ATTACHMENT BOOKLET

NORTHERN BEACHES COUNCIL MEETING

TUESDAY 16 JUNE 2026

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NSW Treasury

Emergency services funding reform

Options paper

April 2026

NSW GOVERNMENT

Acknowledgement of Country

We acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia, and the oldest continuing culture in human history.

We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we walk with.

We celebrate the deep and enduring connection of Aboriginal and Torres Strait Islander peoples to Country and acknowledge their continuing custodianship of the land, seas and sky.

We acknowledge the ongoing stewardship of Aboriginal and Torres Strait Islander peoples, and the important contribution they make to our communities and economies.

We reflect on the continuing impact of government policies and practices, and recognise our responsibility to work together with and for Aboriginal and Torres Strait Islander peoples, families and communities, towards improved economic, social and cultural outcomes.

Artwork:
Regeneration by Josie Rose | Gumbaynggirr Nation

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Executive summary

This paper presents options for replacing the current Emergency Services Levy (ESL) as part of the NSW Government's announced reform of the emergency services funding system. These funding arrangements contribute to the operations of three emergency services agencies – Fire and Rescue NSW, the NSW Rural Fire Service and the NSW State Emergency Service.

The Government is committed to a funding approach that is fairer, more sustainable, more transparent and improves insurance affordability in the face of a changing climate and rising costs.

The current insurance-based ESL places an unsustainable burden on insured households and businesses. The cost of insurance, which has been increasing rapidly, is made greater still by the ESL. This is exacerbating underinsurance and non-insurance.

The key reform objectives for the Government are to:

1. Reduce insurance costs for households by replacing the ESL with a fairer levy spread across all property owners.
2. Protect pensioners and other vulnerable members of the community from further cost-of-living pressures.
3. Ensure a revenue-neutral model that sustainably funds our emergency services agencies.

NSW is the last mainland state relying on an insurance-based levy. Other states have transitioned to property-based levies. These broader community-funded models provide more equitable outcomes and avoid distorting the insurance market.

In 2024, the Government sought community feedback in response to a consultation paper. This included questions on the design principles and revenue base for the replacement levy. The Government has also conducted extensive stakeholder consultation and collected detailed property insurance and land classifications data. The Government affirms that the design principles of cost recovery, equity, efficiency, simplicity and sustainability must guide any annual replacement levy on property owners.

The Government does not have a preferred approach for a new funding model. The options presented in this paper have been prepared for discussion purposes, applying the principles and high-level levy design framework developed by the Government. The high-level levy design framework consists of increasing fixed charges applied to a revenue base of land values. This framework aligns with the reform objectives and levy design principles. It takes into account stakeholder feedback, tax modelling, previous reform efforts and current emergency services funding models in other states and territories. The options are intended to assist the Legislative Assembly Select Committee on Emergency Services Funding Reform and its inquiry into replacement levy model options for the reform.

This framework reflects a community-based design, recognising that the whole community benefits from the availability and provision of emergency services. It ensures all property owners make a minimum contribution for funding emergency services and that contributions are aligned to property owners' capacity to pay.

In contrast, the ESL burden is dependent on individual choices regarding the level of property insurance coverage taken out, the cost of which depends on the unique insured risk each property faces. The design framework also seeks to moderate, to the extent possible, the impact of changes in levy burden between the current system and a replacement levy, as sharp changes in levy burdens can be disruptive as the community transitions to a new system.

The design framework will reduce the variation between contributions made by owners of properties with similar land values. Owners of properties with higher land values will contribute higher fixed charges, with land values broadly reflecting property owners' capacity to pay. The framework also sets both a floor, that is, a minimum contribution, and a ceiling, limiting the variation in contributions within each property sector.

However, some changes in levy burden are unavoidable under a more community-based system that balances equity and simplicity. This will mean some property owners with properties of similar land values may pay more or pay less compared to the current ESL depending on where the property is located, property type, exposure to risk or level of insurance.

Consistent with the Government's concern about capacity to pay, levy concessions will be provided to pensioners, while consideration will be given to the development of adequate hardship provisions to assist those in special circumstances. The Government will also consider an implementation period that is appropriate to transition to the new system. The transition from the ESL to the new system may be fully implemented overnight on a specific start date or phased in over several years to help property owners adjust.

A funding model consistent with the design framework will deliver a significant efficiency improvement and economic dividend by severing the link between the levy and insurance premiums. The reform will make insurance more affordable and remove the disincentive for property owners to take up adequate levels of insurance. A more efficient property levy will boost average incomes and help improve insurance coverage.

The replacement levy options in this paper have a tiered structure with increasing fixed charges based on land values. This means that owners of properties within a pre-defined range of land values would be subject to a fixed levy amount, with owners of properties in a higher land-value range being subject to a higher fixed levy amount. The differences in levy amounts and the number of land value thresholds would depend on the levy model option.

The five levy model options in this paper vary in complexity and distributional impacts:

- **Option A:** Four tiers of fixed charges
- **Option B:** Four tiers of fixed charges with greater escalation
- **Option C:** Six tiers of fixed charges
- **Option D:** Fixed charges with regional discounts
- **Option E:** Fixed charges with surcharges by property type.

These levy model options are not exhaustive and are presented as instructive examples of the high-level levy design framework. While a levy model option would apply to each financial year, specific levy amounts and land value thresholds would change. This will reflect changes in the annual

funding required for emergency services agencies and changes in land values over time. Box 1 outlines some of the considerations in comparing options in this paper.

Box 1: Key data highlights and design considerations from modelling

This analysis is based on 2023-24 data primarily collected from insurers, local councils and Value NSW (see section 2.3, chapters 3 and 6).

All levy model options improve the funding system and align with design principles differently

All levy model options are expected to deliver a significant efficiency improvement and economic dividend by removing the disincentive for property owners to adequately insure their properties. All options have been designed to ensure cost recovery and sustainability in funding NSW's emergency services and constitute a simpler, more transparent and more certain approach for property owners. However, the options presented prioritise the design principles differently. This highlights the importance of considering trade-offs between the design principles of equity and simplicity along with expected changes in levy burden between the current ESL and the replacement levy.

Around 55% of insured properties in NSW would have incurred a lower levy under the replacement levy compared to the ESL

The cost of the ESL to an individual property owner depends on many factors affecting insurance premiums, particularly the risk their property faces, and on the choice of insurance cover. Comparatively, a more community-based replacement levy, using land values as a measure of capacity to pay, would have significantly less variation in charges across owners of properties with similar land values. The change in the revenue base, from insurance to land values, means that a replacement levy would see some property owners necessarily pay more and some pay less relative to the ESL (see section 3.3 and chapter 6).

Insured residential property owners would have saved an average of $65 per year under a replacement levy

Under all levy model options, the average replacement levy for the residential sector is expected to have been $65 lower than the average ESL burden for insured property. The average levy burden for owners of insured property in the farm and public benefit sectors would have been similar, while average burdens in the commercial and industrial sectors would have been higher under the replacement levy (see sections 3.3 and 4.3). This reflects an assumption under the design framework that homeowners should contribute no more than the current revenue share raised from residential property.

Each levy model option impacts cohorts within property sectors differently

All levy model options canvassed in this paper present different ways of distributing the levy burden across properties within property sectors while maintaining the aggregate burden for each property sector. This means that while the overall number of owners of insured properties expected to pay less under a replacement levy changes only slightly between levy model options, the impact of different options on specific cohorts of properties within each property sector is more pronounced. Variations in the distribution of land values and ESL costs across sectors and cohorts contribute to these differences in levy burden impacts (see chapter 6).

Owners of properties with lower land values are more likely to pay less under a replacement levy

Across each property sector, owners of insured properties with lower land values would be more likely to pay less under the replacement levy than they do under the ESL compared to owners of higher-value insured properties. All levy model options were designed with the consideration that owners of properties with the lowest land values are more likely to have a lower capacity to contribute. For these properties, modelled levy amounts are set to broadly align with median ESL costs for properties of a similar land value. On average, around 62% of owners of insured residential properties in the bottom 75% of land values are estimated to have paid less under a replacement levy than under the ESL. This compares to around 42% of owners of insured residential properties in the top 25% of land values (see chapter 5 and section 6.2).

Owners of properties outside Greater Sydney are more likely to pay less under a replacement levy

Owners of insured residential properties located outside Greater Sydney would have been around twice as likely to have paid less under a replacement levy than under the ESL compared to owners of insured properties in Greater Sydney (see sections 3.2, 3.3 and 6.2). Generally, insured properties outside Greater Sydney have lower land values than those within Greater Sydney but their owners pay higher ESL costs, in part reflecting a higher exposure to risk. A more community-based replacement levy with increasing fixed charges is expected to rebalance this and result in more equitable outcomes based on land values as a measure of capacity to pay.

Owners of houses are more likely to pay less under a replacement levy

Under the current ESL, owners of insured units are found to generally contribute less relative to owners of insured houses with comparable land values. A replacement levy using land values as a measure of capacity to pay would result in more equitable outcomes as owners of properties with similar land values would pay the same levy amount. Owners of units are more likely to see an increase in levy burden and owners of houses are more likely to see a reduction in levy burden when compared to the ESL (see sections 3.2, 3.3 and 6.2).

Savings can be significant under a replacement levy while increases in levy burdens are capped

A key benefit of models based on fixed charges on land values is that levy burdens are capped. This means that any increase in levy burden relative to the current ESL is also capped at the relevant levy amount that applies to each property. Conversely, reductions in levy burdens compared to the current ESL system can be significant (see chapter 5 and section 6.3).

Changes in levy burdens are likely to be smaller for owners of properties with lower land values

Owners of insured properties with lower land values will typically face relatively more moderate changes in levy burdens compared to the changes faced by owners of insured properties with higher land values. This is intended to minimise the impact of the replacement levy on property owners with less capacity to pay while ensuring all property owners make a fair minimum contribution. The potentially more significant changes in levy burdens for owners of insured properties with higher land values reflects a key trade-off between the need to raise sufficient revenue while moderating the impact of changes in levy burdens (see chapter 5 and section 6.3).

Greater escalation in levy amounts can lead to larger changes in levy burdens

All levy model options presented achieve a greater alignment to property owners' capacity to pay, as measured by land values, than the current ESL. However, capacity to pay is only one

consideration in the design framework. Greater alignment to capacity to pay would require lowering replacement levy amounts for properties with lower land values and charging owners of higher-land-value properties more. However, this greater escalation in levy amounts could result in larger changes in levy burdens compared to the ESL, with owners of lower-land-value properties more likely to see greater reductions in burdens and owners of higher land-value properties more likely to see larger increases (see chapter 5 and section 6.3).

