

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 16 December 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

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15.0 QUESTIONS WITH NOTICE

Nil

16.0 RESPONSES TO QUESTIONS

Nil

17.0 MATTERS PROPOSED TO TAKE PLACE IN CLOSED SESSION 49

17.1 RFT 2025/001087 - Design Services for Avalon Place Plan - Streets as Shared Spaces and Streetscape Upgrades

17.2 RFT 2025/001048 - Mackerel Beach Wharf Upgrade

17.3 RFT2025/000924 - Supply and Maintenance of Unattended Parking Fee Payment Solution

17.4 RFT 2025/064 - South Collaroy Foreshore & Stormwater Improvements

17.5 RFT 2025/001010 - Lease and Licence PCYC Cafe

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 18 NOVEMBER 2025

RECOMMENDATION

That the minutes of the Ordinary Northern Beaches Council Meeting held on 18 November 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.

8.0 CHIEF EXECUTIVE OFFICER'S DIVISION REPORTS

ITEM 8.1 NORTHERN BEACHES DISCRETIONARY FUND - QUARTERLY REPORT

PURPOSE

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

EXECUTIVE SUMMARY

- The Northern Beaches Council Discretionary Fund (Fund) provides the opportunity for the Mayor and Councillors to respond to requests for financial assistance from local individuals and community groups.
- The Fund is governed in accordance with the Northern Beaches Council Discretionary Fund Policy (Policy).
- On 18 November 2025 Council resolved to amend the Policy and it is currently on public exhibition before being brought back to Council for consideration.
- The Policy allows Council to support local individuals and community groups through small financial donations, including for activities that further develop their education or sporting endeavours at a representative level.
- The Policy requires that details of payments be reported quarterly to Council.
- For the period 11 September 2025 to 10 December 2025, payments totalling \$7,200 have been allocated from the Fund to Surf Life Saving Sydney Northern Beaches Inc., Manly Yacht Club, Uplift Northern Beaches (Soroptimist International of Northern Beaches Inc.), Manly Lions Club Inc., Koori Kids Pty Ltd, Zonta Club of the Northern Beaches Inc., the Women's Resilience Centre Ltd and 3 local residents to assist with sporting and educational activities.
- There is an annual budget of \$30,000 for the Fund, with an amount of \$10,750 remaining in the Fund after these payments.

RECOMMENDATION

That Council note payments totalling \$7,200 have been allocated from the Northern Beaches Council Discretionary Fund for the period 11 September 2025 to 10 December 2025.

BACKGROUND

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

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

At the Ordinary Meeting on 18 November 2025, Council resolved (304/25) to draft amendments to the Policy to be considered by the community, and the draft Policy is now on public exhibition for comment.

The draft Policy includes amendments to the eligibility criteria to place greater emphasis on funding for applications responding to the physical, intellectual, creative, safety and/or social welfare of residents of the Northern Beaches, and for activities which take place on the Northern Beaches and tangibly benefit the Northern Beaches community. It also recommends funding be restricted for individuals and teams who apply for private sporting endeavours at representative levels at events outside the Northern Beaches. A report detailing the outcomes of the community consultation will be brought back to Council in early 2026.

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

DISCUSSION

For the period 11 September 2025 to 10 December 2025 payments from the Northern Beaches Council Discretionary Fund totalling \$7,200 have been made, as shown in the table below.

Recipient	Description	Allocation	Supported by Councillor **
Surf Life Saving Northern Beaches Inc.	Funding assistance towards its annual charity golf event	\$1,000	
Local Resident *	Funding assistance to attend the National Youth Science Forum	\$250	
Local Resident *	Funding assistance to represent Australia at the 2025 Beach Tennis World Cup in Brazil	\$500	
Manly Yacht Club	Funding assistance to host the NSW/ACT Metropolitan Championships in March 2026	\$1000	
Uplift Northern Beaches (Soroptimist International of Northern Beaches Inc.)	Funding assistance towards Christmas hampers for families in need who attend local Northern Beaches schools	\$1,000	
Manly Lions Club Inc	Funding assistance for 5 local children and their carers to attend Circus Quirkus event	\$700	
Koori Kids Pty Ltd	Funding assistance towards 2025 NAIDOC Week School Initiative for Northern Beaches schools	\$750	

Recipient	Description	Allocation	Supported by Councillor **
Local Resident *	Funding assistance towards attending the National School Futsal Championships	\$250	
Zonta Club of Northern Beaches Inc.	Funding assistance towards the International Women's Day Breakfast on 4 March 2026	\$750	
Women's Resilience Centre Ltd	Funding assistance towards the delivery of its Caring Conversations program in 2026 which provides trauma-informed recovery support	\$1,000	

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

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

CONSULTATION

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

TIMING

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

FINANCIAL CONSIDERATIONS

The recommendations in this report do not result in any change to the current Council budget. The funds allocated are provided from the existing annual budget of \$30,000 for the Northern Beaches Discretionary Fund. An amount of \$10,750 remains in the fund. No funding will be provided outside of the allocated budget in each financial year.

GOVERNANCE AND RISK CONSIDERATIONS

Payments allocated under the Northern Beaches Council Discretionary Fund have satisfied the requirements of the Policy. The next quarterly report is intended to be tabled to the Ordinary Council meeting 17 March 2026.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

LINK TO STRATEGY

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

- Community and belonging - Goal 7 Our community has access to a diverse range of cultural activities and events.

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

Reporting team	CEO
TRIM file ref	2025/719552
Attachments	Nil

9.0 CORPORATE SERVICES DIVISION REPORTS

ITEM 9.1 MONTHLY INVESTMENT AND FINANCE REPORT - OCTOBER 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) and to present financial performance information for the month of October 2025 and the 2025/26 financial year to date.

EXECUTIVE SUMMARY

- As at 31 October 2025, Council had total cash and investments of \$266,775,512 (which includes restricted funds) comprising:

Trading Accounts	\$1,815,444
Investments	\$264,960,068
- The investment portfolio achieved a return of 0.37% for the month of October (0.07% above the benchmark AusBond Bank Bill Index return of 0.30%) and the weighted average interest rate of the portfolio at month end is 4.34% (compared to 4.39% for the prior month).
- Total investment income for the year to October 2025 was \$3.8 million, which is consistent with the current budget of \$3.8 million.
- The Responsible Accounting Officer has certified that the investments listed in the report have been made in accordance with the Act, the Local Government (General) Regulation 2021 (Regulation) and Council's Investment Policy.
- Council's liquidity and projected financial position is sound, with sufficient capacity to meet short-term obligations.

RECOMMENDATION

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

BACKGROUND

Investments

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

Financial performance and position

Following the recent introduction of new reporting formats for the Quarterly Budget Review Statement, the Office of Local Government (OLG) has also recommended that Councillors receive monthly financial information in addition to the existing investment report.

The investment report has been expanded to include additional information on Council's financial performance and position on a monthly basis.

CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

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

INVESTMENT REPORT

Investment balances

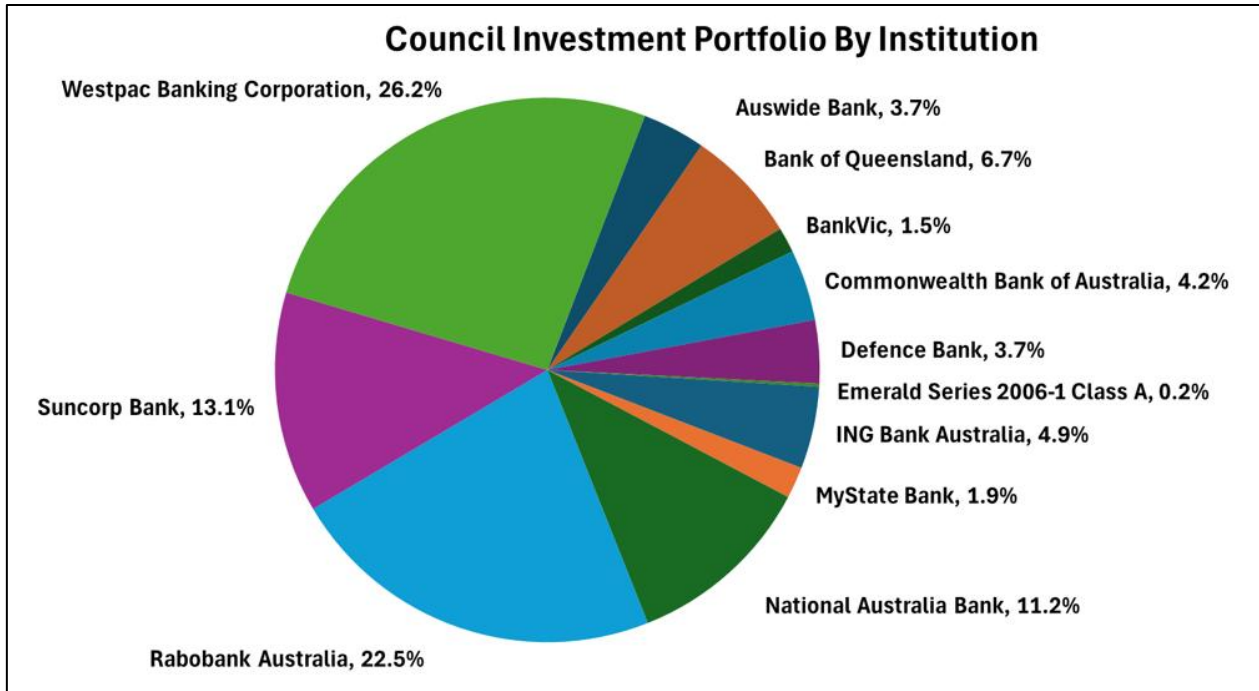
INVESTMENT BALANCES					
As at 31-Oct-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Trading Accounts					
Commonwealth Bank of Australia Ltd	A1+	1,010,018			3.65%
National Australia Bank Ltd	A1+	7,186			3.60%
		1,017,204			
At Call Accounts					
Commonwealth Bank of Australia Ltd	A1+	4,333,042		At Call	3.70%
		4,333,042			
Mortgage Backed Securities					
Emerald Series 2006-1 Class A	A*	502,838	17-Jul-06	21-Aug-51	4.0216%
		502,838			
Term Deposits					
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%
Suncorp Bank	A1+	3,000,000	29-Apr-25	15-Jan-26	4.58%
Suncorp Bank	A1+	2,000,000	31-Mar-25	20-Jan-26	4.85%
Suncorp Bank	A1+	2,000,000	31-Mar-25	22-Jan-26	4.85%
ING Bank Australia Limited	A1	4,000,000	20-Feb-25	27-Jan-26	4.79%
Suncorp Bank	A1+	2,000,000	31-Mar-25	29-Jan-26	4.83%
Suncorp Bank	A1+	2,000,000	29-Apr-25	03-Feb-26	4.55%
Rabobank Australia Ltd	A1	2,000,000	01-May-25	05-Feb-26	4.40%
ING Bank Australia Limited	A1	3,000,000	18-Feb-25	10-Feb-26	4.81%
Auswide Bank Limited	A2	2,000,000	15-May-25	10-Feb-26	4.47%

