



northern
beaches
council

AGENDA

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

Tuesday 19 May 2026

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

Scott Phillips
Chief Executive Officer

OUR VISION

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

OUR VALUES

Trust Teamwork Respect Integrity Service Leadership

OUR OBLIGATIONS

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

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1.0 ACKNOWLEDGEMENT OF COUNTRY

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 APRIL 2026

RECOMMENDATION

That the minutes of the Ordinary Northern Beaches Council Meeting held on 21 April 2026, copies of which were previously circulated, be confirmed as a true and correct record of the proceedings of that meeting.

4.0 DISCLOSURES OF INTEREST

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 PRESENTATIONS

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.

9.0 CORPORATE SERVICES DIVISION REPORTS

ITEM 9.1 QUARTERLY REVIEW - MARCH 2026

PURPOSE

The purpose of this report is to present financial and service performance results for the period ended 31 March 2026 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 global conflict since March 2026 has disrupted global oil and gas supplies, driving higher fuel prices and shortages, creating financial uncertainty and requiring Council to adopt a cautious approach to managing operational costs and preserving working capital.
- The Fair Work Commission's Road Transport Contractual Chain Order, effective from 21 April 2026, requires Council to conduct fortnightly fuel cost reviews for eligible transport contracts to allow recovery of fuel price increases, creating a risk of further cost escalation that must be closely monitored.
- The operating result (excluding capital grants and contributions) for the financial year is forecast to improve by \$0.5 million to a surplus of \$9.1 million, primarily due to higher projected income from investments (\$1.0m).
- Capital expenditure is forecast to decrease by \$4.720 million to \$99.470 million for the full financial year, primarily due to the rephasing of project expenditure.
- Favourable changes to the forecast largely reflect movements in restricted funds, one-off items and the timing of future expenditure, with Council's liquidity and projected financial position remaining sound, with adequate capacity to meet short-term obligations.
- Of the 179 actions relating to operational and capital projects in Council's 2025/26 Operational Plan, the majority (82%) are progressing on schedule, while 87% of the 31 performance measures have met or are approaching their targets.

RECOMMENDATION

That Council:

1. Note the Quarterly Report on Service Performance for the period ended March 2026.
2. Note the March 2026 Quarterly Budget Review Statement.
3. Approve the changes to the Current Forecast in the March 2026 Quarterly Budget Review Statement, including:
 - a. an increase in the forecast surplus from continuing operations, which includes capital grants and contributions, of \$0.407 million to \$43.578 million
 - b. a decrease in capital expenditure of \$4.720 million to \$99.470 million.
4. Note the Quarterly Report on expenditure of funds from the Stronger Communities Fund for the period ended March 2026.

BACKGROUND

Legislative requirement

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

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

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

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

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

DISCUSSION

Overview of service performance

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

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

CUSTOMER EXPERIENCE

81% 

Customer satisfaction with services

99.86%



Residential bin services collected on time

89%

Correspondence responded to within 10 working days

ACHIEVEMENTS



- **Manly Beach** ranked **9th Best Beach globally** in 2026
- **Awarded over \$800,000** for estuary hazard assessment, bush regeneration and weed management projects
- **The Sun Run** attracted a **record 10,137 participants**

YOUR ADDITIONAL RATES AT WORK

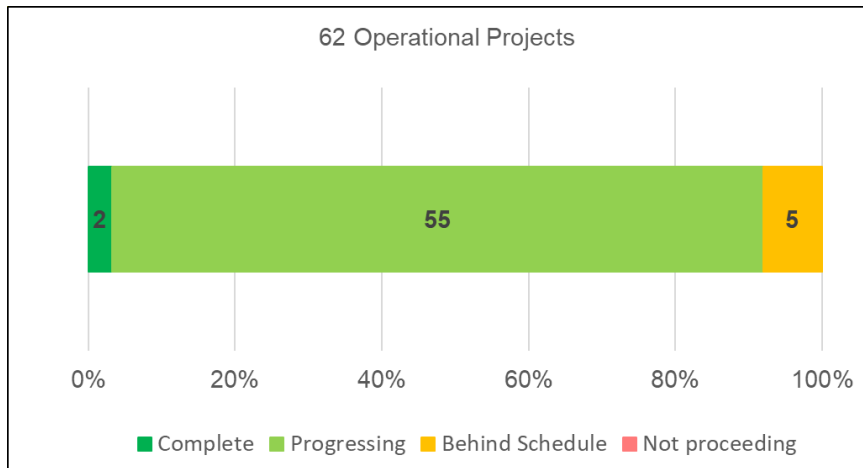
- **Roads** in **14** locations repaired, rejuvenated or resurfaced
- **Road pavement and pothole** repairs to **4400m²** complete
- Removed approx. **1100 footpath trip hazards**
- **868m of pedestrian fencing and handrails** replaced or repaired in Seaforth, Clontarf, Balgowlah, Shelly Beach and Beacon Hill
- **Kerb and guttering** renewed in **19** locations
- **Stormwater renewal works** completed in **12** locations
- **Pit clearance and maintenance** completed at **15** flood hotspots
- **Table drain maintenance** completed at Morgan Road, Belrose
- Development of **new programs** to manage significant **geotechnical and contaminated lands** risks continue
- **Retaining wall maintenance** completed at **7** locations
- **Proactive tree maintenance** completed in Manly
- **Extra reserve mowing at 800 reserves** undertaken
- **Dune restoration** progressing in **3** locations
- **Additional tidal pool maintenance** continues at Taylors Point and Forty Baskets
- **Bush regeneration** works continue across **11** locations
- **Creek rehabilitation works** commenced at **Dee Why Creek**
- **Floodplain management** continues across **4** locations
- **Planting and stabilisation works** completed at **Narrabeen Lagoon entrance**
- **Repairs to carparks** at Kitchener Park, Mona Vale and JJ Melbourne Hills Memorial Reserve, Terrey Hills completed
- **Additional traffic facility** maintenance completed to islands, crossings, signs and lines

Operational project progress

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

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

- Wakehurst Parkway progress has taken longer than expected due to the need to resolve several technical design matters with Transport for NSW and determine the process for designing their assets.
- The draft LEP has been delayed as a result of waiting 16 months for receipt of the Gateway approval, which contained several detailed conditions that were to be addressed before exhibition.
- Contractor availability has slowed maintenance works on wharves.
- The Events service review had a delayed start as resources were finalising other projects.
- The change to the Council deadlines has delayed the draft Disability Inclusion Action Plan going to Council

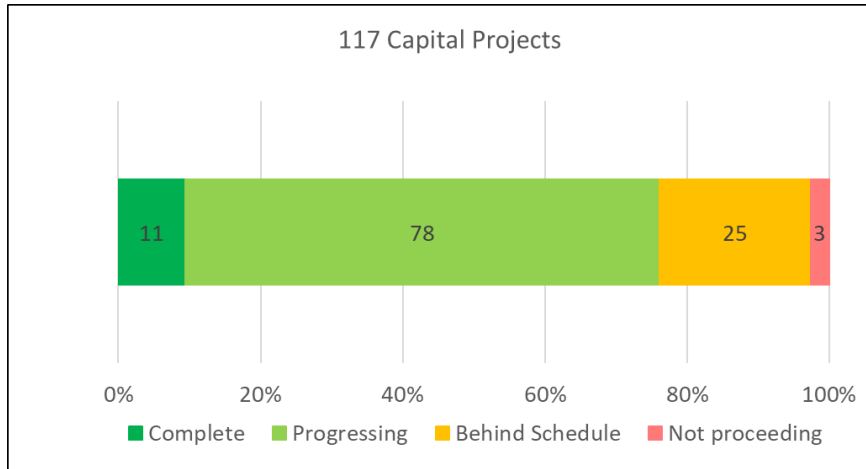


Target: 80% complete/on schedule as at 30 June 2026.

Capital project progress

Of the 117 capital projects, 76% are progressing on schedule.

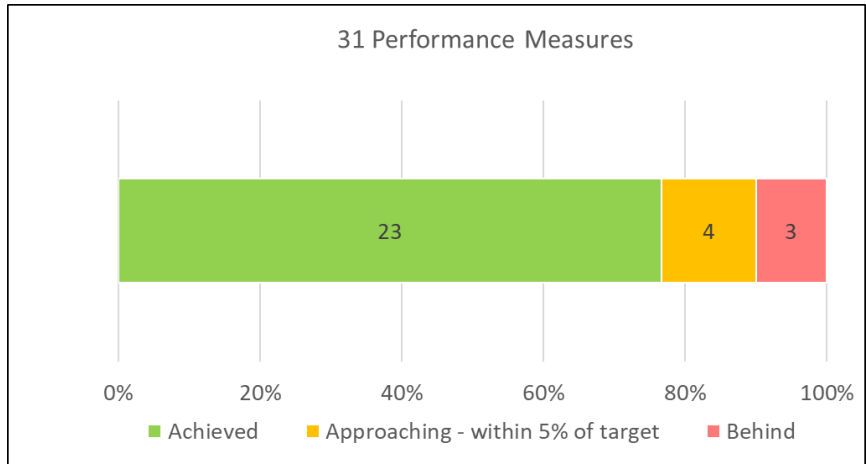
The primary reasons this measure is behind are technical issues associated with the delivery of the projects (including discovery of unfavourable site conditions and design changes) as well as vacant capital project officer positions due to natural attrition. These issues, particularly vacancies, impacted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



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

Performance measures

Overall 87% of the 31 performance measures either have met or are approaching target. Measures tracking behind are due to the holiday period affecting attendance at family day care; recovery from the mixed waste section at Kimbriki was lower as manual recovery from the transfer station tipping area was scaled back in summer due to employee safety concerns from increased customer traffic; and more complex development applications resulting from the new housing reform.



Measures tracking behind:

- No. of hours children attending family day care (hours)
- Reduction in volume of waste sent to landfill from the mixed waste section on site
- Average time to determine development applications (including DAs determined by a local planning panel) (average days)

Stronger Communities Fund (SCF)

Attachment 3 outlines the progress of projects funded by the NSW Government’s SCF. Work is continuing on the remaining projects, being Wakehurst Parkway flood mitigation and Connecting Northern Beaches Coast Walk pathway.

Overview of Financial Performance

Fuel crisis

Since March 2026, global conflict has significantly disrupted international oil and gas supplies, resulting in higher fuel costs and supply constraints. The global outlook remains highly volatile and uncertain.

Council's ability to deliver services and maintain its assets is heavily dependent on the availability of fuel to operate plant and equipment. Core operational activities - including mowing and vegetation management, street sweeping, road patching and grading, waste collection and processing, support to emergency services such as the RFS and SES, and operation of the Hop, Skip & Jump bus service - may be affected. Strategies have been implemented to minimise disruption to fuel supply at minimal impact to service delivery.

Where contractors are engaged to deliver services or capital works projects, increased costs are likely to be passed on to Council. The Fair Work Commission issued a Road Transport Contractual Chain Order on 20 April 2026, to ensure that a supplier in a transport contractual chain can recover the cost of increased fuel caused by the conflict in the Middle East. The order commenced 21 April 2026 and requires Council to undertake fortnightly fuel cost reviews from this date for eligible contracts. This presents risks of further cost escalation and will need to be carefully monitored.

The cost of materials used in Council operations - such as plastics and polymers, asphalt and bitumen, paints and coatings, and similar products - many of which are directly or indirectly fuel-derived, is also expected to rise, with these increases likely to be passed through to Council.

At the time of preparing the draft 2026/27 Budget, the extent of fuel shortages and associated price impacts was not known. As a result, the proposed budget does not include adjustments to reflect these potential increases. Once the financial impacts are better understood, they will be considered as part of a future Budget Review during the 2026/27 financial year. In this quarter review, an increase is not proposed to impacted budgets which would include fuel and waste management, as these areas were tracking favourably to budget prior to the conflict, which may be sufficient to offset the impact over the next 3 months. In the interim, preservation of working capital remains a priority.

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 March 2026 quarter and provides explanations for major variations that result in recommendations for budget changes.

For the 9 months to 31 March 2026, the operating result (including capital grants and contributions) is \$8.9 million ahead of budget. Income is \$2.8 million (1%) ahead of budget while operating expenditure is \$6.0 million (2%) less than budget. Operating grants and contributions income and other revenues (including fines income) are ahead of budget. Employee benefits and oncosts expenditure is \$3.4m less than budget, due largely to staff vacancies and extended leave taken. Materials and services expenditure is \$1.1m less than budget for the year to date, due to lower waste collection and disposal costs for domestic waste, and delayed expenditure on some projects, including a number funded by grants.

The operating result (including capital grants and contributions) for the financial year is forecast to increase by \$0.4 million to \$43.6 million for the full year. Income is forecast to increase by \$0.9 million primarily due to higher interest and investment revenue, operating grants and contributions, offset by a reduction in forecast user charges and fees. Operating expenses are forecast to decrease by \$0.5 million, with reductions in employee costs largely offset by forecast increases in materials and services expenditure. The schedule 'Recommended material changes to the Revised Budget' is included in Attachment 2 'Quarterly Budget Review Statement – March 2026' includes details of proposed changes to the budget.

The operating result (excluding capital grants and contributions) for the financial year is forecast to improve by \$0.5 million to a \$9.1 million surplus.

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

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

\$'000	Annual*			CURRENT Forecast	Actual	Year to date		
	ORIGINAL Budget	REVISED Budget	Recommended changes**			YTD Budget	Variance	
Income	478,694	487,131	859	487,990	434,957	432,116	2,841	1%
Operating expenses	(445,333)	(443,960)	(452)	(444,412)	(310,470)	(316,501)	6,031	2%
Surplus / (Deficit)	33,362	43,171	407	43,578	124,488	115,615	8,872	8%
Surplus / (Deficit) before Capital Grants & Contri	2,143	8,561	524	9,086	103,501	93,516	9,985	11%

* Original Budget (adopted June 2025), Revised Budget (adopted February 2026) and Current Forecast (proposed for adoption in this report)

** Refer Attachment 2 'Quarterly Budget Review Statement – March 2026' for further information on the proposed variations to the budget.

Income Year to Date (YTD) Analysis

Total income at the end of March 2026 is \$435.0 million which is \$2.8 million above forecast for the year to date. The principal reasons for this variance are outlined in the following table.

Income as at 31 March 2026 – Variance to Approved YTD Budget

YTD Variance \$'000	Details – Favourable / (Unfavourable)
272	Rates and Annual Charges <ul style="list-style-type: none"> Minor variance due to in-year rates adjustments
(591)	User Charges & Fees <ul style="list-style-type: none"> Lower than anticipated income: <ul style="list-style-type: none"> Glen Street ticket sales (\$0.4m) Parking fees (\$0.4m) Development engineering (\$0.3m) Community centres (\$0.2m) Stronger than anticipated income: <ul style="list-style-type: none"> Development applications \$0.3m Aquatic centres \$0.3m Venue hire \$0.2m
733	Investment Fees and Revenues <ul style="list-style-type: none"> Higher than anticipated market interest rates on investments
1,170	Other Revenue <ul style="list-style-type: none"> Higher income including: <ul style="list-style-type: none"> Parking fines \$0.9m Sponsorships \$0.1m Insurance costs recovered \$0.1m
1,359	Grants and Contributions – Operating Purposes <ul style="list-style-type: none"> Earlier than anticipated receipt of early learning (\$0.8m) and creek works (\$0.4m) grants.

YTD Variance \$'000	Details – Favourable / (Unfavourable)
(1,112)	Grants and Contributions – Capital Purposes <ul style="list-style-type: none"> Development contributions are higher than expected \$1.1m Timing of revenue recognition of grants to match project expenditure including: <ul style="list-style-type: none"> New traffic facilities (\$1.8m) Foreshores works (\$0.6m)
226	Other Income <ul style="list-style-type: none"> Rental income on Council properties
784	Gain on disposal of assets <ul style="list-style-type: none"> Timing of proceeds on sale of plant & equipment
2,841	TOTAL INCOME VARIANCE – YTD ACTUALS WITH YTD BUDGET

Operating Expenses Year to Date (YTD) Analysis

Total operating expenses at the end of March 2026 are \$310.5 million, which is \$6.0 million less than forecast. The principal variances include:

Operating expenses as at 31 March 2026 – Variance to Approved YTD Budget

YTD Variance \$'000	Details – Favourable / (Unfavourable)
3,407	Employee Benefits and Oncosts <ul style="list-style-type: none"> Primarily due to vacancies in Property, Buildings and Beach Services, Environmental and Resilience, Transport & Civil, Environmental Compliance and Digital and IT services.
1,108	Materials and Services <ul style="list-style-type: none"> Waste disposal, processing and collection \$1.2m Timing of works: <ul style="list-style-type: none"> Environment and floodplain \$0.7m (incl grant funded projects) Performance and events \$0.4m Tree works (\$0.3m) IT and communications (\$0.6m) Fine processing fees (\$0.4m), in line with higher income
4	Borrowing Costs
1,278	Depreciation and Amortisation <ul style="list-style-type: none"> Lower than anticipated capitalisation of completed projects for the year to date; variance expected to reduce as completed works commence depreciation
6,031	TOTAL OPERATING EXPENSES VARIANCE - YTD ACTUALS WITH YTD BUDGET

Capital Budget Statement

Expenditure on capital works for the 9 months ended 31 March 2026 was \$57.5 million against a year-to-date budget of \$65.6 million. Capital expenditure for the full financial year is forecast to decrease by \$4.7 million to \$99.5 million, primarily due to rephasing projects across the financial years.

Capital budget as at 31 March 2026 – 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	64,492	(1,694)	62,798	34,678	39,797	5,119	13%
New Works	43,692	39,697	(3,024)	36,672	22,816	25,764	2,948	11%
Total Capital Expenditure	104,998	104,189	(4,720)	99,470	57,494	65,561	8,067	12%

* Original Budget (adopted June 2025), Revised Budget (adopted February 2026), Current Forecast (proposed for adoption in this report)

Proposed variations to the capital expenditure budget are outlined in Attachment 2 'Quarterly Budget Review Statement - March 2026' and include:

- \$1.5m Planned stormwater renewal works – budget partly re-prioritised to reactive stormwater renewal works (\$0.5) and partly rephased to match updated construction timeline.
- \$0.6m Warriewood Valley traffic and transport infrastructure – budget phased into 2026/27 due to revised procurement timeframes.
- \$0.6m Collaroy-Narrabeen coastal protection works – project rephased to match updated timelines for Frazer sites works.
- \$0.4m Safer schools infrastructure – project rescheduled due to revised design timeframes.
- \$0.4m IT infrastructure and devices replacement - revised replacement program requirements for the remainder of the financial year.
- \$0.4m South Collaroy foreshore renewal - project rephased to match updated construction timeline.
- (\$0.8m) Major plant and Light fleet renewal programs – additional funding for market price movements for planned renewal acquisitions.
- (\$0.4m) Reactive stormwater renewal works – priority works identified (funding transferred from planned stormwater renewal program)

Capital Expenditure Year to Date (YTD) Analysis

Expenditure on capital works for the 9 months ended 31 March 2026 was \$57.5 million against a year-to-date budget of \$65.6 million.

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

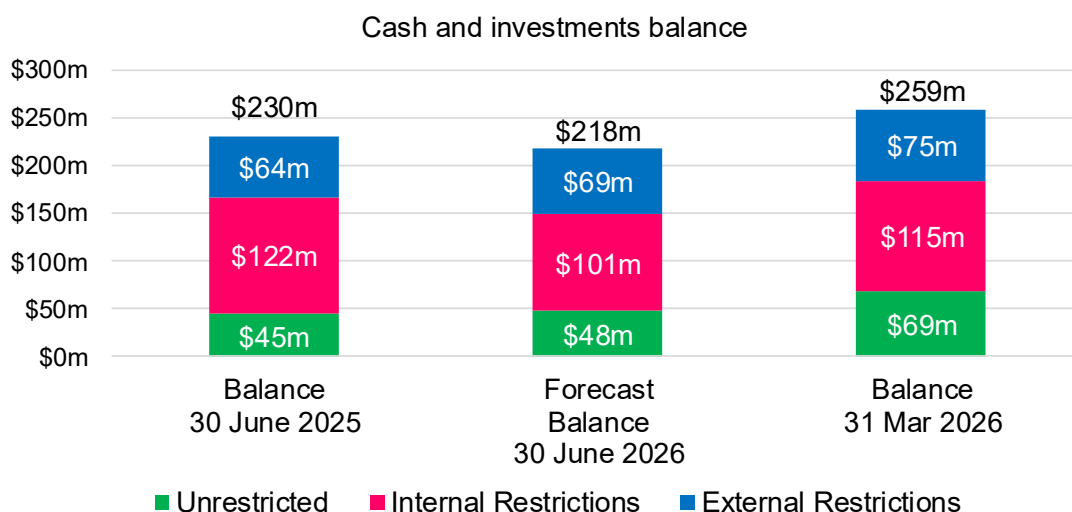
YTD Variance \$'000	Details – Favourable / (Unfavourable) YTD Variance
5,119	Capital Expenditure – Renewal Projects
	<ul style="list-style-type: none"> • Primarily due to projects with revised expenditure timelines including road renewals program \$0.8m, planned stormwater renewals works \$0.8m, retaining wall renewal works \$0.4m light fleet renewal \$0.3m, car park and footpath renewal works \$0.6m.
2,948	Capital Expenditure – New Projects
	<ul style="list-style-type: none"> • Primarily due to delayed costs for projects phased to future years including new footpaths \$0.5m and Warriewood Valley Community Centre \$0.4m (timing of final progress payments) along with delayed expenditure on Connecting Communities footpaths \$0.4m and Kimbriki future cell development \$0.3m.
8,067	TOTAL CAPITAL EXPENDITURE VARIANCE – YTD ACTUALS WITH YTD BUDGET

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

Cash and Investments

The balance of cash and investments as at 31 March 2026 was \$259 million. The projected balance at 30 June 2026 is \$218 million.

Cash and investments – as at 31 March 2026



Further information is available on cash and investments within Attachment 2 'Quarterly Budget Review Statement – March 2026' 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 \$1.0 million to a surplus of \$44.1 million. Excluding capital grants and contributions the result for the year is forecast to improve by \$1.1 million, from a surplus of \$8.6 million, to a surplus of \$9.6 million.

There are several restrictions on funds within the operating result. When these are removed, the underlying operating result is forecast to be a surplus of \$2.2 million, which supports the planned strengthening of Council's working capital position to ensure sufficient funds are available to respond to unforeseen events and future obligations.