1 Introduction

In November 2023, the NSW Government announced its intention to remove the Emergency Services Levy (ESL) and reform the way the state's emergency services are funded. The key reform objectives are:

1. Reduce insurance costs for households by replacing the ESL with a fairer levy across all property owners.
2. Protect pensioners and other vulnerable members of the community from further cost-of-living pressures.
3. Ensure a revenue-neutral model that sustainably funds our emergency services agencies.

Under the current system, NSW's emergency services are funded by the ESL on insurance companies (73.7%), local councils (11.7%) and the State Government (14.6%). This funds the costs of Fire and Rescue NSW, the NSW Rural Fire Service and the NSW State Emergency Service.

The cost of emergency services is expected to increase with climate change and the associated growing instances of natural disasters. This will result in an increase in the required ESL, which in turn will make insurance more unaffordable.

The Government released a consultation paper in April 2024 outlining the need to reform the emergency services funding system and presented four revenue base models and other levy design features for stakeholder feedback.[1]

The Government has undertaken stakeholder engagement while collecting data from insurers and local councils to inform the development of levy model options and supporting analysis.

1.1 Purpose of the paper

This options paper provides an update on reform progress and details five instructive examples of levy model options for a replacement levy.

These options have been developed to assist the Legislative Assembly Select Committee on Emergency Services Funding Reform and its inquiry, using a high-level levy design framework of increasing fixed charges applied to a revenue base of land values. This framework is guided by the design principles of cost recovery, equity, efficiency, simplicity and sustainability, as set out in the 2024 consultation paper.

The levy model options presented in chapter 5 vary depending on the prioritisation placed on particular design principles. Common to all options presented under this new approach is the design to make the replacement levy simpler and more equitable compared to the current insurance-based system. This more community-based design acknowledges that the whole community benefits from emergency services. It seeks to ensure that all property owners make a minimum contribution to

[1] The consultation paper is available at: https://www.nsw.gov.au/sites/default/files/noindex/2025-04/emergency-services-funding-reform-consultation-paper.pdf.

funding our emergency services and that the replacement levy is aligned to property owners' capacity to pay. In contrast, the current ESL burden is highly dependent on individuals' choices on the level of insurance coverage they take out for their property and the unique risk their property faces. The design framework also seeks to moderate, to the extent possible, the impact of changes in levy burden between the current system and a replacement levy, as sharp changes in levy burdens can be disruptive while the community adjusts to a new system.

The options paper is structured as six chapters:

- **Chapter 1** outlines the Government's reform objectives, the case for reform, a new approach for emergency services funding and funding approaches across Australian states and territories.
- **Chapter 2** provides an update on reform progress and presents the high-level levy design framework for the replacement levy that underpins the new approach.
- **Chapter 3** presents an overview of the property insurance and land classification data that supports the modelling, along with key insights into the distribution of land values and the current burden imposed by the ESL across property sectors.
- **Chapter 4** provides details of key levy design parameters for levy concessions and transition arrangements, and assumptions for the revenue target, property sectors and sectoral contributions.
- **Chapter 5** sets out five example options for the replacement of the ESL, developed in line with the design framework.
- **Chapter 6** indicates the estimated distributional impacts of different levy model options across property sectors and cohorts of property owners.

1.2 The case for reforming the funding of emergency services

The Government is committed to reforming the way emergency services are funded to ensure a fairer, more sustainable and transparent system that meets the growing demands of a changing climate and rising emergency services costs.

The ESL is only paid by owners of insured property

In NSW, the burden of paying for emergency services falls mainly on households and businesses that insure their property, contents and other goods with a licensed insurer rather than those who self-insure or do not insure.[2] People and businesses that do not insure their properties or other goods do not pay the ESL and make no direct financial contribution to the funding of emergency

[2] Non-insurance is equivalent to self-insurance in terms of ESL contributions. Levels of self-insurance and non-insurance are likely to vary across property sectors and locations. Drivers of these choices include affordability issues for households and businesses and the capacity for large businesses to manage risk within existing business structures. Insurance is required in certain circumstances, such as for strata-titled properties or as a condition of a mortgage.

services.[3] NSW is the last mainland Australian state to rely on a levy on insurance to fund the cost of its emergency services agencies.

The ESL is not fairly shared among property owners

Even for properties that are insured, the burden of paying the ESL does not necessarily reflect a property owner's capacity to pay. For example, properties subject to flood risk incur higher ESL contributions but these properties are generally in areas of the state with low land values and often owned by households with a lower capacity to pay.

A key reform objective for the Government is to spread any replacement levy across the community in an equitable way. Protecting pensioners and vulnerable members of the community, who may be more exposed to issues of insurance affordability or capacity to pay a replacement levy, is also a key reform objective.

The ESL increases underinsurance and non-insurance

The ESL increases the price of insurance by adding to the base premium, thereby increasing the price on which the goods and services tax (GST) and stamp duty are levied. Table 1 shows that the ESL has increased the cost of residential property insurance by 18% on average since 2017-18 and by 34% for non-residential property.

Table 1: Percentage increase relative to base premiums from the ESL

Insured property	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Average
Residential	22%	17%	19%	21%	15%	17%	18%	17%	18%
Non-residential	34%	36%	35%	39%	29%	31%	34%	30%	34%

Source: NSW Treasury calculations based on aggregated data by insurance class for insurance premiums and ESL-attributed charges collected by Revenue NSW. Estimates include the direct impact of the ESL on base premiums and the flow-on impact of the ESL as it increases the GST and stamp duty payable on insurance policies.

According to the latest available data, the proportion of homeowners without building insurance in NSW is among the highest in Australia.[4] Insurance costs for households have increased significantly in recent years, with premiums rising by 48% between 2017-18 and 2024-25, nearly double the 25% increase in the Consumer Price Index over the same period.[5] NSW is estimated to have home insurance premiums and affordability stress above the national average, below only Queensland and the Northern Territory, which tend to be exposed to more frequent and severe natural disasters.[6]

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[3] All property owners make a small indirect contribution to the cost of emergency services agencies through local government rates.

[4] NSW Treasury calculations using 2015-16 data supplied by the Australian Bureau of Statistics, Household Expenditure Surveys, as discussed in the 2024 consultation paper, and according to analysis based on 2016-17 and 2017-18 data conducted by the Australian Competition and Consumer Commission (ACCC) for the Northern Australian Inquiry Report published in 2020.

[5] NSW Treasury calculations based on Australian Bureau of Statistics, Consumer Price Index, Australia, December Quarter 2025.

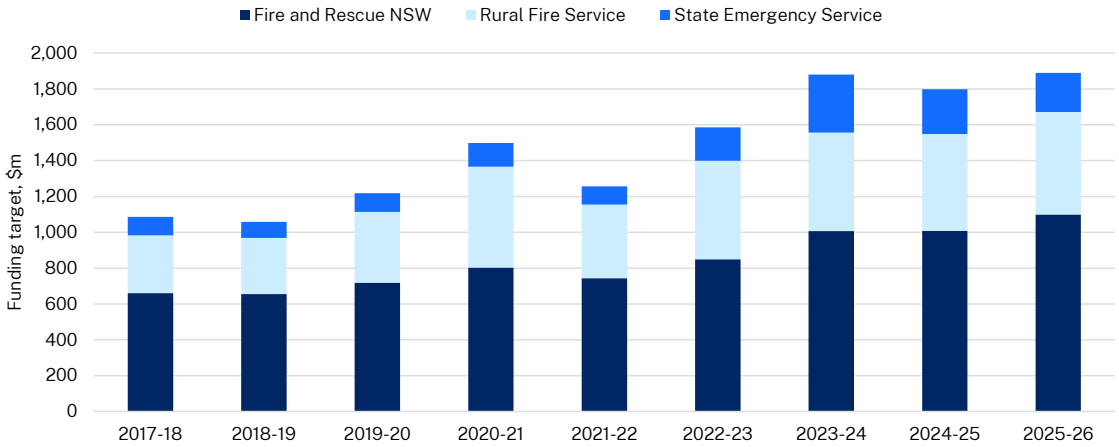
[6] Actuaries Institute, Home Insurance Affordability Update, August 2024.

As emergency services costs continue to rise, underinsurance and non-insurance is expected to increase, not only leaving more property owners at risk, but increasing the ESL burden for those taking out property insurance. A key reform objective for the Government is to reduce insurance costs for households and move to a more sustainable revenue base for funding the state's emergency services agencies.

Climate events are increasing emergency services demand and costs

In 2025-26, the funding target for emergency services agencies totalled $1,890 million, an average increase of 8% per year since 2017-18 (see figure 1).

Figure 1: Funding target for emergency services agencies



Source: NSW Treasury calculations based on funding target inputs provided by emergency services agencies.

In the coming decades, climate change is expected to drive more frequent and severe natural disasters and extreme weather events across NSW. This is expected to increase demand for emergency services and raise the costs of emergency services provision.

Modelling conducted for NSW Treasury suggests that the expected annual cost of damage to property and infrastructure in NSW due to floods, bushfires, storms and cyclones is projected to rise by around 70% between 2024-25 and 2065-66, in real terms.[7]

NSW Treasury research has extrapolated from these projected changes in the expected annual cost of damage from disasters, along with economic growth factors such as population and income, to quantify the projected funding requirement for NSW emergency services agencies. The ESL is projected to increase by 164% in real terms between 2024-25 and 2065-66. Impacts associated with climate change, including changes in hazard risk and property exposure to weather events, are estimated to account for around 41% of this increase.[8]

[7] Estimates are based on catastrophe loss modelling conducted by Finity Consulting Pty Limited in 2025.

[8] Impacts associated with climate change are projected using agency-specific growth factors. These are calculated based on modelled changes in 'average annual loss' estimates across major hazard types and adjusted to reflect differences in each agency's operational focus across hazards.

This is why a key reform objective for the Government is to ensure a revenue-neutral model that sustainably funds our emergency services agencies.

