented by the circular economy, where we reuse, repair and recycle more. Council is committed to supporting start up business models and social networks. Piloting different delivery models for reusing, refurbishing and repairing, including pop up events, repair cafes and collaborating with social enterprises.

CONSULTATION

The review included consultation across Council business units and their subject matter experts.

TIMING

There are no timing implications for this report.

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial impact on Council. Taking further action as indicated in the above table, can be accommodated within existing budgets and/or would be subject to Council's normal annual budget cycle and its other operational priorities.

GOVERNANCE AND RISK CONSIDERATIONS

The implementation of any policy positions would be undertaken in accordance with Council's Policy Framework and any legislative requirements.

ENVIRONMENTAL CONSIDERATIONS

The review demonstrated that Council's existing environmental priorities are largely consistent with that of the NCC's policy platform. Further enhancements as recommended above are considered to have a positive environmental benefit.

SOCIAL CONSIDERATIONS

The recommendations in this report do not have any adverse social impacts.

LINK TO STRATEGY

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

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

Reporting team	Environment & Resilience
TRIM file ref	2025/672175
Attachments	⇒1 Review of the Nature Conservation Council Clean, Green and Local NSW 2024 - Priorities for nature and climate in the 2024 local government elections against Northern Beaches Council's policies, strategies and plans (Included In Attachments Booklet)

12.0 PLANNING AND PLACE DIVISION REPORTS

ITEM 12.1 AFFORDABLE HOUSING CONTRIBUTIONS SCHEME - FLAT RATE CONTRIBUTION

PURPOSE

The purpose of this report is to seek Council approval to exhibit an affordable housing contribution for certain types of development not subject to Council's Affordable Housing Contribution Scheme and to amend the existing affordable housing contribution rate in the Frenchs Forest precinct.

EXECUTIVE SUMMARY

- On 25 June 2024, Council resolved to prepare a feasibility study of a flat rate affordable housing contribution for development outside areas being upzoned, and to prepare a planning proposal to amend Council's local environmental plans to implement the changes.
- Council officers have completed an assessment of the economic feasibility of introducing a flat rate affordable housing contribution throughout the Northern Beaches for developments not subject to Council's Affordable Housing Contributions Scheme, including the 9 town centres subject to the NSW Government's Low and Mid Rise Housing Reforms (LMR Reforms).
- The existing affordable housing contribution rate that applies to private land in the Frenchs Forest precinct has also been reviewed in response to feedback that the existing affordable housing rate is making commencement of developments unviable.
- This analysis has informed preparation of a planning proposal (Attachment 1) to amend the Manly Local Environmental Plan 2013, Warringah Local Environmental Plan 2000, Warringah Local Environmental Plan 2011 and Pittwater Local Environmental Plan 2014 to:
 - establish a new 3% affordable housing contribution for most types of residential development subject to the NSW Government's LMR Reforms
 - establish a new 2% affordable housing contribution for higher density residential developments within the remainder of the Northern Beaches
 - adjust the affordable housing contribution rate for development on non-government-owned land in the Frenchs Forest precinct from 10% to 3%.

RECOMMENDATION

That Council:

1. Endorse the affordable housing planning proposal (Attachment 1) for submission to the Minister for Planning and Public Spaces for Gateway Determination.
2. Delegate authority to the Chief Executive Officer to make any required amendments to the planning proposal to address minor errors or the requirements of the Department of Planning, Housing and Infrastructure, prior to the commencement of any public exhibition.
3. Exhibit the draft amendments to the Affordable Housing Contributions Scheme (Attachment 2) together with the planning proposal following Gateway Determination.
4. Note the outcomes from the Gateway Determination and public exhibition will be reported to Council.

BACKGROUND

In June 2017, Council adopted an Affordable Housing Policy (Attachment 3) for the Northern Beaches. The Policy outlines Council's position and approach to increasing the provision of affordable housing throughout the local government area (LGA).

In March 2020, the Department of Planning, Housing and Infrastructure (DPHI) endorsed Council's Local Strategic Planning Statement, which sets out local planning priorities for the next 20 years. It contains several housing priorities which must be considered in the assessment of any planning proposal to rezone land in the LGA, including 10% affordable rental housing for all planning proposals for upzoning, urban renewal or greenfield development.

In December 2021, the DPHI endorsed Council's Local Housing Strategy, which amongst other things, adopted a target of 1,884 new social and affordable dwellings to be delivered by 2036.

In 2022, the DPHI endorsed Council's Affordable Housing Contributions Scheme (AHCS). It provides the detailed requirements for affordable housing contributions when assessing development applications, either as the dedication of complete dwellings to Council or as an equivalent monetary contribution. The AHCS has statutory weight through its reference in Council's local environmental plans.

The AHCS only applies to land which has been subject to a rezoning after the AHCS was adopted. As such, the AHCS applies to:

- The rezoned Frenchs Forest Planned Precinct (which applies a 10% affordable housing requirement for private lands and a 15% affordable housing contribution within the future town centre (the existing Forest High School);
- A site rezoned for housing uplift at 159-167 Darley Street Mona Vale (which applies a 5% affordable housing contribution)
- A site rezoned for housing uplift at 1294-1300 Pittwater Road and 2-4 Albert Street Narrabeen (which applies a 1.71% affordable housing contribution).

Since the Frenchs Forest Precinct was rezoned in 2021, 4 development applications have been approved for the delivery of 236 apartments. Those approvals include conditions of consent to construct 29 affordable housing apartments for dedication in perpetuity to Council, as well as \$1.7m in affordable housing contributions. However, none of the approved developments has commenced construction. There is also yet to be any construction within the rezoned sites in Mona Vale and Narrabeen referred to above.

On 27 June 2023, a Notice of Motion was adopted by Council that, amongst other things, noted the shortage of social and affordable housing on the Northern Beaches and requested a briefing of Councillors on affordable housing options. This occurred on 21 November 2023, with one of the options considered being a precinct-specific AHCS and an LGA-wide affordable housing contribution rate, applied to all sites regardless of rezoning.

At its meeting on 25 June 2024, Council resolved, in part:

That:

1. Council endorse the preparation of a feasibility study, draft amendments to Council's Affordable Housing Policy and Affordable Housing Contributions Scheme and prepare a planning proposal to amend Council's current Local Environmental Plans, to introduce a flat rate affordable housing contribution for development not subject to a rezoning proposal.
2. A further report be presented to Council upon completion of the work identified in Item 1 and prior to public exhibition of proposed amendments.

HillPDA Consulting was engaged to undertake a feasibility study of the impacts of a flat rate affordable housing contribution for development not subject to a rezoning proposal. This analysis was then expanded to investigate the feasibility of an affordable housing contribution for housing uplift within the 9 town centres now subject to the NSW Government's LMR Reforms.

Finally, HillPDA was also requested to review the feasibility of the 10% affordable housing contribution rate in the Frenchs Forest precinct, having regard to the absence of any construction activity since the area was rezoned in 2021.

HillPDA Strategic Development Contributions Report

The objectives of the study were to test the feasibility of an affordable housing contribution and a potential increase to infrastructure contributions under Council's Section 7.12 contribution scheme for residential development within areas not currently subject to Council's AHCS (except for part of the Frenchs Forest Precinct).

The study area included all the Northern Beaches LGA, with particular focus on the 9 town centres subject to the LMR Reforms.

The study included consideration of:

- Recommended affordable housing contribution rates (and S7.12 levies) for each of the 9 areas subject to the LMR reforms including:
 - the dwelling capacity and potential number of additional dwellings that could be delivered, including potential take-up and contribution revenue (both for affordable housing and S7.12 contributions)
 - the preparation of maps showing viable sites and the number of affordable housing dwellings that could be delivered.
- A review of the existing Frenchs Forest Precinct 10% affordable housing contribution rate.
- Recommended affordable housing contribution rates for the rest of the LGA (outside Low and mid rise housing areas).
- Establishing an adequate transition period for any new contribution if required.

A copy of the HillPDA report is at Attachment 4.

Low and Mid-Rise Housing Areas – Methodology and Conclusions

A case study approach was taken within the areas subject to Stage 2 of the LMR reforms, reviewing recent development site sales across the Northern Beaches, in combination with a planning capacity assessment and residual land value assessment modelling. Affordable housing contribution rates between 1% to 5% were tested, with the benchmark for project viability being a target rate of a 20% development margin, consistent with industry practice.

The study concludes that a 3% affordable housing contribution rate (based on the total residential Gross Floor Area (GFA)) could be supported on all new residential developments (excluding dwelling houses and development for social housing and affordable rental housing).

The study recommends a new affordable contribution rate be introduced immediately (being the date of gazettal of the LEP changes) without unreasonably affecting feasibility.

This recommendation is consistent with a request from the Planning Institute of Australia (and peak groups), who wrote to the Minister for Planning and Public Spaces on 11 October 2024 advocating for an affordable housing contribution to apply to areas subject to the NSW Government's proposed LMR reforms.

LGA wide Contribution – Methodology and Conclusions

A case study approach was taken within the Mona Vale, Brookvale and Newport areas, reviewing a broad spectrum of recent developments within the Northern Beaches LGA. Affordable housing contribution rates between 1% to 5% were tested, with the benchmark for project viability being a target rate of a 20% development margin.

The study concludes that market and construction conditions for development in many areas of the Northern Beaches LGA are currently challenging (similar to the greater Sydney area).

However, for areas not subject to the LMR reforms or already identified within the AHCS, whilst development is likely to remain difficult in the immediate future, a 2% affordable housing contribution on residential flat buildings, mixed use developments, shop top housing and multi dwelling developments would not undermine project viability and would have a limited effect on housing supply, subject to a delayed commencement.

The report recommends a transition period of two years from the date of gazettal of the proposed LEP amendment (similar to that which has occurred in the City of Sydney and Randwick LGAs) to enable developers to price this additional cost into feasibility calculations. The report also notes that once the market supply recovers, Council could consider any potential higher affordable housing contribution.

Frenchs Forest Precinct – review of 10% affordable housing contribution rate

As referred to above, there has been no construction activity in the Frenchs Forest Precinct since the area was rezoned, despite the approval of 4 development applications for the delivery of 236 apartments.

Council officers have been advised by landowners and developers that the current 10% affordable housing contribution is making commencement of developments unviable in the current environment. Council has also had several representations from landowners commenting that the 10% contribution rate is undermining the feasibility of development.

The Hill PDA study includes economic feasibility modelling of sites within Frenchs Forest. The study concludes that the 10% affordable housing contribution rate is not viable under current market conditions for the following reasons:

- Lower price growth – over the last 5 years Frenchs Forest house price growth has been significantly lower than the growth rates in other Northern Beaches suburbs, limiting developer profit margins, making it difficult to absorb the financial impact of allocating 10% of dwellings to below-market affordable housing.
- Development costs vs market value – since 2020 construction costs have risen sharply, while unit prices in Frenchs Forest have declined in the past year, making it financially unviable for developers to discount 10% of units.
- Market dynamics - the growth of apartments in Frenchs Forest has been slow due to the limited appetite for high-density development in the area, and enforcing the 10% affordable housing contribution risks discourages new housing supply altogether.

The analysis recommends a lower affordable housing contribution rate of 3%, consistent with the recommended 3% affordable rate for the broader Frenchs Forest LMR centre. The Hill PDA analysis notes this change would support ongoing development activity, maintain housing supply and still deliver meaningful affordable housing outcomes. The equivalent monetary contribution for the Frenchs Forest Precinct has also been amended to \$16,150/sqm, consistent with the Frenchs Forest LMR Precinct.