INVESTMENT BALANCES					
As at 31-Oct-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Term Deposits (continued)					
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%
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%

INVESTMENT BALANCES					
As at 31-Oct-2025					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Term Deposits (continued)					
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%
Auswide Bank Limited	A2	2,000,000	09-Oct-25	20-Oct-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	30-Sep-25	20-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	22-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	27-Oct-26	4.25%
Westpac Banking Corporation Ltd	A1+	2,000,000	30-Oct-25	29-Oct-26	4.35%
Westpac Banking Corporation Ltd	A1+	3,000,000	30-Oct-25	03-Nov-26	4.35%
		255,000,000			
Kimbriki Environmental Enterprises Pty Ltd					
Trading Accounts					
Commonwealth Bank of Australia Ltd	A1+	798,240			3.55%
		798,240			
At Call Accounts					
Commonwealth Bank of Australia Ltd	A1+	1,124,188	At Call		3.60%
		1,124,188			
Term Deposits					
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%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	09-Oct-25	07-Jan-26	4.08%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	09-Oct-25	06-Feb-26	4.13%
		4,000,000			
Total Cash and Investments		266,775,512			

*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

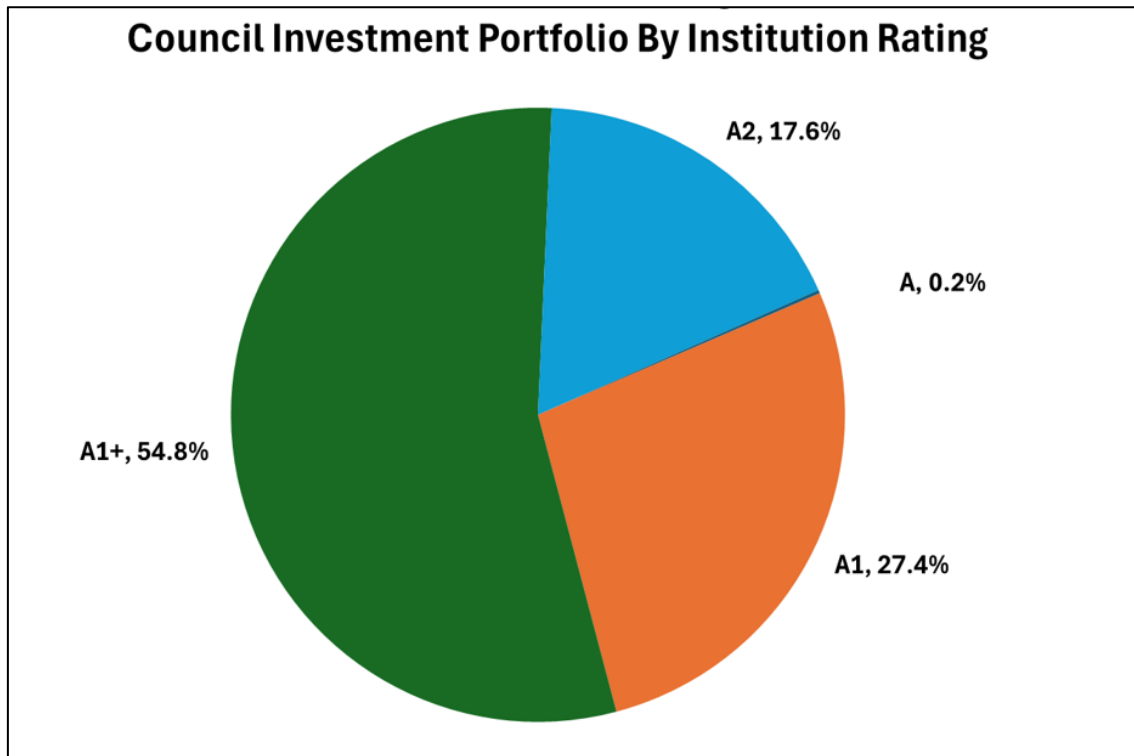
Clause 4.2.2 of Council's Investment Policy requires that exposure to an individual institution be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

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.



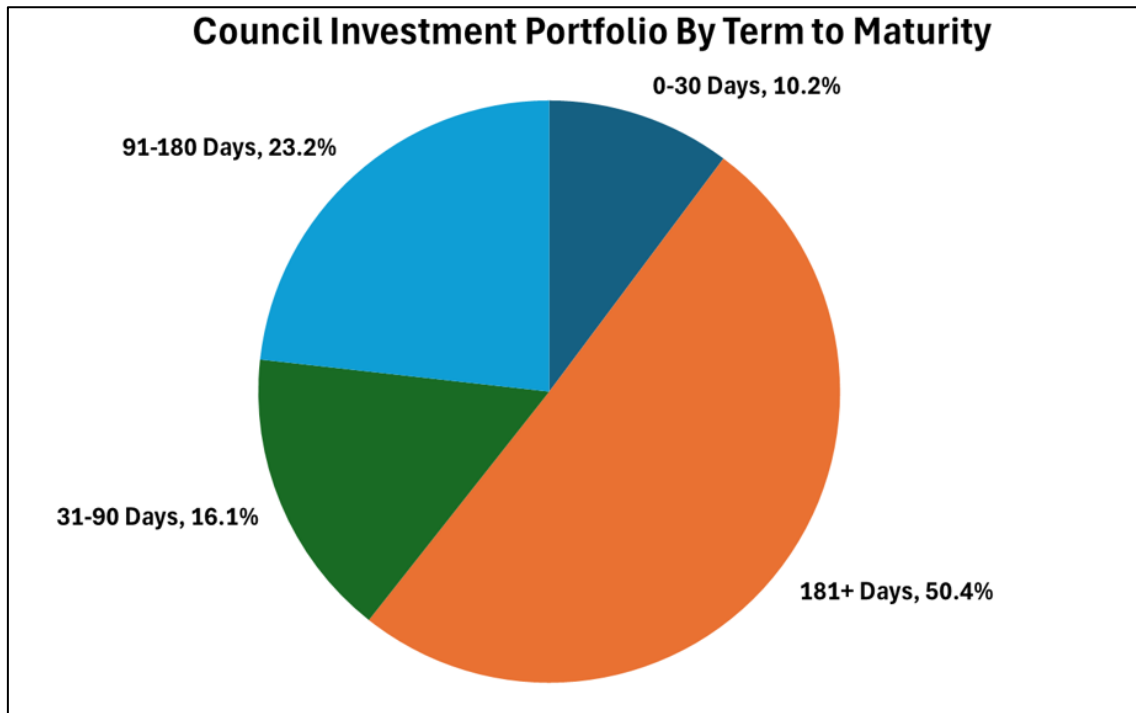
Overall portfolio credit framework – compliance with investment policy requirements

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

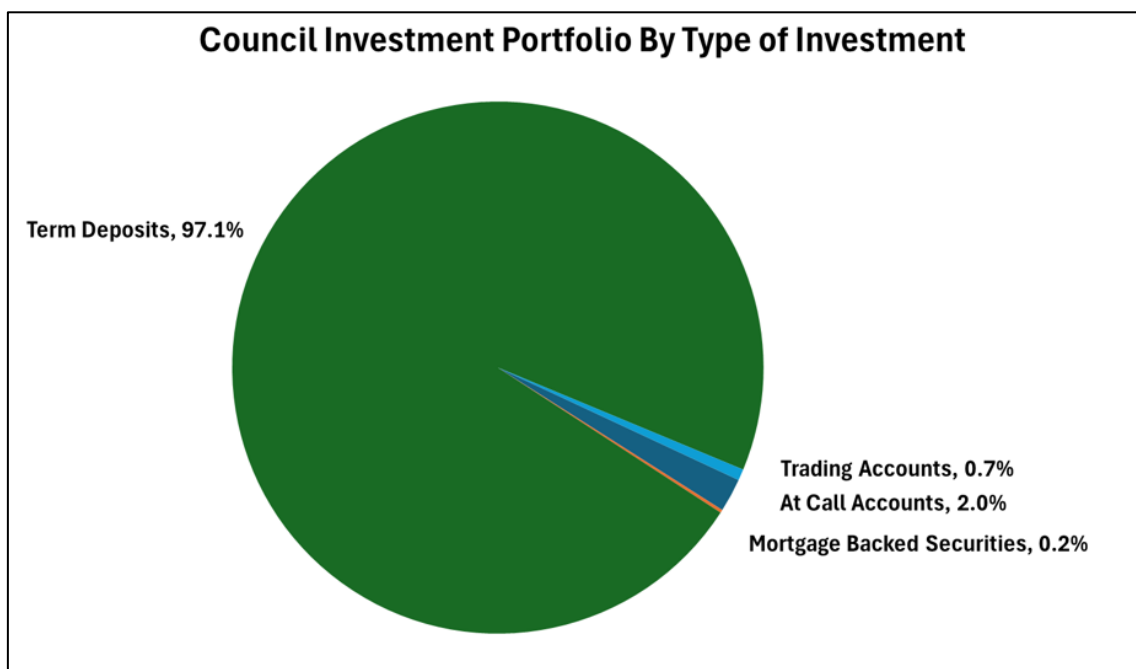
** Unrated Category is restricted to eligible managed funds such as the NSW Treasury Corporation Hour Glass Facilities and ADIs covered by the government guarantee scheme.