Removing the ESL will boost incomes and insurance affordability

The impact the ESL has on decisions to not take out appropriate levels of insurance makes the ESL one of the most economically damaging taxes in NSW. It is estimated that, over time, replacing the ESL with a more efficient property levy would add around $1.8 billion to the NSW economy, in today's terms, or the equivalent to increasing annual household incomes by around $300 on average.[9]

NSW Treasury research has examined what today's households would experience if exposed to the climate conditions projected for 2065-66. Under this counterfactual scenario, average residential insurance premiums would be expected to increase by around 8% across NSW, reflecting higher expected risk to property and a higher ESL. Within this scenario, removing the ESL would be expected to more than offset this increase, resulting in average premiums around 15% lower than if the ESL were retained.[10,11]

Lower insurance premiums would improve insurance affordability. If 2065-66 climate conditions were to occur today, removing the ESL is estimated to reduce the number of NSW households experiencing severe insurance affordability stress by around 125,000, compared with retaining the ESL.[12,13] More than 80% of these households are in the lowest-income quintile, highlighting that the positive impacts of removing the ESL are expected to be concentrated amongst the cohort of households with the lowest incomes. And of these, around 125,000 households no longer

[9] NSW Treasury research based on analysis commissioned to the Centre of Policy Studies of Victoria University in 2025. Analysis is based on the replacement of the ESL with a broad-based tax on land that raises the same amount of revenue and assumes the same levy structure applies to all properties.

[10] NSW Treasury research based on modelling conducted by Finity Consulting Pty Limited. The modelled scenario applies projected 2065-66 climate conditions to the 2024-25 economic and demographic context of NSW to isolate the impacts associated with climate change. The analysis assumes no changes to property replacement costs or to household incomes – only climate changes. This is a different scenario analysis to that produced by the Australian Prudential Regulation Authority (APRA) in its *Insurance Climate Vulnerability Assessment*, published in March 2026. APRA's analysis applies 'severe but plausible stress conditions' to understand the risks that an erosion of home insurance affordability may pose to the resilience of the Australian financial system.

[11] The 18% average increase in residential base premiums reported in table 1 is calculated by comparing the ESL (plus the associated GST and stamp duty charged on top of the ESL) to base premiums only. In contrast, the estimated 15% reduction in residential premiums referred to here is measured against the full premium paid by policyholders, which includes the base premium and all taxes. Because the full premium is a larger amount, the percentage reduction looks smaller even though the same components – the ESL and its associated GST and stamp duty – are removed.

[12] Severe insurance affordability stress is defined as households needing four weeks or more of income to pay for full home insurance. This analysis is based on modelling by Finity Consulting Pty Limited. This methodology is also employed in the Actuaries Institute's 2024 report *Home Insurance Affordability and Home Loans at Risk* and APRA's 2026 *Insurance Climate Vulnerability Assessment*.

[13] Applying 2065-66 climate conditions to today's insurance premiums would result in an increase of around 61,000 households experiencing severe insurance affordability pressure. Removing the ESL, under this scenario, would therefore more than offset this increase.

experiencing severe affordability stress, 45% are located outside Greater Sydney despite these areas accounting for just 38% of the housing stock.[14]

Within this counterfactual scenario, removing the ESL would also be expected to increase insurance uptake, with around 20,000 additional households estimated to take up building (including flood cover) and/or contents insurance in the absence of the ESL.

1.3 A new approach to funding emergency services

This paper outlines, for illustrative purposes, a new approach to funding the emergency services agencies in NSW based on the developed high-level levy design framework. Shifting funding away from an insurance-based levy to a property-based levy with a broader community-funded design can provide more equitable outcomes and lead to a system that is more transparent and simpler to understand.

The new approach will also deliver a significant efficiency improvement, driving the economic dividend of the reform, and a more sustainable revenue source to meet the growing demands of a changing climate and rising emergency services costs.

At its core, the new approach rests on three changes:

- *Who contributes* – as our emergency services agencies serve the entire community, a broader base of property owners should contribute rather than just those who take out insurance. Furthermore, property owners should contribute more in line with their capacity to pay, in contrast to the current system based on risk to property and choice of insurance coverage. This will more fairly spread the burden of funding and provide a more sustainable base of contributors.
- *Choice of levy base* – a levy using land values as a revenue base will better align with a property owner's capacity to pay and not discourage insurance coverage. A more efficient levy will boost average incomes and help improve insurance affordability and insurance coverage.
- *How the levy is structured* – increasing fixed charges based on land values ensures that there is a minimum contribution from property owners, higher fixed charges for those with more capacity to pay, and to the extent possible, moderation of the impact of changes in levy burdens. This structure provides a simpler, more transparent approach that creates certainty for property owners for how much levy contributions will be.

While the reform broadens the base of those who contribute, it also considers the need to moderate the impact on certain groups. Safeguards include:

- concessions to protect pensioners

[14] Notwithstanding these impacts across NSW, the analysis indicates that for properties most exposed to climate-related risks, removing the ESL alone may not be sufficient to fully unwind the erosion in insurance affordability resulting from higher underlying premiums.

- concessions for owners of vacant land to reflect lower emergency services needs of vacant land
- potential hardship provisions to assist those in special circumstances.

In addition, arrangements to temporarily reduce levy payments to assist those with significant changes in levy burden could also be included, for example, in transition arrangements to the new system.

1.4 Emergency services funding in other states

Shift to property-based levies across Australia

The shift from an insurance-based levy to a property-based levy to fund emergency services has been undertaken across most Australian states and territories. This began with Queensland in 1984, followed by South Australia in 1999, Western Australia in 2003, and Victoria in 2013. The Australian Capital Territory (ACT) implemented a property-based levy in 2007, although it did not have an insurance-based levy prior to that.

These reforms reflect a nation-wide trend towards more equitable, community-based and efficient funding models, with NSW and Tasmania the exceptions.[15]

The previous government attempted to reform the ESL, starting with a consultation paper in 2012 and a proposed Fire and Emergency Services Levy (FESL) announced in December 2015. That proposed levy was structured as a fixed charge plus a variable rate (ad valorem rate) based on land values for each property sector. It was designed to be budget-neutral, with concessions provided for vacant land and pensioners. However, the reform was deferred indefinitely in May 2017. A NSW Parliamentary Inquiry into the FESL (the FESL Inquiry) was conducted and its report released in 2018.

The FESL Inquiry proposed several recommendations including that NSW Treasury continue to work to minimise the number of 'known unknowns' and conduct a full and transparent modelling of any new FESL. This options paper provides detailed analysis and modelling to consider potential levy model options.

For a replacement levy, the FESL Inquiry recommended consideration of the use of capital-improved values and the inclusion of motor vehicles as part of the revenue base, the replacement of contributions from councils, and better-aligned land classifications between councils and the levy. It also recommended considering differential levy rates, fixed charges, discounts and caps, and addressing the impact of a proposed levy on lower socio-economic households that are currently unable to afford insurance.[16]

[15] While Tasmania also retains an insurance component, only around 40% of its revenue comes from insurance, with the remainder sourced from a property-based levy and a motor vehicle registration levy. In NSW, the ESL contributes 73.7% of the funding of emergency services agencies.

[16] NSW Parliament. Legislative Council. Portfolio Committee No. 4 - Legal Affairs & Borsak, Robert. 2018. https://www.parliament.nsw.gov.au/lcdocs/inquiries/2454/Final%20report%20-%20Fire%20and%20Emergency%20Services%20Levy%20-%20November%202018.pdf

Interstate comparison of emergency services funding systems

Emergency services funding systems vary across Australian states and territories, reflecting differences in policy approaches and needs. All jurisdictions apart from the Northern Territory impose a levy to fund their emergency services, albeit with differences in design and scope.

A key element of difference between jurisdictions is the choice over the revenue base used to apply the levy. Queensland uses a system of fixed charges based on land use and level of fire services available in the area, while other jurisdictions apply a combination of fixed charges and ad valorem rates based on property values. Victoria and South Australia use capital-improved values, the ACT uses unimproved land values, and Western Australia and Tasmania base their levies on gross rental values, which are closely linked to capital-improved values.

Levy rates typically vary by property category, with some jurisdictions basing rates on land use (for example, Victoria, Western Australia, South Australia and the ACT), land use and property characteristics (for example, Queensland) or location and service levels (for example, Queensland, Western Australia and South Australia).

The range of agencies and services funded through levies also varies. In 2025, Victoria broadened its scope to add Triple Zero Victoria, Victoria State Emergency Service, the State Control Centre, Emergency Management Victoria, Emergency Recovery Victoria and Forest Fire Management Victoria. While most states only fund fire and emergency services through their levy, the ACT also uses the levy to fund policing expenditures.

Further details of the levies used to fund the emergency services of each Australian state or territory, other than NSW and the Northern Territory, are summarised in table 10 in appendix A.

2 Reform progress and design framework

Since the release of the consultation paper in April 2024, the Government has advanced preparations for emergency services funding reform in NSW. This includes consideration of the feedback received from 106 submissions in response to the consultation paper, as well as the appointment of the NSW Independent Pricing and Regulatory Tribunal (IPART) as the Insurance Monitor overseeing the transition from the ESL to the replacement levy.

A comprehensive data collection process has also been progressed to develop a matched property database to enable detailed analysis of levy model options. A high-level framework has been developed, for illustrative purposes, to guide the design of the replacement levy and ensure the different levy model options achieve the reform objectives.

2.1 IPART Insurance Monitor

To oversee the transition from the ESL to the replacement levy, the Government legislated the *Emergency Services Levy Insurance Monitor Act 2024* (the ESLIM Act). This legislation appointed IPART as the Insurance Monitor in June 2024. IPART's functions encompass monitoring the impact of the reform on insurance prices, assessing whether insurers over-collect the ESL and accepting undertakings to refund customers. They also have powers to compel information and to take enforcement action against insurers.

Since its appointment, IPART has been:

- advancing a framework for assessing over-collections of ESL and how insurers may issue refunds
- establishing its approach to monitoring, investigating and deterring prohibited conduct such as false or misleading representations or engaging in price exploitation relating to the reform
- designing accessible contact channels for customer complaints including cross-referrals with other agencies and regulators
- refining methodologies to evaluate changes in insurance coverage attributable to the reform and to measure the impact of the reform on the insurance industry.

Quarterly reports have been published as required under the ESLIM Act, providing transparency on IPART's activities and preparations.[17]

2.2 Comprehensive data collection

To gather a comprehensive database to inform the development of replacement levy model options, amendments to the *Emergency Services Levy Act 2017* (the ESL Act) were made to provide the Treasurer the authority to require insurance data at the policyholder level from insurers. On

[17] IPART quarterly reports available at https://www.ipart.nsw.gov.au/insurance-monitor-quarterly-reports

9 August 2024, the Treasurer issued letters to insurance companies to request this data. Over the period ending in January 2025, NSW Treasury worked closely with more than 130 insurers, underwriters and brokers, and the Insurance Council of Australia, to obtain data on over three million insurance policies. This data included ESL amounts charged on individual policies, allowing for a detailed understanding of how the levy is currently distributed across insured property.