	<u>\$m</u>
Underlying result	
Surplus / (deficit) excluding capital grants and contributions	9.1
Less:	
Interest on restricted Council funds	(3.8)
Domestic waste service	(1.8)
Stormwater charge net operating expenditure	(2.0)
Special rates	(0.2)
Externally restricted grants (net)	0.9
Kimbriki (less dividend)	(0.2)
Mona Vale Cemetery	0.2
Gain on the disposal of assets	(1.1)
Developer contribution funded operating projects	2.3

Rollover of operating project expenditure	(1.3)
Underlying surplus / (deficit) excluding restricted funds and rollovers	2.2

Capital expenditure is forecast to decrease by \$4.7 million to \$99.5 million.

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

GOVERNANCE AND RISK CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

LINK TO STRATEGY

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

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

Reporting team	Finance
TRIM file ref	2026/201345
Attachments	⇒1 Quarterly Report on Service Performance - March 2026 (Included In Attachments Booklet) ⇒2 Quarterly Budget Review Statement - March 2026 (Included In Attachments Booklet) ⇒3 Stronger Communities Funds - March 2026 (Included In Attachments Booklet)

ITEM 9.2 MONTHLY INVESTMENT AND FINANCE REPORT - MARCH 2026

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 March 2026 and the 2025/26 financial year to date.

EXECUTIVE SUMMARY

- Council's investment portfolio remains fully compliant with legislative requirements and Council's Investment Policy, with all exposures, credit ratings and maturity limits within approved thresholds.
- Council held \$260 million in cash and investments as at 31 March 2026 comprising:

Trading Accounts	\$ 1,253,101
Investments	\$ 258,707,053

- These funds are substantially restricted for specific purposes (74%), with sufficient working capital maintained to support annual cash payments of around \$500 million.
- The investment portfolio achieved a March return of 0.367% (0.047% above the benchmark AusBond Bank Bill Index) and the weighted average interest rate at month end is 4.41% (compared to 4.33% for the prior month).
- Year-to-date investment income of \$8.6 million is \$0.6 million above budget toward a full-year target of \$9.9 million.
- Council's liquidity and projected financial position remains sound, with sufficient capacity to meet short-term financial obligations.

RECOMMENDATION

That Council note the Investment and Finance Report as at 31 March 2026, including the certification by the Responsible Accounting Officer.

BACKGROUND

Investments

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

Financial performance

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

CERTIFICATION – RESPONSIBLE ACCOUNTING OFFICER

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

INVESTMENT REPORT

Investment balances

INVESTMENT BALANCES					
As at 31-Mar-2026					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Trading Accounts					
Commonwealth Bank of Australia Ltd	A1+	220,125			4.15%
National Australia Bank Ltd	A1+	5,765			4.10%
		225,890			
At Call Accounts					
Commonwealth Bank of Australia Ltd	A1+	3,232,185		At Call	4.20%
		3,232,185			
Mortgage Backed Securities					
Emerald Series 2006-1 Class A	A*	462,732	17-Jul-06	21-Aug-51	4.4435%
		462,732			
Term Deposits					
Rabobank Australia Ltd	A1	1,000,000	03-Jun-25	02-Apr-26	4.27%
Defence Bank Ltd	A2	3,000,000	05-Jun-25	07-Apr-26	4.30%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	07-Apr-26	4.12%
Defence Bank Ltd	A2	2,000,000	05-Jun-25	09-Apr-26	4.30%
MyState Bank Ltd	A2	2,000,000	30-Jun-25	14-Apr-26	4.25%
Suncorp Bank	A1+	2,000,000	19-Jun-25	16-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	19-Jun-25	21-Apr-26	4.35%
Suncorp Bank	A1+	3,000,000	24-Jun-25	23-Apr-26	4.30%
Suncorp Bank	A1+	2,000,000	24-Jun-25	28-Apr-26	4.30%
Rabobank Australia Ltd	A1	2,000,000	10-Jul-25	30-Apr-26	4.28%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	05-May-26	4.20%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	05-May-26	4.12%
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%
Defence Bank Ltd	A2	3,000,000	04-Jun-25	02-Jun-26	4.25%
Westpac Banking Corporation Ltd	A1+	2,000,000	02-Sep-25	02-Jun-26	4.11%
Defence Bank Ltd	A2	2,000,000	04-Jun-25	04-Jun-26	4.25%
Rabobank Australia Ltd	A1	2,000,000	07-Aug-25	09-Jun-26	4.20%
Rabobank Australia Ltd	A1	3,000,000	14-Aug-25	11-Jun-26	4.15%
Rabobank Australia Ltd	A1	4,000,000	12-Aug-25	16-Jun-26	4.20%
Rabobank Australia Ltd	A1	2,000,000	21-Aug-25	16-Jun-26	4.13%
Rabobank Australia Ltd	A1	2,000,000	19-Aug-25	18-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	19-Aug-25	23-Jun-26	4.15%
Rabobank Australia Ltd	A1	2,000,000	21-Aug-25	25-Jun-26	4.13%

INVESTMENT BALANCES					
As at 31-Mar-2026					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Term Deposits (continued)					
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%
Auswide Bank Limited	A2	2,000,000	09-Oct-25	20-Oct-26	4.20%
National Australia Bank Ltd	A1+	2,000,000	30-Sep-25	20-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	22-Oct-26	4.25%
National Australia Bank Ltd	A1+	2,000,000	16-Oct-25	27-Oct-26	4.25%
Westpac Banking Corporation Ltd	A1+	2,000,000	30-Oct-25	29-Oct-26	4.35%
Westpac Banking Corporation Ltd	A1+	3,000,000	30-Oct-25	03-Nov-26	4.35%
Credit Union Australia Ltd	A2	2,000,000	11-Nov-25	05-Nov-26	4.32%
Credit Union Australia Ltd	A2	2,000,000	11-Nov-25	10-Nov-26	4.32%
ING Bank Australia Limited	A1	2,000,000	13-Nov-25	12-Nov-26	4.35%
ING Bank Australia Limited	A1	3,000,000	13-Nov-25	17-Nov-26	4.35%
Commonwealth Bank of Australia Ltd	A1+	4,000,000	20-Nov-25	19-Nov-26	4.39%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	27-Nov-25	24-Nov-26	4.46%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	27-Nov-25	26-Nov-26	4.46%
Westpac Banking Corporation Ltd	A1+	3,000,000	27-Nov-25	01-Dec-26	4.45%
Westpac Banking Corporation Ltd	A1+	2,000,000	28-Nov-25	03-Dec-26	4.47%
Credit Union Australia Ltd	A2	3,000,000	02-Dec-25	08-Dec-26	4.47%

ITEM 9.2 NORTHERN BEACHES COUNCIL MEETING - 19 MAY 2026

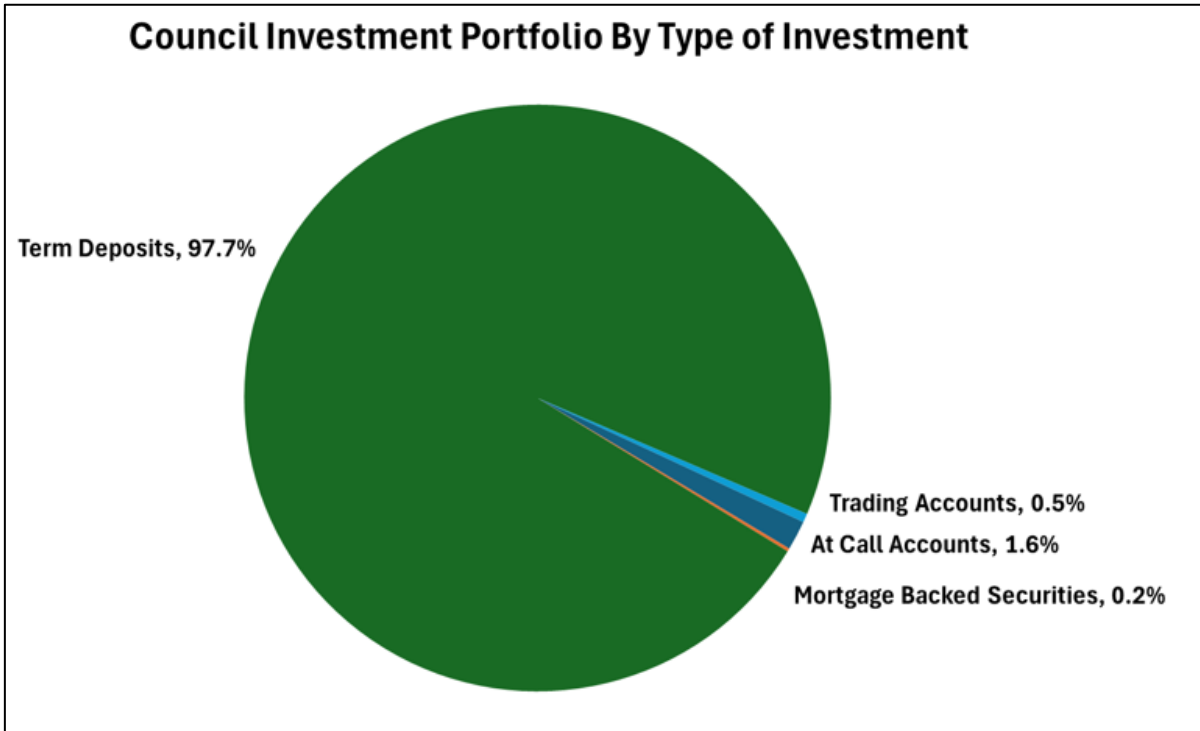
INVESTMENT BALANCES					
As at 31-Mar-2026					
INSTITUTION	RATING	AMOUNT \$	DATE INVESTED	MATURITY DATE	INTEREST RATE
Term Deposits (continued)					
Credit Union Australia Ltd	A2	3,000,000	02-Dec-25	10-Dec-26	4.47%
Westpac Banking Corporation Ltd	A1+	3,000,000	28-Nov-25	15-Dec-26	4.47%
Credit Union Australia Ltd	A2	2,000,000	02-Dec-25	17-Dec-26	4.47%
Credit Union Australia Ltd	A2	4,000,000	15-Jan-26	17-Dec-26	4.63%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	03-Feb-26	05-Jan-27	4.76%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	03-Feb-26	07-Jan-27	4.76%
ING Bank Australia Limited	A1	2,000,000	17-Feb-26	12-Jan-27	4.85%
Credit Union Australia Ltd	A2	3,000,000	15-Jan-26	12-Jan-27	4.60%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	03-Feb-26	14-Jan-27	4.77%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	05-Feb-26	19-Jan-27	4.86%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	05-Feb-26	21-Jan-27	4.86%
Credit Union Australia Ltd	A2	4,000,000	10-Feb-26	27-Jan-27	4.88%
ING Bank Australia Limited	A1	2,000,000	17-Feb-26	27-Jan-27	4.85%
Heartland Bank Australia Limited	A3	2,000,000	24-Feb-26	02-Feb-27	5.00%
Heartland Bank Australia Limited	A3	2,000,000	24-Feb-26	04-Feb-27	5.00%
Heartland Bank Australia Limited	A3	3,000,000	24-Feb-26	09-Feb-27	5.00%
Victoria Teachers Limited	A2	1,000,000	05-Mar-26	09-Feb-27	5.05%
Heartland Bank Australia Limited	A3	2,000,000	27-Feb-26	11-Feb-27	5.00%
ING Bank Australia Limited	A1	2,000,000	17-Feb-26	16-Feb-27	4.89%
Heartland Bank Australia Limited	A3	2,000,000	27-Feb-26	18-Feb-27	5.00%
Victoria Teachers Limited	A2	1,000,000	03-Mar-26	23-Feb-27	5.05%
Heartland Bank Australia Limited	A3	3,000,000	27-Feb-26	23-Feb-27	5.00%
Victoria Teachers Limited	A2	2,000,000	03-Mar-26	25-Feb-27	5.05%
MyState Bank Ltd	A2	2,000,000	03-Mar-26	02-Mar-27	5.05%
MyState Bank Ltd	A2	2,000,000	03-Mar-26	04-Mar-27	5.05%
MyState Bank Ltd	A2	3,000,000	03-Mar-26	09-Mar-27	5.05%
Victoria Teachers Limited	A2	2,000,000	05-Mar-26	11-Mar-27	5.05%
Victoria Teachers Limited	A2	2,000,000	12-Mar-26	16-Mar-27	5.30%
Victoria Teachers Limited	A2	2,000,000	12-Mar-26	18-Mar-27	5.30%
Beyond Bank Australia Ltd	A2	3,000,000	31-Mar-26	23-Mar-27	5.55%
		248,000,000			
Kimbriki Environmental Enterprises Pty Ltd					
Trading Accounts					
Commonwealth Bank of Australia Ltd	A1+	1,027,211			4.05%
		1,027,211			
At Call Accounts					
Commonwealth Bank of Australia Ltd	A1+	1,012,137		At Call	4.20%
		1,012,137			
Term Deposits					
Commonwealth Bank of Australia Ltd	A1+	1,500,000	15-Dec-25	14-Apr-26	4.24%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	19-Jan-26	07-May-26	4.24%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	06-Feb-26	09-Jun-26	4.48%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	04-Mar-26	02-Jul-26	4.61%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	05-Mar-26	05-Aug-26	4.68%
Commonwealth Bank of Australia Ltd	A1+	500,000	27-Mar-26	03-Sep-26	4.96%
		6,000,000			
Total Cash and Investments		259,960,154			

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

Portfolio analysis

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

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



Institutional credit framework – compliance with investment policy requirements

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

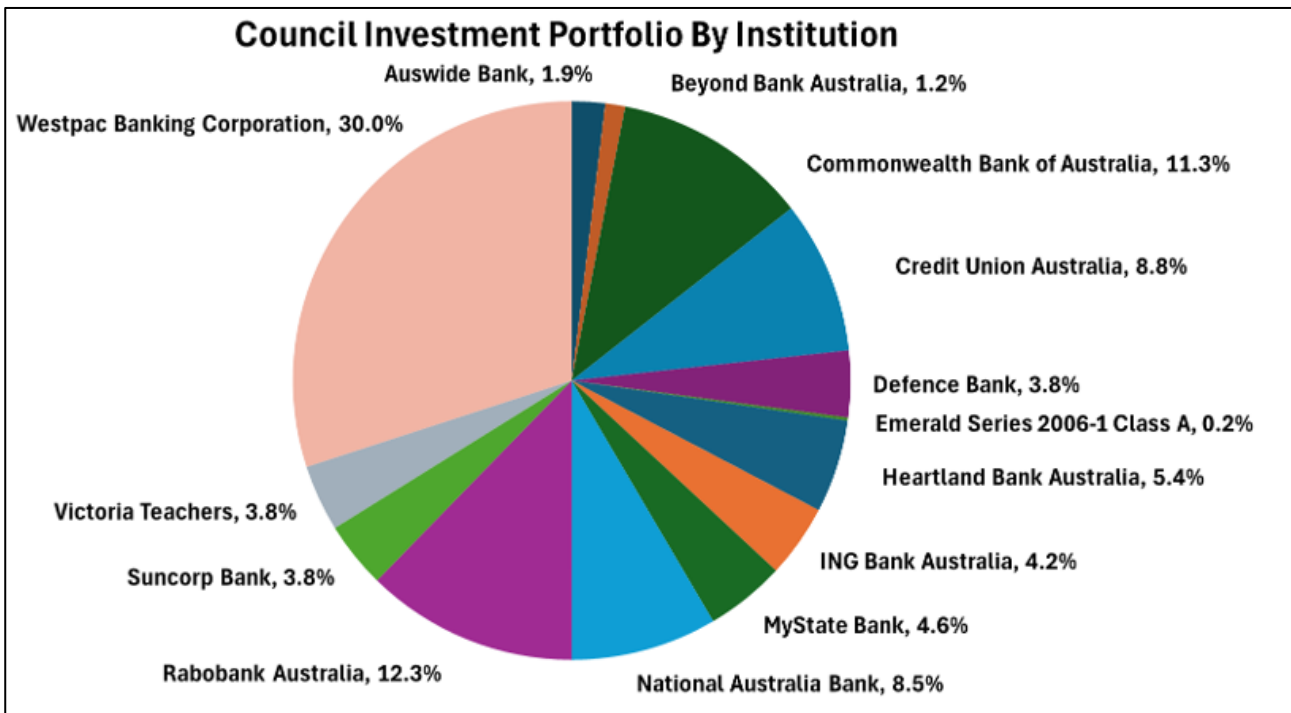
S&P Long Term Rating*	S&P Short Term Rating*	Maximum %	Portfolio Complies with Policy?
AAA (incl. government guaranteed deposits)	A-1+	50%	Yes
AA+			
AA			
AA-			
A+	A-1	40%	Yes
A			
A-			
BBB+	A-2	30%	Yes
BBB			
BBB-			
Unrated**TCorp Funds	Unrated**	5%	Yes (\$Nil)
Unrated***ADIs	Unrated***	\$250,000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

* Or Moody’s / Fitch equivalents

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

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

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



Overall portfolio credit framework – compliance with investment policy requirements

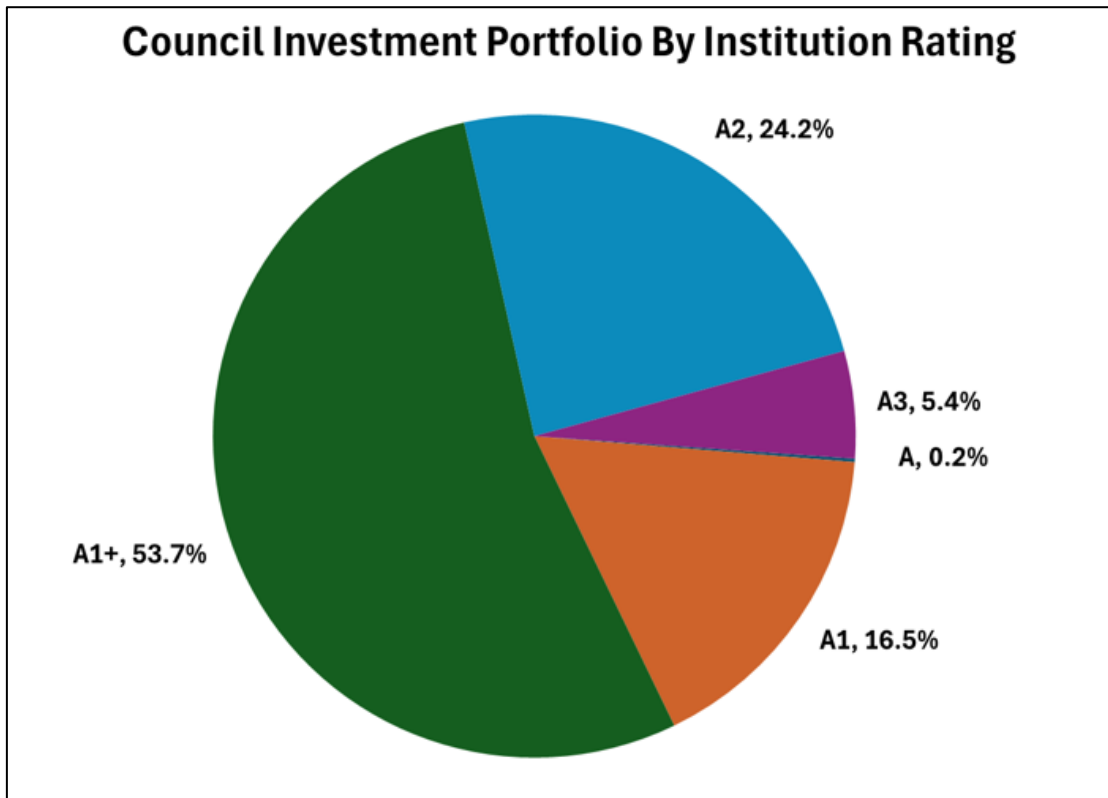
Clause 4.2.1 of Council’s Investment Policy requires that the total percentage exposure within the market to any particular credit rating category be limited, as detailed in the table below:

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

* Or Moody’s / Fitch equivalents

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

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

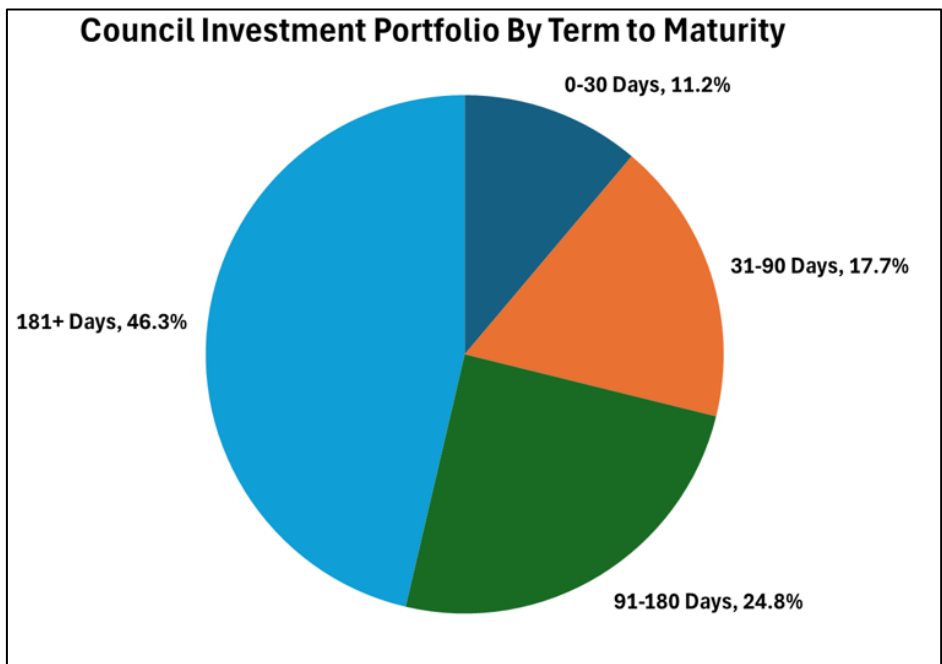


Term to maturity framework – compliance with investment policy requirements

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

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

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



Environmental and social considerations

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

Portfolio Summaries	Fossil Fuel Lending ADIs	Non-Fossil Fuel Lending ADIs
As at 31 March 2026	36.3%	63.7%

Investment performance vs benchmark

a) Portfolio return vs benchmark

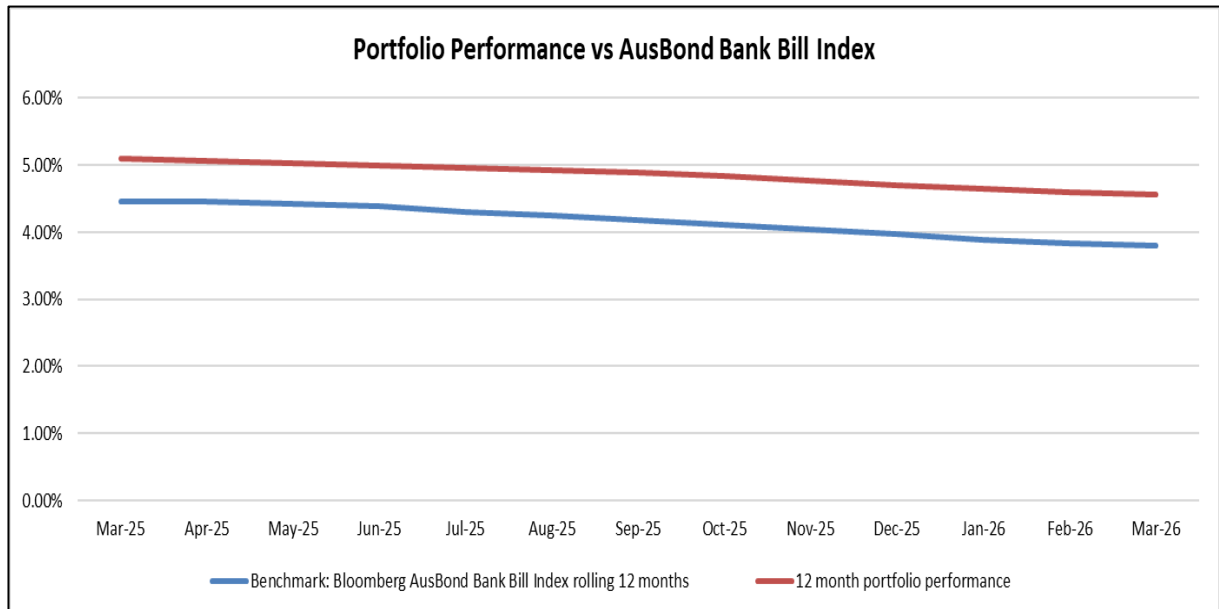
	Investment Portfolio Return *	Benchmark: AusBond Bank Bill Index
1 Month	0.367%	0.32%
3 Months	1.059%	0.91%
FYTD	2.925%	2.75%
12 Months	4.560%	3.80%

* 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 0.367% for the month of March which was 0.047% above the benchmark AusBond Bank Bill Index return of 0.32%. For the past 12 months the portfolio achieved a return of 4.56%, which was 0.76% above the benchmark AusBond Bank Bill Index return of 3.80%.