Summary of recommended contributions

Recommendation	Proposed Flat Rate for LMR areas	Proposed Flat Rate for rest of LGA	Frenchs Forest Precinct
Affordable housing contribution rate	3%	2%	3%
Affordable housing contribution rate applies to:	All residential GFA (excluding single dwelling houses and alterations/additions of less than 200sqm)	Residential flat buildings, mixed-use developments, shop top housing and multi-dwelling housing	All residential GFA

	For dual occupancy development, a 3% affordable housing contribution applies to a maximum of 140 sqm of the gross floor area of any additional residential floorspace, excluding the gross floor area of any pre-existing dwelling located on the original unsubdivided lot.		
Affordable Housing Monetary Contribution	3% x (gross residential floor area) x \$16,150/ sqm	2% x (gross residential floor area) x \$16,150/ sqm	3% x (gross residential floor area) x \$16,150/ sqm
Implementation period	Immediately	2 years from date of gazettal of the proposed LEP amendment	Immediately
Section 7.12 contributions rate	3%	1%	3% in LMR area

Planning Proposal

It is proposed to increase the provision of affordable housing via the inclusion of a new local clause in the Manly Local Environmental Plan 2013, Warringah Local Environmental Plan 2011, Warringah Local Environmental Plan 2000 and Pittwater Local Environmental Plan 2014, and amendments to the existing clauses in Warringah Local Environmental Plan 2011 and Pittwater Local Environmental Plan 2014 that enables the collection of affordable housing contributions in accordance with the draft AHCS amendment.

The new and amended local provisions would relate to the collection of an affordable housing contribution on:

- all residential development within the low and mid rise housing inner and outer areas to which Chapter 6 of State Environmental Planning Policy (Housing) 2021 applies (excluding dwelling houses and secondary dwellings) comprising 3% of the gross floor area of the development;
- For dual occupancy development in low and mid rise housing areas, a 3% affordable housing contribution applies to a maximum of 140 sqm of the gross floor area of any additional residential floorspace, excluding the gross floor area of any pre-existing dwelling located on the original unsubdivided lot;
- all residential flat buildings, mixed use developments, shop top housing and multi-dwelling housing within the remainder of the Northern Beaches LGA (and outside identified areas of the AHCS) comprising 2% of the gross floor area of the residential component of the development.

The following land uses are proposed to be exempt from the new affordable housing contribution scheme: single dwelling houses, secondary dwellings, alterations and additions of less than 200 sqm of gross floor area intended to be used for residential purposes, employment generating only developments, social and affordable housing developed used exclusively for the purposes of affordable housing (if provided in perpetuity) and residential care facilities.

It is also proposed to amend the Warringah LEP 2011 Affordable Housing Contributions Scheme map for the Frenchs Forest precinct area to reduce the affordable housing contribution from 10% to 3%.

The equivalent monetary contribution for the Frenchs Forest Precinct has also been amended to \$16,150 per square metre in the draft AHCS, consistent with the Frenchs Forest LMR Precinct.

It is also proposed to amend Clause 6.11 of WLEP 2011 and clause 7.14 of PLEP 2014 to improve the operation of the clauses.

Affordable Housing Contributions Scheme - Amendments

The AHCS is proposed to be amended to reflect the above proposed affordable housing contributions within the low and mid-rise inner and outer areas as identified in the Housing SEPP, and areas within the remainder of the Northern Beaches LGA.

The Frenchs Forest Precinct affordable housing contribution rate has also been amended to 3%, and equivalent monetary contribution amended to \$16,150 per square metre, consistent with the Frenchs Forest LMR Precinct.

Since the endorsement of the AHCS, several operational issues have been identified in the assessment of relevant development applications. Several housekeeping amendments are therefore proposed to address these issues (Attachment 5) including:

- updated overview of affordable housing need and simplified legislative basis for affordable housing.
- updated relationship to other affordable housing provisions in the LGA.
- simplified version of development to be exempt from the AHCS and to confirm that any bonus gross floor area achieved under the Housing SEPP is not exempt from the requirements of Council's AHCS.
- amended conditions of consent, consistent with conditions of consent being issued.

CONSULTATION

On 22 July 2025, Council's Chief Executive Officer determined that the planning proposal was not required to be referred to the Local Planning Panel for advice/ comment as it relates to matters that will not have any significant adverse impact on the environment or adjoining land.

External consultation/public notification of the proposed amendments to Council's LEPs and its Affordable Housing Contributions Scheme would occur following a Gateway Determination being issued by the Minister for Planning and Public Spaces for the Planning Proposal.

Council officers have also been liaising with officers at DPHI throughout the preparation of the planning proposal.

TIMING

The steps to finalise the LEP amendments are outlined below, in accordance with the DPHI's LEP Plan Making Guidelines.

- Submit planning proposal to DPHI for Gateway Determination (November 2025).
- Gateway Determination issued by the Minister for Planning and Public Space's delegate, including addressing any conditions that must be met before public exhibition can take place (Q1 2026).
- Exhibit planning proposal with draft Affordable Housing Contributions Scheme (Q2 2026).
- Report the Planning Proposal and Affordable Housing Contributions Scheme back to Council for adoption (Q3 2026).
- Minister makes LEP amendments (Q3 2026).
- Council's amended Affordable Housing Contributions Scheme will commence with the finalisation of the any proposed LEP amendments.

FINANCIAL CONSIDERATIONS

The recommendations of this report have the potential to increase the asset ownership of a Council affordable housing portfolio and contribution funds for affordable housing. A review of affordable housing management models would be provided to Council in early 2026.

GOVERNANCE AND RISK CONSIDERATIONS

Appropriate governance arrangements have been established for the transfer of affordable housing stock (or financial contribution) to Council.

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 by increasing the supply of affordable rental housing in the community for very low, low to medium income households.

LINK TO STRATEGY

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

- 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.

Reporting team	Strategic & Place Planning
TRIM file ref	2025/443719
Attachments	⇒1 Planning Proposal - Affordable Housing Contributions Scheme (Included In Attachments Booklet) ⇒2 Affordable Housing Contributions Scheme - Draft Amendments (Included In Attachments Booklet) ⇒3 Affordable Housing Policy (Included In Attachments Booklet) ⇒4 HillPDA - Feasibility Study (Included In Attachments Booklet) ⇒5 Northern Beaches Council Affordable Housing Contributions Scheme - Table of amendments (Included In Attachments Booklet)

ITEM 12.2 RESPONSE TO NOTICE OF MOTION NO 26/2025 - ISSUES WITH BUILDING INFORMATION CERTIFICATES AND GAMING OF DEVELOPMENT APPLICATIONS

PURPOSE

To provide information requested by Council at its Ordinary Meeting on 15 July 2025 in relation to Notice of Motion No 26/2025 - Issues with Building Information Certificates and Gaming of Development Applications.

EXECUTIVE SUMMARY

- Building Information Certificates (BICs) provide property owners, their representatives or purchasers under a contract of sale an immunity against enforcement action for works constructed without approval.
- Over time, the circumstances for which BICs are being sought have expanded and, in some instances, they are being used as de-facto “retrospective approvals” to address non-compliances with development consents and/or where critical stage inspections have been missed for Complying Development.
- An opportunity exists to advocate for a review of the current framework.
- It is recommended that a submission be forwarded to the Minister for Planning and Public Spaces, Minister for Building, the NSW Building Commissioner and Local Government NSW, with recommendations for a review of the current BIC process.

RECOMMENDATION

That Council:

1. Forward a submission to the NSW Minister for Planning and Public Spaces, Minister for Building, NSW Building Commissioner, and Local Government NSW advocating for changes to the Building Information Certificate process in accordance with the opportunities for improvement outlined in the report.
2. A copy of the submission be provided to local State members with a request for their support to advocate for changes.

BACKGROUND

At its meeting on 17 July 2025, Council resolved (Resolution 26/2025) to:

1. Note with concern the article in the Sydney Morning Herald titled “Fury as Sydneysiders build mansions and ‘ask forgiveness later’”, published on 10 June 2025.
2. Prepare a submission, within 4 months, to the NSW Minister for Planning, Minister for Building, Building Commissioner, and Local Government NSW, advocating on the following:
 - a. Challenges and concerns experienced in administering Building Information Certificates (BICs).
 - b. Examples of situations where BIC approvals are being sought in circumstances which the legislation did not originally envisage.
 - c. Suggestions for altering the scope of works or circumstances where a BIC can be sought, to avoid misuse and enforce a strong culture of compliance.
 - d. Concerns about the interaction between the private certification scheme and use of BICs.
 - e. Suggestions for strengthening the penalties for undertaking unauthorised development.
 - f. Any other suggestions for improving the BIC framework.

This report discusses the issues outlined in Council’s resolution to inform an appropriate submission.

DISCUSSION

The discussion below outlines the legislative context for Building Information Certificates and implications for Northern Beaches Council.

Legislative Context

Division 6.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables property owners, their representatives, or purchasers under a contract of sale to seek a Building Information Certificate (BIC) from their local council. If issued, a BIC significantly limits enforcement action in relation to existing building works as at the date of issue of the BIC.

BICs give landowners, purchasers and mortgagees an assurance that Council will not take certain compliance actions (e.g. orders to demolish/alter or proceedings for an injunction). In effect, a BIC provides a form of immunity against enforcement action, for seven years in relation to deterioration from fair wear and tear and otherwise indefinitely. An important distinction from the development consent framework is that a BIC does not “approve” the works, in that it limits councils’ enforcement response to what already exists.

BICs are usually the only mechanism available to regularise unauthorised building work that has been constructed as the *EP&A Act* does not enable development consent or a construction certificate (CC) to be sought retrospectively.

Historically, BICs were generally sought during conveyancing to protect purchasers from enforcement action against long-standing structures (often of a minor nature), or at least to give the purchaser peace of mind that there are no structures of concern to the local council. However, over time, the nature and range of matters for which BICs are being sought in practice have expanded to include a variety of unauthorised or non-compliant works and works for which an occupation certificate (OC) cannot be issued due to a missed critical stage inspection.

This expansion of scope means that councils are required to assess and determine BICs for works which, innocently or otherwise, circumvent the merit-based development assessment pathway, and

to remedy “certification gaps”. Although the BIC assessment process was historically used to merely determine structural adequacy to the confirm enforcement action is not necessary, the increasing complexity and range of matters for which these certificates are being sought means that councils are often undertaking a DA-style assessment including consideration of amenity and environmental impacts. Although there is no statutory obligation to do so, Council also notifies adjoining property owners of BIC applications relating to unlawful works and takes submissions/objections into consideration as appropriate.

An applicant who is dissatisfied with a council’s refusal (or failure) to issue a BIC may appeal to the Land and Environment Court. In an appeal, the Court can direct a council to issue a BIC on such terms and on such conditions as it sees fit. The Court can also make any other order that it considers appropriate, including dismissal of the appeal if the Court sees fit to do so.

Overview

Over the past four years, Council has assessed an average of 360 BIC applications per annum, with 119 applications within the 2025/2026 financial year to date.

The main reasons for which BICs are sought on the Northern Beaches include:

1. **Unauthorised Works** – works undertaken without consent which otherwise required approval either via a development consent or complying development certificate before works commenced.
2. **Non-compliance with approval** – works built contrary to either a development consent or complying development certificate. There has been an increase in these applications by approximately 30% as these changes can no longer be approved under an application to modify a consent where the works have already been undertaken.
3. **No Occupation Certificate received** – this normally relates to works completed and the owner cannot obtain an Occupation Certificate (OC) as the certifier cannot issue an OC due to the age of the works, or the certifier is no longer working/accredited, or the design and construction of the building is inconsistent with the approved CC plans.
4. **Missed Critical Stage Inspection** – where a certifier has not undertaken an inspection and cannot certify the aspect of works, so they refer their client to obtain a BIC for the missed critical stage inspection.
5. **Deferred commencement** – where a development consent is granted on a deferred commencement basis, requiring a BIC to be obtained to regularise illegal or non-compliant works before the development consent may be actioned. For instance, this may occur where a development application seeks approval for the use of a structure built without consent. A BIC is required to regularise the structure before the use can be undertaken.