Further amendments to the ESL Act enabled the collection of land classifications from local councils. The *Preliminary Land Classification Guidelines 2024* were issued on 26 September 2024 to guide local councils on classifying land into property sectors and identifying the pensioner status of property owners. A working group comprising Local Government NSW, NSW Revenue Professionals and relevant government agencies was formed to assist local councils with classifying and collecting preliminary land classification data for every property within each council's local government area.[18] The preliminary land classification process ended in February 2025.

NSW Treasury has undertaken to validate the data collected from insurers and local councils, which includes matching, at a property-level, information on property insurance, land classification, land values from Value NSW and other data. The resulting matched property database has enabled detailed tax modelling and distributional analysis to be presented in this options paper.

2.3 Developing a high-level levy design framework

The Government has developed, for illustrative purposes, a high-level design framework of increasing fixed charges based on land values for the replacement levy. This framework reflects the Government's reform objectives and levy design principles for the new funding system. Stakeholder feedback, tax modelling, previous reform processes and current emergency services funding systems in other states and territories, have also informed this framework.

Levy design principles

Originally proposed in the 2024 consultation paper, the following principles have been used to develop the framework:

- **Cost recovery**: A levy set at a level sufficient to fund the cost of emergency services and only collect the revenue required to replace current funding sources removed under the reform.
- **Equity**: A levy that ensures all property owners contribute towards the funding of the state's emergency services, that levy payments increase as capacity to pay increases, and that moderates the impact of changes in levy burden from the current ESL.
- **Efficiency**: A levy that minimises unintended impacts on economic decisions, including on the take up of appropriate levels of insurance, and provides the largest economic dividend from the reform.

[18] This included 128 NSW local councils and the Lord Howe Island Board.

- **Simplicity**: A levy that is simple and transparent, easy to understand, calculate and pay, with low compliance costs to minimise the time and effort of levy payers.
- **Sustainability**: A levy that has the capacity to reliably provide sufficient funds to meet the ongoing needs of the state's emergency services over the long term.

Headline features of the high-level levy design framework

The two headline features of the design framework are a levy structure of increasing fixed charges and a revenue base of land values. These provide a straightforward and fair way to calculate the levy, using an efficient and well-understood revenue base, as outlined below.

Levy structure - tiered fixed charges

The replacement levy options in this paper have a tiered structure with increasing fixed charges based on land values. Increasing fixed charges means that owners of properties within a pre-defined range of land values will be subject to a fixed levy amount, with owners of properties in a higher-land-value range being subject to a higher fixed levy amount. The differences in levy amounts and the number of land value thresholds will depend on how the levy design balances the principles of equity and simplicity. This is discussed in detail in chapter 5.

Increasing fixed charges is a relatively simple levy structure that provides a transparent mechanism for calculating levy contributions and ensures that contributions increase broadly with owners' capacity to pay as measured by land values. This approach supports a fair distribution of contributions among property owners who benefit from the availability and provision of emergency services.

This tiered levy structure draws on the benefits from the approaches used in other states and territories. As noted in section 1.4, Queensland uses a system of fixed charges based on land use and level of fire services available in the area. While this approach provides simplicity, particularly for the residential sector, it is less reflective of individual property owners' capacity to pay. Other states and territories that have a property-based levy apply a combination of fixed charges and ad valorem rates based on property values. While using an ad valorem rate will more closely align with a measure of capacity to pay, it can be harder for levy payers to understand and may produce unfair outcomes at the bottom and top ends of the land value distribution.

All options detailed in chapter 5 aim to balance the principles of equity and simplicity with the following key considerations:

- **All property owners make a minimum contribution**: Unlike under the ESL, which is based on property risk and choice of insurance cover, the replacement levy is designed so that all property owners make a fairer contribution to the funding of the state's emergency services agencies. For owners of properties with lower land values, levy amounts will broadly align with the current median ESL contribution from this cohort of property owners. This minimum contribution recognises that owners of properties with lower land values are, in general, more likely to have a lower capacity to contribute and provides them with a smaller change in levy burden compared to owners of high-value properties.

- **Levy amounts increase for properties in higher land value ranges**: Land values broadly reflect property owners' capacity to pay. Increasing levy amounts with land value thresholds is designed to support more equitable and fairer contributions. This is discussed further below.
- **Moderate impacts on levy burdens per property**: The top-tier levy amounts, which apply to owners of properties with higher land values, are designed to ensure that sufficient revenue is raised under the replacement levy while, at the same time, moderating the impact of the replacement levy compared to the ESL.

A tiered structure of fixed charges will mean that owners of properties within the same land value thresholds will pay the same levy amount. This could result in owners of properties with different land values contributing the same amount, despite having potentially different capacities to pay. While this approach may be viewed as a less equitable outcome, it aims to be simpler, more transparent and provide greater certainty for property owners.

As discussed in more detail in chapters 3 and 6, any replacement levy model based on increasing fixed charges on land values will reduce the variation in contributions for owners of properties with similar land values. This means that some property owners with properties of similar land values but differing locations, property types, exposure to risk or levels of insurance may pay a replacement levy above or below what they pay under the current system. While these changes in levy burden will impact property owners, they are ultimately unavoidable under a system that seeks to balance equity and simplicity and delivers a significant efficiency improvement and economic dividend.

Revenue base - land values as a measure of capacity to pay

The replacement levy options in this paper are based on property land values. This is an efficient and sustainable basis to collect the levy. It can be practically implemented in a reasonable timeframe using the current system of land valuations administered by the NSW Valuer General.[19]

In NSW, land values are already used as the revenue base for land tax and council rates. They are also the only revenue base on property currently available and in use in NSW. This makes land values a tried and tested revenue base and one that is relatively well understood and used by property owners.

Compared to the ESL, a levy based on fixed charges on land values will improve the efficiency of emergency services funding, which is the key driver of the economic dividend of the reform.[20] It will sever the link between the levy and insurance premiums, which will help improve insurance affordability and remove the disincentive for property owners from taking up adequate levels of insurance.

[19] Land values are annually estimated based on factors such as the highest and best permitted use of the land (as determined by zoning and planning restrictions), land size, shape, features, location and views, and comparable property sales.

[20] As discussed in the consultation paper of April 2024, several Australian studies, including the 2010 Henry Review and the 2020 Thodey Review, have found that the ESL is one of the most inefficient taxes in NSW. Replacing the ESL with a more efficient and broad-based tax would improve average incomes and the affordability and uptake of insurance.

As discussed earlier, land values are used as a measure of property owners' capacity to pay. In practice, there is no single measure that serves both as an efficient and practical revenue base and that accurately represents a property owner's capacity to pay.

This is why, in developing a levy structure based on increasing fixed charges, consideration was given to ensuring that all property owners make a fair minimum contribution while moderating the impact of changes in levy burdens compared to the current system. As discussed in more detail in section 4.1, to provide a more equitable outcome for vulnerable property owners, consideration will also be given to the development of adequate hardship provisions for those who cannot make levy payments after meeting basic living expenses, in addition to specific concessions for pensioners.

Alternative revenue bases considered in the 2024 consultation paper, such as capital-improved values or gross-rental values, have not been prepared as options in this paper as they are not part of the high-level levy design framework. These alternative revenue bases would not enable the reform to be implemented in a reasonable timeframe. Value NSW has estimated that developing an alternative property valuation for over 3.5 million properties in NSW could take up to five years. This would delay the reform and introduce complexity, as levy payers would require time to understand and trust a new valuation method. Further, using either capital-improved values or gross-rental values as the revenue base would impose a tax on capital improvements. Such a tax disincentivises homeowners and businesses investing in their properties and would reduce the economic dividend of the reform.

While a property's risk of exposure to natural disasters and other hazards may impact its land value, risk itself is not be a determinant of replacement levy amounts under the design framework.[21] A replacement levy that considers the risk profile of individual properties would be impractical to implement as it would depend on a wide range of factors, including property location and use, building design and quality of materials or the maintenance level of the property. Such an approach would also be complex to administer and hard to understand for levy payers, and would be less likely to reflect a property owner's capacity to pay.

Although emergency services respond to motor vehicle incidents, motor vehicles have not been included as a revenue base due to the relative inefficiency of vehicle taxes as noted in the 2024 consultation paper. Based on 2023-24 data, motor vehicle insurance only contributed 6.4% of ESL revenue (see table 4). Excluding motor vehicles will provide a simpler revenue base solely comprising land values. The ESL and associated stamp duty on motor vehicle insurance is assumed under the design framework to be incorporated into the non-residential sector contribution.

Levy design parameters

In addition to the levy structure and revenue base, the high-level levy design framework includes a range of design parameters. Together, these form a framework that ensures cost recovery,

[21] In much the same way as a property's market value, land values will capitalise the expected future direct costs of natural disasters the property may be exposed to. For example, properties located in flood plains or near forested locations at risk of bushfire are likely to have lower land values compared to properties not exposed to these risks, all else constant.

promotes equity, supports efficiency, delivers simplicity and secures sustainability in funding NSW's emergency services. Key levy design parameters are:

- **Levy concessions –** concessional treatment for certain property types or owners, including for pensioner-owned residential properties and vacant land.
- **Transition arrangements –** the approach for transitioning from the ESL to the replacement levy.

For modelling purposes, assumptions are made for other design parameters:

- **Revenue target –** the total amount of revenue to be collected through the replacement levy.
- **Property sectors –** NSW properties will be classified into different sectors for the purpose of applying differentiated levy charges.
- **Sectoral contributions –** the share of the revenue target to be collected from each property sector.

These levy design parameters are detailed in chapter 4 with design parameter assumptions consistently applied in the levy model options presented in chapter 5.

3 Detailed property and insurance data

The Treasurer initiated a comprehensive data collection process requiring insurers and local councils to provide property-level data to inform analysis of different levy model options.

NSW Treasury obtained data on over three million insurance policies. This data included ESL amounts attributed to individual insurance policies. Revenue NSW collected preliminary land classification data for every property, including its property sector, whether the land is vacant land, and whether the owner and occupier is a pensioner.

NSW Treasury has undertaken a rigorous data-validation and data-matching process to accurately attribute detailed information on ESL costs, land classifications and land values to individual properties across NSW. The resulting matched property database provides information about the distribution of land values and ESL costs per insured property within each property sector and across relevant property cohorts, including pensioner-owned property, property type, vacancy status and location.