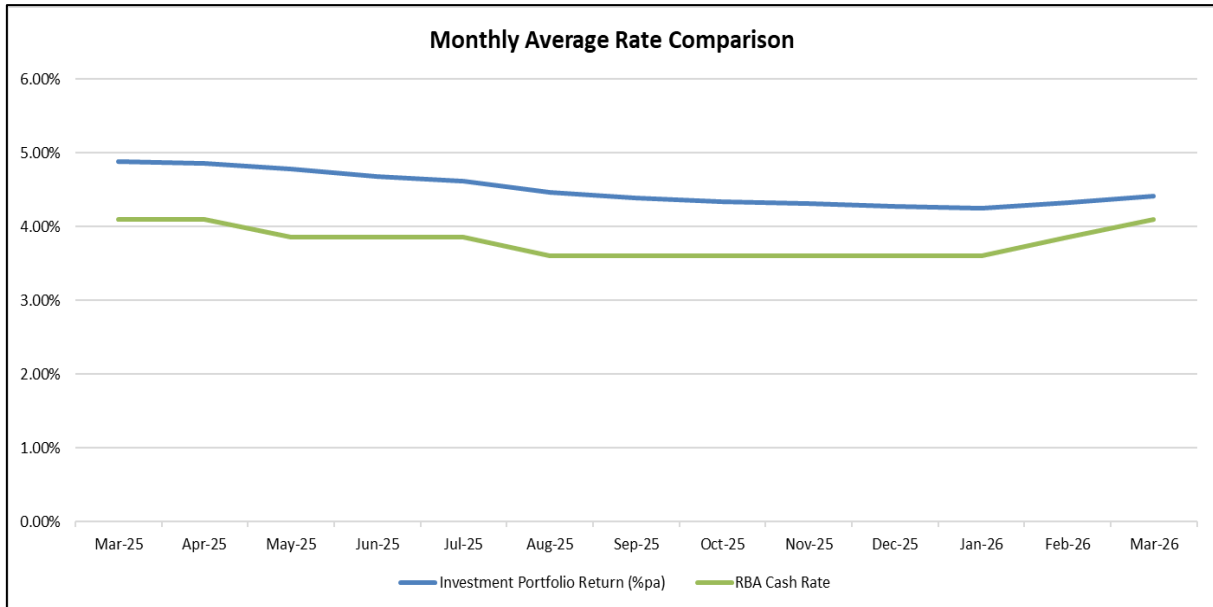
b) Portfolio interest rate vs benchmark

	Weighted Average Portfolio Interest Rate (%pa) *	Average RBA Cash Rate
1 Month	4.41%	4.10%
3 Months	4.33%	3.85%
6 Months	4.32%	3.73%
FYTD	4.38%	3.71%
12 Months	4.48%	3.77%

* 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 4.41%, compared to 4.33% for the prior month. For the past 12 months the weighted average interest rate of the portfolio was 4.48% compared to the average Reserve Bank of Australia Cash Rate of 3.77%.

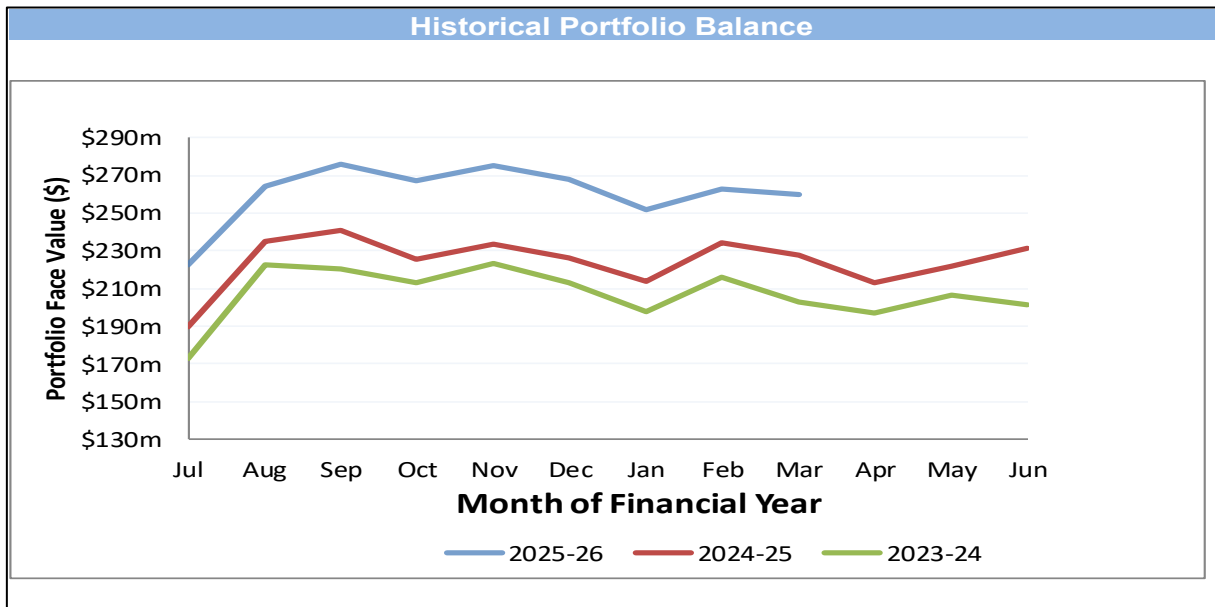


Investment income* vs budget

	Year to Date \$
Investment Income	8,582,989
Adjustment for Fair Value	10,137
Total Investment Income	8,593,126
Budgeted Income	8,002,212

*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	\$275m	\$234m	\$223m
Dec	\$268m	\$226m	\$213m
Jan	\$251m	\$213m	\$198m
Feb	\$263m	\$234m	\$216m
Mar	\$260m	\$227m	\$203m
Apr		\$213m	\$197m
May		\$222m	\$206m
Jun		\$231m	\$201m
Average Portfolio Balance	\$261m	\$224m	\$207m



For the month of March 2026 cash inflows were lower than cash outflows, resulting in a negative cash flow for the period. This is primarily related to the timing of rates instalment due dates, which fall on the last day of the months of August, November, February and May (some payments for these periods may fall into the following month). Short term cash holdings are also affected when a month-end occurs on a weekend as funds are received into Council’s bank accounts outside of normal business hours.

Statement of compliance

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

Investment Policy Compliance

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

Restricted cash, cash equivalents and investments

At the end of March 2026 total cash & investments were \$259,960,154 and were made up of the following reserve allocations:

Allocation of Funds	Amount (\$)	Percentage
Externally restricted	\$77m	29.6%
Internally restricted	\$114m	44.0%
Total restricted	\$191m	73.6%
Unrestricted	\$69m	26.4%
Total	\$260m	100.0%

FINANCE REPORT

Income statement

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

For the 9 months to 31 March, the operating result (including capital grants and contributions) was \$8.9 million favourable to budget, or \$10.0 million favourable when capital grants and contributions are excluded.

Income was \$2.8 million (1%) ahead of budget. Favourable items included additional early learning grants (\$1.0m), revenue from enforcement activities (\$0.9m), sports and recreation fees (\$0.6m), higher than anticipated expenditure recoveries from external parties (\$0.4m) and income from developer contributions (\$1.1m). Year to date income was below budget for Glen Street Theatre (\$0.4m) and parking fees (\$0.3m). Capital grant income was (\$2.5m) behind budget due to timing of delivery of related capital projects.

Operating expenditure was \$6.0 million (2%) below budget, including depreciation. Employee expenses were under budget by \$3.4m (3%) at the end of March, driven by vacant roles and partially offset by the use of agency staff (included within materials and services expenses). Materials and services expenses were \$1.1m (1%) favourable to budget, incorporating lower than anticipated expenditure for waste collection (\$0.8m), environment and floodplain management contracts (\$0.7m), partly offset by timing-related variances for software licences and contracts (\$0.8m).

Income statement	March	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
Income from continuing operations						
Rates & Annual Charges	13	285,618	285,346	272	0%	285,355
User Charges and Fees	8,708	79,993	80,584	(591)	(1%)	105,028
Other Revenues	1,825	18,290	17,130	1,159	7%	22,037
Grants and Contributions – Operating	1,033	13,869	12,510	1,359	11%	22,429
Grants and Contributions – Capital	3,394	20,987	22,099	(1,112)	(5%)	34,609
Interest and Investment Revenue	1,166	9,143	8,409	733	9%	10,410
Other Income	709	5,524	5,298	226	4%	6,778
Net Gain on Disposal of Assets	311	1,524	740	784	106%	484
Total Income from continuing operations	17,158	434,946	432,116	2,830	1%	487,131
Expenses from continuing operations						
Employee Benefits & On-Costs	(12,935)	(124,664)	(128,071)	3,407	3%	(177,828)
Borrowing Costs	(248)	(2,255)	(2,259)	4	0%	(2,998)
Materials & Services	(15,855)	(127,367)	(128,475)	1,108	1%	(185,727)
Other Expenses	(3,309)	(16,592)	(16,827)	234	1%	(22,015)
Total Expenses from continuing operations	(32,347)	(270,879)	(275,632)	4,753	2%	(388,568)
Surplus / (Deficit) excl depreciation and amortisation	(15,189)	164,068	156,484	7,583	(5%)	98,563
Depreciation, Amortisation & Impairment	(4,494)	(39,591)	(40,869)	1,278	3%	(55,392)
Surplus / (Deficit)	(19,684)	124,476	115,615	8,861	(8%)	43,171
Surplus / (Deficit) before capital grants and contributions	(23,078)	103,489	93,516	9,974	(11%)	8,561

Capital expenditure

Capital expenditure in March 2026 totalled \$7.3 million, bringing the year-to-date expenditure to \$57.5 million, compared with a budget of \$65.6 million to March 2026.

Capital expenditure	March	Year-to-date				Annual
	Month Actuals	YTD Actuals	YTD Budget	YTD Variance		Current Budget
	\$'000	\$'000	\$'000	\$'000	%	\$'000
Capital New	(2,961)	(22,816)	(25,764)	2,948	11%	(39,697)
Capital Renewal	(4,304)	(34,678)	(39,797)	5,119	13%	(64,493)
Total capital expenditure	(7,265)	(57,494)	(65,561)	8,067	12%	(104,189)

Statement of financial position

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

Statement of financial position	Year-to-date
	Balance
	\$'000
Current assets	345,857
Non-current assets	5,988,172
Total assets	6,334,029
Current liabilities	(104,704)
Non-current liabilities	(68,775)
Total liabilities	(173,479)
Net assets / equity	6,160,551

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 \$8.6 million compared to budgeted income of \$8.0 million (a positive variance of \$0.6m) resulting from both higher than anticipated investment balances and higher investment interest rates. The current budget for the full year is \$9.9 million in investment income, of which almost half relates to restricted funds.

Council remains on track to meet key financial and asset performance benchmarks for the year. The Quarterly Review – March 2026 includes extended financial and service performance results for the period ended 31 March 2026, incorporating recommended updates to Council's full year forecast, based on performance to date and anticipated financial performance for the remainder of the financial year.

GOVERNANCE AND RISK CONSIDERATIONS

The Investment Policy was adopted by Council at its meeting on 17 March 2026. The Policy is subject to annual review by the Audit, Risk and Improvement Committee and was most recently reviewed at the Committee's meeting in December 2025, at which time no amendments were recommended.

Council's Investment Policy and Strategy were also reviewed in September 2025 by Council's Investment Advisors, Perpetual CT Capital Pty Ltd. The advisors confirmed that the Policy remains consistent with the Ministerial Investment Order and the guidelines issued by the Chief Executive (Local Government), Department of Premier and Cabinet, and advised that no changes were required to the approved investment list or credit limit frameworks.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

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

decisions. The budget includes funding to deliver services that support our community and economy.

LINK TO STRATEGY

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

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

Reporting team	Finance
TRIM file ref	2026/208947
Attachments	Nil

10.0 COMMUNITY AND RECREATION DIVISION REPORTS

ITEM 10.1 PUBLIC EXHIBITION - DRAFT DISABILITY INCLUSION ACTION PLAN 2026-2030

PURPOSE

The purpose of this report is to seek Council endorsement to publicly exhibit the draft Disability Inclusion Action Plan 2026–2030.

EXECUTIVE SUMMARY

- Council is committed to improving access, inclusion and equity for the community.
- The Disability Inclusion Action Plan 2022-2026 is reaching end of life and needs to be replaced for Council to meet its legislative requirement.
- The development of the draft Disability Inclusion Action Plan 2026-2030 has been informed by a review of the Disability Inclusion Action Plan 2022-2026 and community consultation undertaken in 2025.
- This draft Disability Inclusion Action Plan 2026-2030 presents a meaningful and impactful way forward to improve access and inclusion on the Northern Beaches.
- The draft actions proposed for delivery in 2026-2030 build on the progress of previous action plans, capacity building programs, and improvement initiatives to support long term change and impact for inclusion and access.
- An Easy Read version of the draft Disability Inclusion Action Plan 2026-2030 and targeted consultation sessions with people with disability and disability organisations will ensure that feedback received reflects the views of those most impacted.

RECOMMENDATION

That the draft Disability Inclusion Action Plan 2026-2030 be placed on public exhibition for a minimum of 28 days with the outcome reported to Council.

BACKGROUND

Inclusion, access, and equity are foundational principles of Council's adopted Social Sustainability Policy NB-P-17 and Better Together 2040 Social Sustainability Strategy.

The current Disability Inclusion Action Plan 2022-2026 is reaching its end of life on 30 June 2026. Council has a legislative requirement to deliver a four-year disability inclusion action plan that identifies how we will improve access and inclusion within our services and infrastructure over that period.

The draft Disability Inclusion Action Plan 2026-2030 (draft DIAP 2026-2030) , see attachment 1, has been developed following stakeholder engagement with the community on opportunities and priorities to improve access and inclusion.

The draft DIAP 2026-2030 reflects the updated focus areas of the NSW Disability Inclusion Plan and ensures continued alignment with state policy settings.

DISCUSSION

The current Disability Inclusion Action Plan 2022-2026 has been reviewed to analyse impact and progress to date, see attachment 3. Of the 62 actions, 54 have been completed or embedded in business practices and 8 are in progress or ongoing.

Developed in line with the NSW *Disability Inclusion Act 2014* and the NSW Disability Inclusion Plan (NSW DIP), it will embed disability inclusion within Council services, systems and decision-making across 4 focus areas:

- Focus Area 1: Developing positive community attitudes and behaviours
- Focus Area 2: Creating liveable and safer communities
- Focus Area 3: Supporting access to meaningful employment and independence
- Focus Area 4: Improving access to mainstream services through better systems and process

Disability inclusion requires sustained effort over time. Many actions were intentionally designed to be ongoing to support long-term change rather than short-term completion.

Feedback received during the stakeholder consultation to develop the draft DIAP 2026-2030 recognised improvements to access and inclusion delivered by Council over the previous 4 years.

The proposed actions in the draft DIAP 2026-2030 build on the foundations established through previous action plans, maintaining momentum on work already underway while responding to emerging priorities identified through review and consultation.

The approach supports continuity, avoids duplication, and strengthens integration across Council's existing programs and strategies, enabling delivery teams to progress actions that are both achievable and aligned with current practice.

CONSULTATION

Consultation was undertaken between July 2025 and February 2026 to develop the draft DIAP 2026-2030 included a series of community engagement activities with a focus on people with disability and disability organisations. This was followed by internal workshops developing draft actions in collaboration with delivery teams to ensure feasibility and alignment with operational priorities.

Subject to Council resolving to proceed as per the recommendation, the public exhibition period will provide an opportunity for the community, in particular people with disability, to consider and provide feedback on the proposed approach to improve access and inclusion to Council services over the next 4 years.

An Easy Read version of the draft DIAP 2026-2030, see attachment 2, has been developed to support people with disability to participate in the consultation process. Targeted consultation activities for people with disability and disability organisations will ensure consultation reaches those most impacted by the draft actions.

TIMING

Subject to Council resolving to proceed as per the recommendation, the draft DIAP 2026-2030 will be publicly exhibited for a minimum of 28 days, with the community feedback reviewed and a community engagement report prepared.

The outcomes of the community engagement will inform the final Disability Inclusion Action Plan 2026-2030, which will be presented to Council seeking adoption.

FINANCIAL CONSIDERATIONS

Funding to support the recommended public exhibition is included in the existing budget as is the funding required to deliver the draft actions proposed in the draft DIAP 2026-2030.

GOVERNANCE AND RISK CONSIDERATIONS

Council has a legislative requirement to deliver a 4-year disability inclusion action plan that responds to the 4 focus areas in the NSW Government Disability Inclusion Plan. The draft DIAP 2026-2030 will address this legislative requirement.

Improving access and inclusion to Council services and processes facilitates participation of people with disability in community life and addresses potential reputational risks for Council not being inclusive and welcoming of all people.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community by working to tangibly improve access and inclusion for people with disability, one of the priority populations identified in the Better Together 2040 Social Sustainability Strategy.

Improvements to access and inclusion have positive flow-on benefits to many other members of the community including parents, carers, social service providers, people from multicultural communities, and people with low or limited mobility. The first focus area on attitudes and behaviours will create positive change across the community through education and behaviour change.

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 12 Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.
- Good governance and participation - Goal 19 Our Council is transparent and trusted to make decisions that reflect the values of the community.

- 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, Arts & Culture
TRIM file ref	2026/192781
Attachments	⇒1 Draft Disability Inclusion and Action Plan 2026-2030 (Included In Attachments Booklet) ⇒2 Draft Disability Inclusion Action Plan 2026-2030 - Easy Read Version (Included In Attachments Booklet) ⇒3 Disability Inclusion Action Plan 2022-2026 End of Plan Snapshot Report - April 2026 (Included In Attachments Booklet)

12.0 PLANNING AND PLACE DIVISION REPORTS

ITEM 12.1 DRAFT NORTHERN BEACHES DEVELOPMENT CONTROL PLAN (DCP)

PURPOSE

The purpose of this report is to seek Council endorsement to place the draft Northern Beaches Development Control Plan on public exhibition.

EXECUTIVE SUMMARY

- The draft Northern Beaches Development Control Plan (DCP) sets out detailed planning and design controls which must be considered in the assessment of applications for the development of land within the Northern Beaches local government area (LGA).
- The draft DCP will replace existing controls contained in Manly, Pittwater and Warringah DCPs, and Warringah LEP 2000 (for the deferred lands in Oxford Falls Valley and Belrose North).
- The draft DCP complements controls in the draft Northern Beaches Local Environmental Plan (LEP) and addresses actions in Council's 20-year land-use vision for the Northern Beaches in Council's Local Strategic Planning Statement, Towards 2040.
- It is proposed to exhibit the draft DCP for public comment concurrently with the draft Northern Beaches LEP in the third quarter of 2026, once the Department of Planning, Housing and Infrastructure has advised that the draft LEP can progress to exhibition.

RECOMMENDATION

That:

1. Council exhibit the draft Northern Beaches Development Control Plan at Attachment 1 for public comment for 6 weeks in accordance with the requirements of the *Environmental Planning and Assessment Act (1979)* and the Northern Beaches Community Participation Plan (Plan Making and Development Assessment).
2. Exhibition of the DCP occur concurrently with the planning proposal for the draft Northern Beaches Local Environmental Plan (LEP), once the Department of Planning, Housing and Infrastructure has advised the draft LEP can progress to exhibition.
3. Council delegate authority to the Chief Executive Officer to make any required amendments to the draft Northern Beaches Development Control Plan to address minor drafting errors or the requirements of the Department of Planning, Housing and Infrastructure, prior to the commencement of any public exhibition.
4. A report on submissions be presented to Council following public exhibition.

BACKGROUND

Council currently assesses applications for development under 4 different LEPs and DCPs:

- Manly LEP 2013 and Manly DCP 2013
- Pittwater LEP 2014 and Pittwater 21 DCP
- Warringah LEP 2011 and Warringah DCP 2011
- Warringah LEP 2000 and Warringah DCP 2000

The existing LEPs and DCPs were developed by the former Manly, Warringah and Pittwater Councils at different times over the last 26 years. Most have not been updated for more than 10 years. Whilst broadly similar in their intent, the DCPs differ substantially in their structure. Controls for development are in many cases similar but expressed differently. In other cases, there is good justification for different controls based on differences in local character within the Northern Beaches LGA.