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 31 October 2025	42.8%	57.2%

Investment performance vs benchmark

a) Portfolio return vs benchmark

	Investment Portfolio Return *	Benchmark: AusBond Bank Bill Index
1 Month	0.370%	0.30%
3 Months	1.123%	0.91%
FYTD	1.518%	1.22%
12 Months	4.835%	4.11%

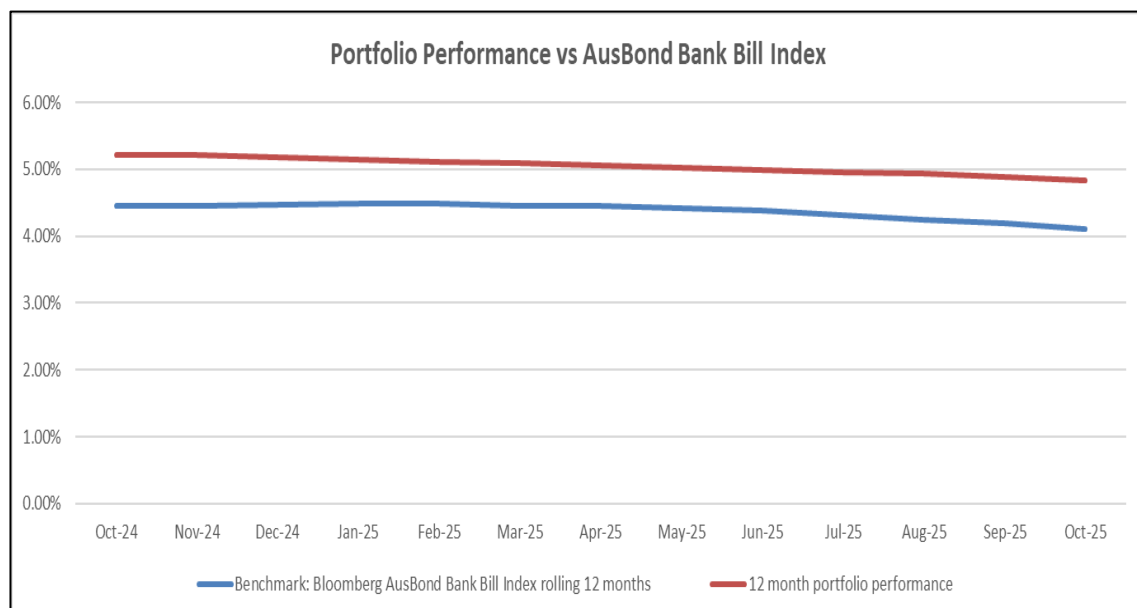
* Excludes trading account balances

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 0.37% for the month of October which was 0.07% above the benchmark AusBond Bank Bill Index return of 0.30%. For the past 12 months the portfolio achieved a return of 4.835%, which was 0.725% above the benchmark AusBond Bank Bill Index return of 4.11%.



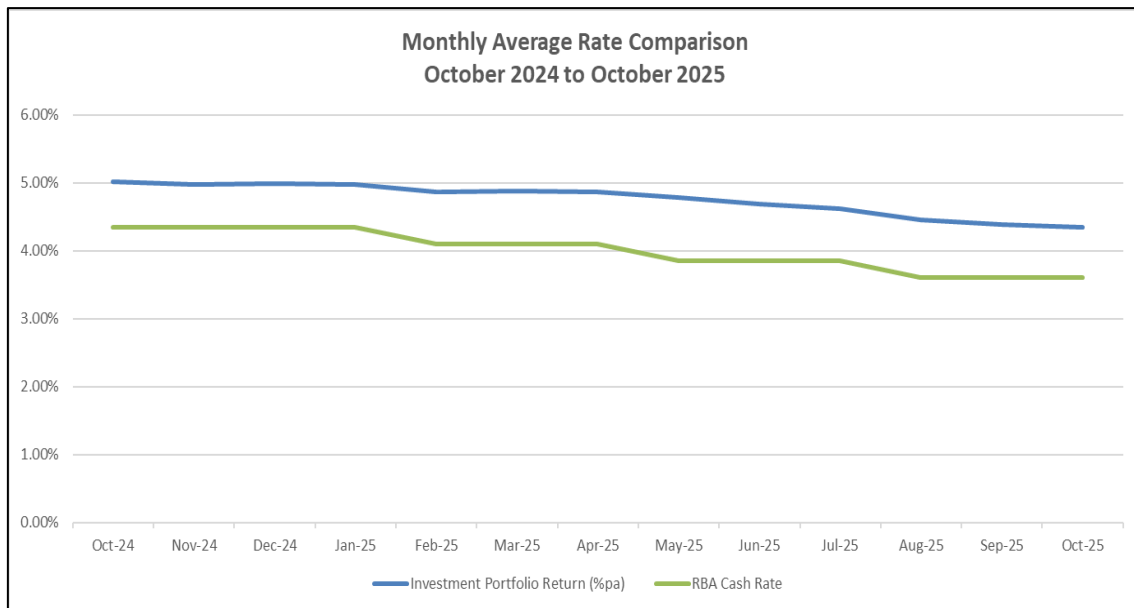
b) Portfolio interest rate vs benchmark

	Weighted Average Portfolio Interest Rate (%pa) *	Average RBA Cash Rate
1 Month	4.34%	3.60%
3 Months	4.40%	3.60%
6 Months	4.55%	3.73%
FYTD	4.45%	3.66%
12 Months	4.73%	3.98%

* 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 4.34%, compared to 4.39% for the prior month. For the past 12 months the weighted average interest rate of the portfolio was 4.73% compared to the average Reserve Bank of Australia Cash Rate of 3.98%.

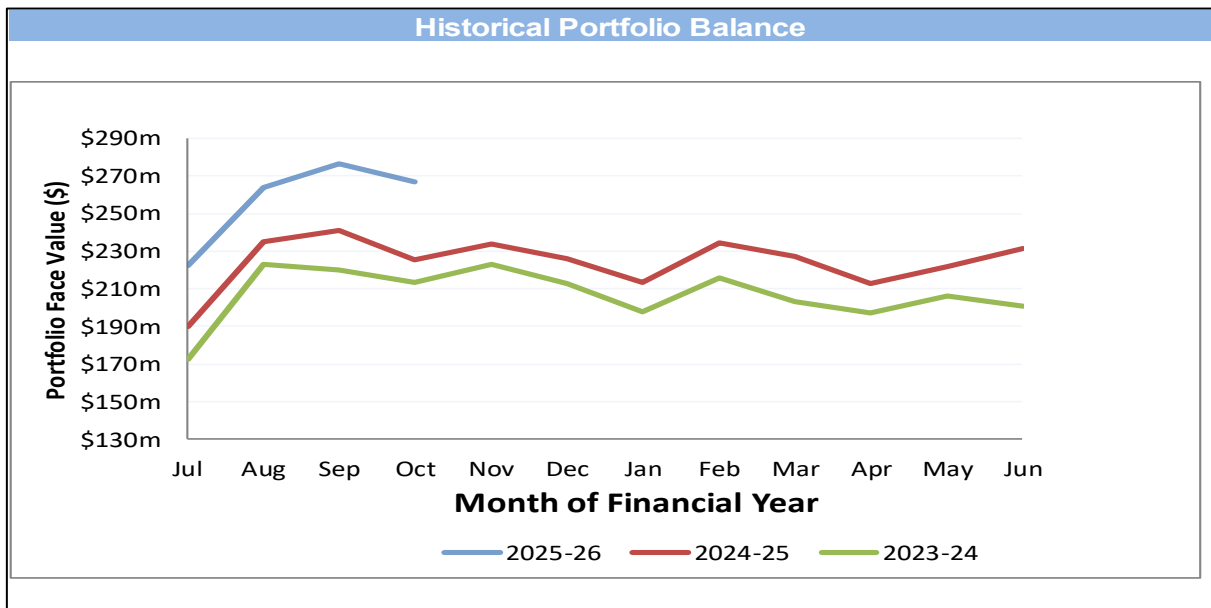


Investment income* vs budget

	Year to Date \$
Investment Income	3,846,780
Adjustment for Fair Value	110
Total Investment Income	3,846,890
Budgeted Income	3,788,744

*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	\$267m	\$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	\$257m	\$224m	\$207m



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

Statement of compliance

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

Investment Policy Compliance

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

Restricted cash, cash equivalents and investments

At the end of October 2025 total cash & investments were \$266,775,512 and were made up of the following reserve allocations:

Allocation of Funds	Amount (\$)	Percentage
Externally restricted	\$69m	26.0%
Internally restricted	\$120m	44.8%
Total restricted	\$189m	70.8%
Unrestricted	\$78m	29.2%
Total	\$267m	100.0%

FINANCE REPORT**Income statement**

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

For the 4 months to 31 October 2025, the operating result (including capital grants and contributions) was \$7.7 million favourable to budget (\$6.2 million favourable to budget if capital grants and contributions are excluded). Income is \$4.6 million (1%) ahead of budget while operating expenditure is \$3.1 million (2%) less than budget.

Income from grants and contributions is ahead of budget primarily due to higher development contributions than anticipated to date (\$1.5m) and the timing of early learning grants (\$0.8m). User charges and fees are also ahead of budget including income for planning and regulatory fees (\$0.7m) and parking stations (\$0.4m).

Employee expenses are under budget for the financial year to date, driven by staff vacancies, however this has been partially offset by additional contract services in areas such as maintenance and construction teams. Materials and services expenses are also lower than anticipated to date primarily due to the timing of IT contracts and software payments (\$0.7m), Narrabeen Lagoon entrance clearance (\$0.5m) and legal services (\$0.3m). Depreciation is unfavourable to budget, due to increases to asset values, following revaluations undertaken as at June 2025.