3.1 Matching insurance and land classification data

Developing a matched database of 2.1 million properties

Preliminary land classification data from local councils identified a total of 3.4 million privately-owned properties in NSW in 2023-24. These properties were classified into five sectors – residential, commercial, industrial, farm and public benefit.[22] Residential, commercial and industrial sector properties were sub-classified as vacant land if specified criteria applied.[23] Residential properties owned and occupied by pensioners were also identified.

NSW Treasury matched land values received from Value NSW to each property identified by local councils. Address information was then used to match individual properties with insurance information provided by insurers, underwriters and brokers. Data identifying property owners without insurance was not obtained for this analysis and therefore the number of privately-owned properties without insurance, the type of property, location or land value is not available.[24]

NSW Treasury undertook to assign ESL costs across individual properties, resulting in a database of 2.1 million properties with matched insurance data. This involved working with insurers to allocate ESL costs associated with complex insurance policies covering multiple properties and apportioning them to individual properties. Similarly, an effort was made to accommodate properties with insurance policies from multiple insurers. For these properties, insurance policies were combined to ensure the total amount of ESL costs were reflected for the relevant property.

[22] An additional 136,511 properties were classified by local councils as government-owned land as part of the preliminary land classification. Chapter 4 outlines how government-owned land is assumed under the design framework to be exempt from the replacement levy and has therefore been excluded from the analysis.

[23] Vacant land is defined as land where there are no buildings or structures.

[24] Property owners who do not take out insurance, and therefore pay no ESL, will see their levy burden increase under a replacement levy.

Table 2 provides a breakdown of the property stock across the five property sectors. Of the 3.4 million privately-owned properties in NSW in 2023-24, around 90% were residential properties.

A total of 412,562 properties, or about 13% of the residential stock, were identified as pensioner-owned and occupied. Separately, a total of 87,003 properties were sub-classified as vacant land, including 79,586 vacant residential properties and 7,417 vacant non-residential properties.

Table 2: Property stock, land value and data matching rates per property sector, 2023-24

Property sector	Land value ($ billion)	Number of properties	Proportion of stock	Vacant in sector	Matching rate
Residential	$2,136.2	3,081,885	90%	3%	67%
Non-residential	$559.1	332,143	10%	2%	26%
Commercial	$184.3	140,445	4%	3%	28%
Industrial	$131.8	60,559	2%	4%	25%
Farm	$208.6	109,638	3%	Not applicable	25%
Public benefit	$34.5	21,501	1%	Not applicable	23%

Source: NSW Treasury calculations based 2023-24 data from local council preliminary land classifications, Value NSW and insurers, underwriters and brokers. Matching rate is the percentage of properties where ESL costs could be assigned. Excludes government-owned land.

High matching rate for the residential sector provides a reliable basis for levy design

Of the 3.1 million residential properties identified by local councils, NSW Treasury was able to match detailed insurance information to around 2.1 million properties. This resulted in a data-matching rate of 67% of properties (as reflected in table 2).[25]

Within the residential sector, matching rates differ between houses and units, and between properties located in and outside Greater Sydney.[26] Address information for many unit blocks was incomplete, which reduced the ability to match insurance data to land classifications and land values. This lower matching rate for units partly contributed to a lower matching rate for Greater Sydney, where a larger share of dwellings are units compared to the rest of NSW.

Differences in matching rates between houses and units, between properties located in and outside Greater Sydney, and between properties with different land values (see below) mean that the sample of matched data does not perfectly represent the total stock of insured residential properties. Property cohorts with relatively lower matching rates than other cohorts are, as a result, less represented in the matched sample. Despite this, the sizeable sample of matched data for the residential sector provides the best available database for detailed analysis of the distribution of land values and ESL costs and forms a valuable basis to extrapolate for the broader residential sector.

[25] Information on properties that are not insured or are self-insured is not available. While these properties are not matched, it is not possible to separately identify properties that are not insured or self-insured from properties for which insurance data is available but is not possible to match.

[26] The matching rate for houses was 73%, compared to 52% for units. The matching rate for properties located within Greater Sydney was 65%, while the matching rate for properties located in the rest of NSW was 70%.

Matching rates for the non-residential sectors are lower

The average matching rate for the non-residential sectors was 26%. Non-residential matching rates were impacted by the higher share of complex insurance policies covering multiple commercial and industrial properties and more cases of incomplete information on individual property addresses.

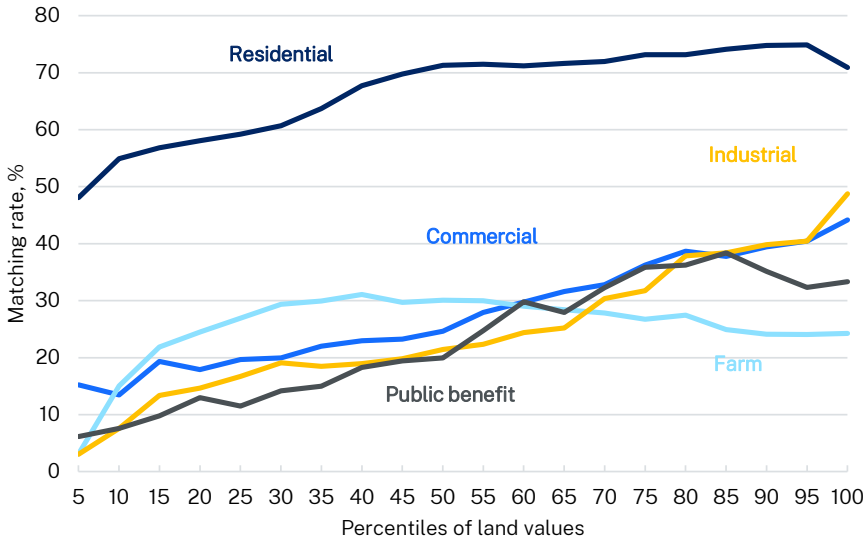
Lower matching rates for the non-residential sector means that less comprehensive information is available for these properties compared to the residential sector. Differences in matching rates between property sectors and between property cohorts within each sector introduces a bias to the modelling results. This bias is difficult to measure and address effectively.

Notwithstanding, the matched database produced by NSW Treasury forms a significant sample of data across all property sectors and cohorts and provides detailed information on the distribution of ESL costs across a number of dimensions such as land values, property location and property type. These samples of matched data provide a valuable foundation for modelling and analysis of different levy designs, as discussed in the following chapters.

Properties with lower land values tend to have lower matching rates

As illustrated in figure 2, matching rates tend to be lower for properties with lower land values. This is slightly more prominent in the commercial, industrial and public benefit sectors.

Figure 2: Matching rate by property sector and land values



Source: NSW Treasury calculations based on 2023-24 data from local council preliminary land classifications, Value NSW and insurers, underwriters and brokers. Matching rate is the percentage of properties where ESL costs could be assigned.

It is not possible to determine the cause of this finding. It could be that properties with lower land values are less valuable to insure or that the owners of these properties are less able to afford insurance, meaning a greater share of lower-valued properties would have no insurance data available. For the residential sector, this finding is also consistent with the difficulties discussed earlier in matching insurance data for units with incomplete or insufficient address information. Because units tend to have lower land values, a lower matching rate among units would also result in lower matching rates for low-land-value residential properties.

Lower matching rates among properties with lower land values can affect the quality of the matched sample and may bias the comparative analysis of different levy model options, particularly for the non-residential sector. The implications of varying matching rates among different cohorts of properties should therefore be considered when assessing levy model options in chapter 5 and the distributional analysis in chapter 6.

3.2 Distribution of land values

Levy design should consider differences in each property sector's land value distribution

Based on 2023-24 data, each property sector is found to have a significantly different distribution of land values, as illustrated in table 3. The average commercial land value was almost double the average residential land value and the average industrial land value was more than three times the residential average. However, the median land values across the three sectors were similar, with the residential sector having a slightly higher median land value.

Table 3: Distribution of land values by property sector, 2023-24

Property sector	Average land value	Median land value	10th percentile land value	90th percentile land value
Residential	$693,158	$489,000	$129,960	$1,410,000
Non-residential	*$1,683,415*	*$570,180*	*$50,200*	*$3,270,000*
Commercial	$1,312,363	$346,000	$36,246	$2,410,000
Industrial	$2,175,768	$486,000	$51,220	$3,310,000
Farm	$1,902,658	$1,000,000	$204,000	$4,010,000
Public benefit	$1,602,427	$363,000	$18,900	$3,260,000

Source: NSW Treasury calculations based on 2023-24 data from local council preliminary land classifications and Value NSW.

This outcome was driven by differences in the distribution of commercial and industrial properties compared to residential properties. On the one hand, there was a large group of commercial and industrial properties with relatively low land values compared to the residential sector. On the other, a significant number of commercial and industrial properties had relatively high land values compared to the residential sector.

A levy structure of tiered fixed charges on land values requires the setting of land value thresholds to determine where a levy tier ends and another commences.[27] Setting different land value thresholds by sector to accommodate the differences in each sector's distribution of land values aligns the replacement levy with the design principle of equitable contributions by property owners. More details on the levy model options, including setting land value thresholds, are provided in chapter 5.

[27] As detailed in chapter 5, a tier is defined by two land value thresholds and one levy amount. For example, a hypothetical tier could apply a levy of $200 to properties between $500,000 and $1,000,000 in land value.

Levy design should also consider cohort impacts, including by property type and location

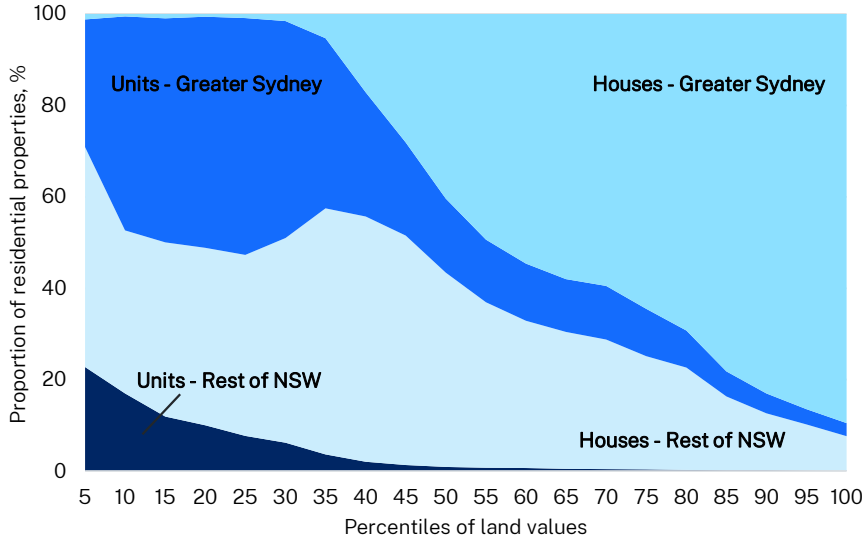
Within the same property sector, specific cohorts of property may have significantly different distributions of land value. As illustrated in figure 3, properties located outside Greater Sydney tend to have lower land values compared to properties in Greater Sydney. Similarly, residential units are more likely to have lower land values than houses in similar locations.