Impacts and challenges of current framework

The disadvantages for owners in NSW seeking a BIC are the potential for costly rectification works if the building does not comply, the high cost and time involved in gathering required documentation like reports from engineers and surveyors, and the uncertainty of approval, as councils can refuse applications if they do not meet health, safety, or fire standards.

The main advantage of the BIC process is providing legal assurance for owners and purchasers that certain works will not be subject to enforcement action by Council, such as orders for demolition or alteration. For minor work or where a critical inspection has been inadvertently missed, the process may be appropriate.

However, the current legislative framework enables BICs to be used as de-facto retrospective approval process which may circumvent the development consent or complying development approval pathway. This has become increasingly frequent in recent years. There is no requirement in the EPA Act for a council to assess an application for a BIC by undertaking a merits assessment as would be required for a development or modification application, but this has become increasingly necessary to address unauthorised works. BIC assessments and decisions

historically were largely confined to structural adequacy. In all cases, BICs cannot be issued subject to conditions requiring further work to the structure(s) concerned.

However, carrying out a hypothetical or notional assessment of the unlawful building under s.4.15 of the EP&A can assist in determining whether it is appropriate to issue a BIC, or to issue an order or take proceedings for demolition of the building. The 'notional assessment' process facilitates an evaluation of the likely impacts of the unapproved building and consideration of whether it is likely that Council would have granted consent to the erection of the building had the proper procedure been followed. This additional assessment process has resource implications for Council.

Importantly, unlike the development approvals pathway which affords the community an opportunity to be notified of a development approval, there is no formal mechanism for potentially impacted parties to be notified of, or raise concerns in relation to, a BIC.

The NSW Building Commission appears to be cognisant of some of these concerns, as earlier this year the Commissioner reminded certifiers that BICs for unapproved building work does not override the certifier's duty only to issue an Occupation Certificate where the building's design and construction is consistent with the applicable development consent (including CC). That is, certifiers should not direct clients to obtain a BIC to remedy non-compliant work in order for an OC to be issued. Rather, the work should be directed to be rectified to meet approved plans, specifications, and conditions.

Opportunities for improvement

1. Where unauthorised or non-compliant structures are concerned, any works that Council requires to be done before Council could issue a BIC should be limited to make-safe/stabilisation works only, with any completion or advancement of incomplete structures to be progressed under a Construction Certificate (CC). This would also address any consideration of enforcement action by ensuring public safety considerations are addressed.
2. There is a significant opportunity to strengthen the current penalties for unauthorised development under the EP&A Act. At present, the penalty notice amount for most unauthorised and illegal development regulated by Council for example, is \$1,500 for individuals and \$3,000 for corporations. By way of comparison, penalty notice amounts for low tier water pollution under the *Protection of the Environment Operations Act 1997* are \$15,000 for individuals and \$30,000 for corporations.

A \$1,500 fine may not afford a significant deterrent to property owners to reduce the likelihood of unauthorised works being undertaken, particularly when distinguished against potential financial and/or time benefits gained from doing the works.

Given that most works undertaken would fall within the lower tier of 'harm', penalty notices, if proportionate to the cost/value to the offender, may afford greater deterrence.

3. Another potential deterrent, as is currently in place under the *Protection of the Environment Operations Act 1997*, is consideration of the introduction of a public register, where notices and orders issued by the local authority are made publicly available.
4. Consideration should also be given to legislating the assessment criteria for BICs to include matters such as amenity and environmental impacts where unauthorised works are concerned. The assessment process for BICs should include a similar level of documentation, assessment, community consultation and fees to that required through the DA process to reduce the incentive for progressing the works without prior consent.

Based on the above, it would be appropriate to forward submissions to the Minister for Planning and Public Spaces, Minister for Building, the NSW Building Commissioner and Local Government NSW to advocate for improvements to the current legislative framework.

CONSULTATION

No community consultation was required in the preparation of this report. Internal consultation with relevant subject matter experts was undertaken.

TIMING

There are no timing implications.

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial implication for Council.

GOVERNANCE AND RISK CONSIDERATIONS

The recommendations of this report seek to strengthen the current statutory framework within NSW related to Building Information Certificates.

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 through advocacy for statutory and procedural change which would be of benefit to the local community.

LINK TO STRATEGY

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

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

Reporting team	Environmental Compliance
TRIM file ref	2025/561093
Attachments	Nil

ITEM 12.3 **RESPONSE TO NOTICE OF MOTION NO 23/2024 - BOAT AND TRAILER PARKING IN RESIDENTIAL AND INDUSTRIAL STREETS**

PURPOSE

The purpose of this report is to provide information requested by Council at its Ordinary Meeting on 17 June 2025 in relation to Response to Notice of Motion No 23/2024 - Boat and Trailer Parking in Residential and Industrial Streets.

EXECUTIVE SUMMARY

- Registered boats and trailers may be parked on the street in accordance with the *Public Spaces (Unattended Property) Act 2021* and NSW Road Rules.
- In accordance with NSW Government legislation, Council does not take action to seek removal of registered vehicles where a vehicle is legally and safely parked, in current registration, and appears to be in good order.
- The community can report 'hot spots' and concerns relating to boat and trailer parking via Council's customer service portal.
- It is recommended that a submission be forwarded to the Minister for Roads, Minister for Local Government and to Local Government NSW, advocating for amendments to current penalties and definitions under relevant NSW Government legislation.
- There may be an opportunity to seek funding from the Local Government Road Safety Program offered through Transport for NSW to promote safe and responsible parking practices.

RECOMMENDATION

That Council:

1. Forward a submission to the Minister for Roads, Minister for Local Government and Local Government NSW advocating for amendments to NSW Government legislation relating to the parking of boats and trailers in residential streets in accordance with the opportunities for improvement outlined in the report.
2. Provide a copy of the submission to local NSW Members of Parliament with a request for their support to advocate for changes.

BACKGROUND

At its ordinary meeting on 17 June 2025, Council resolved (23/2024) to:

1. Note Council's management has made a submission to the NSW Office of Local Government's review of the *Public Spaces (Unattended Property Act) 2021* and accompanying Regulation and that submission be made available on Council's website.
2. Request the Chief Executive Officer to prepare a submission to seek a review by the NSW Government of the current penalties and offences under the Road Rules 2014 and *Road Transport Act 2013* and enabling permits to further discourage boats and trailers being parked on residential streets and present the submission to Council within 3 months for consideration.
3. Develop a strategy within existing resources to encourage residents to report 'hot spots' for inappropriate parking of trailers, boats and caravans (such as creating a specific web form promoted in the newsletter, social media, and media), to assist rangers to identify areas for patrol and/or streets that may benefit from motor vehicle only parking signage.
4. Identify available grant funding to undertake an education campaign to promote safe and responsible parking practices.

DISCUSSION

On-street parking of boats and trailers in residential streets does not comprise a significant proportion of complaints reported to Council each year. However, they continue to generate community concern, particularly in hotspot locations such as Bayview and Collaroy.

Statutory Framework

Council utilises its powers under the *Public Spaces (Unattended Property) Act 2021* to manage vehicles such as boat trailers, box trailers and caravans, which are parked on local streets.

Under this NSW Government legislation, Council may notify a vehicle owner that their vehicle is causing a safety risk or an obstruction or has been left 'unattended'. The term '*unattended*' is defined within the legislation as meaning where the vehicle is not under the direct control or supervision of its owner or other responsible person. This statutory definition is vague and can be difficult to apply to vehicles parked in residential or industrial streets.

Once notified, the person responsible must respond and move the vehicle within the following risk-based timeframes:

- immediately, if causing an obstruction or safety risk
- 3 days if unregistered or registered but unable to be legally driven and left unattended in one place for more than 15 days
- 15 days if registered and left unattended in one place for more than 28 days.

If these timeframes are not met, Council may:

- remove the vehicle causing a safety risk or an obstruction to a safer place in the same general area; or
- take possession of the vehicle and move the vehicles to a place of storage; and
- issue a fine.

Where a registered vehicle is parked in the same location for over 28 days, or is unattended and interfering with amenity, investigations for potential removal may be conducted. However, in accordance with Council's Enforcement Policy, Council officers may exercise their discretion and generally only seek removal of vehicles that are unregistered, illegally parked and/or pose a risk to traffic or pedestrian safety.

The owner of a vehicle taken into possession by Council is given 28 days to reclaim the vehicle if it is valued over \$1500. If not reclaimed, Council may sell or dispose of the vehicle. Vehicles valued under \$1500 may be sold or disposed of sooner.

Opportunities to strengthen current framework

A number of opportunities are identified to strengthen the penalties and offences provisions of the Road Rules 2014 and *Road Transport Act 2013* on this issue as outlined below.

- Trailers (including boat trailers and caravans) are currently ineligible for resident parking permits. The current review of the Permit Parking Guidelines by Transport for NSW (TfNSW), may provide an opportunity to consider a permit system for the management of vehicles of this nature. A paid permit system would mean that residents who genuinely need on-street storage (for example with no off-street options) have a regulated pathway for on-street parking. This may also discourage parking without a permit at the risk of enforcement and/or impoundment.
- Rule 200 (heavy/long vehicles) of the *Road Rules 2014*, limits parking in built-up areas to one hour for vehicles over 7.5m or 4.5t Gross Vehicle Mass (GVM) unless otherwise permitted. Many boat trailers fall outside these thresholds, leaving a regulatory gap for councils dealing with kerbside storage in residential areas.
- The Road Rules 2014 (NSW), does not include a definition of the term “move” when it comes to parked vehicles or trailers. This means that vehicle owners can shift their vehicle a few metres or around the corner and this technically counts as “moving” it. It is recommended that the term “move” be defined to ensure that a vehicle is moved to a reasonable distance from its previous location.
- A graduated penalty system for continuing offences, such as those currently in place within other frameworks such as the *Protection of the Environment Operations Act 1997* and *Environmental Planning and Assessment Act 1979*, may assist to deter ongoing or recurrent breaches.
- The term ‘*unattended*’ is not defined under the *Public Spaces (Unattended Property) Act 2021* and certainty should be provided about the circumstances where a vehicle is deemed to be under the direct control or supervision of the owner or responsible person.

Reporting hot-spots and concerns

The community may report current and emerging hotspot areas relating to boats and trailers via Council’s online reporting system. This enables Council officers to arrange a regulatory response and consider whether additional signage is required.

In addition, supplementary information can be provided on Council’s website and via social media to raise awareness among boat, caravan and trailer owners of their obligations for responsible ownership, and that Council may issue fines or impound unattended items for breaches of relevant rules.

It is also important to manage community expectations about the extent of Council’s enforcement powers. Rules for boat and trailer parking apply across NSW and Council is unable to act beyond its powers under NSW Government legislation.

The key educational messages can be that:

- Boats and trailers may be parked on local streets where the requirements of the NSW Government’s *Public Spaces (Unattended Property) Act 2021* are complied with.
- The parking of boats and trailers can create traffic safety and amenity concerns in several spots around the Northern Beaches.
- Locals who own a boat, trailer or caravan should be aware of parking laws and ensure that they follow them, with a website link to helpful information.

- NSW Government regulations permit councils to issue fines and impound unattended items like vehicles and trailers.

Opportunities for grant funding

Council has secured funding over the 2025-2026 financial year for the delivery of specific traffic and pedestrian safety initiatives, via funding from the Local Government Road Safety Program (LGRSP) offered through Transport for NSW (TfNSW).

As the LGRSP offers funding to local councils to support programs in relation to road safety education and behaviours, there may be an opportunity to seek support through the program for a parking safety campaign when the grant is next offered.

CONSULTATION

No community consultation was required to prepare this report.