Work began more than 5 years ago on a consolidated Northern Beaches LEP and DCP to provide clear, consistent planning controls for the entire LGA and replace the current fragmented framework.

On 17 June 2024, Council resolved to submit the Northern Beaches LEP Planning Proposal to the NSW Minister for Planning and Public Spaces for approval to publicly exhibit the draft plan. The Department issued a Gateway determination on 14 October 2025 with conditions requiring several amendments to the Planning Proposal before it is placed on public exhibition. The amended Planning Proposal addressing the Gateway conditions was submitted to the Department in early April 2026 and is expected to be endorsed for public exhibition in the next few months.

The draft Northern Beaches DCP is the result of extensive strategic planning work, technical analysis, and engagement with the community and Councillors. Despite the complexity of aligning differing structures and controls across 4 different DCPs, the comprehensive DCP provides a simpler set of planning rules to support consistent decision making and better community outcomes.

The draft DCP has been prepared to align with contemporary best-practice standards, complement the draft Northern Beaches LEP, and implement actions from Council's Local Strategic Planning Statement, Towards 2040, in delivering the LGA's long term land use vision. While controls have been harmonised where appropriate, important local variations have been retained to reflect community identity. Many existing controls remain unchanged, with new controls introduced where needed.

The draft DCP is informed by robust evidence, including specialist environmental and urban design advice, a suite of technical studies, and feedback from Council's 2022 LEP/DCP Discussion Paper. The draft DCP also draws on the practical experience of development assessment practitioners and insights from Councillors, ensuring the draft DCP is both technically sound and grounded in community priorities.

The draft Northern Beaches DCP and maps are included in Attachment 1 to this report.

DISCUSSION

What is a development control plan (DCP)?

A DCP is a non-statutory guideline prepared by a local council to set out detailed planning and design controls to support a local environmental plan (LEP).

An LEP establishes land use zones, land-use permissibility and key development standards such as maximum building heights and floor space ratio controls. A DCP guides the finer aspects of development with controls relating to matters such as boundary setbacks, visual privacy, solar access, parking and tree planting requirements.

The DCP must be considered when assessing a development application (DA). However, it is a non-statutory document, with flexibility to vary controls where an alternative approach or solution meets the objectives of the relevant control. A DCP also cannot contain provisions that are inconsistent with an LEP or State policy.

Unlike an LEP, a DCP does not have a mandated structure or format. A DCP must be prepared and adopted by Council in accordance with Part 3, Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 2, Division 2 of the *Environmental Planning and Assessment Regulation 2021*.

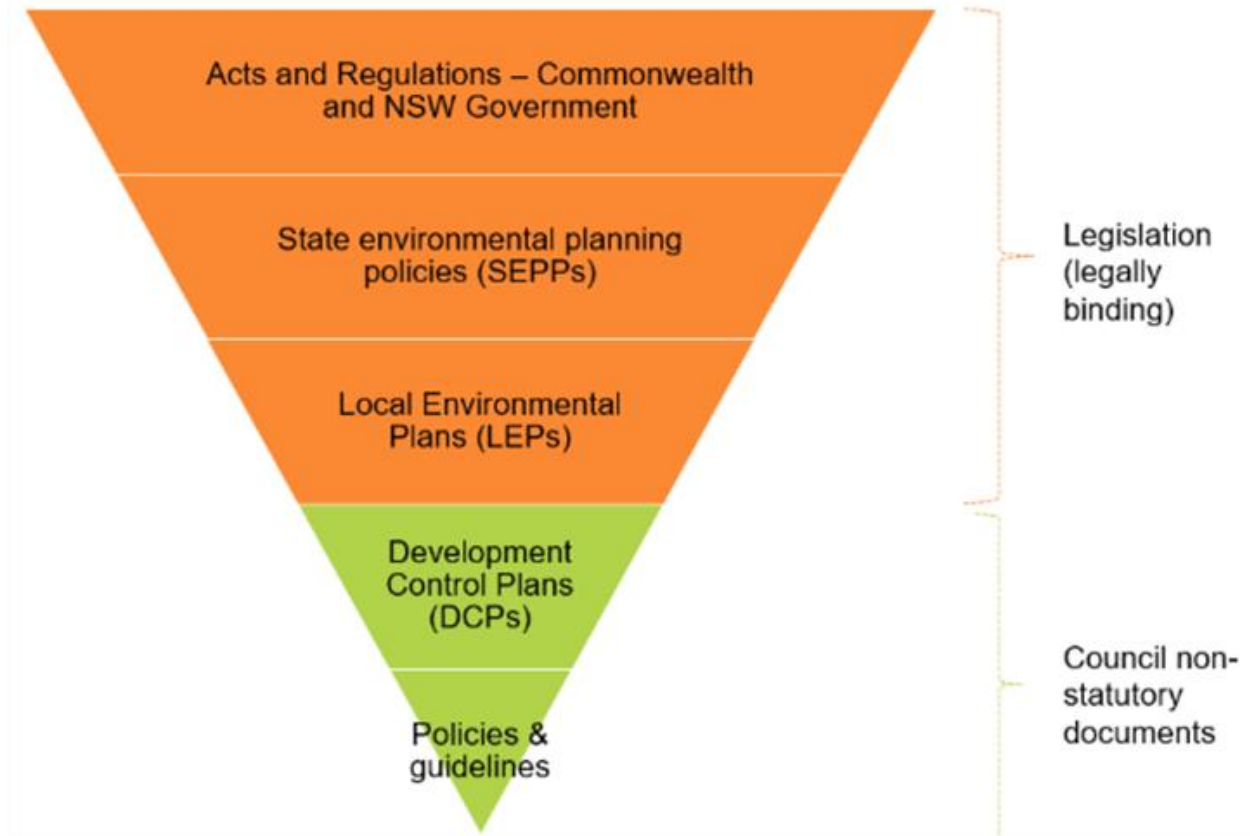


Figure 1: NSW statutory planning hierarchy

How was the new draft Northern Beaches DCP prepared?

Work on the new Northern Beaches DCP began more than 5 years ago and has involved:

- A comprehensive review of all controls in the existing Manly, Pittwater and Warringah DCPs, and Warringah LEP 2000, identifying similarities, differences, gaps and issues.
- Consideration of:
 - applicable State and local policies, including Council’s Local Strategic Planning Statement (LSPS), Towards 2040
 - best-practice controls used in other councils’ DCPs
 - NSW Land and Environment Court case law
 - expert technical studies (such as for urban design, local character, environment, and natural hazards).
- Community feedback from the 2022 LEP/DCP Discussion Paper and from community groups on local character statements.

- Drafting controls in a consistent format – harmonising similar controls across the LGA while retaining variations where needed to reflect local character; drafting new controls in response to actions identified in Council’s Local Strategic Planning Statement; and carrying over many site-specific controls unchanged.
- Consolidating all controls into a more user-friendly DCP structure aimed at reducing repetition and supporting digital delivery.
- Workshopping and refining controls with development assessment practitioners and technical staff across Council’s planning, environment, traffic, engineering and social infrastructure teams.
- Preparing a standardised dictionary, new diagrams, maps and supporting guidelines.
- Undertaking editorial review of the draft DCP content for clarity, conciseness and consistency in style.
- Ensuring the draft DCP is compatible with the revised Northern Beaches LEP Planning Proposal following the Department’s Gateway determination of 14 October 2025
- Conducting a full day workshop with Councillors on 29 November 2025. This involved the circulation of pre meeting background papers, an overview of how the DCP was prepared, its structure, relationship with the draft Northern Beaches LEP and key provisions, relating to matters such as residential controls, liveability controls, sustainability controls and local character statements. Councillor feedback received on the day and following the workshop was carefully considered and the controls refined in response.

Structure of the draft Northern Beaches DCP

The draft Northern Beaches DCP is organised into 5 parts, plus appendices – as shown in the following index:

Draft Northern Beaches Development Control Plan

Part 1 – Introduction & administration

Part 2 – Local character statements

Part 3 – Development controls

- 3A Residential
- 3B Local and neighbourhood centres
- 3C Industrial and other employment land
- 3D Non-urban / rural
- 3E Development in or near a waterway
- 3F Subdivision and consolidation of land
- 3G Other development

Part 4 – General controls

- 4A Aboriginal heritage
- 4B Natural environment
- 4C Hazards and risk
- 4D Integrated stormwater management
- 4E Design and sustainability
- 4F Waste minimisation and management
- 4G Transport, access and parking
- 4H Heritage conservation
- 4I Other

Part 5 – Site specific controls

- 5A Strategic centres
- 5B Local centres and other employment land
- 5C Warriewood Valley release area
- 5D Other land

Appendices

- Appendix 1 - Aboriginal heritage
- Appendix 2 - Trees and vegetation
- Appendix 3 - Transport, access and parking
- Appendix 4 - Heritage conservation

Dictionary

Part 1 outlines the DCP's application, purpose and operation. Part 2 defines the existing and desired future character for 37 localities across the LGA.

Part 3 provides built form controls for residential, commercial, industrial, non-urban, waterway and other development types, such as building setbacks, building design, and amenity considerations.

Part 4 sets out controls which apply generally across the LGA regardless of development type, including for the natural environment, hazards and risk, stormwater management, waste minimisation and circular design, parking, and heritage.

Part 5 includes controls for key centres and sites across the LGA, such as Warriewood Land Release Area, Frenchs Forest Precinct, and many local centres. Appendices and the Dictionary provide supporting content.

Each control throughout the DCP follows a consistent format identifying objectives, requirements, and any advisory notes, diagrams or maps.

Diagrams are included where helpful to illustrate a requirement. Many controls are mapped to show the specific requirements that apply to land across the LGA. Where a control requires compliance with a Council policy or guideline, electronic links will be provided for ease of access.

A separate Lodgment Requirements Guide will be prepared prior to the draft DCP coming into effect that sets out the documentation that must be submitted with a development application to demonstrate compliance with DCP controls.

Key elements of the draft Northern Beaches DCP

The draft Northern Beaches DCP provides a consolidated set of planning controls to support the new Northern Beaches LEP.

Merging 4 existing DCPs into a single plan has been a complex task, requiring a balanced approach to harmonisation and the retention of important local variations, and introduction of new controls where required in support of actions in Council's LSPS.

An overview of key controls in the draft DCP is set out at Attachment 2.

CONSULTATION

Public exhibition of the draft Northern Beaches DCP is proposed for a 6-week period concurrently with the exhibition of the Planning Proposal for the Northern Beaches LEP. It is important that the draft LEP and DCP are exhibited together given their interrelationship. This is anticipated to occur in the third quarter of 2026, upon advice from the NSW Department of Planning, Housing and Infrastructure that the LEP can progress to exhibition.

Mandatory requirements for public exhibition of a draft DCP are set out in the *Environmental Planning and Assessment Act 1979* and Environmental Planning and Assessment Regulation 2021, and include:

- a minimum exhibition period of 28 days (section 2.22, the Act)
- that Council must publish on its website: the draft DCP, the relevant LEP or deemed environmental planning instrument (EPI), and the period during which submissions about the draft plan may be made to the council (clause 13, the Regulation).

The Northern Beaches Community Participation Plan (Plan Making and Development Assessment) sets out additional approaches for a plan-making exhibition, such as social media posts, focus groups and drop-in sessions.

The 6-week public exhibition for the LEP Planning Proposal and draft DCP will include, at a minimum:

- a dedicated Your Say webpage with fact sheets, background material and an interactive mapping tool
- face-to-face pop-up sessions and online briefings/webinars
- notification to all ratepayers
- notification to community groups and chambers of commerce
- electronic direct mail (EDMs) to registered users providing project updates
- media releases, social media posts and other promotion materials
- phone enquiries hotline.

TIMING

Public exhibition of the draft DCP and LEP is anticipated to occur in the third quarter of 2026.

This timing is dependent on receiving approval from the NSW Department of Planning, Housing and Infrastructure that the updated draft LEP submitted may progress to public exhibition.

The Department's Gateway determination issued on 14 October 2025 required that the LEP Planning Proposal be amended to respond to conditions outlined and then forwarded to the Minister under section 3.34(6) of the Act, prior to exhibition.

The amended Planning Proposal addressing the Gateway conditions was submitted to the Department in early April 2026 and is expected to be endorsed for public exhibition in the next few months.

An indicative project timeline is as follows:

- May – June 2026: Advice anticipated to be received from NSW Department of Planning, Housing and Infrastructure that the draft LEP can proceed to public exhibition
- July – August 2026: 6-week concurrent public exhibition of draft LEP and DCP
- September – October 2026: consideration of submissions received
- November 2026 – February 2027: amendment of draft LEP and DCP (as required)
- April 2027: report to Council to endorse draft LEP and DCP
- Mid-2027: draft LEP and DCP commence (this timing is dependent on the LEP being finalised by the Minister for Planning and Public Spaces and gazetted).

FINANCIAL CONSIDERATIONS

Funding to support the draft Northern Beaches DCP project, including preparation and public exhibition, is included in the existing budget.

GOVERNANCE AND RISK CONSIDERATIONS

The draft DCP has been prepared in accordance with Part 3, Division 3.6 of the *Environmental Planning and Assessment Act 1979*, and Part 2, Division 2 of the *Environmental Planning and Assessment Regulation 2021*, pertaining to the form and preparation of a development control plan.

Council is currently operating under a complex policy framework with 4 different DCPs applying within the LGA for the former Manly, Pittwater and Warringah LGAs. The draft DCP provides a consolidated set of planning rules for the Northern Beaches LGA, complementing the draft Northern Beaches LEP Planning Proposal.

The draft DCP has been prepared consistent with State and Council adopted strategies, and includes new controls developed in response to actions in Council's adopted Local Strategic Planning Statement, Towards 2040.

ENVIRONMENTAL CONSIDERATIONS

The draft Northern Beaches DCP supports Council's adopted Local Strategic Planning Statement, Towards 2040, and will result in beneficial environmental outcomes by introducing planning controls across the LGA, including for:

- the natural environment – tree and vegetation planting and management, biodiversity, retaining natural environmental features, aquatic ecology, and waterways, wetlands and riparian land
- managing hazards and risk – coastal protection, estuarine inundation, flood prone land, bushfire prone land, geotechnical planning (landslip), contaminated land, and air quality
- integrated stormwater management – water sensitive urban design, and onsite stormwater management
- sustainable buildings – urban heat, all-electric resilient buildings, excavation and landfill, building materials and colours, and waste minimisation, management and circular design.

SOCIAL CONSIDERATIONS

The draft Northern Beaches DCP will have positive social outcomes for the community by:

- providing a consistent and simpler set of planning rules which allow for greater certainty and transparency for land-use planning in the development application process

- identifying a locality’s desired future character to ensure that future development reflects the unique identity of each part of the Northern Beaches
- introducing planning controls that support good design, housing diversity, vibrant centres and employment, and consider the likely social impacts of development.

LINK TO STRATEGY

The draft Northern Beaches DCP gives effect to NSW Government strategic land-use plans, including the Greater Sydney Region Plan, A Metropolis of Three Cities (2018), and North District Plan (2018), and aligns with the recently exhibited draft Sydney Plan (2025).

It is also informed by Council-adopted strategy, including the following:

- Community Strategic Plan (CSP) 2040 – the draft DCP reflects all 21 goals of the CSP relating to environmental, social, economic, and civic outcomes
- Local Strategic Planning Statement (LSPS), Toward 2040 – the draft DCP responds to 33 actions within the LSPS to prepare new DCP controls relating to sustainability, infrastructure and collaboration, liveability, and productivity
- Local Housing Strategy (LHS) – the draft DCP is consistent with priorities identified in the LHS in terms of housing mix, built form, character and sustainable design.

Additional Council strategies and action plans have also informed the draft DCP, such as the Better Together Social Sustainability Strategy 2040, and Protect Create Live Environment and Climate Change Strategy.

Reporting team	Strategic & Place Planning
TRIM file ref	2026/013182
Attachments	⇒1 Draft Northern Beaches Development Control Plan (Included In Attachments Booklet) ⇒2 Key Controls in Draft DCP (Included In Attachments Booklet)

ITEM 12.2 NEWPORT MASTERPLAN REVIEW

PURPOSE

The purpose of this report is to present the outcomes of a review of the Newport Village Commercial Centre Masterplan 2007 (Newport Masterplan).

EXECUTIVE SUMMARY

- In April 2024, Council resolved (112/24) to establish a working group to assist review the Newport Masterplan. The review has been informed by feedback from the diverse 17-member working group, surveys of landowners, businesses and community groups and meetings with key stakeholders.
- Feedback has generally reaffirmed the Newport Masterplan vision, urban design and guiding principles remain relevant, broadly align with community aspirations for the future of Newport village, and the Masterplan remains a useful land use planning framework to guide growth.
- However, there has been a lack of development and investment in the village centre, and the review has identified a number of initiatives to seek to facilitate greater vibrancy, whilst noting there are divergent views amongst stakeholders whether the Masterplan maximum building heights and density controls require review to facilitate investment and renewal.
- The outcomes of the review of Newport Masterplan are detailed in the report at Attachment 1, with 2 options presented for Council's consideration:
 - Option 1 – Retain the Newport Masterplan: The Masterplan remain the overarching strategic framework to guide future planning with a series of targeted place-based initiatives to be undertaken to assist strengthen vibrancy, connectivity and resilience.
 - Option 2 – An economic feasibility and retail study be undertaken to inform consideration of a comprehensive review of the Newport Masterplan: The analysis would identify minimum building heights, density controls and retail mix to facilitate development with findings presented to Council to determine whether to proceed with a comprehensive review.
- Preparation of economic feasibility and retail analysis is likely to recommend increased building heights and housing densities, which is generally inconsistent with community feedback. Accordingly, Option 1 is recommended, with the targeted initiatives to be undertaken within Council's Delivery Program.

RECOMMENDATION

That:

1. Council endorse retention of the Newport Masterplan as the overarching strategic framework to guide future planning of the Newport village commercial centre.
2. Council undertake targeted place-based initiatives to seek to strengthen vibrancy, connectivity and resilience within the village centre.
3. The working group be dissolved and members thanked for their contribution to the review and their interest in planning for the Newport village centre.

BACKGROUND

At its meeting on 30 April 2024, Council considered a Notice of Motion (14/2024) noting recent proposals for development threatened to alter the character of Robertson Road and the Newport centre. The Motion outlined the importance of a cohesive approach to development. Council resolved (112/24) to:

1. Form a working group dedicated to addressing the matters concerning Robertson Road, Newport with the objective of facilitating constructive discussions and progressing solutions. The working group shall be composed of representatives from Council, relevant government agencies, local community organisations, and other key stakeholders.
2. Review the Newport Masterplan, with a specific focus on Robertson Road, and invite key stakeholders associated with 'Save Robertson Road' and the Newport community to actively participate in the review process to adequately address the needs and concerns of all stakeholders involved.

Strategic planning context

Newport is a small local centre that primarily serves local residents and visitors. The desired future character of the Centre, as outlined in the Pittwater 21 Development Control Plan (Pittwater DCP), emphasises a low-scale residential environment, with building heights kept below the tree canopy and a broader mix of retail, commercial and community uses.

Barrenjoey Road and Robertson Road are intended to be strengthened as the main retail streets. Additional shop-top housing is permitted to assist activate the centre, particularly during evenings and weekends, while also expanding the customer base for businesses.

This desired future character aligns with the vision for Newport in Council's Local Housing Strategy (2021), which recognises Newport's future as a 'low rise housing diversity area', in which there are no actions for Council to identify additional housing growth.

Council's Local Housing Strategy adopts a centres-based approach to increase housing density and employment growth in existing urban areas with access to public transport. These centres are identified as 'centre investigation areas' and include Brookvale, Mona Vale, Dee Why, Manly Vale, and Forestville.

Council's centres-based approach to growth broadly aligns with the key principles of the NSW Government's housing reforms and strategic plans. Nine town centres in the Northern Beaches are subject to the NSW Government's Low Mid-Rise Housing Reforms (LMR Reforms), which are generally consistent with Council's 'centre investigation areas'. Notably, Newport is not one of the 9 nominated town centres subject to the LMR Reforms.

Further, Newport is not identified for housing or employment growth in existing or previous iterations of the NSW's Government's strategic plans for Sydney, including the Greater Sydney Region Plan, (2018), North District Plan (2018) and the draft Sydney Plan (2025).

Newport Masterplan

The Newport Masterplan was adopted by the former Pittwater Council in November 2007 and provides the long-term strategic framework for guiding land use, public domain improvements, and built form outcomes within the commercial core. The Masterplan is implemented through the Pittwater Local Environmental Plan 2014 (Pittwater LEP) and the Pittwater DCP. A detailed overview of the Newport Masterplan is provided at Attachment 1.

At the heart of the Newport Masterplan is a vision to revitalise Newport village while respecting and enhancing its unique identity. The Masterplan sets the vision for Newport, being:

Newport Village will be the heart of the community — a place that is relaxed, welcoming, and unmistakably coastal. It will be:

- A place for connecting with community – with a pace that's relaxed and welcoming.

- A place to stop, linger and enjoy – where you know you're by the sea.
- A place with everything: home, work, shopping, art and culture, recreation, relaxation – lively during the day, safe and comfortable at night.
- A place for walking and talking, sitting and chatting.
- A place for sandy feet – and fine dining!

This vision is underpinned by 4 guiding principles:

- **Economic:** Strengthen and diversify the commercial centre by building on the village's existing strengths, improving visibility from the beachfront to support tourism, and ensuring sufficient parking to serve both locals and visitors.
- **Social and Cultural:** Create a vibrant, inclusive and welcoming village 'hub' through safer, more active streets and public spaces; improved pedestrian connections; better access to community facilities and public transport; and a design approach that fosters interaction and celebrates Newport's community, history and place.
- **Environmental:** Strengthen the connection between the village and the beach, improve public amenity through green infrastructure and shaded spaces, and position Newport as a leader in sustainable urban design.
- **Character:** Enhance the relaxed coastal charm of Newport by designing at a human scale, respecting the natural topography and climate, and preserving key views to the ocean and surrounding hills. Varied building forms and setbacks further reinforce the village feel.

The Masterplan includes a series of urban design principles to guide development that translate into targeted delivery strategies for open space, vehicle movement and parking, pedestrian and cycle networks, public domain and landscape character, and built form.