Income statement	October	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
Income from continuing operations						
Rates and annual charges	26	284,027	284,025	3	0%	285,381
User charges and fees	10,127	35,415	34,063	1,352	4%	104,113
Other revenues	1,944	7,919	7,727	191	2%	21,987
Grants and contributions - operating purposes	1,819	5,949	5,113	836	16%	22,187
Grants and contributions - capital purposes	2,511	8,632	7,167	1,465	20%	31,985
Investment fees and revenues	1,047	4,043	3,967	77	2%	9,410
Other income	606	2,470	2,361	109	5%	6,785
Gain / (loss) on disposal of assets	103	655	101	555	551%	503
Total income from continuing operations	18,184	349,110	344,523	4,587	1%	482,351
Expenses from continuing operations						
Employee benefits and oncosts	(13,426)	(51,410)	(53,195)	1,785	3%	(178,334)
Materials and services	(15,109)	(52,605)	(54,538)	1,932	4%	(186,286)
Borrowing costs	(254)	(1,017)	(1,040)	23	2%	(3,085)
Other expenses	(1,093)	(7,036)	(7,169)	133	2%	(22,238)
Total expenses from continuing operations	(29,882)	(112,069)	(115,942)	3,873	3%	(389,944)
Surplus / (Deficit) excl depreciation and amortisation	(11,697)	237,041	228,581	8,460	4%	92,407
Depreciation and amortisation	(4,454)	(17,707)	(16,937)	(770)	(5%)	(54,463)
Surplus / (Deficit)	(16,151)	219,334	211,644	7,690	4%	37,944
Surplus / (Deficit) before capital grants and contributions	(18,662)	210,702	204,477	6,225	3%	5,959

Capital expenditure

Capital expenditure in October 2025 totalled \$8.0 million, bringing the year-to-date expenditure to \$20.2 million, compared with a budget of \$27.0 million to October 2025. Investment in new assets was \$5.2 million below budget, primarily due to the phasing of the Connecting Communities Newport to The Serpentine shared user path (\$1.6m), Active Transport coordinator at Belrose (\$0.6 million), amenities blocks at Frank Gray Reserve and Pittwater Rugby Park (\$0.8m) and South Curl Curl boardwalk (\$0.4m). The capital renewal program was \$1.6 million below budget primarily due to the timing of parking meters infrastructure (\$0.7m) and SLSC works (\$0.4m).

Capital expenditure	October	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
Capital new	(2,392)	(7,885)	(13,059)	5,174	40%	(43,564)
Capital renewal	(5,637)	(12,287)	(13,935)	1,648	12%	(68,017)
Total capital expenditure	(8,028)	(20,172)	(26,994)	6,823	25%	(111,581)

Statement of financial position

A summary of Council's financial position as at 31 October 2025 is presented below.

Statement of financial position	Year-to-date
	Balance
	\$'000
Current assets	460,658
Non-current assets	5,973,087
Total assets	6,433,746
Current liabilities	(110,004)
Non-current liabilities	(67,942)
Total liabilities	(177,946)
Net assets / Equity	6,255,800

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

FINANCIAL CONSIDERATIONS

Actual investment income for the period from 1 July 2025 to date was \$3,846,890 compared to budgeted income of \$3,788,744, a positive variance of \$58,146 because of both higher than anticipated level of investments and higher investment interest rates. The current budget for the full year is \$8,886,470 in investment income.

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

GOVERNANCE AND RISK CONSIDERATIONS

A revised Investment Policy was adopted by Council at its meeting on 26 July 2022. The Policy is reviewed annually by the Audit, Risk and Improvement Committee. It was reviewed by the Committee at its meeting in December 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	2025/746336
Attachments	Nil

ITEM 9.2	OUTCOME OF PUBLIC EXHIBITION - DRAFT CODE OF MEETING PRACTICE
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PURPOSE

The purpose of this report is to advise of the outcome of public exhibition and facilitate the adoption of the draft Code of Meeting Practice 2025.

EXECUTIVE SUMMARY

- The NSW Government released a new Model Code of Meeting Practice in August 2025 which includes mandatory and non-mandatory provisions for all NSW councils.
- Council is obligated to adopt a new Code of Meeting Practice, which includes the mandatory provisions of the new Model Code of Meeting Practice, by 31 December 2025.
- Council placed the draft Northern Beaches Council Code of Meeting Practice on public exhibition and received 73 submissions, which largely focused on the mandated change to move public forums out of the Council meeting, and the proposed approach to hold public forums one week prior to Council meetings.
- The exhibition of the draft Northern Beaches Council Code of Meeting Practice provided the opportunity for Council to hear from the community on the framework governing Council meetings, however the draft Code predominantly consists of mandatory provisions set by the NSW Government.
- It is recommended that the Code of Meeting Practice be adopted as exhibited.

RECOMMENDATION

That Council adopt the Northern Beaches Council Code of Meeting Practice 2025 (Code) at Attachment 1, with the Code to come into effect on 1 January 2026.

BACKGROUND

The Model Code of Meeting Practice for Local Councils in NSW prescribes a set of uniform meeting rules for councils across NSW to ensure meetings of councils and committees of councils comprising only of councillors are open, accessible, orderly, effective and efficient.

In accordance with section 360 of the Local Government Act 1993, councils are required to adopt a Code of Meeting Practice which is consistent with the Model Code of Meeting Practice issued by the NSW Government.

As part of a tranche of reforms to the Councillor Conduct Framework, the NSW Government released a revised Model Code of Meeting Practice in August 2025 (2025 Model Meeting Code) with the stated aim to 'ensure meetings are conducted in a dignified and orderly way befitting to a chamber of democracy and to promote community confidence in councils and their decisions.'

The 2025 Model Meeting Code has 2 elements:

- **mandatory provisions** (indicated in black font)
- **non-mandatory provisions** (indicated in red font) covering areas of meeting practice that are common to most councils but where there may be a need for some variation in practice between councils based on local circumstances. The non-mandatory provisions also operate to set a benchmark based on what the Office of Local Government (OLG) sees as best practice.

Other provisions that are not inconsistent with the mandatory provisions may also be included.

Council is obligated to adopt a new Code of Meeting Practice which includes the mandatory provisions of the 2025 Model Meeting Code by 31 December 2025.

At its October 2025 Council meeting, Council resolved (271/25) to place the draft Northern Beaches Council Code of Meeting Practice (Code) (Attachment 1) on public exhibition for a period of 42 days with the outcome of the public exhibition to be reported to Council.

The exhibited draft Code included the mandatory provisions, some non-mandatory provisions and a small number of additions to provide greater clarity on the operation of the Council meeting. These additions, which are not mandatory for Council to accept, are highlighted in green text for ease of reference.

Where optional non-mandatory clauses are available to Council (as indicated in red font in the 2025 Model Meeting Code), the draft includes a recommended selection. These selections include:

- Providing the chairperson with the authorisation to expel any person, including any Councillor, from a Council meeting or committee meeting. This provision is put forward so as not to limit the options available to the chairperson in exercising their duties.
- Updating the voting arrangements that must be recorded in the minutes by removing the optional clauses 11.11 and 20.25 of the 2025 Model Meeting Code. In selecting this approach it provides the opportunity for Council to enable a more efficient processing of procedural matters, administrative matters and any other reports during the meeting, whilst retaining the ability to call for a division when desired, to record the names for and against any matter.

Other optional clauses that have been selected to be consistent with Council's current practice or Code of Meeting Practice include:

- provisions which allow Council to adopt items by exception
- provisions regarding altering or rescinding Council decisions (by way of rescission motion)
- provisions regarding recommitting resolutions to correct an error

- provisions to set a time limit on Council meetings, with the meeting closure time proposed as 10pm, with a 30 minute extension available, to limit meetings to a maximum of 4.5 hours, to support the health and safety of Councillors and attending staff.

DISCUSSION

The draft Code of Meeting Practice was publicly exhibited from 24 October to 4 December 2025 and attracted 73 submissions. Verbatim responses are provided in the Community Engagement Report (Attachment 2). The key themes raised in the submissions were:

- concerns about democratic values, restriction of participation, public voices and expression
- lack of transparency and accountability
- excessive authority and control.

The main issue raised by those who shared their feedback was, in a general sense, an 'objection' to the proposal to move the public forum one week prior to Council meetings instead of during or just prior to Council meetings.

It is the NSW Government's position that the primary purpose of a council meeting is to make strategic decisions relating to the business of the council. Holding a public forum is, and has always been, optional.

Under the NSW Government's framework, the council meeting is the primary forum for democratic decision-making at the local government level, and that as a chamber of democracy, the council meeting must be transparent and allow the community to bear witness to the deliberations and decision-making at the meeting. However, under the NSW Government framework, the public forum must not form part of the meeting, though a council may hold a public forum prior to a meeting of the Council.

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.

In line with the NSW Government requirement that public forums, if Council decides to hold them, cannot form part of the Council meeting, the draft Code placed on exhibition proposed the public forum be held the Tuesday evening one week prior to the Council meeting, with the business papers for the meeting to be made public the week before the public forum.

The intent is to:

- ensure sufficient time is provided in the public forum to allow for up to 2 speakers for and 2 against each agenda item
- ensure both Councillors and the community are able to attend by being held outside business hours
- to provide time for Councillors to consider the matters addressed by speakers, prior to the Council meeting.

If the forum were to be held on the same day as the Council meeting, it would be necessary to commence earlier and it would need to have a fixed end time, in order to be completed prior to the advertised start time for the Council meeting. This could result in some community members or Councillors not being able to attend due to work commitments, as well as some registered speakers not being able to talk if the forum end time is reached before all are heard.

The proposed rules for the forum are provided in Appendix 1 of the draft Code of Meeting Practice at Attachment 1.

Subject to the schedule of Council meetings, the indicative process for the forum and the publication of Council business papers would be as follows:

1. Business papers published to the community and Councillors (first Wednesday of the month)
2. Applications for public forum open when the business papers are published (first Wednesday of the month)
3. Applications for the public forum close at 5pm the business day before the forum (ordinarily the second Monday of the month)
4. Hold livestreamed public forum from 6pm at Council (second Tuesday of the month)
5. Hold livestreamed Council meeting from 6pm in Council Chambers (third Tuesday of the month)

While the exhibition of the draft Code provided the opportunity for Council to hear from the community on the regulatory and decision-making framework of Council meetings, the Code predominantly consists of mandatory provisions set by the NSW Government.

Following review and consideration of the feedback received through this consultation process, no changes are proposed to the draft Code of Meeting Practice as exhibited.

On 28 November 2025 Council received correspondence from the OLG as shown at Attachment 3. Council was advised that the Legislative Council had debated a motion on 25 November 2025 to disallow the Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025 (Amendment Regulation). This is the amending regulation that prescribed the updated 2025 Model Meeting Code. There was not a vote on the motion, and with the adjournment of Parliament for the year, it will not be until February 2026 that a vote may be held.

Council has been advised by OLG that the Amendment Regulation and the 2025 Model Meeting Code still have legal force and the new provisions will come into effect on 1 January 2026 as previously advised

CONSULTATION

The proposed changes to the draft Code of Meeting Practice were placed on public exhibition from 24 October to 4 December 2025. Public exhibition of the draft Code of Meeting Practice and the opportunity to provide feedback was promoted via Council's e-mail newsletter, stakeholder emails and a Your Say online project page. Feedback was collected through an online form and via email. During the public exhibition period 73 submissions were received. The Community Engagement Report is provided at Attachment 2.