TIMING

There are no timing implications.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

Council has identified no risk in relation to the submission to seek a review by the NSW Government of the current penalties and offences under the Road Rules 2014 and *Road Transport Act 2013*. Any new laws would be applied using the current Enforcement and Compliance Policy.

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 community by enabling Council to deal more effectively with an issue of concern to the community.

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.

Reporting team	Environmental Compliance
TRIM file ref	2025/488294
Attachments	Nil

ITEM 12.4 RESPONSE TO NOTICE OF MOTION NO 21/2025 - PLACE BASED INVESTIGATIONS FOR MANLY VALE AND FORESTVILLE

PURPOSE

The purpose of this report is to respond to Notice of Motion 21/2025 regarding future place-based investigations for Manly Vale, Forestville and other town centres identified under the NSW Government's Low and Mid-Rise Housing Reforms.

EXECUTIVE SUMMARY

- An analysis of all 9 town centres subject to the Low and Mid-Rise Housing Reforms has identified that Manly Vale and Forestville present opportunities for future place-based planning investigations to review the function and built form of each town centre, explore renewal of key sites and respond to additional growth anticipated under the NSW Low and Mid-Rise Housing Reforms, with Manly Vale considered the first priority.
- With the exception of Balgowlah, the remaining town centres are either progressing place-based investigations (Mona Vale and Brookvale) or have existing precinct plans in place (Manly, Frenchs Forest and Dee Why) that guide growth within each centre.
- Place Plans for Manly Vale and Forestville are estimated to cost up to \$850,000 each, would take up to 2 years to complete and are not currently included in Council's Delivery Program and budget.
- It is recommended that place planning investigations for Manly Vale commence no earlier than FY 2027/2028, subject to budget allocation, with Forestville to be progressed in the medium to longer term, and no earlier than FY 2030/2031.
- The existing precinct plans for the remaining town centres subject to the NSW Government's Low and Mid-Rise Housing Reforms would continue to be progressed and reviewed as part of Council's existing work programs.

RECOMMENDATION

That:

1. Manly Vale be considered for future place-based investigation from FY 2027/28, subject to allocation of project funding, with investigations for Forestville to be considered in the medium to longer term, and no earlier than FY 2030/2031.
2. Funding for Manly Vale and Forestville place plans be considered in the preparation of the respective operational budgets as well as through the pursuit of grant funding that may enable the work programs to be brought forward.
3. Precinct plans for the remaining town centres subject to the Government's Low and Mid-Rise Housing Reforms continue to be progressed and reviewed as part of Council's existing work programs.

BACKGROUND

At its meeting on 20 May 2025, Council resolved (133/25):

That Council:

1. Be briefed by staff at the earliest opportunity on the status of the draft Mona Vale Place Plan and options available to progress the Place Plan following the introduction of the Low and Mid-Rise Planning Controls.
2. Be presented with a report within 6 months identifying opportunities to carry out place-based planning investigations for the Manly Vale and Forestville town centres, as anticipated in the Local Housing Strategy, Council's future delivery program and operational plan.
3. Note the report is to include matters not limited to:
 - a. Scope of works, indicative costs, potential funding sources, resourcing implications and delivery timeframes to prepare Place Plans for Manly Vale and Forestville town centres.
 - b. Whether any other town centres identified by the State Government's Low- and Mid-Rise Housing Reform need to be prioritised for investigations.

DISCUSSION

NSW Government Low and Mid-Rise Housing reforms

The Low and Mid-Rise Housing Reforms (LMR) were implemented through amendments to the State Environmental Planning Policy (Housing) 2021 and were introduced in 2 stages:

- Stage 1, commenced on 1 July 2024, permits dual occupancies and semi-detached dwellings in all R2 Low Density Residential zones across NSW.
- Stage 2, commenced on 28 February 2025, permits multi dwelling housing, terraces, residential flat buildings and shop-top housing within 800m walking distance of designated centres, but not to the town centres themselves. For the Northern Beaches, these town centres are:
 - Balgowlah Stockland Shopping Centre (Local Centre)
 - Dee Why Town Centre (Strategic Centre)
 - Forestville Town Centre (Local Centre)
 - Forestway Shopping Centre (Strategic Centre)
 - Frenchs Forest Precinct (Warringah Road) (Strategic Centre)
 - Manly Town Centre (Strategic Centre)
 - Manly Vale Town Centre (Local Centre)
 - Mona Vale Town Centre (Strategic Centre)
 - Warringah Mall Shopping Centre (Brookvale) (Strategic centre)

The LMR reforms will result in additional growth above that anticipated in the Northern Beaches Local Housing Strategy. Council commissioned economic feasibility and market take up analysis to inform the projected short term (0-5 years) and longer term (10-15 years) new dwellings and population projections expected from Stage 2 of the LMR reforms for each centre.

The projected growth estimates for each town centre will also generate demand for local services, community facilities, infrastructure upgrades, local amenity upgrades and public transport improvements. The identification of local infrastructure investments required to support the forecast growth for each town centre, and proposed commensurate amendments to Council's development contributions framework, will be the subject of a future report to Council.

Northern Beaches Local Strategic Planning Statement

The Northern Beaches Local Strategic Planning Statement: Towards 2040 (LSPS) provides the overarching 20-year vision for the Northern Beaches and sets priorities for how Council plans to manage future growth and change.

A key priority within the LSPS for housing delivery is to locate new, diverse housing stock within strategic and local centres. Placing housing in these areas ensures residents have access to high frequency public transport, community services and infrastructure that can support growth.

The LSPS identifies each of the town centres subject to the NSW Government's LMR Reforms as either strategic centres (Mona Vale, Dee Why, Brookvale, Manly and Frenchs Forest) or local centres (Manly Vale, Forestville and Brookvale) with the opportunity to deliver greater housing diversity.

Northern Beaches Local Housing Strategy

The Northern Beaches Local Housing Strategy (2021) (LHS) provides a framework for the planning and delivery of housing to support population growth in the Council area to 2036. It includes proposals to increase housing supply, encourage greater housing diversity, and to deliver affordable housing options.

A key strategy in the LHS is to concentrate new housing in and around designated centres. The LHS identifies Manly Vale and Forestville as 'Centre Investigation Areas' that will be subject to detailed planning in the medium-long term to inform future housing opportunities, with:

- Manly Vale prioritised for medium term investigation (indicative timing 2025 – 2036) as it is supported by an existing, well-utilised B-line bus route.
- Forestville is earmarked for investigation beyond 2036, contingent on the potential extension of future B-line services to Chatswood to improve public transport access for the town centre.

1. Manly Vale Town Centre

Council's LHS notes Manly Vale is positioned to become a key local hub for employment services, supporting growth at a local scale.

Manly Vale town centre comprises a dispersed commercial precinct along Condamine Street. Due to its arterial road frontage, traffic impacts are significant, pedestrian amenity and walkability are constrained, and the precinct lacks vibrant public spaces. Roseberry Street and its surrounding area also experience significant traffic during peak and weekend periods due to the high traffic generated by a number of bulky goods retailers and supermarkets.

Collectively, these factors reduce the precinct's convenience, function and amenity for the community. Additionally, the LMR reforms now allow greater building heights and development scale in the R3 medium density residential areas of the town centre, compared to that within the main commercial corridor along Condamine Street. This means that over time, the town centre's development pattern may not align with or complement its surrounding residential area.

As a result of the LMR reforms, it is estimated that an additional 650 dwellings could be delivered in Manly Vale over the next 10-15 years, with approximately 200 dwellings anticipated to be delivered in the first 5 years (2025-2030).

This indicates that housing and population growth in Manly Vale is expected to occur over the medium to longer term, with limited uplift forecast in the next five years. Therefore, immediate commencement of strategic place-based investigation is not critical.

Recommendation:

A place plan for Manly Vale would address existing accessibility and amenity constraints affecting the centre and establish a holistic planning framework for the precinct to grow as a vibrant,

accessible, commercial and residential hub capable of supporting long-term growth on a local scale.

A place plan investigation would seek to:

- review development opportunities and built form controls and land uses to ensure the area's development scale aligns with the heights now permitted through the NSW Government's LMR controls
- investigate opportunities for a new community focal point that integrates diverse retail offerings, amenity and high-quality communal open spaces, to strengthen the sense of place and enhance community appeal
- strengthen pedestrian and vehicle linkages between the town centre and the adjoining bulky goods and light industrial precinct to improve accessibility and movement
- investigate the potential renewal of Council owned assets such as the Manly Vale Community Centre on Innes Road and Balgowlah Depot on Roseberry Street
- identify public domain upgrades – particularly improved pedestrian amenity and active transport infrastructure
- implement placemaking initiatives and develop a nighttime economy strategy to support local activation
- develop a diverse project working group and engage with the community to develop a clear vision and future character, for inclusion in the Place Plan.

Given the proximity of Manly Vale to Balgowlah, a transport and movement study should be undertaken to consider the cumulative forecast growth for both Manly Vale and Balgowlah, and determine the existing road network capacity and its ability to accommodate future residential and commercial growth.

These findings would inform and support recommendations for improvements to the local and state road networks, as well as opportunities to enhance pedestrian amenity, cycling infrastructure and streetscape improvements for both the Manly Vale and Balgowlah areas.

At a minimum, the following technical studies should support and inform the preparation of the Manly Vale Place Plan:

Technical study	Approx. cost
Planning and Urban Design: • Review of development opportunities and built form controls • Future character analysis • Development feasibility analysis • Public domain improvements • Social and community infrastructure • Accessibility • Sustainable design • Night-time economy strategy	\$325,000
Traffic, connectivity and active transport analysis • Review and update existing 2018 traffic study to account for changes to traffic volumes, forecast anticipated growth including from the LMR Reforms; network modelling to incorporate Balgowlah • Identify required traffic network improvements	\$325,000

• Analysis of existing active transport network and identify required improvements • Liaison with TfNSW in relation to traffic modelling	
Community engagement • Development of project Community Participation Plan • Facilitate project working group meetings • Design and facilitate collateral and community engagement activities, analysis of feedback	\$40,000
Quantity Surveyor • Local infrastructure and public domain improvements including cost estimates	\$60,000
Development Contributions	\$50,000
Probity Advisor • Preparation and oversight of probity plan, having regard to Council's dual function as landowner and decision maker	\$50,000
Total (excl GST)	\$850,000

2. Forestville Town Centre

Forestville town centre is an established, well-utilised local hub for employment and community services, accommodating diverse commercial offerings, night-time traders, cafes, restaurants, communal spaces, and key community infrastructure like the Forestville Library (24/7 operational hours).

Forestville town centre is pedestrian oriented and experiences high foot traffic due to its integration with an established supermarket with basement parking, and adjoining land uses such as Forestville Public School, Forestville Library and Community Arts Centre and the Forestville Memorial Hall.

The LHS has earmarked future detailed planning investigation for Forestville beyond 2036, being contingent on a commitment from the NSW State Government to improve public transport to the area, such as potential extension of the B-line service to Chatswood.

The surrounding residential area comprises mostly detached houses, and Council's economic feasibility analysis estimate that the NSW Government's LMR Reforms will facilitate the construction of an additional 1,350 dwellings within 800m of Forestville town centre over the next 15 years.

However, only 180 dwellings new dwellings are expected to be delivered in the next 5 years, with the majority of new housing anticipated in the next 10-15 years (1,170 dwellings), representing longer term renewal potential for the area.

Recommendation:

It is recommended that any place-based investigation for Forestville be prioritised in the medium term (5-10 years) on the basis that:

- Forestville town centre is an established and well utilised town centre;

- Most housing development from the LMR reforms is expected to be delivered from the next 10-15 years;
- Council's LHS identifies that precinct planning investigations would occur in the longer term and be aligned with a commitment from the NSW Government to deliver express public transport infrastructure (ie B Line bus) to better connect Forestville to Chatswood and Dee Why.