The Masterplan's built form strategy is adopted through controls in the Pittwater DCP, which prescribe a maximum height of 3 storeys with a 2-storey street wall to maintain human scale and minimise visual bulk. These controls aim to ensure new development contributes positively to the village character, reinforces its coastal identity, and supports a cohesive, high-amenity public realm.

A key initiative of the Masterplan is the enhancement of Robertson Road as a flexible linear public space capable of temporary closure for community events, strengthening its role as the village hub. Additional public domain improvements include distinctive design treatments along Barrenjoey Road, such as flagpoles, sandstone elements, Norfolk Island Pines, and consistent paving.

DISCUSSION

Implementation of Newport Masterplan

Since adoption of the Masterplan, Council has delivered a program of capital works and public domain improvements in Newport, aligned with its strategic vision. Key initiatives completed include:

- enhanced walkability and connectivity through widened footpaths, new pedestrian links, and improved access between the centre and beachfront
- improved pedestrian safety and accessibility via upgraded crossings, including new signalised crossings and refuges on Barrenjoey Road
- reduction of the Barrenjoey Road speed limit from 60 km/h to 50 km/h in the village centre

- delivery of high-quality streetscape and public domain upgrades, including installation of consistent paving, new street furniture, and outdoor dining infrastructure, particularly on Robertson Road
- activation of vibrant, flexible public spaces, including the use of Robertson Road for events and community markets
- expansion of green infrastructure and reinforcement of Newport's coastal character through increased tree canopy and vegetation planting, including Norfolk Island Pines along Barrenjoey Road and extensive planting along Robertson Road, Foamcrest Avenue and Bramley Avenue
- integration of the Masterplan into statutory planning controls through its incorporation into the Pittwater DCP
- ongoing community engagement to ensure initiatives continue to reflect local priorities.

Engagement approach

In 2024, the Robertson Road, Newport Working Group (working group) was established in accordance with Council's resolution and the Terms of Reference at Attachment 2.

The working group comprised 17 members, including community group representatives from Save Robertson Road, Newport Residents Association and Newport Beach Chamber of Commerce, 9 landowners, 2 business operators and 3 Pittwater Ward Councillors. The membership structure was curated to ensure a broad cross-section of stakeholders and perspectives with sound knowledge of Newport.

Three working group meetings were held between December 2024 and June 2025.

Broader community feedback was also gathered as part of the Masterplan review through a variety of approaches, including:

- an online survey distributed to all business operators in Newport
- face-to-face surveys and meetings with local businesses in Newport
- a targeted survey for the working group
- additional stakeholder meetings with working group members in early 2026 to provide an open forum for discussing Council officers' preliminary findings of the review.

A detailed overview of the engagement activities undertaken as part of the review is at Attachment 1.

Summary of engagement outcomes

The outcome of the working group meetings and community engagement activities generally confirmed there is still alignment amongst divergent stakeholders with the Masterplan vision and 4 guiding principles. Participants reaffirmed the importance of:

- Newport as a relaxed coastal village, with a clear sense of place connected to the ocean
- a centre that is both a destination and a local hub, providing 'everything in the one place'
- strengthening Newport's identity as a place to gather, socialise, and enjoy food, retail and events.
- enhancing design and public spaces to reflect its seaside setting (e.g. through furniture, art, natural ventilation and sea breezes).

Although it was acknowledged the Masterplan has delivered a range of positive outcomes, stakeholders identified further work is required to fully realise the vision for Newport as a thriving and resilient centre. Of note, high rents and commercial vacancies, limited redevelopment activity

or co-ordination amongst landowners, and unmet expectations regarding public transport and public domain improvements, were identified as key challenges affecting investment confidence and overall vibrancy in the centre.

Stakeholders highlighted several interrelated constraints considered to limit redevelopment potential and economic activation within the centre, including:

- current height and floor space ratio controls, which some landowners consider do not support financially viable redevelopment outcomes
- the requirement for basement parking, which significantly increases construction costs, particularly when combined with flood-related constraints and associated design requirements on certain sites
- a fragmented landownership pattern and small lot sizes, which limit opportunities for site consolidation and coordinated, larger-scale redevelopment
- persistently high commercial vacancy rates, which reduce foot traffic and activity, and in turn weaken investor confidence.

There remained a diversity of views amongst working group members regarding potential planning responses to these challenges. Some members supported increased building heights (generally in the order of 3–4 storeys above shopfront level, with basement parking) to improve development feasibility and encourage renewal. In contrast, other members opposed any increase in building height due to concerns about overshadowing, impacts on public domain amenity, and the desire to retain the established village character.

Development activity in village centre

Council officers undertook a review of development activity within the centre and surrounding area since 2014. Redevelopment has been limited, with only one development application for medium density shop-top housing approved and no construction commenced to date. Retail vacancies also increased from 25 premises in April 2025 to 31 vacancies in December 2025.

In contrast, the surrounding residential areas, including Foamcrest Avenue, have experienced comparatively higher levels of activity, with 3 medium density housing developments approved and completed over the same period.

The Pittwater DCP controls for Newport actively encourage site amalgamation and coordinated development. This is especially relevant in areas like Robertson Road, where access, parking, and amenity considerations require careful management. However, issues relating to urban development feasibility are complex and extend beyond building height, floor space ratio and car parking considerations. Landowners' expectations, including willingness to consider redevelopment opportunities, have a significant impact on consolidation opportunities.

An economic feasibility and retail study would be required to inform whether changes to building heights, land use mix and housing density controls would assist facilitate redevelopment and renewal in Newport village. Should Council resolve to progress such analysis, the study should be undertaken by an independent consultant with specialist expertise in land use economics.

Council's resolution to review the Newport Masterplan was not supported by a budget allocation. Accordingly, an economic feasibility and retail study has not been prepared as part of this review. Furthermore, the progression of a feasibility study to inform a review of planning controls was generally not supported by the majority of working group members.

Council actions to support delivery of Newport Masterplan

There are a range of place-based initiatives available to Council and the community to continue to realise the Masterplan vision and strengthen village vibrancy, connectivity, and resilience.

The items listed below do not require any changes to Council's planning controls or the Masterplan and can be undertaken as part of Council's Delivery Program.

Opportunity	Council approach
Improve public transport and connectivity to Newport Village	<p>Advocate for, and partner with Transport for NSW, to deliver the priority actions identified in the Move – Northern Beaches Transport Strategy 2038, including enhanced rapid bus services, improved service frequency, and better integration with walking and cycling networks.</p> <p>Identify and implement local infrastructure upgrades - such as improved bus stop amenities, pedestrian access, and wayfinding - to support public transport use and connectivity to the village centre.</p>
Improve pedestrian safety and walkability	<p>Continue to deliver and expand public domain improvements identified in the Masterplan, including footpath widening, upgraded pedestrian crossings, and streetscape enhancements in accordance with budget allocations.</p> <p>Building on completed works and reduction of the Barrenjoey Road speed limit from 60 km/h to 50 km/h, investigate and implement additional traffic calming and safety measures through the Safer Neighbourhoods Program (2026–2029), to further reduce vehicle speeds and enhance pedestrian amenity within the centre.</p>
Support daytime and early evening activation	<p>Partner with local businesses and community groups to deliver a diverse program of events and activities such as markets, live music, outdoor cinema and art initiatives that encourage the community to shop locally and activate the area.</p> <p>Continue to support activation through initiatives such as Plug and Play, providing free access to equipment and infrastructure for performers and event organisers, making it easier for local creatives to activate public spaces.</p> <p>Guide the community to develop and promote a diverse events calendar for Newport village.</p>
Support outdoor dining and local business activation	<p>Promote and facilitate outdoor dining opportunities in line with Council’s Outdoor Dining and Footpath Merchandise Policy, including providing clear guidance and streamlined support through the application process.</p> <p>Support businesses to apply for extensions to outdoor dining areas, subject to consent of neighbouring businesses.</p>

Key findings and conclusions of the review

The review has confirmed the community generally supports the Newport Masterplan as the appropriate framework to guide incremental improvements, public domain upgrades, and local activations within the centre. It continues to broadly align with community aspirations and provides a sound basis for delivering targeted, place-based outcomes.

Stakeholder engagement identified a range of broader issues affecting the vibrancy of the centre, including high retail rents and vacancies, a limited diversity of retail businesses, and the need for improved public transport services. There was also emphasis on the need for greater collaboration between landowners to co-ordinate redevelopment, particularly on Robertson Road.

Although important, these matters are largely outside the scope of the Masterplan and Council’s statutory land use planning framework. Addressing these challenges would require coordinated, non-statutory responses, including advocacy, partnerships, and collaboration between Council, state government agencies, landowners, businesses, and the community.

Newport village performs an important role as a local centre and is not identified for housing or employment growth under the Masterplan, or any other Council or NSW Government strategic plan. In this context, there is limited strategic justification for a comprehensive review of the Masterplan built form controls in the short to medium term, particularly given Council planning

resources are focused on the 9 centres nominated for accelerated growth under the NSW Government's Low and Mid-Rise Housing Reforms.

Based on this assessment, 2 strategic pathways are available as outlined below:

Option 1 – Retain Newport Masterplan

The Masterplan would remain Council's overarching strategic framework to guide future planning of the centre. A series of targeted place-based initiatives would continue to be undertaken to strengthen vibrancy, connectivity and resilience. Key actions include:

- maintain the masterplan as the overarching planning framework to guide local planning and place-based initiatives
- implement the targeted initiatives previously referenced in this report, in collaboration with the community and stakeholders
- support the establishment of a community-led working group to respond to emerging needs, with Council staff participation as appropriate.

A comprehensive review of the masterplan would be undertaken in the event of a change in the strategic context for Newport. For example, this may include:

- a decision by the NSW Government to provide enhanced rapid bus services and improved service frequency, through the extension of B-Line services to Newport
- nomination by either the NSW Government or Council for Newport to be subject to increased housing growth, such as through the Low and Mid-Rise Housing Reforms.

Option 2 – Commission an economic feasibility and retail study to inform a future Council decision whether to undertake a comprehensive review of the Masterplan

The analysis would aim to identify minimum building heights, density controls and retail mix to facilitate development in the centre, with the findings reported to Council for consideration as to whether to proceed with a comprehensive review of the Masterplan.

The study would likely recommend changes to existing building heights, floor space controls and land use mix to improve development feasibility. Ensuring recommended changes to building height and floor space controls also consider maintaining the valued village character would be a key consideration of the project.

It is noted any increase in building heights within the centre was a contentious issue amongst stakeholders, and accordingly this option would generally be inconsistent with community feedback.

The estimated cost to commission an economic feasibility and retail study could be met from Council's operational budget. The report to Council on the outcomes of the study would include a detailed project scope, project cost estimate and community engagement strategy to undertake a comprehensive review of the Newport Masterplan. This work is estimated to cost in the order of \$250,000 to \$400,000 plus staff resources.

Should Council resolve to progress a comprehensive review of the Masterplan in the short term, reprioritisation of other place planning projects would be required subject to budget allocation.

Having regard to the above matters, Option 1 is considered the preferred approach.

CONSULTATION

The review of Masterplan has been informed by detailed input from the working group, face-to-face and online surveys and stakeholder meetings with residents, landowners, businesses and community groups, as set out in Attachment 1.

Detailed consultation was also undertaken across a number of Council teams to assess the feasibility of initiatives, align with existing programs, and ensure a coordinated approach.

TIMING

The Council actions identified in this report to support delivery of the Newport Masterplan will be delivered as part of Council's Delivery Program.

Should Council resolve to endorse Option 2, the preparation of an economic feasibility and retail study could be undertaken within 4 months, and a report to Council for its decision whether to then progress with a comprehensive review of the Newport Masterplan provided within 8 months.

In the event Council resolved to progress a comprehensive review of the Newport Masterplan in the short term, this would require reprioritisation of other place planning projects (in particular Council's strategic land use and infrastructure response to the NSW Government's Low and Mid-Rise Housing Reforms) and be subject to budget allocation. Those matters would be addressed further in the report to Council.

FINANCIAL CONSIDERATIONS

Option 1, including targeted initiatives and recommendations, can be undertaken within Council's operational budget and Delivery Program. The preparation of an economic and feasibility study (Option 2) would cost between \$30,000 to \$50,000 and be funded from Council's Operational Budget. A comprehensive review of Newport Masterplan is not in Council's Long Term Financial Plan or Delivery Program and would require budget allocation to progress. This comprehensive review is estimated to cost in the order of \$250,000 to \$400,000 and staff resources

GOVERNANCE AND RISK CONSIDERATIONS

This report responds to Council resolution 112/2024.

The recommendations align with several Council strategies and policies including the Newport Village Commercial Centre Masterplan (2007), Northern Beaches Local Strategic Planning Statement, Northern Beaches Housing Strategy and Move – Northern Beaches Transport Strategy 2038 and Safer Neighbourhoods Program.

There is a risk that issues identified through stakeholder engagement, such as high vacancies, lack of business investment, and limited transport accessibility may contribute to a gradual decline in the performance of the centre. This risk can be mitigated by implementing targeted initiatives identified in this report to strengthen the centre's vibrancy, connectivity and resilience.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community through addressing the Newport community's needs and aspirations as identified through the engagement process.

LINK TO STRATEGY

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

- Community and belonging - Goal 7 Our community has access to a diverse range of cultural activities and events.
- Housing, places and spaces - Goal 11 Our local centres are vibrant and healthy, catering for diverse economic and social needs.

- Safe and efficient transport - Goal 16 Our integrated transport networks are resilient and meet the needs of our community.
- Safe and efficient transport - Goal 17 Our community can safely and efficiently travel within and beyond the Northern Beaches.
- 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	Strategic & Place Planning
TRIM file ref	2025/587496
Attachments	<p>⇒1 Newport Masterplan Review Report (Included In Attachments Booklet)</p> <p>⇒2 Robertson Road, Newport Terms of Reference (Included In Attachments Booklet)</p> <p>⇒3 Newport Village Assessment and Activation Plan (2019) (Included In Attachments Booklet)</p> <p>⇒4 Newport Impact Tracker, Place Score Survey (2023) (Included In Attachments Booklet)</p>

ITEM 12.3 PLANNING PROPOSAL FOR MANLY SPECIAL ENTERTAINMENT PRECINCT TRIAL
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PURPOSE

The purpose of this report is to seek Council endorsement to progress the Manly Special Entertainment Precinct (SEP) trial by forwarding the SEP planning proposal to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination to enable formal exhibition of the draft planning proposal.

EXECUTIVE SUMMARY

- In February 2025, Council resolved to establish an 18-month trial of the Manly SEP, which requires a planning proposal to be finalised before the trial can commence.
- The SEP framework gives councils a role in managing entertainment sound that has otherwise been removed under the NSW Government Vibrancy Reforms. SEPs allow councils to strategically manage and set maximum sound levels and business trading hours for night-time precincts in a way that reflects the local context and community aspirations.
- Preliminary notification of the draft planning proposal and supporting material was undertaken from 17 February 2026, with 307 submissions received. The majority of submissions either object to the SEP in its entirety (39%) or suggested changes (46%), including to reduce the proposed night-time trading hours and/or maximum sound levels, while 13% of submissions support the proposal, including the Manly Business Chamber. A petition with 780 signatures is also referenced in one of the submissions supporting the intent of the SEP framework but not the SEP in its current form.
- In response to feedback received during the preliminary notification, 2 options are presented for Council's consideration as follows:
 - Option 1: Progress to Gateway: DPHI support be requested to formally exhibit the planning proposal. A further report on submissions would be presented to Council after exhibition to enable Council to consider whether to proceed with the 18-month trial.
 - Option 2: Discontinue the project: Council could resolve not to support the progression of the planning proposal. Businesses would continue to operate in accordance with the current regulatory framework.
- Council officers and the Northern Beaches Local Planning Panel recommend progressing to Gateway to enable statutory exhibition and potential further refinement of the Manly SEP framework, prior to Council determining whether to proceed with the trial.

RECOMMENDATION

That:

1. Council endorse forwarding the planning proposal to the Department of Planning Housing and Infrastructure for Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* as it has demonstrated strategic and site-specific merit to proceed.
2. Council publicly exhibit the planning proposal in accordance with any Gateway conditions, as well as the draft amendments to Manly Development Control Plan 2013 and draft Precinct Management Plan.
3. A report on submissions be presented to Council following public exhibition of the planning proposal and supporting material.
4. Submitters be advised of Council's decision.

BACKGROUND

In September 2024, Council adopted the Manly Place Plan which establishes a community informed vision and action plan to guide the future planning, design and activation of Manly as a thriving centre.

The Place Plan includes commitments for Council to trial late-night trading hours and prepare an acoustic assessment to inform the preparation of noise related planning controls. In late 2024, Council was presented with an opportunity to bring forward the delivery of these actions through the establishment of a Special Entertainment Precinct (SEP) trial in Manly with funding from the NSW Government SEP Kickstart Grant Program.

In February 2025, Council resolved (036/25) to endorse the establishment of a SEP trial in the Manly commercial centre and lodgment of a grant application to fund activities towards the establishment of a SEP trial, including the preparation of an acoustic study.

The Council resolution noted that if the grant application was successful, a planning proposal would be required, and at the end of the SEP trial, Council can resolve whether to make the SEP permanent or to revoke the SEP.

On 4 July 2025, the Minister for Music and the Night-time Economy announced that Council was successful in securing \$173,760 (ex GST), and in August 2025 a Precinct Working Group for the Manly SEP was formed.

NSW Vibrancy Reforms

In late 2023, the NSW Government introduced a series of legislative and policy changes known as the [Vibrancy Reforms](#). The reforms are designed to streamline and modernise planning, noise and liquor licensing regulation. They seek to support the return of live music and performance, activate local streets with outdoor dining, and help create vibrant and safe night-time environments.

The NSW Government has advised the reforms have resulted in a quadrupling of the number of live music venues as well as an additional 580 new outdoor dining approvals across NSW.

Under the reforms, one of the most significant changes is the shift in responsibility for managing entertainment sound away from councils. Liquor & Gaming NSW (L&GNSW) is now the lead regulator for entertainment sound from all licensed venues. Councils no longer perform this role, and certain noise-related development consent conditions are no longer in effect for specific venues throughout NSW, such as those set out below:

- decibel-based maximum noise limits, such as LA10 noise criteria
- rules about when live or amplified music can be played
- restrictions on the genre of music played
- requirements for venues to use a noise limiter
- conditions about the placement or use of speakers.

For liquor licences throughout NSW, similar noise and amenity conditions imposed before 24 November 2022 also now cease to have effect, such as conditions that require:

- no entertainment or music to continue past certain times
- no entertainment or music to be provided in an outdoor area
- windows and doors to remain closed when amplified music is played
- decibel-based controls such as LA10 criteria
- the use of noise limiters
- the specific placement and use of speakers.

Special Entertainment Precincts (SEPs)

Special Entertainment Precincts (SEPs) are established under section 202C of the *Local Government Act 1993* and are mapped in local environmental plans, with entertainment sound and trading hours regulated through a Council-prepared and endorsed Precinct Management Plan (PMP).

Although the Vibrancy Reforms already apply across NSW, the SEP framework gives councils a role in proactively establishing a framework to manage entertainment sound that has otherwise been removed under the reforms. SEPs allow councils to strategically manage and set maximum sound levels and business trading hours for their night-time precincts in a way that reflects the local context and community aspirations.

The key features of the SEP framework include:

- clearly defined entertainment sound and trading hour parameters which:
 - give businesses and residents greater certainty around expected levels of entertainment sound and trading hours
 - reduce regulatory burdens and improve investment confidence, in particular for smaller businesses
 - provide L&GNSW with measurable criteria to assess and resolve noise complaints
 - reduce the need for Council approval where the business operates within the PMP's limits, lowering costs and administrative complexity.
- long-term amenity protection through development controls which require new residential and commercial development (including alterations and additions) to appropriately mitigate entertainment sound impacts
- greater transparency and awareness of expected levels of activity for current and future property owners through planning certificate notations
- liquor trading hour extensions for venues offering live music and performance, and reduced liquor licensing fees
- coordinated State Government support including mandatory engagement with L&GNSW, NSW Police, the Local Health District, Transport for NSW and other agencies to support safe and well-managed night-time operations
- a mandatory 12-18 month trial period enabling Council, residents and businesses to monitor impacts and outcomes before Council determines whether the SEP should be made permanent or revoked
- a Precinct Working Group which operates as a forum to support informed decision-making by Council by providing structured input from stakeholders into the establishment, implementation, monitoring and evaluation of the SEP trial. The Precinct Working Group is not a decision-making authority.

DISCUSSION

Given Manly's role as a mixed-use town centre and established night-time destination, it is appropriate to seek to proactively manage night-time activity, protect residential amenity and ensure a balanced co-existence between residents, visitors and businesses.

Previous community engagement undertaken for the Manly Place Plan has indicated a desire for a broader range of safe, well-managed after-dark activities in Manly, alongside clearer expectations about sound, operating hours and amenity impacts.

Manly SEP planning proposal

A planning proposal has been prepared to establish the statutory and regulatory framework to enable a SEP trial to commence in Manly. It has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW Government's Local Environmental Plan Making Guideline, and demonstrates how it has strategic and site-specific merit to progress to the Gateway determination stage. The planning proposal seeks to amend:

- Manly Local Environmental Plan 2013 (MLEP2013) with the addition of a map of the SEP trial boundary, and a corresponding local provision.
- State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 to enable land at Manly Cove that is located outside the Northern Beaches local government area, to be included in the proposed Manly SEP trial.

Precinct Management Plan (PMP)

A draft PMP has been prepared in accordance with the Office of the 24-Hour Commissioner's NSW Special Entertainment Precinct Guidelines to accompany the planning proposal. The PMP establishes:

- extended trading hours for all premises within the SEP boundary, tailored to weeknights and weekends, including for outdoor areas that override existing development consent trading hours
- a sound management framework informed by an acoustic study, setting entertainment sound standards for licensed and unlicensed premises and sound attenuation controls for new development. There are 4 different location-based sound category levels throughout the Manly SEP area, including different permitted sound levels on weekdays, weekends, and at different periods of the night-time (see Attachment 1). These sound controls prevail over any sound criteria in development consents and liquor licence conditions, to the extent of any inconsistency with the PMP
- the process for managing different types of complaints, including noise from licensed venues, noise from unlicensed venues, non-entertainment noise, crime and anti-social behaviour and general feedback on the SEP.
- a comprehensive monitoring and evaluation plan to ensure Council and the community has the knowledge and data needed to decide whether the SEP trial should become permanent at the end of the trial period
- the process for amending the PMP, excluding venues from the SEP, suspending the SEP or revoking the SEP in response to significant impacts and concerns related to the operation of the SEP trial.