TIMING

If Council does not adopt a Code of Meeting Practice that incorporates the mandatory provisions of the 2025 Model Meeting Code by 31 December 2025, then from 1 January 2026, any provision of the Council's Code of Meeting Practice that is inconsistent with a mandatory provision of the 2025 Model Meeting Code will be automatically overridden by the relevant mandatory provision of the 2025 Model Meeting Code.

FINANCIAL CONSIDERATIONS

There are no financial impacts associated with the adoption of the draft Code of Meeting Practice.

The costs associated with the facilitation of public forums one week prior to Council meetings are equivalent to the costs currently incurred for the facilitation of councillor briefings, such that no budget adjustments would be required.

GOVERNANCE AND RISK CONSIDERATIONS

Council is required to adopt a Code of Meeting Practice that incorporates the mandatory provisions of the 2025 Model Meeting Code and may also include the non-mandatory and other provisions. The draft Code complies with these requirements.

ENVIRONMENTAL CONSIDERATIONS

The recommendation of the report does not have any significant adverse environmental impacts.

SOCIAL CONSIDERATIONS

While the exhibition of the draft Code provided the opportunity for Council to hear from the community on the framework governing Council meetings, the Code predominantly consists of mandatory provisions set by the NSW Government.

Ongoing community participation will occur through members of the public registering to speak at the public forum on matters listed in the Council agenda, and the opportunity to either attend the Council chambers or view the livestream of the Council meeting to hear the elected council's consideration of the matters.

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	2025/705957
Attachments	⇒1 Draft Code of Meeting Practice (Included In Attachments Booklet) ⇒2 Community Engagement Report (Included In Attachments Booklet) ⇒3 Email from OLG on Legislative Council motion (Included In Attachments Booklet)

10.0 COMMUNITY AND RECREATION DIVISION REPORTS

ITEM 10.1 COMMUNITY SAFETY ADVISORY COMMITTEE - CONFIRMED MINUTES OF 14 AUGUST 2025

PURPOSE

The purpose of this report is to present the minutes of the Community Safety Advisory Committee meeting held on 14 August 2025 for noting.

EXECUTIVE SUMMARY

- The Community Safety Advisory Committee is a committee of Council, established to provide guidance to Council on community safety issues impacting the Northern Beaches.
- The meeting held on 14 August 2025 included presentations on legal graffiti walls and the review of the Community Safety Plan, and an update on the activities of the Community Drug Action Team.
- Quarterly Police and Environmental Compliance reports were provided at the meeting.
- The minutes of the 14 August 2025 Community Safety Advisory Committee meeting were confirmed by the committee at the meeting on 13 November 2025.
- In accordance with Council's requirements, the confirmed minutes of the committee are reported to Council for noting with no actions sought from Council.

RECOMMENDATION

That Council note the minutes of the Community Safety Advisory Committee meeting held on 14 August 2025.

BACKGROUND

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

The meeting held on 14 August 2025 included presentations on the legal graffiti walls and the review of the Community Safety Plan. An update was provided on the activities of the Community Drug Action Team. Quarterly Police and Environmental Compliance reports were also provided at the meeting.

The minutes of the Community Safety Advisory Committee meeting were confirmed by the Committee on 13 November 2025.

CONSULTATION

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

TIMING

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

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

LINK TO STRATEGY

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

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

Reporting team	Community, Arts & Culture
TRIM file ref	2025/725720
Attachments	⇒ 1 Minutes - Community Safety Advisory Committee - 20250814 (Included In Attachments Booklet)

11.0 ENVIRONMENT AND OPEN SPACE DIVISION REPORTS

ITEM 11.1 PUBLIC EXHIBITION - DRAFT MIDDLE HARBOUR FLOOD STUDY

PURPOSE

The purpose of this report is to seek Council's endorsement to publicly exhibit the draft Middle Harbour Flood Study.

EXECUTIVE SUMMARY

- The draft Middle Harbour Flood Study (draft Study) encompasses parts of Belrose, Davidson, Frenchs Forest, Forestville and Killarney Heights and supersedes the previous Frenchs Creek Flood Study (2010).
- The purpose of the draft Study is to define flood behaviour including for overland flow flooding to support flood risk management, including emergency management, land use planning and the assessment of development applications.
- The draft Study indicates a significant reduction in the number of flood affected properties within the Frenchs Creek area compared to the previous Frenchs Creek Flood Study (2010), mainly due to technology improvements and stormwater upgrades.
- The draft Study also shows that a significant number of properties within the broader study area have now been identified as flood-affected, primarily because these locations were not previously assessed in a formal flood study.
- Eight flooding hotspots were identified in the 1% Annual Exceedance Probability (AEP) flood event at: Ralston Avenue to Hews Parade; Elm Avenue and Calool Crescent; Kapunda Place; Lowanna Street, Coora Avenue and Marina Place (Belrose); Blackbutts Road to Merrilee Crescent (Frenchs Forest); Borgnis Street (Davidson); Keldie Street and Yallumba Close (Forestville); and Starkey Street, Hyde Avenue and Boru Place (Killarney Heights).
- The project has been two-thirds grant funded by the NSW Government and one of the requirements of the grant funding is that the draft Study be publicly exhibited for community feedback.

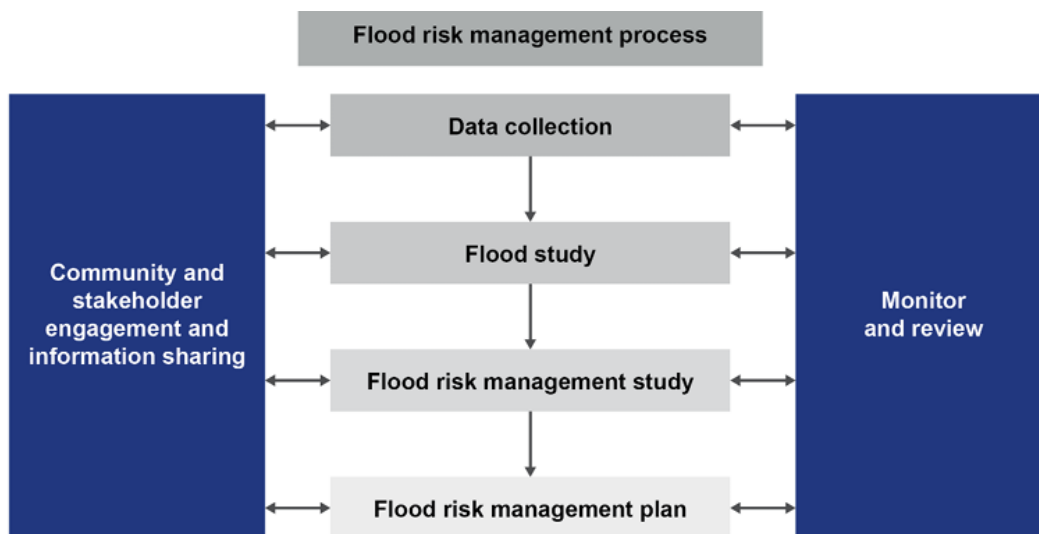
RECOMMENDATION

That the draft Middle Harbour Flood Study be placed on public exhibition for a minimum of 28 days with the outcome reported to Council.

BACKGROUND

Under the NSW Government's Flood Prone Land Policy (the Policy), the management of flood prone land is primarily the responsibility of local government. The NSW Government can provide specialist technical advice and financial support to assist councils in undertaking flood risk management activities, including studies and mitigation works.

The Policy is supported by the NSW Government's Flood Risk Management Manual, which provides guidelines and sets out the process for councils to follow, as shown in Figure 1. The Middle Harbour Flood Study project has included community consultation and data collection and will be followed by a Flood Risk Management Study and Plan. The flood study stage generally involves defining flood behaviour in sufficient detail to support the understanding and management of flood risk, providing the platform to support flood risk management activities, emergency management and land use planning. The flood risk management study and plan stages generally involve the investigation of flood risk management options and the ranking of recommendations.



1. *Figure 1: Flood Risk Management Process*

The study area

The study area as shown in Figure 2 includes parts of Belrose, Davidson, parts of Frenchs Forest, Forestville and Killarney Heights. This is the first study undertaken for the majority of the study area covering an area of approximately 2,600 hectares and comprises the part of the Northern Beaches local government area that drains to Middle Harbour Creek and forms the boundary with Ku-ring-gai Council. This area is bounded by Mona Vale Road to the north, Forest Way and Wakehurst Parkway to the east, Middle Harbour and Middle Harbour Creek to the south and west.

There have been numerous reports of flooding within the study area, the most recent being in February and March 2022. The flooding event in 1998 is regarded as the largest event in this catchment in recent history during which Frenchs Creek was observed to overtop its banks, with residents describing floodwaters reaching the front of their properties.