A place plan investigation for Forestville would consider similar issues to those outlined above for the Manly Vale investigation. Key opportunities for place-based investigations should focus on the further activation and renewal of the town centre including a review of building height and land use controls, public domain upgrades, place making and renewal opportunities for Council owned assets in the precinct. Council assets include, but are not limited to, the Memorial Hall, Arts Centre, Library and car parks.

The presence of existing nighttime traders such as restaurants and Forestville Library (operating 24/7) also presents an opportunity to improve night-time activation.

At a minimum, the following technical studies should support and inform the preparation of a Forestville Place Plan:

Technical study	Approx. cost
Planning and Urban Design: • Review of development opportunities and built form controls • Future character analysis • Development feasibility analysis • Public domain improvements • Social and community infrastructure • Accessibility • Sustainable design • Night-time economy strategy	\$325,000
Traffic, connectivity and active transport analysis • Traffic and transport assessment • Analysis of existing traffic network, impact from expected growth from LMR reforms and Northern Beaches Hospital Precinct, and network infrastructure response/improvements • Analysis of existing active transport network and identify improvements • Liaison with TfNSW in relation to traffic modelling	\$325,000
Community engagement • Development of project Community Participation Plan • Facilitate project working group meetings • Design and facilitate collateral and community engagement activities, analysis of feedback	\$40,000
Quantity Surveyor • Local infrastructure and public domain improvements including cost estimates	\$60,000
Development Contributions	\$50,000
Probity Advisor	\$50,000

Preparation and oversight of probity plan, having regard to Council's dual function as landowner and decision maker	
Total (excl GST)	\$850,000

3. Dee Why Town Centre

The Dee Why Town Centre is an established and well-utilised mixed-use precinct. Centrally located and serviced by a B-Line bus stop, the centre features a central pedestrian plaza, several pocket parks and community infrastructure, diverse retail and commercial offerings and four full-line supermarkets.

The Dee Why Town Centre Masterplan, adopted in 2013, has guided commercial and residential development and infrastructure improvements (transport and public domain) in Dee Why.

As a result of the LMR reforms, it is estimated that an additional 2,000 dwellings could be delivered in Dee Why over the next 10-15 years (500 dwellings in the first 5 years) – representing gradual long-term growth.

Recommendation:

With an established strategic framework, recent streetscape and open space improvements, and ongoing redevelopment opportunities, Dee Why town centre is not considered a high priority for additional strategic place-based investigations.

Notwithstanding, given the time that has elapsed since the adoption of the town centre's 2013 Masterplan and much of the development vision anticipated under the Masterplan is yet to be realised (with the exception of several large-scale developments), a masterplan review and assessment of current market conditions could form the basis of a future work program to inform whether the existing town centre controls development controls require review.

Any such investigation is not considered a short term priority and could be undertaken in the medium term (5-10 years), following completion of strategic investigations for Manly Vale and Forestville, and subject to future budget funding.

4. Balgowlah Town Centre (Stockland Shopping Centre)

Balgowlah has an established commercial core, centered around Balgowlah Village Shopping Centre and along Sydney Road. Some land holdings along Sydney Road and Condamine Street are underdeveloped having regard to the higher density built-form potential under the Manly Local Environmental Plan 2013, however redevelopment is expected to occur incrementally.

As a result of the LMR reforms, it is estimated that an additional 300 dwellings could be delivered in Balgowlah over the next 10-15 years – representing a lower level of anticipated growth than the other LMR town centres.

Recommendation:

A strategic place-based investigation is not recommended for Balgowlah. However, any future place plan for adjoining Manly Vale would need to consider the existing and projected traffic and transport movements for the area, including the key areas of Balgowlah Road, Condamine Street and their intersection.

There could also be opportunity for Council to undertake a public domain improvement strategy to address pedestrian amenity and active transport improvements. This could be done as part of future operational plan work programs, rather than as part of a strategic place plan for Balgowlah.

Centres currently subject to strategic investigation

5. **Mona Vale**

The Place Plan for the Mona Vale town centre has recommenced following a Councillor briefing in July 2025 and the introduction of the LMR reforms. The focus of the place plan is to identify improvements to the town centre's public domain, pedestrian, cycling and streetscapes, and to review the town centre's development controls to ensure the sustainability of the centre's retail and commercial function as the largest centre in the northern part of the local government area.

The Mona Vale Place Plan is scheduled for public exhibition the first half of 2026.

Recommendation:

Progress the current place-based planning investigation for the Mona Vale Place Plan to exhibition and subsequent Council resolution to adopt the Place Plan.

6. **Warringah Mall (Brookvale)**

The Brookvale Structure Plan was adopted in 2023. Implementation of the Structure Plan is underway, including the preparation of a suite of technical studies to inform a planning proposal, development control plan, affordable housing and local contributions framework to guide the area's future growth over the next 15 -20 years, including the additional housing potential in the surrounding area as a result of the LMR Reforms.

Council staff are also liaising with the owners of Warringah Mall to seek to inform and integrate the separate state-led rezoning proposal that is being progressed by Scentre Group.

The draft rezoning proposal for the Brookvale precinct is scheduled for public exhibition in the first half of 2026.

Recommendation:

Note progression of the implementation of the Brookvale structure plan, including preparation of key supporting technical studies and planning documentation.

Town Centres with Established Place Planning Frameworks

7. **Manly Town Centre**

My Place: Manly was adopted in 2024 with several key implementation actions being delivered. This includes the preparation of a precinct management plan for the Manly Special Entertainment Precinct to support night-time vibrancy for the Manly town centre, with the 18-month trial of the Manly SEP forecast to commence in mid-2026.

Recommendation:

Note progression of the Manly Special Entertainment Precinct and other implementation actions in the Manly Place Plan.

8. **Frenchs Forest Precinct (Warringah Road and Forestway Shopping Centre)**

The Frenchs Forest Precinct (Warringah Road and Forestway Shopping Centre) forms part of the Northern Beaches Hospital Precinct Structure Plan, adopted in 2017. The Hospital Precinct Structure Plan provides a 20-year framework for land use planning and envisages around 5,360 new dwellings and at least 2,000 new jobs for the area, to be implemented through new planning controls in three stages.

Stage 1 of the Hospital Precinct Structure Plan was rezoned by the NSW Government as a state led precinct in 2021. Referred to as 'The Frenchs Forest 2041 Place Strategy', the rezoning is anticipated to deliver a new town centre, new open spaces and community facilities, 2,000 new homes and at least 1,000 new jobs.

The remaining 2 stages of the Hospital Precinct Structure Plan will be progressed following a commitment from the NSW Government for additional identified regional transport network and public transport upgrades, to adequately service the rezoning of phase 2 and phase 3. Council will continue to advocate to the NSW Government for this required regional investment.

Council staff have also undertaken a review of the existing affordable housing contributions framework that applies in Frenchs Forest precinct, that is the subject of a separate report to Council.

Recommendation:

Note that future planning investigations to implement phases 2 and 3 of the Hospital Precinct Structure Plan is scheduled to follow a commitment from the NSW Government to service the area with improved regional transport infrastructure.

Conclusion

With the exception of Manly Vale, Forestville and Balgowlah, the remaining town centres impacted by the NSW Government's LMR Reforms are either undergoing strategic place-based investigations or have Council-adopted precinct plans that are guiding each area's growth.

Manly Vale and Forestville both present strong opportunities for place-based planning investigations to ensure they can adequately accommodate the additional residential growth anticipated under the NSW Low and Mid-Rise Housing Policy. There are also opportunities to explore the redevelopment of key sites within both centres.

Given Manly Vale lacks a well-established and vibrant commercial hub (unlike Forestville) it is considered appropriate to prioritise Manly Vale for place-based planning. Future place-based planning for Forestville should align with a commitment from the NSW Government to deliver B-line high frequency bus infrastructure, as stipulated in the LHS, to ensure that growth within the town centre is supported by adequate road and public transport capacity.

If place-based investigations were progressed for Manly Vale and Forestville, both centres would require various technical studies to inform revitalisation and development options at each location. Importantly, both locations will require an assessment of traffic and transport impacts to determine the existing road network's capacity and its ability to accommodate future residential and commercial growth.

A transport and movement study for Manly Vale (including Balgowlah due to proximity), will identify opportunities to improve traffic flow, pedestrian amenity and active transport connections. This assessment accounts for half of the Place Plan budget and a minimum 6 month timeframe for completion.

CONSULTATION

The following technical teams have provided input into the analysis for this Council report:

- Social Planning and Services
- Place and Economic Development
- Transport Network
- Open Space and Recreation
- Urban Design

Any future place plan investigations would be the subject of extensive community, resident, business and other stakeholder engagement, including the establishment of external and internal project working groups for each precinct.

TIMING

Place based investigations for Manly Vale and Forestville are not funded, or included in Council's 2025-2029 Delivery Program or operational plan for FY2025/26.

A place plan for Manly Vale and Forestville would each cost approximately \$850,000 and require a commitment of 2 full time strategic planners over 2 years for each project.

If operational plan funding for a Manly Vale Place Plan were to be secured within Council's existing operational budget for FY 2026/2027, funding and staff resources would need to be diverted from existing projects. Existing projects underway by Council's Strategic & Place Planning team that could re-prioritised by Council include:

- Northern Beaches draft Local Environmental Plan
- Northern Beaches draft Development Control Plan
- Implementation of Brookvale Structure Plan
- Mona Vale Place Plan
- Manly Special Entertainment Precinct
- Proposed new Affordable Housing framework for LMR town centres
- Proposed new development contributions framework for LMR town centres
- Implementation of Modern Heritage Architecture Study
- Input to NSW Government's Housing Reforms and state significant nominated projects.

Having regard to the above commitments, it is recommended any place plan investigation for Manly Vale commence no earlier than the 2027/2028 financial year, and subject to allocation of project funding over 2 financial years.

The timing for future place-based planning for Forestville should be prioritised in the medium term (5-10 years) and aligned with a commitment from the NSW Government to deliver B-line high frequency bus infrastructure to service the area.

Alternatively, Council could prepare high level concept masterplans plans for the Manly Vale and Forestville town centres as low cost, quicker options. These concept masterplans would be prepared using internal Council resources and take approximately 6 months to prepare for each town centre, commencing from FY 2026/27.

High level concept masterplans would not be informed by any supporting technical evidence base, such as built form economic feasibility analysis, traffic generation modelling, or cost estimates for new public infrastructure. The public release of concept masterplans that have not been underpinned by an evidence base could raise community and landowner expectations as to the future of the Manly Vale and Forestville town centres that may not ever be realised.

FINANCIAL CONSIDERATIONS

Program funding for Manly Vale or Forestville place plans is not allocated in the 2025/2026 financial year budget or work program, or included in Council's 2025-2029 Delivery Program. As noted, a place plan for Manly Vale and Forestville would each cost approximately \$850,000 and require a commitment of 2 full time strategic planners over 2 years for each project. The earliest the investigative work could commence is in the 2027/2028 financial year. Part of the traffic assessment for Manly Vale (up to \$165,000) could be funded from the Warringah Section 7.12 Contribution Plan Administration fund reserve as this former plan accounted for some transport upgrades in Manly Vale. Additionally, grant funding could be investigated to assist each project, including from the Federal Government's Housing Australia Future Fund.

GOVERNANCE AND RISK CONSIDERATIONS

This report informs Council regarding future place-based investigations for Manly Vale, Forestville and other town centres identified under the NSW Government's Low and Mid-Rise Housing Reforms.

Any future place plan investigations would be the subject of project budget allocation, Council resolution and the subsequent establishment of comprehensive governance and probity arrangements, including regular report to Council.