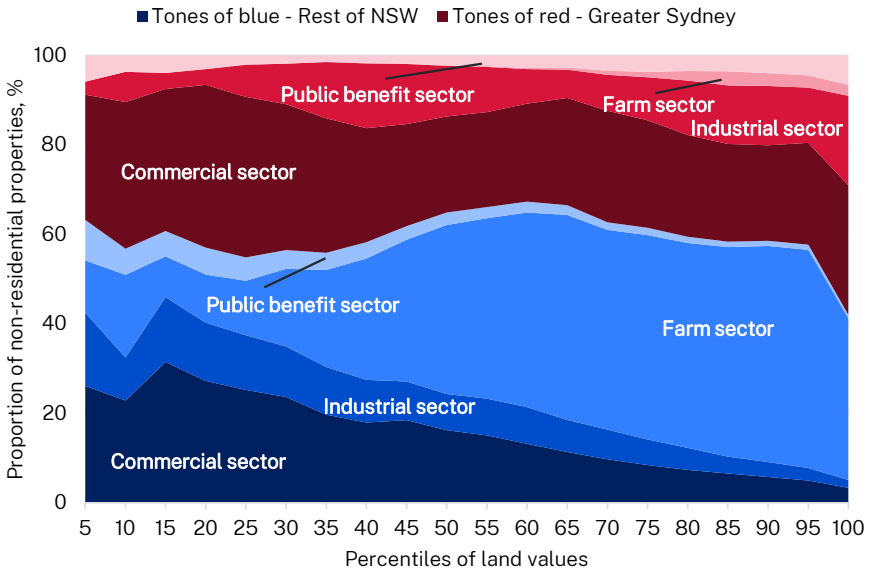
Therefore, a levy model of increasing fixed charges will mean, all else constant, that properties outside Greater Sydney and units are expected to pay a lower levy on average compared to properties in Greater Sydney and houses, respectively.

As illustrated in figure 3, the farm sector, located almost exclusively outside of Greater Sydney, makes up a significant portion of non-residential properties with the highest land values. For the commercial sector, a significant portion of properties both in and outside Greater Sydney have relatively lower land values than other non-residential properties.

These differences in land values across property type, location and property sector should be considered when assessing levy model options and their distributional impacts.

Figure 3: Property stock by land value, location and property type per property sector, 2023-24





Source: NSW Treasury calculations based on 2023-24 data from local council preliminary land classifications and Value NSW. Units are properties that are part of a strata or company title.

3.3 ESL costs per property

Almost half of ESL revenue is charged on residential property insurance

The allocation of the ESL among insurers is based on each insurer's market share of particular types of insurance. Insurers pass this cost on to policyholders by adding it to base premiums. The way the ESL is distributed across insurance segments and policies is determined by individual insurers and is not regulated by the Government.[28]

Table 4 shows the share of ESL revenue insurers attribute by class of insurance. This information is reported annually by all registered insurers to Revenue NSW. In 2023-24, 49.2% of ESL revenue was reportedly charged on residential property insurance. In the same year, 44.4% of ESL revenue was charged on non-residential property insurance and 6.4% on motor vehicle insurance.[29] These figures broadly align with the average shares between 2017-18 and 2024-25. The proportion of ESL revenue from charges across individual non-residential property sectors is not reported by insurers.

[28] The ESL Act requires insurers to pay a contribution in respect of premiums for relevant classes of insurance. Insurers generally recover their contributions by imposing a charge on policyholders' premiums. Insurers are required to disclose any amount of the premium that is attributable to this charge.

[29] The analysis of different levy model options throughout this paper uses 2023-24 data as the base year to align with the matched insurance and property classification data collected from insurers and local councils.

Table 4: Share of ESL revenue by class of insurance

Class of insurance	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Average
Residential	58.3%	49.1%	49.3%	49.5%	46.0%	47.1%	49.2%	50.6%	49.9%
Non-residential	36.5%	44.4%	43.8%	44.4%	47.2%	46.8%	44.4%	43.6%	43.9%
Motor vehicle	5.2%	6.5%	6.9%	6.2%	6.8%	6.1%	6.4%	5.8%	6.2%

Source: NSW Treasury calculations based on aggregated data by insurance class for ESL-attributed charges collected by Revenue NSW. Residential includes insurance of residential property (including home, building, contents and landlord) and personal valuables (classes 2 and 3 under Schedule 1 of the ESL Act). Non-residential includes any insurance of property (not including residential), crops and livestock, machinery or aviation hull (classes 1 and 5-8). Motor vehicle insurance includes motor vehicle and motorcycle insurance (class 4).

ESL costs per property vary across property sectors

Total ESL costs per property include the ESL charged on property insurance as well as the GST and stamp duty charged on top of the ESL. For example, suppose the ESL charged on an insurance policy is $100. GST, at a rate of 10%, would add an additional $10 and stamp duty, at a typical rate of 9%, would add a further $9.90. Total ESL costs on this insurance policy would therefore add up to $119.90.

The average ESL cost per property in the residential sector is significantly lower than across other property sectors. Based on the matched database for 2023-24, as reported in table 5, the average ESL cost per property was $283 for residential properties and around $1,756 on average across non-residential properties.[30]

Table 5: ESL costs per property, including GST and stamp duty charged on top of the ESL, 2023-24

Property sector	Average ESL cost	Median ESL cost	10th percentile ESL cost	90th percentile ESL cost
Residential	$283	$240	$71	$491
Non-residential	$1,756	$470	$55	$2,540
Commercial	$1,500	$432	$30	$2,751
Industrial	$4,410	$792	$87	$5,956
Farm	$772	$450	$152	$1,350
Public benefit	$1,327	$285	$19	$2,601

Source: NSW Treasury calculations based on 2023-24 matched data on insurance, land classification and land values for a sample of NSW properties. ESL costs include the ESL charged on insurance and the associated GST and stamp duty payable on top of the ESL. Estimates in this table exclude ESL costs associated with motor vehicle insurance.

The commercial and industrial property sectors have the highest average ESL costs per property. The average cost per industrial property is nearly 16 times higher than the average cost in the

[30] ESL costs per property are calculated based on matched property-level data on insurance costs and land classification. This data predominantly covers property insurance. An estimate of ESL costs *including* those associated with ESL on motor vehicle insurance is used in chapter 6 to better compare the replacement levy with the current burden imposed by the ESL on households and businesses.

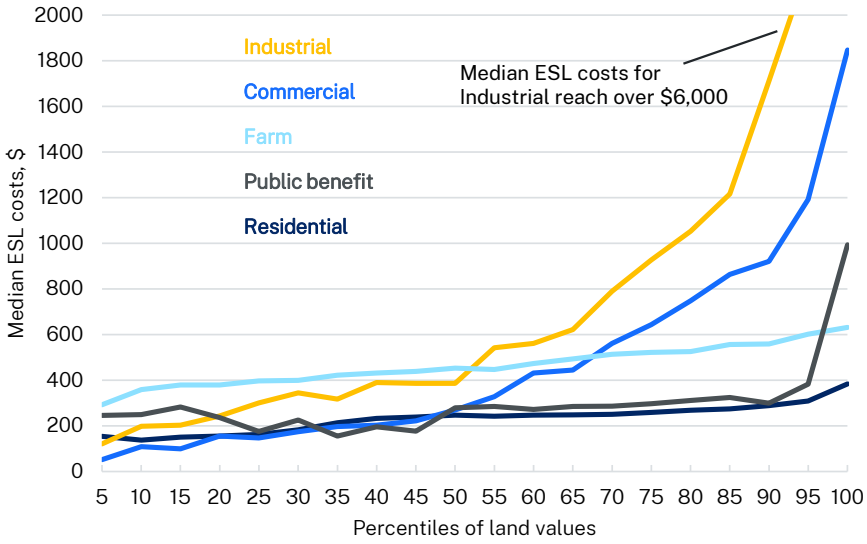
residential sector, and the average cost per property for the commercial sector is around five times higher than the residential average. The relatively higher average ESL cost per industrial property is partly driven by large mining properties, as discussed further in section 5.5.[31] Differences in median ESL costs between sectors are not as pronounced.

Large differences between the average and median costs within each property sector are the result of a large proportion of property owners paying relatively small ESL costs while a smaller proportion of property owners make relatively larger contributions.

ESL costs also vary depending on property land values

Differences in the distribution of ESL costs across property sectors are also evident when comparing levy costs to land values (see figure 4). Generally, owners of properties with higher land values have higher ESL costs. However, as figure 4 shows, levy costs vary more in the commercial and industrial sectors. In these two sectors, median levy costs among properties in the bottom 5% of land values are similar to the residential sector. However, for the top 5% of commercial and industrial land values, median levy costs are around 5 and 17 times higher, respectively, compared to the residential sector.

Figure 4: Median ESL costs per property by land value and property sector, 2023-24



Source: NSW Treasury calculations based on 2023-24 matched data on insurance, land classification and land values for a sample of NSW properties.

ESL costs for farm and public benefit properties show less variation across the distribution of land values within each sector compared to the commercial and industrial sectors. However, across land values, both the median and average costs in the farm and public benefit sectors tend to be higher compared to residential ESL costs.

[31] While excluding mining properties reduces the average ESL cost on the remaining industrial sector from $4,410 to $3,247, it is still higher compared to the average for the commercial sector. This generally reflects differences in the size and other characteristics of industrial properties compared to commercial properties, as well as the generally higher risk — and therefore insurance costs — for industrial properties.