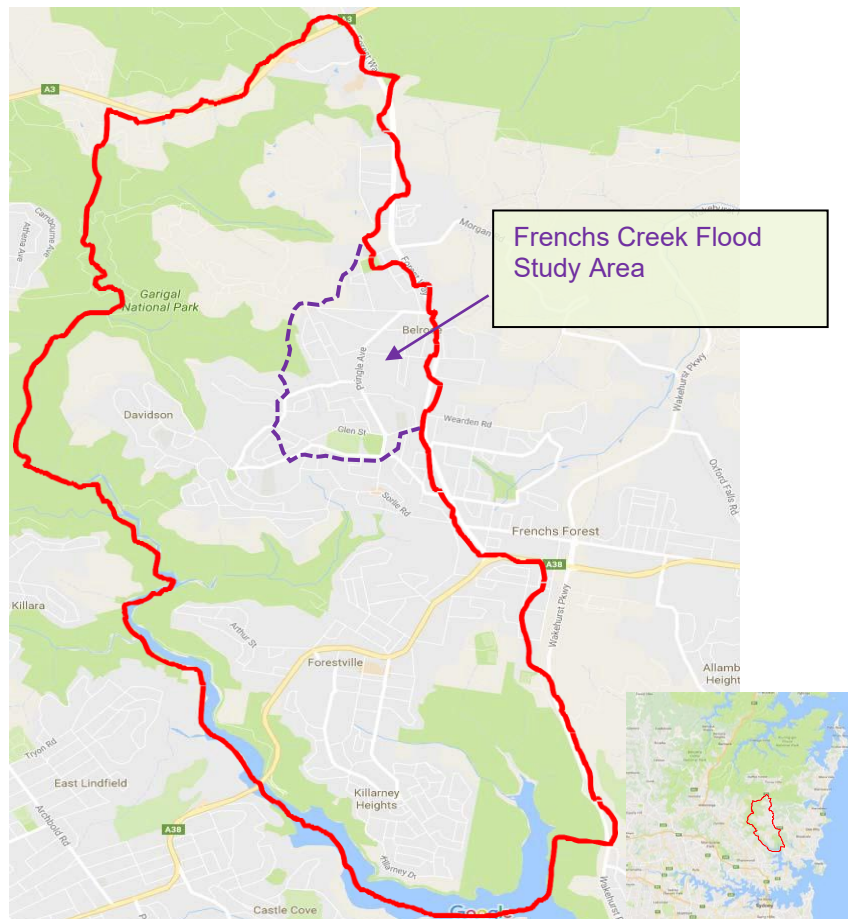


Figure 2: Middle Harbour Flood Study Area

Draft Middle Harbour Flood Study

The key objectives of the draft Middle Harbour Flood Study (draft Study) were to improve the understanding of flood behaviour and impacts in this area and to update the previous Frenchs Creek Flood Study (2010). The draft Study identifies existing and future flood behaviour, including for overland flow flooding, and utilises the most up-to-date rainfall, topographical and stormwater network data and floodplain modelling technology.

The draft Study has involved:

- Community consultation and the collection of flood related data
- Establishment, calibration and validation of the flood model
- Modelling for a range of flood events of various magnitudes
- Sensitivity analysis of the model results
- Identification of the level of flood risk
- Analysis of the potential impact of climate change and pipe blockages.

At the commencement of the project in 2022, the community was provided the opportunity to contribute their observations of flooding within the catchment. A 'Your Say' webpage was set up on Council's website with information about the project and a questionnaire where participants could share their experiences of flooding as well as upload photos and videos. The questionnaire was available between 4 February 2022 and 27 March 2022. This time was extended to allow for feedback following the March 2022 storm event. Of the 645 responses lodged, 193 residents indicated they had experienced flooding in the past and 114 of the responses had sufficient suitable information for use in the calibration process. Several residents were contacted directly to obtain further information to calibrate the model.

The key outputs of the draft Study include the identification of design flood information such as peak flood levels, depths, velocities and extents, as well as flood hazard categories, hydraulic flow categories and the Flood Planning Area.

DISCUSSION

Overview of flood behaviour

The draft Study found that in smaller, more frequent events, the flow is generally shallow (<0.15 m) and contained within the gutters and dedicated drainage reserves in the urban areas. There are some areas, however, where shallow overland flow paths form through properties. Within the major creeks, flow is typically contained within the channel. In larger, rarer events, overland flow paths form in urban areas as the stormwater network and kerb and gutter system reach capacity. These flow paths can go through properties and pool in sag points identified in this study. In the Probable Maximum Flood (PMF) event large areas of the catchment would become inundated by overland flow. A PMF event is defined as the largest flood that could conceivably be expected to occur at a particular location.

Given the steep topography of the study area, many of these flow paths remain shallow. Ponding at sag points becomes more prominent in larger events as well as creeks overtopping road crossings, with key locations including Knightsbridge Avenue, Elm Avenue, Calool Crescent and Haigh Avenue in Belrose; Borgnis Street in Davidson; Peacock Parade, Hakea Avenue and Prahara Avenue in Frenchs Forest; and Yallumba Close and Starkey Street in Forestville. In the PMF event a large portion of the study area is inundated, although much of this is still shallow overland flow, with deeper areas restricted to channels, concentrated flow paths and sag points.

The Annual Exceedance Probability (AEP) is defined as the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. Some of the key locations with high flood risk in the 1% AEP event are:

- Ralston Avenue to Hews Parade, Belrose
- Elm Avenue and Calool Crescent, Belrose
- Kapunda Place, Belrose
- Lowanna Street, Coora Avenue and Marina Place, Belrose
- Blackbutts Road to Merrilee Crescent, Frenchs Forest
- Borgnis Street, Davidson
- Keldie Street and Yallumba Close, Forestville
- Starkey Street, Hyde Avenue and Boru Place, Killarney Heights

There are numerous local roads throughout the study area that are subject to inundation. The inundation is typically shallow as overland flows are conveyed along road corridors. Where major flow paths cross roads however, the depth of flow can be significant. Some of the deepest flooding occurs where the flow path crosses Knightsbridge Avenue and Lynette Place, Belrose. The 1% AEP flood depth is over 1m on these roads. Numerous other roads experience flood depths in the range between 0.3m and 1m in the 1% AEP event. The rate of rise at each of the road crossings is very quick, typically within 10 to 20 minutes of the onset of rainfall, but the duration of inundation is short, typically less than 30 to 40 minutes.

The potential impacts of climate change have been considered as part of the study, in line with industry guidelines and Council's recently adopted Climate Change Policy which states that Council should incorporate the range of climate projections aligned to emission scenario SSP3. The analysis showed that resulting flood levels in the long term are typically increased by approximately 0.2m to 0.3m on key overland flow paths. New overland flow paths form in several locations in these very large events.

Update to the Flood Planning Area and Probable Maximum Flood extents

Land use planning is an effective means of minimising flood risk and damage from flooding. The Flood Planning Level (FPL) is a measure used to set heights such as minimum floor levels for new development. It is based upon the 1% AEP flood level combined with a freeboard (typically 0.5m). The Flood Planning Area (FPA) identifies land below the FPL, which is subject to flood related development controls. Some types of development, such as sensitive development including senior living, schools and hospitals, have flood related development controls applicable within the Probable Maximum Flood (PMF) extent.

The FPA and PMF extents identified in the draft Study are shown in Figure 3. The FPA is equivalent to the Medium Flood Risk Precinct (shaded in blue), and the PMF extent is equivalent to the Low Flood Risk Precinct (shaded in green).

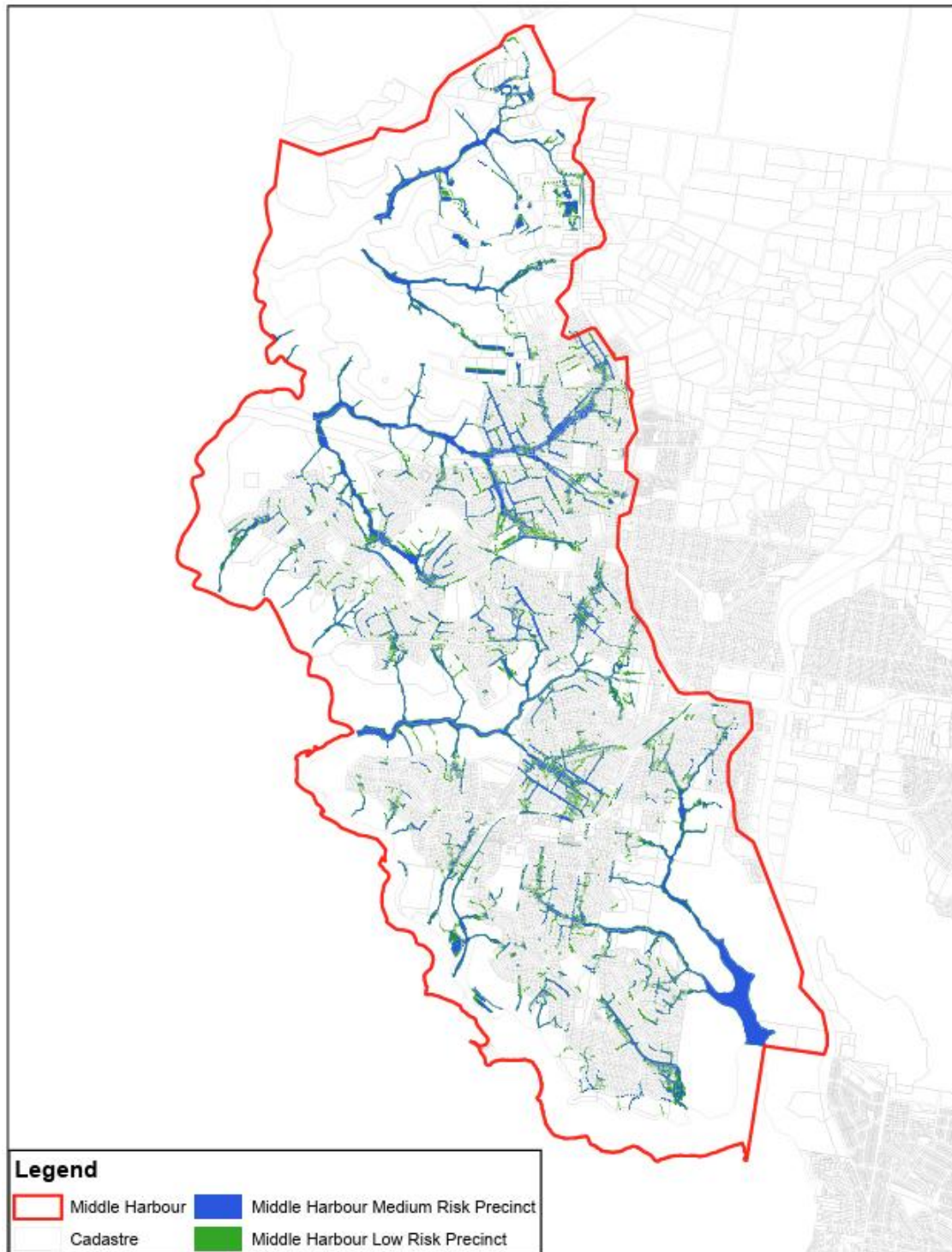


Figure 3: Medium and Low Flood Risk Precincts from the Middle Harbour Flood Study

Currently, the only adopted flood study within the Middle Harbour study area is the Frenchs Creek Flood Study (2010), carried out by DHI Water and Environment Pty Ltd. Its study area is shown in Figures 1 and 4. Located mainly in Belrose and partly in Frenchs Forest, the Frenchs Creek study area was bounded by Forest Way, Garigal National Park, Wyatt Avenue and Blackbutts Road. The Middle Harbour Flood Study seeks to supersede this now outdated study.