ENVIRONMENTAL CONSIDERATIONS

The proposed actions in this report will provide Council with a clearer picture of current and potential environmental impacts from the LMR Reforms. Future place-based investigations will need to assess the implications of any additional growth and built form changes on the natural environment.

SOCIAL CONSIDERATIONS

The recommendations in this report would have a positive social outcome for the community through the potential future development of place plans for Manly Vale and Forestville town centres to support a range of positive social, economic, transport and environmental outcomes for the community.

LINK TO STRATEGY

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

- Community and belonging - Goal 8 Our community feels safe and supported.
- Community and belonging - Goal 9 Our community is inclusive and connected.
- Housing, places and spaces - Goal 10 Our community has access to housing options that are diverse and affordable to meet their current and evolving needs.
- Housing, places and spaces - Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs.
- Housing, places and spaces - Goal 12 Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.
- 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.
- Safe and efficient transport - Goal 16 Our integrated transport networks are resilient and meet the needs of our community.

Reporting team	Strategic & Place Planning
TRIM file ref	2025/552055
Attachments	Nil

13.0 TRANSPORT AND ASSETS DIVISION REPORTS

ITEM 13.1 OUTCOME OF PUBLIC EXHIBITION - LAND DEALINGS POLICY

NOTE: *This item was listed on the agenda but deferred by Council at the 16 September 2025 Council meeting.*

PURPOSE

The purpose of this report is to present the outcome of the public exhibition of the draft Land Dealings Policy and seek its adoption.

EXECUTIVE SUMMARY

- Council resolved on 20 May 2025 to place the draft Land Dealings Policy on public exhibition, which occurred from 23 May to 23 June 2025.
- Following the public exhibition period, a review of the 9 submissions received was undertaken.
- Feedback was generally supportive, with no objections to the draft Policy (Attachment 1).
- Some submissions suggested the Policy lacked detail on processes and criteria.
- Based on the review of the feedback received, no amendments are proposed to the draft Policy as operational details are appropriately contained within the supporting Land Dealings Guidelines.
- The final draft Land Dealings Policy (Attachment 2) is now presented for adoption and is designed to support the Property Management Framework adopted by Council in 2022.

RECOMMENDATION

That Council:

1. Adopt the Land Dealings Policy at Attachment 2.
2. Upon adoption of the Land Dealings Policy, revoke the following policies:
 - a. Property Acquisition and Disposal - Negotiation on Purchase Price Policy - PL 810 (former Warringah) (Attachment 3)
 - b. Surplus Road Reserve Disposal Policy - PL 820 (former Warringah) (Attachment 4)
 - c. Property Management Policy No. 200 (former Pittwater) (Attachment 5)
 - d. Land – Disposal of Surplus Policy No. 92 (former Pittwater) (Attachment 6)
 - e. Public Reserves and Other Lands - Resumption for Public Utilities Policy No. 56 (former Pittwater) (Attachment 7).

BACKGROUND

Five legacy land dealings policies from the former councils remain in effect, and there is a need to update and consolidate these to reflect a common approach across the Northern Beaches local government area (LGA).

Following a policy review, a draft Land Dealings Policy was prepared to support the Property Management Framework (PMF). The purpose of the Policy is to convey that land dealings are conducted by Council transparently, accountably, and in the best interests of the community. The Policy outlines key principles that guide land transaction decision-making and support the Property Management Framework (PMF) adopted by Council in 2022.

Council endorsed the draft Policy for public exhibition at its 20 May 2025 meeting (Resolution 127/25), with a report on the outcome to follow.

DISCUSSION

The draft Policy was exhibited for public comment from 23 May to 23 June 2025. A review of the 9 submissions received confirmed no objections were raised, however, feedback indicated the draft Policy lacked specific detail. The key themes raised in submissions included requests for more specific detail on processes, decision-making criteria, and how 'best value' is assessed.

It is proposed that no amendments be made to the Policy. The feedback has been considered, and the specific steps and processes requested by the community are included in the related Land Dealings Guidelines. This approach aligns with Council's Policy Framework, which provides that Council policies should set high-level strategic direction, while operational processes are addressed through accompanying guidelines and procedures. The Land Dealings Guidelines will be published on Council's website once the Land Dealings Policy is adopted.

CONSULTATION

Public exhibition of the draft Policy and the opportunity to provide feedback was promoted via Council's weekly e-News, the fortnightly Community Engagement e-newsletter, and Council's 'Your Say' online page. Feedback was collected through an online submission form and via email. During the public exhibition period, 9 submissions were received and considered. The key themes and responses are summarised in Table 1 below.

Table 1. Consolidated summary of key themes raised through submissions and staff responses

Theme	Issues, suggestions, requests and other considerations raised	Responses
Level of detail	Policy lacks specific steps and processes.	These are included in the Land Dealings Guidelines, to be published following Policy adoption.
Competing outcomes for 'best value'	Clarification sought on how financial, social, and environmental outcomes are balanced.	The Guidelines address assessment processes and include reporting to Council on relevant considerations, including financial, social, and environmental factors.
Community Consultation	Suggest including consultation requirements in the Policy.	Consultation processes are outlined in the Guidelines and reported to Council where relevant.
Decision-making criteria	Request for high-level steps to be included in the Policy.	Key steps are detailed in the Guidelines to maintain the Policy's strategic focus.
Policy review cycle	Suggest a shorter review cycle, given evolving priorities.	A 4-year cycle is considered appropriate; however, the Policy may be reviewed earlier if needed. The Guidelines can be updated more frequently.
Confidentiality	Concern over lack of transparency in confidential dealings.	Preserving confidentiality can be necessary to protect proposals and avoid jeopardising outcomes. The elected Council represents the community in confidential decision-making when required.

Further information on the details of the public exhibition, and analysis of the feedback received, is presented in the Community Engagement Report at Attachment 1.

TIMING

If adopted, the Policy will take effect immediately. The legacy policies will be revoked and removed from Council's website.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

The draft Policy has been developed in accordance with Council's Policy Framework. If adopted, it is proposed the following current policies would be revoked:

- Property Acquisition and Disposal - Negotiation on Purchase Price Policy - PL 810 (former Warringah) (Attachment 3)
- Surplus Road Reserve Disposal Policy - PL 820 (former Warringah) (Attachment 4)
- Property Management Policy No. 200 (former Pittwater) (Attachment 5)
- Land – Disposal of Surplus Policy No. 92 (former Pittwater) (Attachment 6)
- Public Reserves and Other Lands - Resumption for Public Utilities Policy No. 56 (former Pittwater) (Attachment 7)

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The Policy is an important tool for Council to communicate its strategic direction to the community and provide visibility of the governance framework and approach to land dealings.

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.

Reporting team	Property, Buildings & Beach Services
TRIM file ref	2025/721393
Attachments	⇒1 Community Engagement Report - Land Dealings Policy (Included In Attachments Booklet) ⇒2 Final Draft Land Dealings Policy (Included In Attachments Booklet) ⇒3 Property Acquisition and Disposal - Negotiation on Purchase Price Policy - PL 810 (former Warringah) (Included In Attachments Booklet) ⇒4 Surplus Road Reserve Disposal Policy - PL 820 (former Warringah) (Included In Attachments Booklet) ⇒5 Property Management Policy No. 200 (former Pittwater) (Included In Attachments Booklet)

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| <p>⇒6 Land – Disposal of Surplus Policy No. 92 (former Pittwater)
(Included In Attachments Booklet)</p> <p>⇒7 Public Reserves and Other Lands - Resumption for Public Utilities
Policy No. 56 (former Pittwater) (Included In Attachments Booklet)</p> |
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14.0 NOTICES OF MOTION

ITEM 14.1 NOTICE OF MOTION NO 38/2025 - CALL FOR REVIEW OF ENVIRONMENTAL PLANNING AND ASSESSMENT (PLANNING SYSTEMS REFORM) BILL 2025

NOTE: This item was listed on the agenda but not dealt with at the 21 October 2025 Council meeting.

COUNCILLORS KORZY AND HRNJAK SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Note with concern that the Environmental Planning and Assessment (Planning System Reforms) Bill 2025 reduces local planning control and transparency, increases risk of corruption in planning processes, and will decrease community input and confidence in planning decisions.
2. Write to the Premier, the Leader of the Opposition, the Minister and Shadow Ministers for Planning and Public Spaces, and the NSW Members for Pittwater, Wakehurst, Davidson and Manly opposing the passage of the Bill in its current form and requesting the opportunity for formal public consultation and a Parliamentary Inquiry into these reforms.
3. Submit a motion to the 2025 LGNSW Conference:
 - a. Calling on the NSW government to withdraw the Bill, and carry out genuine public consultation and a Parliamentary inquiry into the reforms as well as any environmental planning instruments and policies required to implement them.

BACKGROUND FROM COUNCILLORS KORZY AND HRNJAK

The NSW Government has presented the Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025, as a housing supply measure. However, in fact it makes sweeping changes to the *Environmental Planning and Assessment Act 1979* (EP&A Act) which would further remove local control of major planning decisions and impact all types of development, including large-scale infrastructure, industrial and commercial projects.

The Bill:

- Centralises planning powers and reduces the role of councils, independent panels, and community consultation by legislating 2 new authorities: the Development Coordination Authority (which is the NSW Planning Secretary) and the Housing Delivery Authority (comprising the Planning Secretary and 2 members appointed by the Minister, with no requirements for specific skills or experience).
- Creates a conflict of interest where the Development Coordination Authority reviews its own decisions.
- Enshrines in legislation the controversial Housing Delivery Authority, which circumvents councils in local decision-making.
- Introduces a new streamlined assessment pathway ('Targeted Development Assessment') that is unconstrained and expressly prohibits consideration of environmental impacts, site suitability, and public interest.

- Undermines safeguards recommended by the Independent Commission Against Corruption regarding accountability, transparency and probity in the planning system.
- Removes the requirement to consult with the Department of Climate Change, Energy, the Environment and Water before making an environmental planning instrument that would adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats (by omitting section 3.25 of the EP&A Act).
- Restricts assessment of cumulative and indirect impacts of a development.
- Requires councils to assess variations to complying developments within 10 days (20 days if the council is also assessing the complying development certificate), after which time the variation will be deemed to be approved.
- Removes provisions for mapping of bushfire prone land and limits the independence of Rural Fire Service advice.
- Restricts community participation, cutting consultation requirements and removing objects in the Act that emphasise community involvement in environmental and planning decisions.
- Has not been subject to broad public consultation.

The community and Council have already endured multiple changes by the NSW Government overriding our local planning strategies. This Bill, with significant further proposals, should be open to widespread public consultation as well as a Parliamentary Inquiry before proceeding any further.

TRIM file ref	2025/689509
Attachments	Nil

ITEM 14.2 NOTICE OF MOTION NO 39/2025 - OPTIONS FOR ENHANCING CUSTOMER EXPERIENCE

NOTE: *This item was listed on the agenda but not dealt with at the 21 October 2025 Council meeting.*

COUNCILLOR BEAUGEARD SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council provide a report to Councillors outlining the opportunities, benefits 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.

BACKGROUND FROM COUNCILLOR BEAUGEARD

The current use of artificial intelligence (AI) in community interactions with Council services remains limited. However, there is a significant opportunity to explore and invest in AI-assistance to support customer service and service delivery across the organisation, while carefully managing associated risks.

Through engaging with industry experts and local councils across Australia who have successfully implemented AI solutions, there is opportunity to understand the benefits, as well as the associated costs and risks, of various technological applications, to consider what may be most appropriate for our Northern Beaches.

By investigating and learning from initiatives that have been successfully delivered elsewhere, practical, low-risk pathways can be identified to enhance our own service offerings and improve community outcomes.