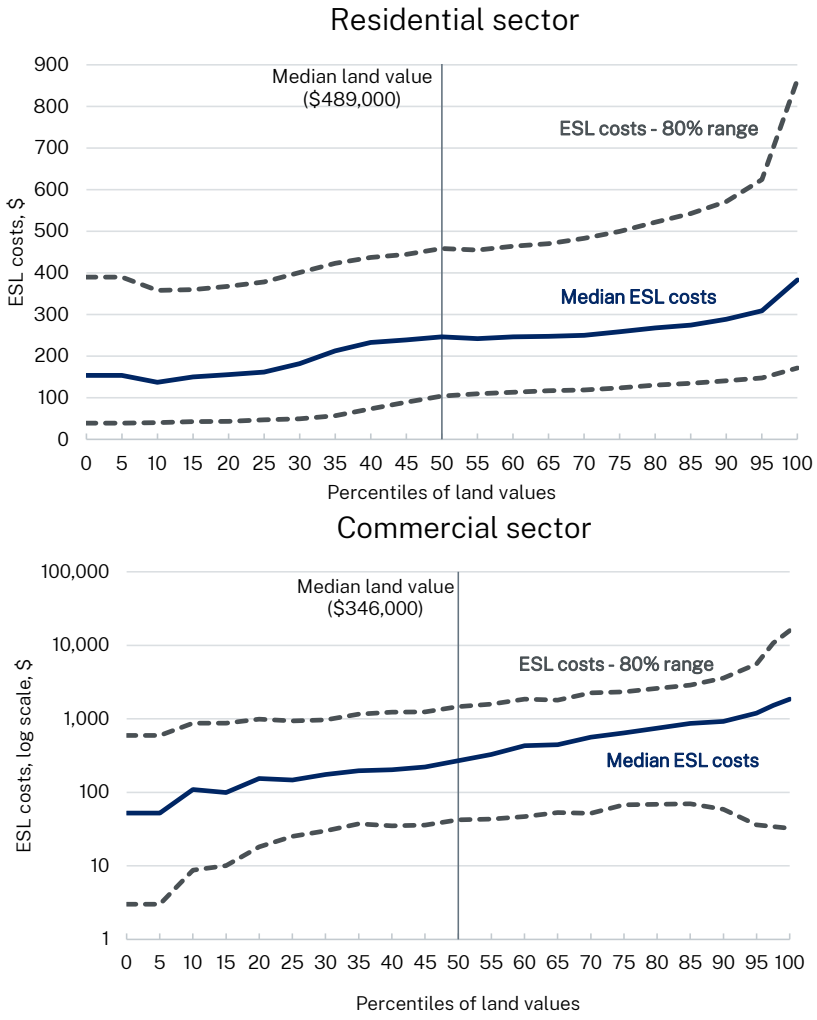
These differences in ESL costs across property sectors and land values provide useful insights that help inform the design of the replacement levy.

Other factors that determine ESL costs per property

There are a broad range of factors contributing to differences in ESL costs for properties with similar land values.

As illustrated in figure 5, in the residential sector, the median ESL cost for properties with land values around $489,000 (the median land value in the residential property sector) was $246. However, around 80% of owners of residential properties with similar land values paid between as little as $104 or as much as $459 in ESL costs.

Figure 5: ESL costs per property by land values, 2023-24



Source: NSW Treasury calculations based on 2023-24 matched data on insurance, land classification and land values for a sample of NSW properties. ESL costs for the commercial sector are shown in log scale to facilitate the presentation – otherwise, large ESL costs at the top of the land values distribution would render deviation at the bottom of the ESL cost distribution hard to see.

In the case of the commercial sector, the variation in ESL costs is far greater for properties with similar land values. For example, while the median ESL cost for commercial properties with land values around $346,000 (the median land value in the commercial property sector) was $270, 80% of commercial property owners with similar land values paid as little as $42 or as much as $1,463 in ESL costs. More strikingly, among the top 5% of commercial properties by land values, the median ESL cost is $1,848 with 80% of properties paying between $32 and $15,887.

This is because the ESL is an insurance-based levy. As a result, ESL costs will vary depending on factors including the replacement value of the building structure and contents, the level of inherent risk the property is subject to (for example, fire and flood), the use of the property, and the level of insurance policyholders choose to take.

The economic dividend of the reform depends on ensuring that the replacement levy does not adversely affect the level of insurance property owners choose to take. A levy under the design framework with increasing fixed charges on land values is expected to unlock significant economic benefits and better align individual contributions to the funding of emergency services agencies with property owners' capacity to pay.

Balancing equity and simplicity

A replacement levy with increasing fixed charges on land values will reduce the variation in contributions for owners of properties with similar land values. This is true for any model based on fixed charges and will mean that some property owners with properties of similar land values, but differing locations or property types, may pay more or pay less under a replacement levy compared to what they do under the ESL. Section 6.3 discusses this in detail.

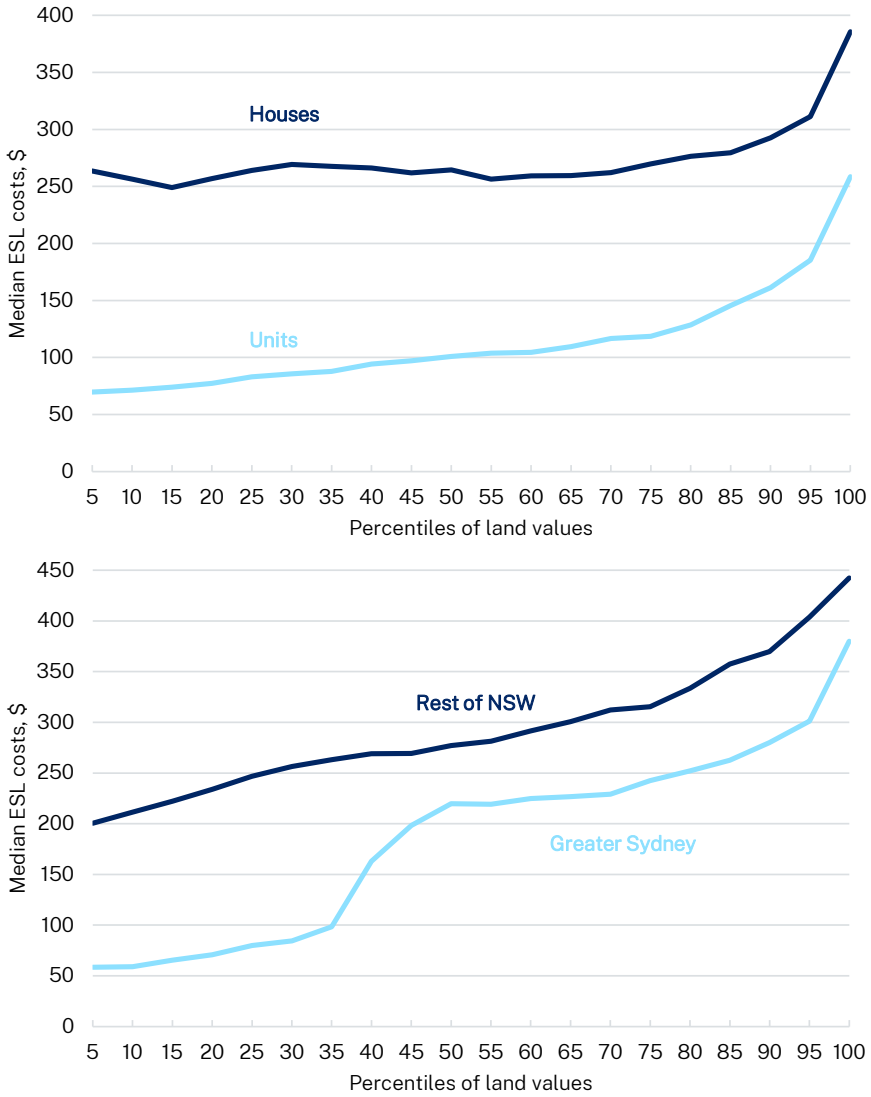
While these changes will impact property owners, they are largely unavoidable under a system that seeks to balance equity and simplicity and delivers a significant efficiency improvement.

The replacement levy options in this paper have been designed to moderate the impact of the transition away from the ESL, while ensuring all property owners who benefit from emergency services make a fair minimum contribution and that contributions align with their capacity to pay.

There are practical options to vary charges for owners of properties with similar land values to either better align their contributions with their capacity to pay or better reflect the benefits received from the operation of the emergency services agencies. For example, this could be achieved by applying discounts or surcharges based on property location or property type. While these options would look to improve equitable outcomes, they may be more complex for levy payers and represent larger changes in levy burdens compared to the current ESL system.

To illustrate this point, figure 6 shows how ESL costs among residential property owners differ between houses and units, and between properties located in and outside Greater Sydney.

Figure 6: ESL costs by land value and property type or location for residential sector, 2023-24



Source: NSW Treasury calculations based on 2023-24 matched data on insurance, land classification and land values for a sample of NSW properties.

The average ESL costs for units in 2023-24 was $116, lower than the average levy costs of $328 for houses. As ESL costs are typically set as a proportion of base premiums, differences in ESL costs likely reflect differences in building standards, premise management and maintenance between apartment blocks and houses, the sharing of apartment block insurance costs across individual unit owners, as well as the likely lower inherent risk associated with units compared with houses.

A levy model with increasing fixed charges based on land values would charge owners of units lower levy amounts on average compared to owners of houses. This is because units tend to have lower land values than houses in similar locations, with the value of land typically representing a lower proportion of the total property value. A more equitable outcome may be achieved through a levy surcharge on units designed to have owners of houses and units in similar locations paying

a more even share of the replacement levy. While potentially more equitable, this would likely increase the changes in levy burdens relative to the current system.

Looking at differences in ESL costs by location, figure 6 also shows that residential properties outside Greater Sydney tend to have higher ESL costs compared to properties with similar land values located in Greater Sydney. This is partly because there are relatively less units located outside Greater Sydney and because several regions outside Greater Sydney are exposed to significantly higher risks of natural disasters, relative to the average risk exposure of property located within Greater Sydney.

A discount for properties located in non-metropolitan areas is provided for emergency service levies in Queensland, Western Australia and South Australia, generally reflecting lower levels of emergency service provision. Such a discount may produce a more equitable outcome.

However, under a levy model with increasing fixed charges based on land values, property owners outside Greater Sydney would already see, on average, higher savings under the reform compared to property owners within Greater Sydney. A regional discount would further increase the average savings for properties owners outside Greater Sydney and, as a result, would require property owners in Greater Sydney to contribute a larger share of the replacement levy. Similarly to a surcharge on units, while potentially more equitable, regional discounts would likely increase the changes in levy burdens relative to the current ESL system.

Different levy model options, including options to apply different levies based on property location and property type, are presented and discussed in detail in chapter 5.

4 Levy design parameters

Levy design parameters are part of the high-level levy design framework and help determine the overall contribution of each property sector to the funding of emergency services. Consistent with the Government's concern about capacity to pay and the impact of adjusting to the new system, levy design parameters include levy concessions and transition arrangements.