Figure 4 shows the Medium and Low Flood Risk Precincts currently used by Council for planning purposes and assessing development applications, from the existing Frenchs Creek Flood Study. It also shows the updated information from the draft Middle Harbour Flood Study in the same catchment.

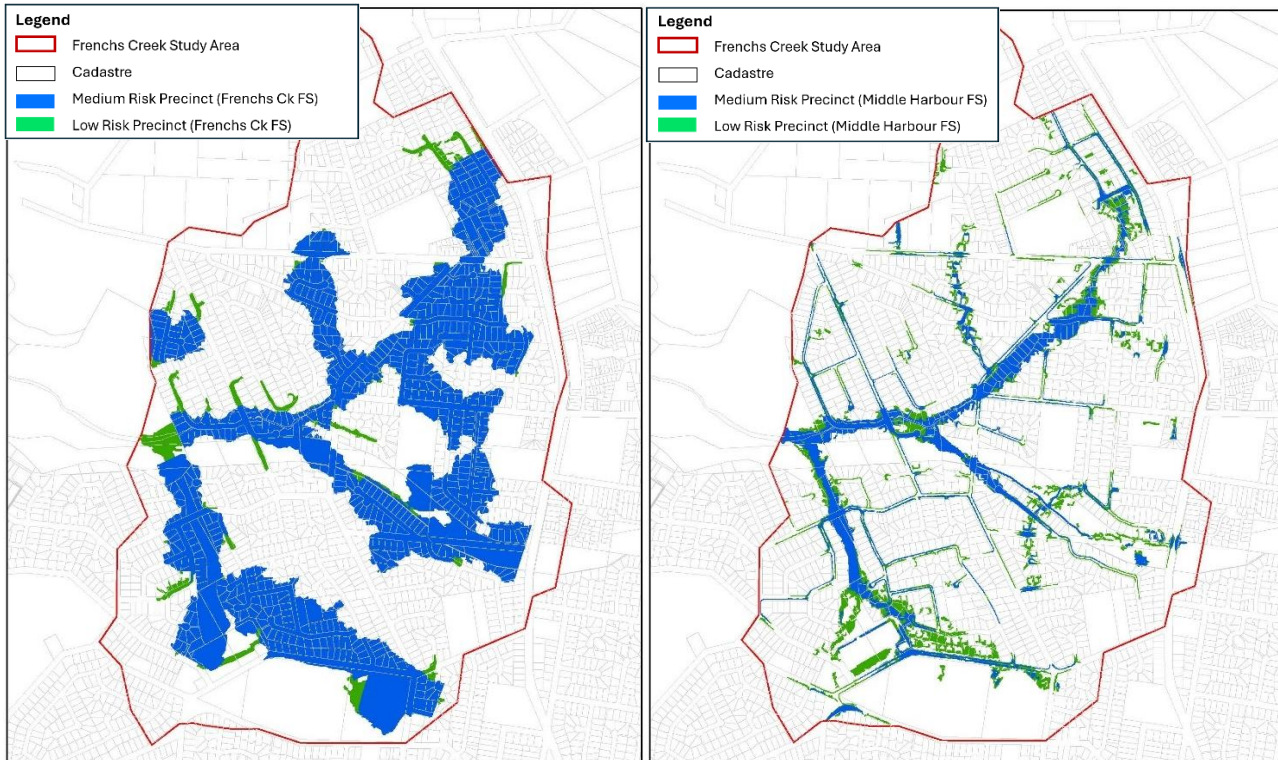


Figure 4: Medium and Low Flood Risk Precincts in the Frenchs Creek catchment, from the Frenchs Creek Flood Study (2010) (left) and from the Draft Middle Harbour Flood Study (right).

It can be seen that there are now far fewer properties identified as flood affected in the Frenchs Creek catchment. This is due to a range of factors including: improved computing technology that allows for more detailed flood modelling; availability of higher resolution and more accurate terrain data; updates to the national design flood estimation guidelines (including updates to design rainfalls and methodologies for estimating design flood events); consideration of recent flood events such as occurred in 2022 and major augmentation of the drainage system downstream of the Glenrose Village Shopping Centre that has reduced the flood affectation in this area.

The overall number of properties now identified as being flood affected (i.e. within the probable maximum flood area) is 1466 (compared with the existing 865), due to the inclusion of a large area which has not previously been formally investigated for flooding. Despite the larger study area, the number of properties within the FPA has fallen from 823 to 751, due to the significant decrease in the number of flood affected properties in the Frenchs Creek catchment, for reasons described above. This information is presented in Table 1.

Table 1 – Comparison of Flood Affected Properties between Frenchs Creek (2010) and Draft Middle Harbour (2025) Flood Studies

Catchment / Flood Study	Properties in FPA	Properties in PMF	Lots in FPA	Lots in PMF
Frenchs Creek Study Area - Frenchs Creek Flood Study (2010)	823	865	804	846
Frenchs Creek Study Area - Draft Middle Harbour Flood Study (2025)	226	376	214	365
Difference	-597	-489	-590	-481
Total Flood Affected Properties - Draft Middle Harbour Flood Study				
Middle Harbour Study Area - Draft Middle Harbour Flood Study (2025)	751	1466	661	1,362

Note: To support interpretation of the table above, “properties” refer to parcels of land that may comprise one or more lots — for example, a unit complex or office building. A “lot” is a single, defined portion of land within a subdivision or cadastral map, typically identified by a lot and plan number.

CONSULTATION

The Middle Harbour Flood Study Working Group which includes 6 community members has been consulted during the preparation of the draft Study. This has included a presentation to the Working Group by the Consultant, with the presentation uploaded to Council’s [Your Say webpage](#).

In accordance with the NSW Flood Prone Land Policy and requirements of the grant funding, the draft Study is now recommended to Council for public exhibition to allow for community consultation. Public exhibition is proposed to commence after the school holidays ending in January 2026.

The community will be invited during the public exhibition to participate in the review of the draft Study through the following methods (as a minimum):

- A letter being sent to all property owners within the floodplain (the PMF extent), inviting them to comment on the report.
- One-on-one discussions with Council’s flood officers and consultants in relation to how the study results may personally affect them.
- Council weekly e-Newsletters and emails to members of the public who have requested to be kept up to date on the project.
- Posting of the draft Study report on Council’s Your Say webpage.

Following the completion of the exhibition period the community’s comments will be considered and amendments made where appropriate.

TIMING

The public exhibition period is scheduled to run for a minimum of 28 days, commencing after the school holidays ending in January 2026. The final Study will be presented to Council following a review of the consultation feedback.

FINANCIAL CONSIDERATIONS

Funding has been allocated in the existing 2025/26 budget for the public exhibition, review of submissions and preparation of the Final Report.

GOVERNANCE AND RISK CONSIDERATIONS

The preparation of the Study fulfils Council’s obligation to identify flood risk in accordance with the NSW Flood Risk Management Manual and provides a level of protection for Council under the *Local Government Act 1993*.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The final Flood Study will provide Council with better flood information and knowledge in the study area and will help guide effective management of flood risk for future development. Publicly available flood information can assist in raising community awareness to flooding and promote a more resilient community.

LINK TO STRATEGY

This report relates to the Community Strategic Plan Goals:

- Protection of the environment - Goal 2 Our environment and community is resilient to natural hazards and climate change.
- Environmental sustainability - Goal 5 Our built environment is developed in line with best practice sustainability principles.

Reporting team	Environment & Resilience
TRIM file ref	2025/643631
Attachments	⇒1 Draft Middle Harbour Flood Study Report - Text (Included In Attachments Booklet) ⇒2 Draft Middle Harbour Flood Study - Figures and Appendices (Included In Attachments Booklet)

12.0 PLANNING AND PLACE DIVISION REPORTS

ITEM 12.1 FIRE & RESCUE NSW INSPECTION REPORT - SOUTH CREEK ROAD WHEELER HEIGHTS

PURPOSE

The purpose of this report is to table a report from Fire and Rescue NSW (FRNSW) following an inspection by the NSW Fire Brigade at a property in South Creek Road, Wheeler Heights.

EXECUTIVE SUMMARY

- FRNSW has powers under section 9.32 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to carry out inspections of buildings, and is required to forward its findings and recommendations to Council.
- Council must table any reports and recommendations at a meeting of Council to determine whether to exercise its powers to give a Fire Safety Order, and must give notice of Council's determination to FRNSW.
- Council's Fire Safety Officer investigated the matters raised by FRNSW in relation to the property at South Creek Road, Wheeler Heights.
- This investigation led to the issue of a Notice of Intention to give a Development Control Order (Fire Safety Order No.1) on 23 October 2025, and it is recommended that a Fire Safety Order be issued to ensure adequate fire safety systems are provided to the property.

RECOMMENDATION

That Council:

1. Exercise its powers under the *Environmental Planning and Assessment Act 1979* and issue a Fire Safety Order No.1 to address fire safety deficiencies at the property.
2. Provide notice of this determination to Fire & Rescue NSW.

BACKGROUND

Council received an inspection report from Fire & Rescue NSW (FRNSW) dated 15 September 2025 in relation to a property known as South Creek Road, Wheeler Heights (Attachment 1).

Part 8 of Schedule 5, clause 17 (2), (3) and (4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) requires Council to table such reports and any recommendations to a meeting of Council. Council is to determine whether to issue a Fire Safety Order pursuant to section 9.34 and Part 2, Schedule 5 of the EP&A Act.

FRNSW carried out an inspection on 8 July 2025, which identified following fire safety concerns:

Compartmentation and Separation

1. The fire-rated door providing access to the rear fire-isolated passageway on the ground floor did not self-latch, contrary to the requirements of Clause 2.1.3 of AS 1905.1-2015.
2. Service penetrations through the ground floor slab in the vicinity of the basement 1 vehicular entrance ramp and retail 4 car space were non-compliant with the requirements of Clause C4D15 of the National Construction Code Volume 1 2022 (NCC).
3. The fire-isolated stairs contain what appear to be stormwater or sewage pipes, contrary to the requirements of Clause C4D10 of the NCC.