Manly Development Control Plan (DCP) 2013

The draft Manly DCP amendment seeks to require new development, including alterations and additions to any existing residential or non-residential premises, to address the controls in the PMP, and to remove legislative and policy duplication.

Preliminary notification period

The draft planning proposal, PMP and DCP amendment underwent preliminary notification for 21 days from 17 February to 9 March 2026, in accordance with Council's Community Participation Plan. The preliminary notification included:

- approximately 7,500 letters to owners and occupiers
- notification of community members who provided feedback on the draft SEP boundaries in early 2025

- notices in Council newsletters including The Drift, Manly Mainstreet, Council eNews, The Wave, Community Engagement, Business News, Manly Art Gallery & Museum, KALOF and Creative News.

A total of 307 submissions were received (excluding duplicates). Most submissions were from residents living in, or near, the proposed SEP area and the remaining submissions included:

- 7 submissions in support from businesses and licensed venues
- a submission in support from the Northern Beaches Liquor Accord
- a submission in support from the Manly Business Chamber.

Approximately 46% of submissions requested changes to the proposed sound and trading hour controls or sought further clarification on the proposal, 39% of submissions were in objection with no suggested changes, 13% were in support with no suggested changes and 2% were unrelated to the proposal.

A [change.org petition](#) with 780 signatures was also referenced in one of the submissions received. The petition supports the intent of the SEP framework, however does not support the SEP in its current form.

Most submissions expressed concerns about anti-social behaviour and alcohol consumption, and impacts on residential noise amenity, in particular with existing venues trading too late and too loudly. Many submissions acknowledged the need to support local businesses and vibrancy, however were concerned about the ability of the SEP to mitigate potential impacts on residential amenity.

Should Council resolve to progress the planning proposal, clearer and more accessible engagement material would be prepared for the statutory exhibition period to ensure the community is accurately informed about the aims and specific controls contained in the proposal. The exhibition material would include further details to explain the trading hours and noise controls proposed during the SEP trial.

It is acknowledged that there is complexity in interpreting the 4 location-based sound categories that have varying maximum permitted noise levels across weekdays, weekends and different night-time periods.

A summary of the key themes from the submissions and Council officer's response is found in Attachment 2.

The submissions are publicly available on Council's [Application Search](#), under the Application Reference PEX2026/0001.

Northern Beaches Local Planning Panel advice

The planning proposal was referred to the Northern Beaches Local Planning Panel (the Panel) at its meeting on 1 April 2026 in accordance with the Ministerial Direction on referral criteria for Local Planning Panels - Local Planning Panels Direction – Planning Panels (August 2018).

The Panel recommended that Council forward the planning proposal to DPHI for a Gateway determination. A copy of the Panel's Minutes are found in Attachment 3.

Changes to documents after preliminary notification

In response to issues raised in the submissions, the planning proposal and supporting documents have been amended as follows:

- The outdoor trading hours for all businesses within the SEP have been reduced to 6am to 10pm on weeknights and 6am to 11pm on weekends, instead of 6am-11pm every night of the week.

- The definition of weekends has also been amended from Thursday, Friday and Saturday, to Friday and Saturday only. This means businesses on Thursday evenings would be allowed to trade until midnight (rather than 2am) and have outdoor dining until 10pm (rather than 11pm).
- In relation to the land outside of MLEP2013 (generally in Manly Cove), the reference to the relevant state environmental planning policy that requires amendment has been updated, in response to feedback from DPHI. This would facilitate the establishment of the Manly SEP on land at Manly Cove that is located outside of MLEP2013.
- The DCP amendment now includes the requirement for licensed premises with a patron capacity of more than 120, to employ security staff to manage the security of the premises and the adjacent public areas after 10pm.
- Minor amendments have been made to improve readability and clarity of the sound management framework.

The updated planning proposal and supporting PMP and DCP amendment are found in Attachment 4.

Recommendation

The SEP framework gives councils a role in managing entertainment sound that has otherwise been removed under the State Government Vibrancy Reforms. SEPs allow councils to strategically manage and set maximum sound levels and business trading hours for night-time precincts. The strategic merit of the proposal is supported by the Local Planning Panel.

However, Council undertakes preliminary notification of planning proposals to assist with the consideration of the public benefit of progressing a proposal and to seek to ensure planning aligns with community expectations. The majority of submissions object to the establishment of a SEP or the progression of the proposal in its current form. Submissions raise concerns that the SEP does not establish appropriate noise levels to maintain residential amenity and the proposal may facilitate increased anti-social behaviour.

Accordingly, Council has the following options:

Option 1: Progress to Gateway

One of the aims of the Manly SEP trial is to establish a sound management framework and entertainment sound standards for licensed and unlicensed premises and sound attenuation controls for new development.

In accordance with this option, the planning proposal would be forwarded to DPHI for a Gateway determination to enable a further statutory exhibition of the SEP. Following the exhibition period, a further report on submissions would be presented to Council for consideration as to whether to finalise the SEP statutory framework and proceed with the 18-month trial.

The benefit of this option is that it would enable statutory exhibition of the proposed SEP's planning and regulatory framework, allowing further stakeholder feedback and any refinements to be considered before Council decides whether to proceed with the trial.

However, given the volume of submissions objecting to the SEP and level of community angst, there is also the likelihood that Council would receive a similarly large number of submissions objecting to the SEP trial progressing, either in its entirety, or with further changes. The progression of the statutory exhibition would impose further time and resourcing commitments for the community and Council, before Council decides whether to proceed with the trial.

Option 2: Discontinue the project

In response to feedback received by residents during the preliminary notification, Council could resolve to discontinue the project by not supporting the planning proposal being forwarded to DPHI for a Gateway determination. This option would generally be consistent with preliminary community feedback that the SEP is not supported in its current form as the appropriate mechanism to regulate uses under the NSW Government's Vibrancy Reforms.

Council would be required to return unspent grant funding to the NSW Government. Council may wish to explore the possibility of a SEP trial in another area of the local government area such as Brookvale. However, should Council discontinue the Manly proposal there may be less likelihood the State Government would support a future SEP trial on the Northern Beaches.

As referred to above, as part of the NSW Vibrancy Reforms, decibel-based maximum noise limits in development consent conditions are no longer in effect for most venues throughout NSW. Under this option, both licensed and unlicensed venues would continue to operate in Manly in accordance with the current regulatory framework with complaints investigated under the L&GNSW regulatory compliance functions.

Option 1 is recommended for the planning reasons outlined in this report.

CONSULTATION

Should Council resolve to progress the planning proposal, upon receipt of a Gateway determination from DPHI, the proposal and supporting PMP would be exhibited concurrently with the draft DCP amendment for a minimum of 28 days in accordance with legislative requirements in mid-2026.

Those who previously made a submission on the Manly SEP, and residents who live within the SEP area and in nearby streets would be notified.

The outcomes of the statutory public exhibition period would be used to inform any required changes to the draft planning proposal, PMP and draft DCP, before the matter is reported to Council.

TIMING

Should Council resolve to submit the planning proposal to DPHI, the approximate dates for key milestones are outlined in the table below. The timeframes below may be extended in response to the level of community feedback and the time required for DPHI to provide Gateway approval.

Milestone	Target Date
Council submits planning proposal to DPHI for Gateway determination	May 2026
Receive Gateway determination from DPHI	June 2026
Statutory public exhibition of planning proposal	July - August 2026
Council resolution to finalise planning proposal and commence SEP trial	September 2026
DPHI finalises amendments to Manly LEP	October 2026
Manly SEP trial commences	October 2026 – March 2028
Formal evaluation of SEP trial	October 2027 – March 2028
Council resolution whether to make SEP permanent or revoke SEP	mid 2028

FINANCIAL CONSIDERATIONS

While grant funding has been secured to cover the cost of technical studies and stakeholder engagement to establish the SEP trial, the grant does not cover costs related to the promotion, monitoring and evaluation of the trial or any additional operational requirements to support the trial, such as additional cleansing services or ranger patrols.

It is anticipated these costs would be met within Council's existing operational budget. Council staff would pursue any future NSW Government grants to contribute to these costs during the SEP trial period.

Establishing a SEP trial in Manly should also give Council access to future NSW Government grants that are only available to SEP precincts, including the [Purple Flag Readiness Program](#). This is an international accreditation framework to improve night-time precinct safety and the public realm. The Manly Place Plan includes an action to seek Purple Flag accreditation.

GOVERNANCE AND RISK CONSIDERATIONS

The SEP framework is a cross-government, collaborative initiative supported by NSW Government agencies, including DPHI, Transport for NSW, Liquor & Gaming NSW, the Office of the 24-Hour Economy Commissioner, NSW Police, and Create NSW.

The establishment of a SEP trial in Manly is in response to Council resolution 036/25 and gives effect to actions outlined in Council's adopted Manly Place Plan.

The purpose of the 18-month trial is to allow Council, businesses, and the community to assess and evaluate the benefits and impacts of the SEP, and to guide continual improvement. Council would meet at least quarterly with the Precinct Working Group during the trial to monitor impacts and identify any need to amend the PMP.

After the SEP trial, Council would be required to resolve whether to make the SEP permanent or to revoke the SEP. Council may also resolve to suspend the SEP during the trial for reasons including if thresholds of the PMP are being exceeded, or if the continuation of the SEP is not in the public interest.

ENVIRONMENTAL CONSIDERATIONS

The planning proposal would have minimal environmental implications for Council. Potential entertainment noise impacts would be managed by the sound management framework in the PMP.

SOCIAL CONSIDERATIONS

One of the strategic objectives of the SEP is 'Objective 5: Activate and improve safety and accessibility in venues and public spaces'.

It is anticipated that the establishment of the SEP would have positive social outcomes for the community through:

- increasing passive surveillance and perceptions of safety at night by encouraging more diverse uses and visitors at night
- reducing isolation by increasing opportunities for social connection and improving Manly's sense of community
- providing more activities and services to night-shift workers
- increasing opportunities for local storytelling, creativity, expression and enriching Manly's culture
- facilitating flow-on effects from the increased economic health of local businesses.

Council has liaised with the Northern Beaches Police Local Area Command, Northern Beaches Liquor Accord and Northern Sydney Local Health District to identify key community safety, health and social considerations for the Manly SEP, and would continue working with them to manage potential community safety and social impacts.

LINK TO STRATEGY

The establishment of a SEP trial in Manly is consistent with a number of Council policies including the Community Strategic Plan, the Northern Beaches Local Strategic Planning Statement (Towards 2040), Economic Development Strategic (Business on the Beaches), Manly Place Plan (My Place: Manly), Arts and Creativity Strategy (Connected Through Creativity), and Destination Management Plan (Destination Northern Beaches). A list of relevant directions, priorities and actions are outlined in Attachment 5.

Reporting team	Strategic & Place Planning
TRIM file ref	2026/108073
Attachments	<ul style="list-style-type: none"> ⇒1 Map - Proposed External Sound Limits (Included In Attachments Booklet) ⇒2 Key Themes from Preliminary Notification Period (Included In Attachments Booklet) ⇒3 Local Planning Panel Meeting Minutes - 1 April 2026 (Included In Attachments Booklet) ⇒4 Draft Planning Proposal, PMP and DCP Amendment (Included In Attachments Booklet) ⇒5 Strategic Alignment with Council Policies (Included In Attachments Booklet)

13.0 TRANSPORT AND ASSETS DIVISION REPORTS

ITEM 13.1 2 BANGAROO STREET, NORTH BALGOWLAH - PROPOSED SALE OF COUNCIL LAND

NOTE: *This item was deferred by Council resolution at the 21 April 2026 Council meeting.*

PURPOSE

The purpose of this report is for Council to consider the sale of a surplus parcel of Operational Land located at 2 Bangaroo Street, North Balgowlah, while retaining a portion of the site as public reserve.

EXECUTIVE SUMMARY

- The Independent Pricing and Regulatory Tribunal (IPART) report, which supported Council's application for a Special Rate Variation, included a commitment by Council to deliver savings through the divestment of surplus and underutilised assets to generate \$10 million.
- Council owns a property at 2 Bangaroo Street, North Balgowlah (Lot 1 DP 1296934) which includes a 3 bedroom weatherboard residential dwelling on 4,547m² of land, currently tenanted as an investment.
- It is proposed to sell a portion of the land for residential development and retain a portion of the land along the Burnt Bridge creek as public open space / creek buffer land.
- A meeting with adjoining landowners was held on 1 May 2026 to provide information on Council's purpose for the sale of land and likely future development outcomes, and to provide an opportunity for residents to ask questions about the history and status of the land.
- Prior to sale, infrastructure works will be required to relocate an existing Council stormwater drainage pipe affecting the land which would be funded by working capital and reimbursed from sale proceeds.
- Sale proceeds will be placed into Council's restricted Property Reserve and may only be used for community infrastructure, environmental acquisitions, or commercial development projects.

RECOMMENDATION

That Council:

1. Adopt the recommended approach as referred to in the report.
2. Authorise the dedication of that part of 2 Bangaroo Street, North Balgowlah (part Lot 1 DP 1296934), which is proposed to be retained in public ownership as shown in Attachment 2, as a public reserve.
3. Authorise the sale of the remainder of 2 Bangaroo Street, North Balgowlah (part Lot 1 DP 1296934) as a single parcel.
4. Delegate authority to the Chief Executive Officer to:
 - a. appoint a suitable agent to market and sell the residential lot by the most appropriate method (e.g. public auction, expression of interest, tender or private treaty)

- b. negotiate a sale price in accordance with the Land Dealings Guidelines including if the property fails to sell at auction
 - c. take any necessary action to give effect to this resolution.
5. Note that Attachment 4 is confidential in accordance with section 11(3) of the *Local Government Act 1993* (the Act), as it relates to matters specified in section 10A(2) of the Act relating to information that would, if disclosed, confer a commercial advantage on a person with whom Council proposes to conduct business.

BACKGROUND

As part of Council's Productivity Journey and Improvement Plan 2024 endorsed through Council's submission to IPART during the Special Variation to Rates application process, Council committed to achieving \$10 million in property rationalisation savings over 5 years. While the decision to sell any Council-owned property rests solely with the elected Council, the proposed divestment of 2 Bangaroo Street, North Balgowlah is one of the properties identified as a potential contributor to this target.

In 2006, former Warringah Council resolved to reclassify and rezone the land so that the riparian area adjoining Burnt Bridge Creek would be retained as Community Land, while the balance would be reclassified as Operational Land suitable for future residential use. This reclassification was gazetted in July 2008 and is reflected in the *Warringah Local Environmental Plan 2011*. Plans illustrating the site boundaries, zoning and historical planning context are provided in Attachments 1–3.

Development Consent for a three-lot residential subdivision with a separate riparian corridor lot was granted in June 2016 but was not acted upon and subsequently lapsed in 2023. Option 1 in the report generally follows the division of the site into residential and public open space as approved in this Development Application (DA). In 2022, Expressions of Interest were invited for the residential portion of the site, but the property was withdrawn from sale due to concerns raised regarding riparian protection. It was recommended that any sale be paused until completion of the Conservation Zones Review, which has now been finalised and will inform the draft Northern Beaches Local Environmental Plan (LEP), noting that the draft plan has not yet received Gateway Determination.

The site is largely undeveloped except for a small weatherboard dwelling which is currently leased. It comprises both R2 Low Density Residential and RE1 Public Recreation zoned land, with the RE1-zoned portion adjoining Burnt Bridge Creek and containing native vegetation on moderately to steeply sloping terrain. The site also contains a Council stormwater pipe that is proposed to be relocated into the road reserve before any sale.

DISCUSSION

The subject site is a 4,547m² irregularly shaped parcel with frontage to Bangaroo Street and residential development on 3 boundaries. The southern boundary adjoins Burnt Bridge Creek and comprises sloping land with native vegetation that functions as part of the riparian corridor. A small weatherboard dwelling occupies the northern portion of the site and is currently leased as a residential investment. The site has intermittently accommodated informal parking and temporary operational uses.

The majority of the land is zoned R2 Low Density Residential, with a strip of RE1 Public Recreation zoned land along the creek. The RE1 zoned land is proposed to be excised and retained in public ownership as a riparian reserve. Outside this area, the site has limited ecological constraints, and any future subdivision would be subject to Development Consent.

The land is not required for new public open space due to the number of neighbourhood parks nearby, including Koobilya Street Reserve and Manly Warringah War Memorial Park, nor is it suitable for sports fields or similar recreational uses given its size, shape and slope. While options for community infrastructure and affordable housing were examined, the site's characteristics, limited dwelling yield and underlying land value indicate that residential sale is the most appropriate use. Two confidential sales appraisals for the site are provided in Attachment 4 for reference.

The site was assessed as part of Council's Conservation Zones (C Zones) Review, undertaken by the Strategic & Place Planning (S&PP) team to inform the preparation of the new Northern Beaches LEP. The purpose of the review was to ensure a consistent, evidence-based approach to the identification and application of environmental conservation zones across the LGA.

The review evaluated land against State and local planning criteria to identify areas with important environmental values or processes that warrant protection or long-term management. This

included consideration of reserves and bushland, waterways and riparian corridors, threatened ecological communities, habitat for threatened species, regional biodiversity corridors, and land affected by high-risk natural hazards. The assessment was informed by expert external studies and detailed technical input from Council's Catchment Management and Bushland & Biodiversity teams.

The methodology used to determine land suitable for C2 Environmental Conservation zoning followed a structured, evidence-based process aligned with the NSW Standard Instrument LEP and contemporary NSW planning reforms. Land was generally considered appropriate for C2 zoning where it demonstrated high ecological, scientific or conservation value; was largely undeveloped or minimally disturbed; required a high level of protection from development impacts; and contributed to broader environmental resilience and biodiversity connectivity across the region.

The completed C Zones Review supports future rezoning of the riparian corridor adjoining Burnt Bridge Creek to C2 Environmental Conservation in the new Northern Beaches LEP. This outcome reinforces the long-term protection of the creek corridor's ecological values and supports its retention in public ownership as part of the broader riparian reserve network.

Consistent with the findings of the review, the balance of the site outside the riparian corridor—currently zoned R2 Low Density Residential—is proposed to transition to C4 Environmental Living under the draft new LEP. This proposal will be subject to Gateway Determination and public exhibition, during which time any prospective purchasers will have the opportunity to make formal submissions.

Any future DA would consider the appropriate biodiversity assessments, vegetation management plans, weed removal, tree protection measures and ecological oversight adjacent to the riparian reserve.

An existing Council stormwater pipe traverses the north-eastern portion of the site and impacts development potential. Relocation of the pipe into the road reserve is recommended prior to sale to ensure essential infrastructure is not located on private land and to maximise the developable area. This work, estimated at \$250,000 does not require a DA and is proposed to be funded from working capital and reimbursed from sale proceeds.

The subdivision of the land to be retained by Council as public reserve will be exempt development under the provisions of SEPP (Exempt and Complying Development Codes) 2008 as the subdivision proposes to create a public reserve.

Recommended Approach

It is recommended that Council proceed with divesting 3,011m² of R2-zoned Operationally classified land for future residential subdivision and retain the existing creek buffer comprising 1,536m² of Community classified land as public reserve, as originally determined under the development application granted consent in June 2016.

This DA was notified to the appropriate Council departments responsible for bushland and creeks and catchments and it was determined that the creekline corridor as approved was appropriate for managing the flora and fauna of the area and providing a buffer between the creek and future residential development. Refer to Attachment 3 for an aerial map depicting the creekline corridor and residential components.

Should Council wish to increase the environmental buffer and reduce the developable residential land size in response to some previous community concerns about the riparian protection; the alternative option would be to divest only 2,582m² of R2-zoned land for future residential subdivision and retain an increased 1,965m² creek buffer and public reserve.

This would expand the open space component of the site by approximately 28%, diminishing the residential component proportionally.

CONSULTATION

Council acknowledges community interest in property decisions and is presenting this matter in a non-confidential Council report, with only commercial-in-confidence details withheld to protect Council's negotiating position.

The option of divesting this property has been under consideration for many years, with the former Warringah Council first exploring a sale prior to amalgamation and again by the Northern Beaches Council in 2022.

Additionally, a meeting with adjoining landowners was held on 1 May 2026 to provide information on Council's purpose for the sale of land and likely future development outcomes, and to provide an opportunity for residents to ask questions about the history and status of the land.

TIMING

As the site is currently tenanted, it is proposed that the property be marketed as a tenanted investment, with the lease transferring to the new owner. Should the purchaser wish to obtain vacant possession, they would be required to provide 90 days' notice to the tenant, in accordance with the *Residential Tenancies Act 2010*.

FINANCIAL CONSIDERATIONS

Funding of approximately \$250,000 is required to relocate the stormwater pipe prior to sale, and it is proposed that this be drawn from working capital and reimbursed from sale proceeds.

Proceeds from the sale are required to contribute to Council's commitment under the Productivity Journey and Improvement Plan 2024, which includes a Property Rationalisation Plan identifying an estimated \$10 million in revenue over 5 years through the sale of surplus and underutilised properties.

Additionally, the sale will help meet IPART's recommendation that Council seek additional revenue through the sale of underutilised assets. Costs associated with the pipe relocation and sale of the property, including real estate agents costs, can be paid back from the sale proceeds.

In accordance with Council's Property Management Framework, all proceeds from the sale of Council land will be placed into a restricted financial reserve established to reduce Council's reliance on rates and to fund future community needs. Funds in this reserve may only be used for community infrastructure, environmental acquisitions, or commercial development projects. Decisions regarding the allocation of proceeds will be made by Council through a future Delivery Program.

Confidential agent appraisals of the expected sale price based on the existing riparian buffer configuration are provided in Confidential Attachment 4. This attachment also outlines the indicative impact on land value associated with the reduced developable area that would result from the alternative option.

GOVERNANCE AND RISK CONSIDERATIONS

The proposed sale aligns with the historic reclassification and rezoning of the land undertaken by former Warringah Council and is consistent with Council's commitment under the Productivity Journey and Improvement Plan 2024 to progress property rationalisation opportunities.

The draft Northern Beaches LEP proposes rezoning the residential portion of the site from R2 Low Density Residential to C4 Environmental Living, and this potential change, together with its implications for future development potential, will be clearly communicated to prospective purchasers. Any prospective purchaser will have the opportunity to make a submission during the public exhibition of the draft LEP.