Potential areas for investigation include but are not limited to:

- Upgrade of the Northern Beaches Council website to provide a seamless and engaging customer experience, with integration of an AI powered chatbot, and enhanced search functionality.
- Development of a Council app for mobile devices as an additional communication channel.
- General AI innovation, a pertinent example being use of AI camera detection for more improved asset management, such as detecting road asset defects.
- Hosting of Community Hackathons to drive innovation, strengthen community engagement, and position Council as a leader in digital transformation.

Digital ambition built on existing strategy

Council is not starting from scratch, we already have a Digital Transformation Strategy, are upgrading our existing ERP platform and are adopting advanced network and technology security postures. We have a technology baseline we can leverage into AI and innovation.

Demographics, community capacity & digital expectations

Given our educated, professional population, it's clear there is a latent and growing demand for digital first channels and this is going to increase, not decrease over time, eventually reducing the demand for legacy channels, assuming Council can deliver these experiences well.

Current digital signals

There are already pockets of innovation, including digital parking permits, keyless entry to Council facilities, 24hr libraries and more, however the scale and ambition are limited.

Gaps, constraints & risks unique to Northern Beaches

- We are in the middle of phase 2 of our core system upgrade, any innovation needs to take this into account.
- There is a history of systems across the organisation and silos of data, and to connect AI tools, these need to be considered.
- Public trust and scrutiny are high in this local government area; any automation or AI usage must be transparent, defensible and backed by human oversight.
- Because the community includes older age cohorts, people less comfortable with digital channels may risk being alienated if the rollout is too aggressive; we must continue to deliver excellent non-digital channels through our front line and telephone staff

Strategic rationale & urgency

- In an era of tight fiscal constraints, Council must find ways to improve service quality without proportionally increasing staff. Digital augmentation is one of the only viable pathways.
- Council needs to match rising community expectations — residents and businesses will increasingly expect convenience, speed, and digital self-service.
- The NSW / state-level environment (AI panels, procurement frameworks, ethics/governance guidelines) is evolving rapidly. Delaying may mean missed opportunities, higher cost of entry, or being forced into legacy solutions.
- By acting now, Northern Beaches Council can position itself as a leading council in innovation, attract grants or partnerships, and co-create with the community.

Fundamentally, this Notice of Motion is focused on using advanced technology to improve the customer experience for everyone who interacts with Council. It offers a structured way to explore these opportunities, manage risk, and set a clear pathway rather than ad hoc upgrades.

TRIM file ref	2025/689511
Attachments	Nil

ITEM 14.3 NOTICE OF MOTION NO 40/2025 - OPEN SPACE MOBILE FOOD VEHICLE PERMITS

NOTE: This item was listed on the agenda but not dealt with at the 21 October 2025 Council meeting.

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Note the licence period for Mobile Food Vehicle Permits has been extended until 1 November 2025 and will not require vehicles to be moved overnight whilst Council works through matters raised by operators regarding permit conditions and compliance and complaints received.
2. Acknowledge outdoor dining promotes activation of public space, and vibrant social spaces.
3. Request Council's General Manager to undertake an online survey on the Your Say page of Council's website and invite relevant stakeholders (including outdoor dining licence holders, food truck permit holders, and local chambers of commerce on matters such as:
 - a. Council's Outdoor Dining and Footpath Merchandise Guide
 - b. processes for obtaining outdoor dining licences and permits for food trucks to operate on Council land.
4. Report back to Council within 6 months with any proposed revisions to:
 - a. the Outdoor Dining and Footpath Merchandise Guide
 - b. Council processes for granting approval for food trucks to operate on Council land.
5. Extend all Mobile Food Vehicle Permits pending the resolving of the report on the Outdoor Dining and Footpath Merchandise Guide.

BACKGROUND FROM COUNCILLOR DE LUCA OAM

The previous advised compliance measures by Council staff and proposals to move certain outdoor food trucks, particularly Patagonia at Long Reef and Mulatto Coffee in Manly has caused great angst for businesses as well as our community.

While Council extended permits until 1 November, stakeholders are dissatisfied with the outcome that has been reached and that they may have to move their businesses or could derail their operations.

This motion seeks a proper review and a deferral of any action pending the outcome of such review and report to Councillors.

TRIM file ref 2025/689516

Attachments Nil

ITEM 14.4	NOTICE OF MOTION NO 43/2025 - EXPANSION OF THE NSW GOVERNMENT'S DRONE SHARK MANAGEMENT PROGRAM
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NOTE: *This item was listed on the agenda but not dealt with at the 21 October 2025 Council meeting.*

COUNCILLORS BINGHAM AND HARVEY SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Call for increased drone surveillance across all major patrolled beaches along the metropolitan Sydney coastline, to enhance swimmer safety and support proactive shark management.
2. Write to the NSW Government requesting increased investment in shark-related drone surveillance for Surf Life Saving NSW (SLSNSW)
3. Copy the correspondence to the Premier and local State Member of Parliament for their awareness and support.

BACKGROUND FROM COUNCILLORS BINGHAM AND HARVEY

Drones provide real-time information to lifeguards, allowing for early detection and rapid response to shark sightings.

Given the popularity of the New South Wales coastline, expanding the coverage of the drone program would provide greater confidence to the community that our lifeguards are getting the support they need to help provide for swimmer safety.

The more extensive use of drones on our beaches will be much more effective than the antiquated nets which are currently in place, as they provide very limited coverage for ocean swimmers and are entangling other wildlife.

TRIM file ref	2025/689520
Attachments	Nil

ITEM 14.5 NOTICE OF MOTION NO 44/2025 - UPDATE TO THE EXPENSES POLICY

COUNCILLORS HACKMAN AND HRNJAK SUBMITTED THE FOLLOWING MOTION:
MOTION

That a report be prepared and brought to Council on possible amendments to the Councillor Expenses and Facilities Policy to ensure that Councillor expense claims made under the Policy provide sufficient information to demonstrate the benefit and relevance of the claim to Northern Beaches residents and ratepayers.

BACKGROUND FROM COUNCILLORS HACKMAN AND HRNJAK

Residents expect every dollar of their rates to deliver value, and they expect Councillors to meet the highest standards of transparency. This Notice of Motion is intended to support the investigation of opportunities to strengthen our Councillor Expenses and Facilities framework so claims are clear, comparable, and auditable - with the same rules applying to everyone.

It does not seek to change entitlements; instead it seeks to identify where further clarity can be provided in Councillor expense claims, and what evidence ought to be submitted by Councillors so the public can see the link between spend and community benefit.

A review of the policy and identification of amendments should focus on 3 key principles, being transparency, consistency and prudent use of funds accountable to the Northern Beaches community.

TRIM file ref	2025/671500
Attachments	Nil

ITEM 14.6 NOTICE OF MOTION NO 45/2025 - CONGRATULATIONS TO NORTH CURL CURL AND FRESHWATER SURF CLUBS

COUNCILLORS GLANVILLE AND BEAUGEARD SUBMITTED THE FOLLOWING MOTION:
MOTION

That Council:

1. Note that North Curl Curl Surf Life Saving Club and Freshwater Surf Life Saving Club in 2025 elected their first female Presidents, Peta Fairlie and Shanny Dyer respectively.
2. Write to Ms Fairlie and Ms Dyer to congratulate them on their election to these positions.

BACKGROUND FROM COUNCILLORS GLANVILLE AND BEAUGEARD

Council recognises that surf life saving clubs (SLSCs) across the Northern Beaches have previously elected and continue to have females in leadership roles, including Newport, South Narrabeen and North Steyne SLSCs for the 2025/26 season.

TRIM file ref	2025/705795
Attachments	Nil

ITEM 14.7 NOTICE OF MOTION NO 46/2025 - PLANNING FOR THE FRENCHS FOREST PRECINCT

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Write to the NSW Minister for Planning and Public Spaces to request:
 - a. an urgent meeting to discuss planning for the Frenchs Forest Precinct and impacts of the Low and Mid-Rise Housing Reforms and Housing Delivery Authority process on delivery of the vision for coordinated housing and jobs provision under the Northern Beaches Hospital Structure Plan
 - b. a commitment and timeframe from the NSW Government to provide the regional road network upgrades required to support the next phases of delivery of the Structure Plan.
2. Write to local state and federal members of parliament advising of Council's resolution and seeking their support and assistance to implement the above actions and facilitate discussions with the NSW Government.

BACKGROUND FROM COUNCILLOR DE LUCA OAM

Recently I have received representations from a number of residents concerned about the uncertainty of planning around the Frenchs Forest Precinct.

The area has been the subject of extensive study and analysis by Council and relevant NSW Government agencies over many decades. Council has worked closely with an actively engaged community to prepare the Northern Beaches Hospital Structure Plan, which outlines a 20-year vision to guide redevelopment around a new town centre adjacent to the hospital. In formulating the Plan, careful consideration was given to environmental, social, economic, traffic, transport and accessibility issues.

A phased approach to implementation of the Plan is identified as essential to provide the transport infrastructure necessary to support the growth forecast. Significant investment in State infrastructure was required to support Phase 1 which was rezoned in 2021, facilitating opportunities to deliver 2,000 new homes and at least 1,000 new jobs. Traffic modelling demonstrates that further regional road network and public transport upgrades are necessary to support Phases 2 and 3 to deliver the balance of the 5,360 new homes and 2,300 jobs envisaged to create a vibrant and sustainable precinct.

Some of the regional road works required include implementation of an east-west B-Line bus service, the Beaches Link Tunnel, improvements to the Forest Way/Adams Street intersection and upgrades to Allambie Road/Warringah Road intersection and enhanced public transport. To date, the NSW Government has not confirmed its commitment to the delivery of these improvements which are critical to support the orderly development of the precinct.

Notwithstanding Council's evidence-based Plan to ensure housing delivery is coordinated with supporting infrastructure, the introduction of the NSW Government's Low and Mid-Rise Housing Reforms and the role of the Housing Delivery Authority is resulting in preparation of site-specific development applications for housing at heights and densities greater than anticipated under the Structure Plan. These applications have the potential to result in ad-hoc planning outcomes that undermine Council's vision for the precinct and are not supported by infrastructure upgrades to address the capacity of the NSW Roads Network.

This change in planning approach by the NSW Government is causing significant angst for residents in areas planned for future rezoning. Residents are uncertain about the future of their properties and timeframes for changes to planning controls. Accordingly, it would be appropriate for Council to write to the Minister for Planning and Public Spaces requesting an urgent meeting to discuss the planning approach to seek to ensure orderly development of the precinct and to provide certainty for residents.

TRIM file ref	2025/709413
Attachments	Nil

ITEM 14.8 NOTICE OF MOTION NO 47/2025 - SUPPORT FOR COMPANION ANIMALS AMENDMENT (CONTROL OF CATS) BILL 2025

COUNCILLOR HRNJAK SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Note the objective of Companion Animals Amendment (Control of Cats) Bill 2025 (the Bill) is to provide for measures to prevent cats from:
 - a. escaping from the place where the cat is kept, or
 - b. leaving the place without being under the control of a person.
2. Note the Bill:
 - a. creates a clear duty for cat owners to keep their cats contained to their property
 - b. empowers councils to make and enforce reasonable orders to prevent their cats from escaping
 - c. protects vulnerable people through fair and compassionate enforcement
 - d. helps stop the flow of lost and abandoned pets into the feral cat population.
3. Acknowledge effective domestic cat containment will:
 - a. protect native wildlife and local biodiversity by reducing injury and death from domestic roaming cat predation
 - b. improve the wellbeing of domestic cats by reducing their risk of injury or death from vehicle strikes, dog attacks, ticks, poisoning, infections from cat fights and contracting diseases like feline aids virus
 - c. provide significant emotional and financial benefits to cat owners with their cats able to live longer, healthier lives along with the reduced risk of expensive vet bills and pet cats becoming lost.
4. Write to all NSW Ministers and MPs to:
 - a. express Council's support for the Bill
 - b. urge Ministers and MPs support the Bill
 - c. request State funding for councils to support education, compliance and animal shelter capacity.