Services and Equipment

4. Automatic Fire Detection and Alarm System

- 4A. The Fire Brigade Panel (FBP) indicated a fault relating to the automatic fire detection and alarm system with regards to shop 6. Upon inspection of shop 6, FRNSW officers determined that a detector had been disconnected from its base.
- 4B. The common areas located on the top floor of the building appeared to be provided with smoke detectors. FRNSW query whether these detectors are required considering that parts of the common areas are not enclosed to form public corridors as defined under the NCC. Concerns are also raised as to the appropriateness of smoke detectors in these areas in lieu of other detector types due to the probability of false alarms caused by contaminants in the outdoor air or exposure to insects / dirt etc.

5. Exit Signs

- 5A. The exit sign located at the rear of shop 6 was not illuminated, contrary to the requirements of AS 2293.1-2018.

6. Fire Hose Reels

- 6A. The fire hose reel located on basement level 1 adjacent to the accessible car parking space was not correctly wound, hampering its use, contrary to the requirements of Section 12 of AS 2441-2005.

7. Fire Hydrant System

- 7A. The fire hydrant system block plan had become dislodged from the wall and was damaged such that it was illegible, contrary to the requirements of Clause 11.5 of AS 2419.1-2021.

DISCUSSION

Council officers inspected the property on 25 September 2025 and concurred with the opinion of FRNSW that fire safety provisions for the building are inadequate.

Council issued a Notice of Intention to give a Development Control Order (Fire Safety Order No.1) on 23 October 2025 (Attachment 2).

Council has received no representations in response to the Notice of Intention to give an Order. Accordingly, a Fire Safety Order No. 1 is recommended to be issued, requiring the owners to address the matters listed in the FRNSW Report.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

LINK TO STRATEGY

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

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

Reporting team	Environmental Compliance
TRIM file ref	2025/713318
Attachments	⇒1 Fire & Rescue NSW Inspection Report dated 15 September 2025 - South Creek Road Wheeler Heights (Included In Attachments Booklet) ⇒2 Notice of Intention to give an Order dated 23 October 2025 - South Creek Road Wheeler Heights (Included In Attachments Booklet)

13.0 TRANSPORT AND ASSETS DIVISION REPORTS

ITEM 13.1 PROPOSED ROAD RESERVE CLOSURE AND PURCHASE OF COUNCIL LAND ADJOINING 23 MAAS STREET, CROMER

PURPOSE

The purpose of this report is to consider a proposal to close and sell a portion of road reserve adjoining 23 Maas Street, Cromer to the adjoining owner.

EXECUTIVE SUMMARY

- The owner of 23 Maas Street, Cromer has applied to Council to formally close and subsequently purchase a portion of road reserve.
- The subject road reserve (Subject Land) has an area of 90.9 square metres and is situated on the eastern boundary of 23 Maas Street, Cromer.
- Council officers have assessed the Subject Land as surplus to operational requirements and suitable for closure and sale.
- The proposal was publicly notified and received one objection, primarily regarding the impact on the neighbouring property.
- It is recommended to progress the proposal to close and sell the Subject Land to the adjoining owner.

RECOMMENDATION

That Council:

1. Note that it has considered the submission received in respect of the proposed closure of the portion of road identified in Attachment 1 of the report for this item, being part Maas Street, Cromer (Subject Land), which is adjacent to the property known as 23 Maas Street, Cromer comprised in Lot 2 DP 114908.
2. Close the Subject Land under the provisions of the *Roads Act 1993* and take the necessary steps to give effect to this closure.
3. Subject to the formal closure of the Subject Land, authorise disposal of the Subject Land to the registered proprietor of 23 Maas Street, Cromer (applicant) for an amount determined by an independent, qualified valuer, conditional upon the subdivision of the Subject Land from the road reserve and its consolidation with 23 Maas Street.
4. Require all costs associated with this proposal, including but not limited to Council's application fees, valuation fees, legal fees, survey costs, subdivision, consolidation and registration costs, and GST if applicable, be paid by the applicant.
5. Delegate authority to the Chief Executive Officer to execute all necessary documentation and take all necessary actions to give effect to this resolution.

BACKGROUND

The owner of 23 Maas Street, Cromer (Lot 2 DP 114908) applied to Council to formally close and purchase a portion of Council road reserve (Subject Land) adjoining the eastern boundary on Pukara Place, Cromer. This application is in accordance with the following:

- *Roads Act 1993*
- Land Dealings Policy

The Subject Land has an area of 90.9 square metres and is shown in Attachment 1 of this report.

The purpose of the closure is to enable the sale of the Subject Land to the adjoining owner at 23 Maas Street, Cromer.

As the Subject Land is not a marketable parcel in isolation, Council can consider the sale of this land to an adjoining owner. An additional requirement is that the road reserve land that is closed and sold must be consolidated with the adjoining land owned by the purchaser.

CONSULTATION

The road reserve closure proposal was publicly notified in accordance with the *Roads Act 1993* from 3 September 2025 to 5 October 2025. The public notice summary report is included in Attachment 2 of this report.

During this period, one submission was received objecting to the proposal, primarily regarding the impact on the neighbouring property. While it is acknowledged that an increase in residential lot size may result in future development, the proposed road reserve closure would ultimately result in a consistent boundary alignment for the corner of Maas Street and Pukara Place.

Internal stakeholder consultation was undertaken, and notifiable authorities were informed. No objections were received from these referrals. Council's Transport and Civil Infrastructure Assets Group has confirmed that the Subject Land would not be required for future public use and that the circumstances in section 38A of the *Roads Act 1993* exist (being preconditions to the closure), with the proposed road reserve closure and subsequent sale of land supported.

TIMING

The proposed road reserve closure and sale of land is expected to be completed within the next 12 months.

FINANCIAL CONSIDERATIONS

If the closure of the road reserve is approved and implemented, Council would proceed to sell the Subject Land at market value, in accordance with independent qualified valuation advice. As such, the recommendations of this report would provide a financial benefit to Council associated with the sale of the Subject Land. All costs associated with the road reserve closure and purchase of Council land are to be paid for by the applicant.

Section 43(4) of the *Roads Act 1993* provides that money received by a council from the proceeds of sale of the land is not to be used by the council except for acquiring land for public roads or for carrying out road work on public roads.

GOVERNANCE AND RISK CONSIDERATIONS

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

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

The applicant is a former employee of Northern Beaches Council. The application was assessed in accordance with the relevant procedures, and due process was followed in the assessment of this application. The applicant submitted a General Disclosure of Interest. A review of this matter has been undertaken which confirms that there are no circumstances that would prevent the proposed sale to the applicant.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report maintain social outcomes for the community, as public access will be maintained along Maas Street and Pukara Place following the road reserve closure and sale.

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	2025/661343
Attachments	⇒1 Plan of Proposed Road Reserve Closure - Adjoining 23 Maas Street, Cromer (Included In Attachments Booklet) ⇒2 Public Notice Summary Report - Proposed Road Reserve Closure - 23 Maas Street, Cromer (Included In Attachments Booklet)

14.0 NOTICES OF MOTION

ITEM 14.1 NOTICE OF MOTION NO 50/2025 - NORTHERN BEACHES COUNCIL'S CONFIDENCE IN VOLUNTEER SURF LIFESAVERS AND SURF LIFE SAVING NORTHERN BEACHES

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Call on Councillor Joeline Hackman to issue an unconditional and unreserved written apology, to be tabled at the next Ordinary Meeting of Council and included in the Minutes of that meeting, for her disparaging and misleading comments made in the Council Chamber on 25 November 2025 that "the volunteer surf lifesavers are actually quite dangerous on the jet skis and Surfing NSW are concerned about that".
2. Request the Mayor, on behalf of Council, write a formal letter of apology to Surf Life Saving Northern Beaches and to each surf lifesaving club within the Northern Beaches local government area, expressly:
 - a. reaffirming Council's strong confidence and support for volunteer surf lifesavers and surf lifesaving clubs
 - b. thanking them for the vital, selfless work they perform in protecting residents and visitors on our beaches.

BACKGROUND FROM COUNCILLOR DE LUCA OAM

1. At the resumption of the 18 November Northern Beaches Council meeting held on 25 November 2025, during debate on matters relating to surf safety and equipment, Councillor Hackman stated "the volunteer surf lifesavers are actually quite dangerous on the jet skis and Surfing NSW are concerned about that".
2. This statement, made on the public record of Council, amounts to a sweeping and unsubstantiated generalisation that directly impugns the professionalism, competence and safety of volunteer surf lifesavers who operate rescue jet skis on our beaches. Many of these volunteers are among Surf Life Saving Australia's highest trained and most experienced lifesavers.
3. While there was an apparent attempt during the meeting to soften or walk back the remark, following the Mayor's ruling that Cr Hackman would need to leave the meeting unless she withdrew her hurtful and misleading remarks, it did not constitute a clear or unequivocal retraction, nor did she apologise.
4. The original allegation therefore remains on the public record and its effect is undiminished.
5. Volunteer surf lifesavers operate under strict training, assessment, and operational protocols. They provide an essential, highly skilled safety service to the Northern Beaches community and visitors, often in hazardous conditions and at personal risk. To publicly characterise "the volunteer lifesavers" as "quite dangerous on the jet skis" without evidence or context is unjust and has the potential to:
 - a. unfairly damage the reputation of identified community volunteers
 - b. undermine public confidence in beach safety operations

- c. discourage current and prospective volunteers from serving.
- 6. The Northern Beaches community is rightly proud of its surf lifesaving clubs and volunteers. Council has long recognised and celebrated the contribution of Surf Life Saving Northern Beaches and each local surf club to community safety, social cohesion, and the identity of the Northern Beaches.
- 7. It is therefore appropriate and necessary that Council take formal steps to:
 - a. ensure an unconditional and unreserved apology is issued for the disparaging comments made in the Chambers
 - b. place on the record Council's continuing appreciation and strong support for Surf Life Saving Northern Beaches and every volunteer surf lifesaver who serves our community.

TRIM file ref	2025/798082
Attachments	Nil

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 RFT 2025/001087 - Design Services for Avalon Place Plan - Streets as Shared Spaces and Streetscape Upgrades 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.

- B. Item 17.2 RFT 2025/001048 - Mackerel Beach Wharf Upgrade 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 RFT2025/000924 - Supply and Maintenance of Unattended Parking Fee Payment Solution 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.

- D. Item 17.4 RFT 2025/064 - South Collaroy Foreshore & Stormwater Improvements 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.

- E. Item 17.5 RFT 2025/001010 - Lease and Licence PCYC Cafe 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.

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.
-

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.