The riparian corridor, currently zoned RE1 Public Recreation, is proposed to transition to C2 Environmental Conservation under the draft LEP, providing a higher level of environmental

protection and supporting its long-term retention in public ownership. If Option 2 is adopted, the additional land to be incorporated into the riparian buffer will be mapped as C4 Environmental Living in the draft LEP, however, as this portion will remain in Council ownership, and given the time and cost associated with pursuing a stand-alone Planning Proposal, it is not considered necessary to progress rezoning at this stage. Should rezoning of this area become appropriate in future, it would be a matter for consideration by Council’s Strategic Planning team.

ENVIRONMENTAL CONSIDERATIONS

The subject of this report has positive ongoing environmental implications for Council. The riparian buffer zone along Burnt Bridge Creek will be retained in public ownership and protected through its proposed rezoning to C2 Environmental Conservation, ensuring the ongoing preservation of its ecological values, habitat connectivity, biodiversity, creek bank stability, filtration of sediments and nutrients and the continuity of the creekline corridor.

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community by enabling the creation of new residential lots within the Council area, contributing to housing supply. Proceeds from the sale will be reinvested in line with Council’s Property Management Framework, supporting environmental acquisitions, community infrastructure, and commercial developments that benefit the broader community and reduce reliance on rates.

LINK TO STRATEGY

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

- 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.

Reporting team	Property, Buildings & Beach Services
TRIM file ref	2026/227364
Attachments	<p>⇒1 2 Bangaroo Street, North Balgowlah - Location Plan (Included In Attachments Booklet)</p> <p>⇒2 2 Bangaroo Street, North Balgowlah - Zoning Plan (Included In Attachments Booklet)</p> <p>⇒3 2 Bangaroo Street, North Balgowlah - Zoning Overlay (Included In Attachments Booklet)</p> <p>4 2 Bangaroo Street, North Balgowlah - Sales Appraisals (Included In Attachments Booklet) (Confidential)</p> <p>⇒5 2 Bangaroo Street, North Balgowlah - Plan showing proposed addition to reserve (Included In Attachments Booklet)</p>

**ITEM 13.2 CLASSIFICATION OF PUBLIC LAND - 27 ELIZABETH STREET,
AVALON BEACH**

PURPOSE

The purpose of this report is to confirm the land at 27 Elizabeth Street, Avalon Beach has been reclassified as Community Land under s.31 (2) *Local Government Act 1993*.

EXECUTIVE SUMMARY

- On 18 December 2025, 27 Elizabeth Street, Avalon Beach was transferred to Council.
- Following the transfer, the proposed classification of the Council land was publicly notified from 17 February 2026 to 17 March 2026.
- No objections to the proposed classification were received by Council during the public notification period.
- The land is covered in bushland, including Pittwater and Wagstaffe Spotted Gum Forest – a locally indigenous ecosystem which is listed as an Endangered Ecological Community under the *Biodiversity Conservation Act 2016*.
- It is now proposed to confirm classification of Lot 9 DP 773307 as Community Land as identified in Council's resolution (111/25) on this proposal dated 20 May 2025.

RECOMMENDATION

That Council confirm the classification of the land at 27 Elizabeth Street, Avalon Beach (Lot 9 DP 773307) as Community Land under the provisions of the *Local Government Act 1993*.

BACKGROUND

On 20 May 2025, Council resolved (111/25) as follows:

That Council:

1. Authorise the proposed transfer of the property identified in this report to Council for the purposes of public open space on the basis that Council pay the legal costs of the registered proprietor in respect of the transfer.
2. Formally thank the landowner for the generous dedication of land for public open space purposes, acknowledging the significant contribution this makes to enhancing the connectivity and habitat values of the surrounding wildlife corridor and supporting long-term community and environmental outcomes.
3. Following the proposed transfer, give public notice in accordance with the *Local Government Act 1993* of the proposal to classify the land as Community Land under the provisions of the *Local Government Act 1993* and report back to Council to determine the proposed classification following the public notification period.
4. Following the proposed transfer, take steps to rezone the land to an appropriate open space zoning.
5. Delegate authority to the Chief Executive Officer to execute all necessary documentation and take all necessary actions to give effect to this resolution

This report is to act on point 3 of the resolution above.

CONSULTATION

The proposed classification of public land was publicly notified from 17 February 2026 to 17 March 2026. Two submissions were received, both in support of the proposal. The submissions addressed the desire for conservation and management as a wildlife corridor for the protection of the native flora and fauna.

TIMING

There are no timing implications for the recommendation.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

Classification of the Council land is required to be made in accordance with the *Local Government Act 1993*. Should the site be classified as Community Land, it is intended to apply a categorisation of Natural Area – Bushland and to include it in a future Generic Bushland Plan of Management. The land is intended to be rezoned to an appropriate zoning as part of the future Northern Beaches Local Environment Plan.

ENVIRONMENTAL CONSIDERATIONS

The land is covered in bushland, including Pittwater and Wagstaffe Spotted Gum Forest – a locally indigenous ecosystem which is listed as an Endangered Ecological Community under the Biodiversity Conservation Act 2016. The proposed actions in this report will result in a beneficial environmental outcome by providing linkage to other adjoining bushland that is classified Community Land and native vegetation will be conserved. Council's Bushland and Biodiversity team have stated that is intended to be managed as a wildlife corridor.

SOCIAL CONSIDERATIONS

The recommendations in this report are expected to deliver positive social benefits to the community by increasing the availability of public open space and preserving bushland. Classifying the land as Community Land will ensure it remains in public ownership, preventing its sale and securing its ongoing use for community purposes.

LINK TO STRATEGY

This report relates to the Community Strategic Plan Goals:

- Protection of the environment - Goal 1: Our bushland, coast and waterways are protected for their intrinsic value.
- Housing, places and spaces - Goal 12: Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.
- Good governance and participation - Goal 19: Our Council is transparent and trusted to make decisions that reflect the values of the community.

Reporting team	Property, Buildings & Beach Services
TRIM file ref	2026/136242
Attachments	⇒ 1 Public Notice Summary Report - 27 Elizabeth Street Avalon Beach - Proposed Classification of Public Land (Included In Attachments Booklet)

ITEM 13.3 TRANSPORT FOR NSW NORTHERN BEACHES NETWORK REVIEW - NORTHERN BEACHES
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PURPOSE

The purpose of this report is to seek Council endorsement of the submission to Transport for NSW (TfNSW) in response to the Northern Beaches Network Review.

EXECUTIVE SUMMARY

- Following the NSW Government's cancelling the Beaches Link project in 2023, Transport for NSW commenced a review of the key state road corridors across the Northern Beaches and Lower North Shore aimed at identifying short and medium term opportunities to improve public transport, network performance and reliability.
- The review focused on the Military Road /Spit Road /Pittwater Road corridor (A8), Boundary Street / Warringah Road corridor (A38), Wakehurst Parkway, Mona Vale Road, and key connections to the Warringah Freeway through the Willoughby local government area.
- A key part of the review examined how bus services reliability could be improved given that buses are the main public transport mode, and identified factors affecting travel times along major commuter routes.
- While the review identified some minor improvements that could deliver limited short-term benefits, it did not propose solutions capable of addressing the expected increase in congestion over the next 10 - 15 years arising from increased housing under the Housing SEPP changes.
- Council's draft submission (attached) sets out high-level strategic objectives that involve further development through collaboration between Council, other councils in the northern metropolitan region and Transport for NSW, and calls for ongoing engagement to achieve meaningful short and long-term outcomes.

RECOMMENDATION

That Council:

1. Endorse the prepared Council submission to Transport for NSW in response to the Northern Beaches Network Review.
2. Continues to actively collaborate with other councils in the northern metropolitan region impacted by the Northern Beaches Network Review to advocate for meaningful short- and long-term transport outcomes.
3. Write to all local State Members of Parliament to provide a copy of the submission.

BACKGROUND

Transport for NSW has undertaken the Northern Beaches Network Review to assess the performance of the road and public transport network servicing the Northern Beaches and Lower North Shore. The Review was initiated following the decision to cancel the Beaches Link project and focuses on identifying short to medium term, cost effective opportunities to improve safety, reliability, resilience and transport choice across constrained transport corridors.

The Review examines key arterial corridors including Mona Vale Road, Warringah Road, Military Road/Spit Road, Pittwater Road and the Pacific Highway. It identifies existing challenges such as congestion, unreliable bus services, safety concerns and limited resilience, while also outlining potential opportunities to better optimise existing infrastructure, prioritise public transport, enhance active transport connections and improve network performance.

Transport for NSW has released the Review for community and stakeholder feedback to inform future transport planning and investment priorities.

The review builds on key precinct works identified by Council in both the Brookvale Structure Plan and the Frenchs Forest Priority Precinct Transport Assessments that were undertaken before the NSW Government introduced the key Low and Mid-rise Housing reforms, which came into full effect on 28 February 2025.

DISCUSSION

The Northern Beaches Network Review focuses on major State Road and public transport corridors that connect the Northern Beaches with key centres such as North Sydney, Chatswood, Macquarie Park and the Sydney CBD. These corridors include Military Road/Spit Road, Warringah Road/Eastern Valley Way, Mona Vale Road, Pittwater Road and the Pacific Highway. The Review recognises that these corridors are highly constrained, carry significant traffic and bus volumes, and experience recurring congestion, unreliable travel times and safety challenges, particularly during peak periods.

Key challenges identified include:

- Congestion and poor travel time reliability for motorists, buses and freight
- Limited resilience of the network when incidents or disruptions occur
- Public transport services that do not consistently provide a time advantage over car travel
- Safety risks, with high crash rates on several key corridors
- Barriers to walking and cycling along busy arterial roads

The Review also highlights initiatives already underway, including isolated road upgrades, bus fleet improvements, bus priority infrastructure, road safety programs and active transport investments, which provide a foundation for future improvements.

Building on this work, the Review identifies a range of unfunded short to medium term opportunities focused on making better use of existing infrastructure rather than constructing new major road links. These opportunities include corridor planning, intersection upgrades, enhanced bus priority, improved access to motorway connections, and better walking and cycling connectivity. The Review is intended to inform discussion, seek community and stakeholder feedback, and guide future transport planning and investment decisions.

Council has prepared a submission responding to the Network Review. The submission reflects Council's strategic priorities and advocacy positions, including the need to:

- Recommit to delivering the Beaches Link Tunnel
- Improve public transport reliability and bus priority across key corridors
- Commit to meaningful investment in long-term mass transit public transport solutions

- Enhance safety outcomes for all road users
- Integrate transport planning with land use, housing growth and local centres
- Support active transport networks

The submission provides Council's feedback on the identified challenges and opportunities and outlines matters requiring further investigation, collaboration and refinement with Transport for NSW.

Whilst the submission highlights high level strategic objectives, it is critical that Council is afforded the opportunity to further engage with TfNSW and other northern metropolitan councils on these matters to progress towards meaningful outcomes becoming realised over the short and long term.

CONSULTATION

The Review is designed to support informed discussion, gather feedback from the community and stakeholder, and guide future transport planning and investment decisions. Transport for NSW will use the feedback received to refine the identified opportunities and inform future planning, prioritisation and government decision-making.

Council will look to collaborate further with Transport for NSW and other councils in the northern metropolitan region to progress the matters documented in the submission.

TIMING

Once endorsed by Council, the submission will be formally lodged with Transport for NSW within the public consultation timeframe. Transport for NSW will consolidate feedback from Councils, stakeholders and the community to inform future planning, prioritisation and decision making.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

The suggested transport and road network upgrades proposed in this report and attachments are generally the responsibility of Transport for NSW and the NSW Government. It is likely that by proposing some actions there is a risk of community expectation and some sections of the community may be negatively impacted by the proposed actions.

ENVIRONMENTAL CONSIDERATIONS

The subject of this report has no adverse environmental implications for Council. It should be noted that some actions considered by the TfNSW may result in construction related environmental impacts, and in the short term increase local congestion.

SOCIAL CONSIDERATIONS

The subject of this report will have a positive impact on social outcomes for some members/ groups of the community through improved access to public transport services and potentially a wider range of job opportunities within Greater Sydney.

LINK TO STRATEGY

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

- Safe and efficient transport - Goal 17 Our community can safely and efficiently travel within and beyond the Northern Beaches.

- Safe and efficient transport - Goal 16 Our integrated transport networks are resilient and meet the needs of our community.
- Safe and efficient transport - Goal 18 Our community utilises sustainable transport options that reduce congestion and carbon emissions.

Reporting team	Transport & Civil Infrastructure
TRIM file ref	2026/171643
Attachments	⇒1 PIP 260202 Northern Beaches Network ReviewReport Final for release (Included In Attachments Booklet) ⇒2 Draft Submission - TfNSW Northern Beaches Network Review (Included In Attachments Booklet)

ITEM 13.4 PUBLIC EXHIBITION - COMMUNITY RENTAL SUBSIDY POLICY
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PURPOSE

The purpose of this report is to seek endorsement to publicly exhibit the draft Community Rental Subsidy Policy (the Policy).

EXECUTIVE SUMMARY

- Council's Policy Framework (Framework) outlines the strategic principles for certain corporate documents, including Council policies.
- A draft Community Rental Subsidy Policy (the Policy) has been prepared to support the Property Management Framework and replace the former Warringah Council Community Rental Subsidy Policy - PL 420.
- The draft Policy formalises existing practice and establishes clear principles for applying rental subsidies to eligible not-for-profit community groups.
- Supporting Community Rental Subsidy Guidelines that set out the eligibility criteria and the detailed methodology used to assess and apply rental subsidies have been prepared.
- The Policy improves consistency, transparency and administrative efficiency, reduces reliance on external valuation services, and supports cost-effective internal processing.
- Additionally, the Policy promotes equitable allocation of subsidies, encourages shared use of Council assets and aligns rental outcomes with community benefit while supporting Council's financial sustainability.
- It is proposed the draft Policy be placed on public exhibition for a minimum of 28 days, with feedback reported to Council prior to consideration of adoption and revocation of the former Warringah Council Community Rental Subsidy Policy - PL 420.

RECOMMENDATION

<p>That the draft Community Rental Subsidy Policy be placed on public exhibition for a minimum of 28 days with the outcome reported to Council.</p>

BACKGROUND

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

All existing Council policies and other relevant internal corporate documents are progressively reviewed in accordance with the settings of the Framework which provides 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

Northern Beaches Council (Council) provides access to a range of community assets to support the delivery of social, cultural, recreational and community services that benefit the local community.

The [Property Management Framework](#) (PMF), adopted by Council in 2022 following community engagement, establishes Council's overarching approach to the management of Council-owned and managed property assets.

The draft Community Rental Subsidy Policy (Attachment 1) has been prepared to support the PMF by establishing clear, consistent and transparent principles for the application of rental subsidies to eligible not-for-profit community groups occupying Council-owned or managed assets.

Prior to the amalgamation of the 3 former local government areas (LGAs) that formed Northern Beaches Council, only Warringah Council had formally adopted a Community Rental Subsidy Policy. Since amalgamation, Council has applied the core principles of the former Warringah policy and its associated operational standards on an interim basis across the community property portfolio.

The draft Policy formalises this established post-amalgamation approach within Council's adopted Policy Framework, providing a clear governance basis for the ongoing assessment and application of community rental subsidies across the Northern Beaches. Upon adoption, the Policy will replace and revoke the former Warringah Council Community Rental Subsidy Policy (PL 420) (Attachment 2).

As part of policy development, Council officers undertook a review of rental subsidy frameworks applied by other NSW councils. This review confirmed that the provision of rental subsidies to not-for-profit community organisations delivering public benefit is common practice and that councils typically seek to balance community benefit with responsible asset and financial management.

Key benefits of the draft Policy include:

- improved consistency and transparency in the assessment of community rental subsidies
- administrative efficiency through a standardised, criteria-based assessment approach

- support for shared use of Council facilities and optimisation of community assets
- alignment of rental outcomes with demonstrated community benefit while supporting Council's long-term financial sustainability.

To support implementation of the Policy, Draft Community Rental Subsidy Guidelines have also been prepared. The Guidelines set out the detailed eligibility criteria and methodology used to assess community benefit and determine rental subsidy outcomes. It is proposed that the Guidelines will be published on Council's website following adoption of the Policy.

CONSULTATION

It is proposed that the Draft Policy be publicly exhibited for a minimum of 28 days to enable community feedback prior to final consideration and adoption by Council.

TIMING

Following the public exhibition period, feedback will be reviewed and a community engagement report prepared. A further report, including the final draft Policy and any recommended amendments, is anticipated to be presented to Council for consideration and adoption in the second half of 2026.

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.

If adopted, it is proposed the following current policies would be revoked:

- Community Rental Subsidy Policy – PL 420 (former Warringah)

This policy establishes a consistent approach to community rental subsidies across Council's property portfolio. The adoption of this policy will clarify how rental subsidies are determined and help minimise the risk of complaints from community groups arising from inconsistencies.

The Policy and supporting Guidelines also support compliance with Section 47D of the *Local Government Act 1993*, which prohibits the exclusive use or occupation of community land except through a formal lease, licence, or other formal estate arrangement.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

Policies are an important tool for Council to communicate its strategic direction to the community and provide visibility of the governance framework in line with Council's key community Strategic Plan outcome of Good Governance. The recommendations in this report support positive social outcomes by facilitating community access to and use of Council buildings.

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 12: Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.
- Good governance and participation - Goal 19: Our Council is transparent and trusted to make decisions that reflect the values of the community.
- 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	Property, Buildings & Beach Services
TRIM file ref	2025/707906
Attachments	⇒1 Community Rental Subsidy Policy (Included In Attachments Booklet) ⇒2 Community Rental Subsidy Policy - PL 420 (former Warringah) (Included In Attachments Booklet)

14.0 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 14.1 RFT 2025/001917 - Lease and Fit Out of Manly Beach Restaurant 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.
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15.0 NOTICES OF MOTION

ITEM 15.1 NOTICE OF MOTION NO 13/2026 - MINISTER FOR LOCAL GOVERNMENT'S RESPONSE TO RESOLUTION REGARDING NORTHERN BEACHES COUNCIL'S CONFIDENCE IN VOLUNTEER SURF LIFESAVERS AND SURF LIFE SAVING NORTHERN BEACHES

NOTE: This item was listed on the agenda but deferred at the 21 April 2026 Council meeting.

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council note:

1. At the Northern Beaches Council meeting on 16 December 2025, in order to protect the workplace health and safety of the Northern Beaches selfless volunteer surf life savers and to prevent psychosocial injuries due to comments made at the 25 November 2025 resumed Council meeting by Councillor Joeline Hackman about volunteer surf life savers, Councillor Vincent De Luca OAM moved:

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 life saving club within the Northern Beaches local government area, expressly:
 - a. reaffirming Council's strong confidence and support for volunteer surf lifesavers and surf life saving clubs
 - b. thanking them for the vital, selfless work they perform in protecting residents and visitors on our beaches.
2. It has been revealed:
 - a. that Surfing NSW, in writing, denied that it ever raised any concerns as quoted by Councillor Hackman - to date she has not tabled, nor circulated any formal apology to Surfing NSW for misrepresenting Surfing NSW.
 - b. Councillor Hackman has not issued any unconditional and unreserved written apology to Sydney Northern Beaches Surf Life Saving or its affiliated clubs regarding her remarks that "the volunteer surf lifesavers are actually quite dangerous on the jet skis and Surfing NSW are concerned about that" nor has she formally tabled such an apology at a Council meeting
 - c. Council's Mayor, on behalf of Council, has not written to Surf Life Saving Northern Beaches and to each Surf Life Saving Club within the Northern Beaches LGA as requested in clause (2) above.

3. Instead of the Your Northern Beaches registered political party's Councillors adopting the Motion of Councillor De Luca, the Motion was amended by Cr Beauguard of the Your Northern Beaches registered political party, which amongst matters:
 - a. note that motions making adverse comments about Councillors or staff may expose Council to WH&S claims for psychosocial injuries.
 - b. request a meeting with the Minister for Local Government seeking legislative amendments to prevent motions of this nature from being tabled
 - c. advise the Chief Executive Officer that in Council's opinion, any motion that criticises a Councillor by name or inference, is a breach of the Code of Meeting Practice and consequently should not be published in a business paper.

4. That at the NSW Parliament's Budget Estimate Committee Inquiry on 28 February 2025, Minister for Local Government, The Hon Ron Hoening stated:

'I'm going to free up councillors to enable them to be able to freely participate in a robust democratic system in council ... I'm going to apply similar standards of language that apply in the standing orders in the Legislative Assembly'

Standing Order 73 of the Legislative Assembly - Reflection on Members by substantive motion only provides that:

'Imputations of improper motives and personal reflections on Members of either House are disorderly other than by substantive motion.'

5. In response to Cr Beauguard's amended motion the Minister for Local Government, The Hon Ron Hoenig MP has:
 - a. rejected the request to meet and rejected Councillor Beauguard's assertions
 - b. stated:

'While I acknowledge the need for councils to comply with their obligations under the *Work Health and Safety Act 2011* to provide safe workplaces, including at meetings, this needs to be counterbalanced by a recognition that councils are democratic institutions and that councillors, as elected representatives, should be free to engage in open and robust debate on matters before the council.

Earlier this year, at my request, the Office of Local Government (OLG) issued a guideline on free speech in local government. This is to ensure that councils do not operate in a way that unduly constrains councillors from being able to speak freely or hinders them from being able to engage with the community on local issues and participate in public debate on them.'

TRIM file ref	2026/227299
Attachments	Nil

ITEM 15.2 NOTICE OF MOTION NO 6/2026 - IMPROVING FACILITIES AT BEVERLY JOB PARK

NOTE: *This item was listed on the agenda but deferred at the 21 April 2026 Council meeting.*

COUNCILLOR GILTINAN OAM JP SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council investigate and provide a report on the feasibility of establishing a dog waiting area adjacent to the children's playground at Beverly Job Park, Narraweena, including consideration of safety, amenity, and operational impacts.

BACKGROUND FROM COUNCILLOR GILTINAN OAM JP

Beverly Job Park, Narraweena is a large and well-utilised community park which provides a range of important facilities, including sporting fields, tennis courts, a children's playground, a basketball court, and a large off-leash dog park.

Many residents visit the park with both children and dogs at the same time. In practice, dog owners often secure their dogs to the playground fencing while supervising children. While this is done responsibly, it can result in distress for both dogs and their owners and may create unintended safety and amenity issues around the playground area.

This notice of motion requests that Council officers investigate the feasibility of how to accommodate the needs of dog owners, including the potential co-location of a suitable dog waiting area near the playground to safely leave dogs. The advice back to Councillors should also provide advice on any broader planning considerations or future improvements proposed for Beverly Job Park.