BACKGROUND FROM COUNCILLOR HRNJAK

Australia holds the record for the highest extinction rate of mammals, with research finding over 9,000 Australian species having become extinct over the last 237 years, we are in an extinction crisis.

Roaming cats have played a major role in Australia's extinction crisis, being responsible for 27 native animal extinctions since their arrival in 1788, and domestic roaming cats continuing to kill 340 million native mammals, birds and reptiles each year.

According to the Threatened Species Recovery Hub, 1.1 million cats are already being kept responsibly, by being contained at home, with another 2.7 million allowed to roam. Each one of these roaming domestic cats are allowed to kill 186 animals each year.

A study revealed that 39% of cats thought to be inside were roaming outside at night. During the day, roaming domestic cats kill more birds and lizards, while night roaming allows them to kill more mammals and frogs. Research has shown a single roaming cat is able to bring an entire colony of native birds to extinction, locally.

Domestic cats are natural predators and despite being well-fed, they will still hunt and kill with a protracted taunting that extends the suffering of their prey. The native animals able to escape will still die of poisoning from the toxins in the cat's claws.

Keeping cats contained is not only an essential conservation tool to prevent Australian mammal extinctions, it will also improve the cat's quality of life.

According to the RSPCA, keeping cats safe at home by preventing them from roaming reduces the risk of them being injured or killed by a vehicle accident, getting sick from transmissible feline viruses, poisoning, and fighting, or straying and becoming lost, stolen or impounded, giving them a better chance for a longer, healthier and happier life. Cat owners benefit with increased quality time with their pet and the reduced risk of costly vet bills.

Additionally, neighbourhood gardens provide important habitat for birds, reptiles and mammals. Many NSW residents delight in having wildlife live or visit around their homes, due to the safe and predator free environment many residential properties can offer. Removing domestic roaming cats enhances the ability of residents to enjoy this aspect of urban living.

A 2024 Biodiversity Council survey found 66% of respondents supported requiring cat owners to keep cats contained.

While numerous NSW councils and Local Government NSW have called for legislative change to empower councils to enforce cat containment, NSW lags behind the rest of Australian states and territories in introducing enforceable cat containment.

This Bill aligns with LGNSW's Companion Animals Policy position of amending legislation to enable local governments to enforce the containment of pet cats in NSW, supported by funding to assist with implementation and enforcement.

The Companion Animals Amendment (Control of Cats) Bill 2025 does 4 key things:

1. Creates a general duty of containment.

The Bill introduces a new section 29A into the *Companion Animals Act 1998* that establishes a clear legal duty for cat owners to keep their animals under control. It requires owners to take all reasonable precautions to prevent their cats from escaping from the property on which they are kept. This duty reflects the principle that owning a cat carries a responsibility not only for the animal's welfare but also for the protection of wildlife and community amenity. The provision makes it an offence to intentionally release a cat from a property unless the animal is under the effective control of a competent person. By codifying this obligation, the Bill closes a long-standing gap in the companion-animal regulatory framework and brings expectations for cat ownership into line with those that already apply to dogs.

2. Establishes penalties that are fair and proportionate.

The Bill sets out a graduated penalty structure that increases with repeated non-compliance. A first offence attracts a penalty of 0.1 penalty unit—about \$11 at current values - reflecting that initial enforcement will focus on education and awareness. A second offence attracts 3 penalty units, or roughly \$330, and a third or subsequent offence attracts 8 penalty units, or about \$880. This

scaling provides a fair and proportionate response to repeated breaches while allowing time for owners to adjust their behaviour. The model is designed to prioritise education before punishment, supporting a culture of responsible ownership rather than relying on punitive enforcement alone.

3. Protects vulnerable people.

The Bill includes statutory defences to ensure that the new offences do not unfairly penalise people who may be in crisis or experiencing disadvantage. It provides that a person is not guilty of an offence if, at the time of the alleged breach, they were experiencing homelessness or were subject to behaviour constituting domestic or family violence under the *Crimes (Domestic and Personal Violence) Act 2007*. These provisions recognise that some people face circumstances that limit their ability to comply immediately with containment requirements and ensure that enforcement remains compassionate and proportionate.

4. Empowers councils.

The Bill amends the *Local Government Act 1993* to give councils clear authority to issue and enforce orders that require the occupier of a property to take action to prevent a cat from escaping. If an order is ignored, the person may be prosecuted for failing to comply, with a maximum penalty of 8 penalty units. These provisions give local governments the practical tools they have long sought to respond to nuisance and predation complaints, manage risks to wildlife and public amenity, and support consistent standards for responsible cat ownership across the State.

TRIM file ref	2025/723675
Attachments	Nil

ITEM 14.9 NOTICE OF MOTION NO 48/2025 - 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 in support of resident objection to the State Significant Development for 156 Ocean Street, Narrabeen and request he refer the application to the Independent Planning Commission for determination given the significant community interest in the proposal.
2. The Secretary of the Department of Planning, Housing and Infrastructure requesting the exhibition period for the application be reopened for 28 days to facilitate further submissions by members of the community impacted by the proposal.
3. Local State and Federal members advising of Council's resolution and seeking their support and assistance in the implementation of the above actions.

BACKGROUND FROM COUNCILLOR DE LUCA OAM

The NSW Government is currently assessing a State Significant Development (SSD) application for a seniors housing project at 156 Ocean Street, Narrabeen. The project, also known as the 'Indigo by Moran', proposes a 5 to 6 storey retirement village containing 149 independent living units.

The site currently contains a 2-storey aged care facility with large areas of landscaping and mature native pine trees that contribute to the streetscape and character of the area. Surrounding development is generally characterised by single and 2-storey residential development.

I have received representations from numerous members of the local community who are passionate in their cause for objections to the proposal. The areas of concern include the overwhelming height, bulk, scale and intensity of the development and the associated impacts on the character of the area and amenity of adjoining residences.

In response, I have taken the time to review the application and consult with relevant Council officers. I am aware the Department of Planning, Housing and Infrastructure has received over 350 submissions objecting to the proposal. I understand that Council's Planning and Place Division has also made a submission outlining concerns with the proposal in its current form and identifying issues including design quality, overshadowing, privacy, setbacks, landscaping, impacts on trees, waste management, parking, and traffic generation.

Although the exhibition period has closed, I continue to receive representations from constituents raising concerns about this proposal and their ability to have their say as part of the decision-making process. I am advised the NSW Government has recently made changes to the criteria for which SSD applications are to be determined by the Independent Planning Commission (IPC). These changes aim to help fast-track housing assessments and in accordance with these changes the application may now be determined by senior officers within the Department.

This process would deny residents the ability to attend a meeting of the IPC to express their concerns as part of the decision-making process. This is inconsistent with open and transparent community engagement and erodes community trust in the planning process.

Accordingly, I am of the view the proposed development should not be supported as it would have an unacceptable impact on the established character of the local area and adversely affect the

surrounding residential community amenity. It would be appropriate for Council to write to the Minister for Planning and Public spaces in support of the concerns raised by residents in objection to the application and requesting that he use his discretion to delegate the SSD application to the Independent Planning Commission for determination.

TRIM file ref	2025/729970
Attachments	Nil

ITEM 14.10 NOTICE OF MOTION NO 49/2025 - PUBLIC TOILET FACILITIES IN THE NORTHERN BEACHES

COUNCILLORS GLANVILLE AND HRNJAK SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Write to the Members for Manly, Wakehurst, Pittwater and Davidson, the Minister for Health, and the Minister for Planning and Public Spaces requesting that the NSW Government accept and implement the recommendations of the NSW Legislative Council Portfolio Committee No. 8 Report No. 4: Public Toilets.
2. Submit an urgent motion to the Local Government NSW Annual Conference endorsing the Inquiry report and recommendations and calling for the NSW Government to commit long-term funding to support councils to deliver safe, accessible and inclusive public toilets.
3. Provide advice to Councillors within 6 months outlining the:
 - a. number of Council-owned public toilet facilities on the Northern Beaches
 - b. number of town centres within the Northern Beaches that lack Council-owned public toilets, and/or a universal access toilet
 - c. progress on implementing action item FA2.08 of the Northern Beaches Council's Disability Inclusion Action Plan, and at a high level, the additional resourcing which would be required to exceed the annual target set by this plan.

BACKGROUND FROM COUNCILLORS GLANVILLE AND HRNJAK

Many town centres within the Northern Beaches either lack public toilet facilities or only provide limited or outdated facilities. For example:

- The public toilets at the Freshwater shops are an outdated design, do not include a soap dispenser, and lack facilities such as a universal access toilet or baby change table.
- Killarney Heights shops have no public toilets.
- The facilities available in universal access toilets on the Northern Beaches can be inconsistent; for example, Manly Dam has a bathroom hoist for wheelchair users, but other key centres such as Manly town centre do not have a public toilet with such a hoist, despite being a major destination for tourism and local economic activity.

Action item FA2.08 of the Northern Beaches Council's Disability Inclusion Action Plan requires Council to 'Improve access to unisex accessible toilets in public spaces and Council assets and incorporate adult change table facilities where possible'. The performance measure for this action item is '2 or more new/renewal amenities works include accessible facilities each year'.

In October 2025, the NSW Legislative Council Portfolio Committee No. 8 tabled Report No. 4: Public Toilets. The report was tabled following extensive consultation with local government, health experts, disability advocates, and community organisations. The Inquiry, chaired by Greens MLC

Dr Amanda Cohn, delivered 22 recommendations for a comprehensive overhaul of how public toilets are planned, designed, funded and maintained across NSW.¹ Findings included:

- Access to safe, clean and inclusive public toilets is a fundamental issue of public health, sanitation, human rights and community participation, particularly affecting people with disabilities, chronic health conditions, parents and carers, people who menstruate, transgender and gender-diverse people, and those experiencing homelessness.
- Inadequate toilet access limits community participation, restricts mobility, and increases social isolation for vulnerable groups.
- Recommendations to the NSW Government to mandate design and operational standards within the *Public Health Act 2010*, including universal design principles, all-gender single-use cubicles, accessibility, 24-hour access where appropriate, and the provision of soap, toilet paper, hand dryers and menstrual products.

Councils operate public toilets that provide vital services to residents, visitors and local businesses, and that the standards of these facilities play an important role in community health, local sports, accessibility, and local economic activity. Despite the important role that councils play in providing public toilet infrastructure, the Inquiry found they often lack dedicated funding for provision of this infrastructure, and the design and provision of facilities can be inconsistent. This motion calls for greater resourcing for councils to deliver this important community infrastructure.

TRIM file ref	2025/735798
Attachments	Nil

¹ The Public Toilets Report:

<https://www.parliament.nsw.gov.au/lcdocs/inquiries/3071/Report%20No.%204%20-%20Portfolio%20Committee%20No.%208%20-%20Customer%20Service%20-%20Public%20toilets.pdf>

17.0 MATTERS PROPOSED TO TAKE PLACE IN CLOSED SESSION

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 Offer to Manage Crown Land - Ingleside on the basis that it involves the receipt and discussion of commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council [10A(2)(d)(ii)) *Local Government Act 1993*].

This report discusses/provides advice concerning Crown Land being offered to Council to manage. 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 may jeopardise the proposal.
 - B. Item 17.2 RFT 2025/075 - North Narrabeen SLSC Work - Stage 1 & 2 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 tenders. 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 result in the release of commercial in confidence information.
 - C. Item 17.3 Response to Notice of Motion No 3/2025 - Opportunities for the Manly Environment Centre on the basis that it involves the receipt and discussion of personnel matters concerning particular individuals (other than councillors) [10A(2)(a) *Local Government Act 1993*].

This report discusses/provides advice concerning opportunities to relocate Manly Environment Centre. 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 potentially impact employee work conditions.
 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

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.