TRIM file ref	2026/227318
Attachments	Nil

ITEM 15.3 NOTICE OF MOTION NO 14/2026 - RESOLVING STORMWATER DISPUTES
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NOTE: *This item was listed on the agenda but deferred at the 21 April 2026 Council meeting.*

COUNCILLOR GLANVILLE SUBMITTED THE FOLLOWING MOTION:

<p>MOTION</p> <p>That a report be presented to Council within three months on options for piloting an alternative disputes resolution service for stormwater disputes between neighbours and the resource implications of any options.</p>

BACKGROUND FROM COUNCILLOR GLANVILLE

Council and Councillors regularly receive representations from community members seeking assistance to resolve stormwater issues with neighbouring properties. Until recently, Council could try to refer parties to Community Justice Centres for minor matters, but this service has been discontinued by the State Government.

Council is regularly called upon by the aggrieved resident to take enforcement action, as not uncommonly the situation is brought about or exacerbated by unauthorised works undertaken by an uphill property, in a retaining wall or similar which changes the previous overland flow of stormwater. Where works are authorised or did not require approval, the resident may be aggrieved with Council for approving or allowing those works.

From the point of view of the aggrieved resident, they may believe unauthorised works have been carried out and they are suffering a detriment on their property and thus have an expectation that Council will take enforcement action to rectify the situation. The cost of civil enforcement is a financial barrier to residents seeking private resolution via the Courts, and in turn, drives residents to seek assistance from Council instead.

However, the nature of the works may not be of a substantial scale, and the impacts may not justify enforcement action by Council. Alternatively, it may be determined the works are permissible without consent. This can nonetheless take up significant staff time with investigations, correspondence with the neighbours, and their lawyers and/or engineers. Council compliance officers may be essentially put in the position of attempting to informally mediate, taking them away from core compliance activities.

The purpose of this motion is to request a report outlining options for an alternative dispute resolution approach to seek to:

- Reduce disputes of this nature from taking compliance officers' time allowing them to focus on more significant matters.
- Provide a cost-effective means for residents to resolve disputes between neighbours.
- Encourage a collaborate approach to resolving issues between neighbours as an alternative to enforcement action by Council.

It would be appropriate that the report on options for the establishment of a mediation service, or similar, include consideration of a trial period to monitor the success of a pilot program as an effective means of resolving resident disputes and reducing resource impacts on Council's compliance services. A pilot program may also provide evidence to advocate for State or Federal

Government grants and funding for a service of this nature. Council could seek partnerships with other councils or external organisations, such as universities, to design and carry out a pilot.

TRIM file ref	2026/227335
Attachments	Nil

ITEM 15.4 NOTICE OF MOTION NO 16/2026 - MULTI-USE PERMIT**COUNCILLOR BINGHAM SUBMITTED THE FOLLOWING MOTION:****MOTION**

That Council maintain the multi-use permit in the Manly area as part of the Manly Resident Parking Scheme, as a physical permit, not in digital format, as this is proving non-workable for residents.

BACKGROUND FROM COUNCILLOR BINGHAM

The Manly Resident Parking Scheme has been in place for 25 years. It applies to 10 locations in the Manly Ward which have 2-hour parking restrictions in the residential streets, due to their proximity to the wharf or beach.

The permit allows residents who have no off-street parking to park in the street near their homes for an unlimited time if parking spaces are available.

The purpose of the multi-use permit is to allow residents to pass it on to tradies, visitors, carers, cleaners, etc who may be visiting their premises for more than 2 hours. Only one of these permits is permitted per household.

Using the digital format, any household who wishes to use the multi-use permit, must go to the Council website, find the relevant page, enter their address, the date, registration of the visiting vehicle, hours expected for use, then press activate; every single time the permit is used. If a visitor is staying for more than one day, this must be entered again, each day.

The same applies to carers, for example, of which there may be many visiting in one week. At present you are only allowed a total of 40 visits using the permit, then \$5 per day is charged. Assuming someone has a carer coming each day, that will be an additional \$1,625 on top of the cost of the permit of \$121.

This clearly isn't workable, particularly for the elderly. The return to the printed permit for the multi-use permit is therefore needed.

TRIM file ref 2026/249334

Attachments Nil

ITEM 15.5 NOTICE OF MOTION NO 17/2026 - A FUR-FREE BEACHES**COUNCILLORS HRNJAK AND GILTINAN OAM JP SUBMITTED THE FOLLOWING MOTION:****MOTION**

That Council:

1. Prohibit the sale of animal fur products on Council land and at Council-owned or managed markets, events, and community spaces, with the following exemption:

Northern Beaches Council respects and celebrates Aboriginal and Torres Strait Islander cultural heritage. Northern Beaches Council recognises practising culture is vital to maintaining personal identity and connection to culture for Aboriginal and Torres Strait Islander people, as well as sharing cultural knowledge with the community and visitors to the Northern Beaches. Whilst the practice of Aboriginal and Torres Strait Islander cultures, outdoors and in public places, can be both an entertainment and an economic activity, it is primarily the practice of a cultural right, as articulated in Article 11 of the United Nations Declaration on the Rights of Indigenous People. For this reason, Aboriginal and/or Torres Strait Islander people wishing to practise Aboriginal and/or Torres Strait Islander culture in public and on community land are exempt.
2. Update relevant guidelines, including:
 - a. market stallholder rules
 - b. event hire conditions
 - c. compliance checklists.
3. Implement an education-first approach to enforcement via existing compliance officers already in attendance at market events.
4. Add guidance on identifying real vs faux fur.
5. Write to the following requesting broader action:
 - a. NSW Minister for Fair Trading (state-wide retail ban)
 - b. Federal Minister for Home Affairs & Minister for Trade (import ban).
6. Publish information for residents, similar to the Liverpool Council fur-disposal webpage.

BACKGROUND FROM COUNCILLORS HRNJAK AND GILTINAN OAM JP

Northern Beaches Council is an animal-loving local government area (LGA) which reflects the values of our local community. This is evidenced in our support for shark net removal, alternatives to Second-Generation Anticoagulant Rodenticides, responsible cat ownership and public education, a ban on the use of 1080, environmental and habitat protection and a single use plastics and litter policy to protect marine life.

Extending this care and concern to make the Beaches fur-free is a logical step following concerns raised by residents at the sale of imported furs at the Manly, Rat Park and Palm Beach markets.

How fur is harvested

Animals are killed by electrocution, gassing, breaking their necks, or skinning them alive. These are all inhumane methods designed to avoid damage to their fur.

85-95% of the industry's skins come from animals raised in tiny cages and deprived of the ability to carry out most natural behaviours. Often the conditions are so bad, stressed animals self-mutilate by biting at their own tails or gnawing at their limbs.¹

While the leather industry largely sources hide from cows slaughtered primarily for meat and dairy, fur-farms specifically breed, confine and kill rabbits, foxes, minks and racoons solely for their fur and pelts with their carcasses discarded as waste. Proliferating the notion of 'fur as fashion', even on a smaller, local scale adds to demand for these unethical and inhumane practices to continue.

Despite fur-farming being banned in Australia, NSW and federal laws continue to support this cruel industry by allowing animal fur, including that from bears, seals, foxes, rabbits and racoons, to be imported and sold within our state.²

Fur has lost its social licence and 30+ countries have now banned or phased out fur farming. Over 1,600 global brands and retailers now have formal fur-free policies. A 2024 YouGov poll found that only 14% of Australians support the trade and sale of fur products which have long been seen as cruel, outdated and unnecessary.³

Allowing fur to continue to be sold on Council land and at Council-managed events no longer reflects community values.

How enforcement works

Council already has compliance officers for markets; fur checks can be added to existing inspections (such as for single use plastics and food safety). Enforcement would be education-first rather than punitive and won't take away resources from statutory compliance enforcement.

What about faux fur?

Vendors should be asked to confirm items are faux; Council can provide guidance on how to identify real vs fake fur. If in doubt, Council can request the seller withdraw the item.

How other councils have responded

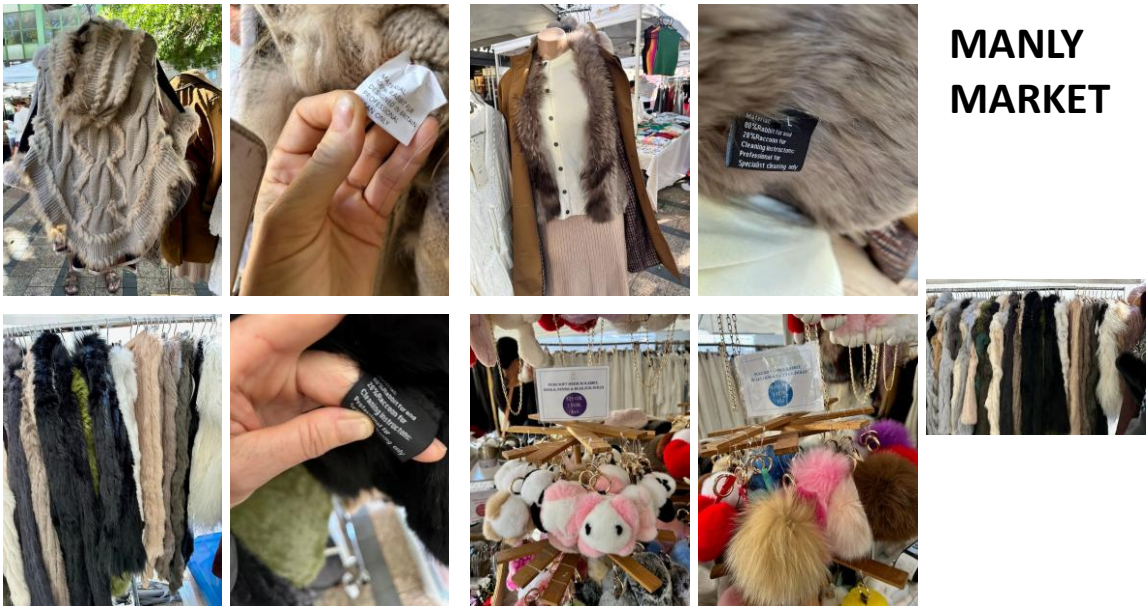
Canterbury-Bankstown, Liverpool, Inner West, City of Sydney, Newcastle, and Blue Mountains Councils have all passed motions banning fur sales in their LGAs. These councils have not reported any enforcement problems, cost burdens or community concerns since their bans were passed in 2020 and 2021.

¹ <https://www.four-paws.org.au/our-stories/galleries/caged-animals-fur-farms>

² <https://www.lawsociety.com.au/legal-communities/NSW-young-lawyers/committees/animal-law/fur>

³ <https://www.four-paws.org.au/our-stories/press-releases/2024/yougov-poll-shows-gap-between-rising-consumer-demand-and-lagging-fashion-practices>

**MANLY
MARKET**



Rabbit and Raccoon \$349 price tag



80% Rabbit and 20% Raccoon
Also Fox fur coats

Photos supplied by Cr Hrnjak

TRIM file ref	2026/252923
Attachments	Nil

ITEM 15.6 NOTICE OF MOTION NO 18/2026 - CLIMATE COMPENSATION AND PROTECTING RATEPAYERS

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

MOTION

That Council:

1. Support the City of Sydney's [Motion to the Australian Local Government Association National General Assembly - National Climate Adaptation Funding and Accountability for Australian Cities](#) at the 2026 National General Assembly.
2. Call on the Australian Government and Parliament to:
 - a. establish a Climate Compensation Fund to support communities, households and local governments with climate adaptation, resilience and disaster recovery costs
 - b. introduce a Climate Pollution Levy on coal, gas and oil export corporations to fund the Climate Compensation Fund
 - c. ensure the Climate Compensation Fund includes a dedicated funding stream for local governments, aligned with the financial risks identified in the 2025 National Climate Risk Assessment
 - d. establish a Parliamentary Inquiry into the adequacy of the 2025 National Adaptation Plan, including the absence of additional funding for local governments to deliver mandated adaptation responses.
3. Call on the Federal Government to provide sustained, legislated funding that enables Northern Beaches Council to plan and deliver climate solutions and a just transition with certainty.
4. Advocate for revenue raised through such mechanisms to allow Council to prioritise:
 - a. strengthening local infrastructure resilience
 - b. supporting disaster-impacted communities
 - c. reducing financial pressure on ratepayers.
5. Write to the Federal Minister for Climate Change and Energy and local Federal Members of Parliament outlining Council's position.

BACKGROUND FROM COUNCILLORS HRNJAK, KORZY, GLANVILLE AND HARVEY

The Northern Beaches is experiencing increasing climate impacts including flooding, bushfires, heatwaves, storms and coastal erosion, placing pressure on local infrastructure, services and community wellbeing.

Households, businesses, community organisations and primary producers are facing rising costs associated with climate impacts, including:

- damage to homes, infrastructure and the natural environment

- increasing insurance premiums and energy costs
- income loss, business disruption and housing displacement
- impacts on cultural heritage and community resilience.

Council budgets are under growing pressure due to costs associated with disaster response, infrastructure repair and resilience upgrades.

Local governments have limited revenue-raising capacity and shifting escalating climate-related costs onto ratepayers is not sustainable.

The 'polluter pays' principle holds that those responsible for pollution should contribute to managing its impacts rather than those most affected by it.

TRIM file ref	2026/252987
Attachments	Nil

ITEM 15.7 NOTICE OF MOTION NO 19/2026 - INNOVATIVE USES OF PUBLIC OPEN SPACE, INCLUDING MOBILE SAUNAS

COUNCILLOR BEAUGEARD SUBMITTED THE FOLLOWING MOTION:

MOTION

That Council:

1. Pursuant to the relevant provisions of the *Local Government Act 1993* and any applicable regulatory requirements, undertake an investigation into whether it has the power to extend the existing short-term licence for Cedar & Salt to 31 August 2026 and, if satisfied that the extension is lawful and in Council's interests, approve the extension on the same terms and conditions and authorise the Chief Executive Officer to execute any required documentation.
2. Provide Councillors with an update by July 2026 on the drafting of policy and planning framework changes to support innovative and/or commercial use of public open space, including for temporary activations.

BACKGROUND FROM COUNCILLOR BEAUGEARD

Council is currently considering how best to manage emerging forms of commercial activation on public open space, including mobile saunas. At present, there is no adopted policy position on this form of use, and broader policy and planning work is underway.

The Cedar & Salt sauna at Long Reef has operated under a temporary permit framework and has demonstrated strong community uptake with no identified compliance issues during its trial period. However, the trial is due to conclude prior to the peak winter season, which represents the period of highest demand and most meaningful opportunity to evaluate its performance.

This motion seeks to:

- provide a practical interim pathway to support local activation and small business
- enable Council to gather more representative data to inform future decision-making
- investigate a policy and planning framework for assessing innovative uses of public land into the future.

This motion aligns with Council's Community Strategic Plan, Better Together 2040, Destination Management Plan (Tourism Strategy), Economic Development Strategy (Business on the Beaches) by supporting the activation of public spaces to deliver community wellbeing, social connection, local economic development and sustainable visitor experiences

TRIM file ref 2026/253347

Attachments Nil

16.0 QUESTIONS WITH NOTICE

ITEM 16.1 QUESTION WITH NOTICE NO 6/2026 - DRAFT MIDDLE HARBOUR FLOOD STUDY

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

1. What was the methodology, criteria, and data sources used to justify the updated flood classifications on properties in Belrose, Davidson, Frenchs Forest and Killarney Heights?
2. What hydrological modelling, historical data, or risk assumptions applied were taken into relevant consideration?
3. Will Council provide on its website all relevant technical documents, including modelling outputs, mapping layers, consultant reports, and any internal assessments that informed the decision?
4. Could clarification be provided on whether property-specific or elevation-specific assessments were conducted, particularly for sites such as those that sit on high ground and do not exhibit characteristics typically associated with flood exposure.
5. Are the classifications based on broad, generalised modelling or on precise, location-specific analysis. If the former, can Council review the designation to ensure it accurately reflects the actual risk profile of specific properties?

TRIM file ref	2026/250993
Attachments	Nil

ITEM 16.2 QUESTION WITH NOTICE NO 7/2026 - REDUNDANCIES

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

1. How many Executive Managers, if any, were made redundant and what was the total expended on such redundancies?
2. How many Managers, if any, were made redundant and what was the total expended on such redundancies?
3. How many Coordinators if any, were made redundant and what was the total expended on such redundancies?
4. How many Team Leaders, if any, were made redundant and what was the total expended on such redundancies?
5. How many non-managerial staff, if any, were made redundant and what was the total expended on such redundancies?

TRIM file ref 2026/253022

Attachments Nil

ITEM 16.3 QUESTION WITH NOTICE NO 8/2026 - EXPENDITURE ON MEALS AND REFRESHMENTS AT COUNCIL MEETINGS, BRIEFINGS AND PUBLIC FORUM

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTION:

In the last financial year what is the total expenditure on meals and refreshments at Council meetings, briefings and public forums?

TRIM file ref	2026/253054
Attachments	Nil

ITEM 16.4 QUESTION WITH NOTICE NO 9/2026 - MANLY ART GALLERY

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. How many staff were employed at the gallery and what was the total expenditure for salaries and oncosts?
2. What was the total expenditure on the gallery?
3. Was there a profit or loss at the gallery and what was it?
4. What have been the total expenditure losses at the gallery over the last 5 financial years?
5. What measures, if any, has Council's management introduced to at least achieve cost neutrality at the gallery?

TRIM file ref 2026/253133

Attachments Nil

ITEM 16.5 QUESTION WITH NOTICE NO 10/2026 - NORTH CURL CURL CREATIVE SPACE

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. How many staff were employed at the North Curl Curl Creative Space and what was the total expenditure for salaries and oncosts?
2. What was the total expenditure on the Creative Space?
3. Was there a profit or loss at the Creative Space and what was it?
4. What have been the total expenditure losses at the Creative Space over the last 5 financial years?
5. What measures, if any, has Council's management introduced to at least achieve cost neutrality at the Creative Space?

TRIM file ref	2026/253182
Attachments	Nil

ITEM 16.6 QUESTION WITH NOTICE NO 11/2026 - MONA VALE CREATIVE SPACE - GALLERY

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. How many staff were employed at the Mona Vale Creative Space and what was the total expenditure for salaries and oncosts?
2. What was the total expenditure on the Mona Vale Creative Space?
3. Was there a profit or loss at the Creative Space and what was it?
4. What have been the total expenditure losses at the Creative Space over the last 5 financial years?
5. What measures, if any, has Council's management introduced to at least achieve cost neutrality at the Creative Space?

TRIM file ref 2026/253297

Attachments Nil

ITEM 16.7 QUESTION WITH NOTICE NO 12/2026 - EXPENDITURE ON ALCOHOL FOR COUNCILLORS

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In this financial year:

1. What was the total expenditure on alcohol for Councillors after Council meetings, public forums and briefings?
2. Noting that Council staff have been used to put out such alcohol and glasses during each Council meeting, is this compliant with relevant Council and Office of Local Government policies?

TRIM file ref 2026/253363

Attachments Nil

ITEM 16.8 QUESTION WITH NOTICE NO 13/2026 - EXPENDITURE ON VEHICLES FOR PERSONAL USE

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. How many vehicles, whereby staff can use such vehicles for personal use were purchased?
2. What was the total amount of funds expended to purchase vehicles in 1 above?
3. How many vehicles has Council paid for in total which allow personal use?
4. What is the gross expenditure by Council on vehicles that allowed personal use?

TRIM file ref 2026/253399

Attachments Nil

ITEM 16.9 QUESTION WITH NOTICE NO 14/2026 - SALARIES AND ONCOSTS OF THE GENERAL MANAGER AND DIRECTORS

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. What were the salary and oncosts for the general manager (as titled in the *Local Government Act 1993*)?
2. How many directors were employed and what were the total salaries and oncosts for these positions?
3. Are the positions of Chief Operating Officer, Chief Financial Officer and in-house Counsel deemed the same level as directors?
4. What were the total salaries and oncosts for the Chief Operating Officer, Chief Financial Officer and in-house Counsel?
5. Of all the above positions how many had executive assistants and what is the total of salaries and oncosts for executive assistants?
6. Of all the above positions, how many had Council vehicles and what was Council's gross expenditure on such vehicles?

TRIM file ref 2026/253436

Attachments Nil

ITEM 16.10 QUESTION WITH NOTICE NO 15/2026 - MANAGERIAL POSITIONS AND COSTS
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COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. What new Executive Manager positions, if any, were created and what are the respective salaries and oncosts for each or total salaries?
2. How many Executive Managers are currently employed at Council and what is the total for salaries and oncosts?
3. What new Manager positions, if any, were created and what are the respective salaries and oncosts for each or total salaries?
4. How many Managers are currently employed at Council and what is the total for salaries and oncosts?
5. What new Team Leader positions, if any, were created and what are the respective salaries and oncosts for each or total salaries?
6. How many Team Leaders are currently employed at Council and what is the total for salaries and oncosts?
7. What new Coordinator positions, if any, were created and what are the respective salaries and oncosts for each or total salaries?
8. How many Coordinators are currently employed at Council and what is the total for salaries and oncosts?
- a. Of all the above positions how many have Council vehicles and what was the gross total cost to Council of those vehicles?
9. Of all the above positions, how many have executive assistants and what was the total salaries and oncosts for these executive assistants?

TRIM file ref	2026/253504
Attachments	Nil

ITEM 16.11 QUESTION WITH NOTICE NO 16/2026 - EXPENDITURE PER BUSINESS UNIT

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

For the last financial year

1. Can each business unit please be listed with details of how many staff (full time/part time) are in each unit, the total salaries and oncosts for each unit and how many redundancies there were in each respective business unit?
2. How many consultants have been used by each respective business unit and respective costs for each?
3. How many workers compensation claims were made by Council staff? And from each respective unit?

TRIM file ref 2026/253578

Attachments Nil

ITEM 16.12 QUESTION WITH NOTICE NO 17/2026 - GLEN STREET THEATRE

COUNCILLOR DE LUCA OAM SUBMITTED THE FOLLOWING QUESTIONS:

In the last financial year:

1. How many staff were employed at the Glen Street Theatre and what was the total expenditure for salaries and oncosts?
2. What was the total expenditure on the Glen Street Theatre?
3. Was there a profit or loss at the Glen Street Theatre and what was it?
4. What have been the total expenditure losses at the Glen Street Theatre over the last 5 financial years?
5. What measures, if any, has Council's management introduced to at least achieve cost neutrality at the Glen Street Theatre?
6. Apart from Councillors, what was the total amount of free tickets given and who received these free tickets and why?

TRIM file ref	2026/253654
Attachments	Nil

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.