Other parameters include the revenue target, property sectors and sectoral contributions. These parameters shape the levy model options presented in chapter 5. All levy model options are calibrated to raise the same revenue from each property sector, but they differ in that they charge different levy amounts across properties within each sector.

4.1 Levy concessions

One of the key objectives of the reform is to protect pensioners and vulnerable members of the community from an unaffordable impost. To reduce the impact of the replacement levy on pensioners, a concession is assumed under the design framework to be provided for property that they own and occupy as their principal place of residence. Other states and territories with a property-based levy funding emergency services also provide concessions for certain groups, such as pensioners (see appendix A).

As the reform progresses, the Government will consider whether other protections are appropriate, such as a hardship scheme, or transitional arrangements to moderate the impact of changes in levy burdens.

A hardship scheme could be included for people who cannot make levy payments after meeting basic living expenses. This type of hardship scheme could include both owners of residential property and owners of non-residential property used in connection with a small business.

In addition, temporary arrangements to assist those with significant increases in levy burden could also be included. A transitional approach of gradually reducing the ESL over time and gradually increasing the replacement levy for all property owners (as discussed in section 4.2) is one option.

Owners of vacant land are also assumed under the design framework to receive a discount, reflecting the fewer benefits vacant land receives from the operation of the emergency services agencies. Under a levy of fixed charges based on land values without a concession, owners of vacant land would pay the same levy as owners of similarly zoned and sized non-vacant property with the same land value. Reflecting this beneficiary element, most other states have a reduced levy or apply an effective lower charge to vacant land compared to non-vacant property (see appendix A).[32]

[32] As indicated in the previous chapter, vacant land is defined as land where there are no buildings or structures.

Pensioner discount

A simple approach would be a fixed discount for all pensioner-owned principal places of residence. A $60 fixed discount broadly aligns with levy concessions provided to pensioners by other Australian states and territories.

Based on 2023-24 data, the total estimated support for pensioner-owned property with a $60 discount would have been $24.8 million. The cost of pensioner discounts is assumed under the design framework to be offset by increasing the non-concessional residential levy amounts.

Alternative approaches could provide the same aggregate support with different distributional outcomes. One alternative approach could be a percentage discount applied to all pensioner-owned principal places of residence. This would provide pensioners with more valuable properties, who are subject to a higher replacement levy, a larger discount in dollar value.

Another approach is to apply a higher percentage discount to pensioner-owned principal places of residence for the lowest two levy amount tiers only. This approach offers a higher discount to pensioner owner-occupied property with the lowest land values. The trade-off is providing no discount to pensioner owner-occupied properties with the highest land values.

Another option is a progressive schedule of fixed discounts. Under this approach, all pensioners would still receive a discount, but greater discounts are provided for lower-value properties than higher-value properties.

For modelling purposes, the levy model options in chapter 5 assume a $60 pensioner discount.

Vacant land discount

A simple approach would be to apply a percentage discount to the levy amount payable on vacant land. A 40% discount broadly aligns with other Australian jurisdictions. In Queensland, lower fixed charges apply to vacant land. In South Australia and Victoria, the rate of the levy is based on capital-improved value meaning vacant land is charged less than a property with the same land value and a building or structure that improves the property's value.

Based on 2023-24 data, the total estimated support for owners of vacant land with a 40% discount to the replacement levy would have been $17.4 million.[33] The cost of vacant land discounts is assumed under the design framework to be offset through higher non-concessional levy amounts within each property sector.

Alternative approaches could provide the same level of support in aggregate to owners of vacant land with different distributional outcomes.

For instance, a higher percentage discount could be applied on vacant land, with an upper cap on the dollar value of the discount. This approach would provide a more generous discount for most vacant land properties, except for those with the highest land values.

[33] This estimate is based on levy model option A in chapter 5, with 87,003 owners of vacant land receiving a 40% discount. Owners of residential vacant land would have received an aggregate discount of $7.5 million, owners of commercial vacant land would have received $2.7 million, and owners of industrial vacant land would have received $7.1 million.

Another approach is a progressive schedule of fixed discounts. This could provide more generous discounts to properties with lower land values.

For modelling purposes, the levy model options in chapter 5 assume a 40% discount for owners of vacant land.

4.2 Transition arrangements

A complex aspect of the reform is the way the transition from the ESL to the replacement levy is reflected in property insurance premiums. As outlined in the 2024 consultation paper, it is important that the reduction in insurance premiums does not happen in a way that encourages policyholders to delay renewals of their insurance and risk being uninsured until the ESL is removed.

Each insurer determines how the ESL is attributed across their policyholders. This means the removal of the ESL requires lead time for the insurance industry so that insurance premiums can adjust with minimal disruption to the insurance market. Insurance premiums, and therefore the attributed ESL, are paid continuously throughout the year in line with the timing of new policies and renewals. In contrast, the replacement levy would apply to all property owners annually at the same time. The reduction in insurance premiums needs to happen in a way that considers the equitable treatment of individual policyholders, particularly those that could face paying the ESL on their insurance policy and then a replacement levy shortly thereafter.

The replacement levy could be introduced overnight on a specific date, or under a phased transition over a specified number of years.

An overnight introduction would have the ESL being replaced in full in the first year of the reform. This approach would deliver the full benefits of the reform as quickly as possible by lowering insurance premiums through the complete removal of the ESL. This approach would result in a substantial insurance price adjustment with greater potential to cause disruption to the insurance market. An overnight introduction would provide limited time for property owners to adjust to the impact of the reform, which could be material for those with larger changes to the levy burden or those who are currently uninsured.

A phased transition over a small number of years would see the ESL collected gradually reduce each year and the replacement levy increase in parallel over the transition period. This approach would smooth the impact of the reform, particularly for those with material changes in levy burden or those who are uninsured. It would also enable the Government to refine the replacement levy during the transition, if necessary, for the new model to operate as intended. However, a phased transition would reduce the immediate benefits of the reform with a longer period for insurance premiums to decline and reflect the full savings from the removal of the ESL. Insurers would continue to incur costs of administering the ESL until the transition is completed.

A protracted transition of more than a few years would further reduce disruption in the insurance market but significantly delay the benefits of the reform, dilute the perceived savings on insurance premiums and extend the compliance burden on insurers over a longer period.

It is noted that the transition arrangements for the reform can be determined independently from other levy design parameters and the choice of levy model options.

The Government will continue to work with the insurance industry throughout the implementation of the reform and IPART, as the Insurance Monitor, will oversee the transition from the ESL to the replacement levy (as outlined in section 2.1).

4.3 Other design parameters

The levy model options in chapter 5 are contingent on assumptions for the revenue target, property sectors and sectoral contributions.

Revenue target

The revenue target is the amount to be raised from the replacement levy to contribute to funding the three emergency services agencies.

One of the design principles is cost recovery. This means the revenue target will be set at a level sufficient to cover the revenue required for the funding sources that are replaced.

Currently, emergency services funding comes from insurance companies via the ESL (73.7%), local councils (11.7%) and the State Government (14.6%).

For modelling purposes, the levy model options in chapter 5 assume a revenue target that replaces the revenue lost from the removal of the ESL. The revenue lost from the removal of the ESL includes the revenue currently raised directly from the ESL, as well as the component of stamp duty on insurance that is charged on top of the ESL. For 2023-24, this amounts to $1,526 million or 81.2% of the funds raised for the emergency service agencies in that year.[34]

If other funding sources are replaced, or levy administration costs are funded, the parameters, modelling and options presented in this paper would differ.

The revenue target will be calculated before the beginning of each financial year based on the estimated funding requirement of the emergency services agencies. The revenue to be raised from each property sector (see sectoral contributions in section 4.3) will then be adjusted to achieve the revenue target. As a result, while the levy model options in chapter 5 would apply to any financial year, specific levy amounts would be adjusted each year to align with the revenue target. Land value thresholds would also be adjusted periodically to reflect changes in land values.

Property sectors

Based on the preliminary land classification carried out by local councils and used for modelling purposes in this paper, land is classified into six property sectors:

- residential land
- commercial land
- industrial land

[34] NSW Treasury calculations based on data from NSW Budget Papers. Shares differ from the headline percentages due to the two-year adjustment in the calculation of the contribution target for the ESL.

- farmland
- public benefit land
- government land.

Separating mining properties from the industrial sector warrants further consideration. Distinguishing land use by sectors allows for a tailored but more complex levy design, with different levy amounts and thresholds applying to each property sector.

A lower replacement levy on residential property compared to other properties

As discussed in chapter 3, the average ESL cost per residential property was significantly lower compared to the other property sectors in 2023-24. The ESL costs increase base premiums for residential property by around 18% compared to about 34% for non-residential property. These markups reflect insurers' discretion in how ESL is attributed to policyholders, including assessment of the capacity of different customer types to absorb different insurance costs, including income tax deductibility of premiums.

This variation in the allocation of ESL by insurers indicates that applying a uniform levy for all property sectors would likely increase the aggregate burden on the residential sector. Given this, separating properties into residential and non-residential sectors and applying a lower levy rate to the former is necessary to moderate the changes in levy burdens.

Different replacement levies between non-residential property sectors

As noted in chapter 3, land values and ESL costs also vary between non-residential property sectors. These differences justify developing different levy amounts for each individual non-residential property sector to moderate sharp changes in levy burdens.

Farms should be levied at a lower rate than commercial and industrial properties. This is partly because land values typically represent a high proportion of the total property value of farms. A uniform levy on all non-residential property would result in a high burden on farms relative to the service benefits they receive. Differentiating farms from other non-residential property also reflects how other jurisdictions treat farms for the purpose of funding emergency services.

Public benefit properties are mainly used for not-for-profit activity. Levying these properties at a lower rate reflects the benefits they provide to the community and their likely lower capacity to pay. It is broadly consistent with the concessional treatment offered under other taxes such as land tax.

Other non-residential properties, used for commercial and industrial purposes, should be subject to different levies to account for the significant difference in current average ESL costs (see chapter 3).

Sectoral contributions

Sectoral contributions determine how the revenue target is distributed between property sectors. There are various methods for setting sectoral contributions based on measures related to either each sector's current revenue contribution or a measure of their capacity to pay.

Maintaining the revenue contribution from the residential property sector

An assumption under the design framework is the levy burden placed on homeowners remains equal to what they currently collectively contribute.

Assuming a revenue target that replaces the ESL plus the associated stamp duty charged on top of the ESL, the residential sectoral contribution will align with the current contribution from insured residential property. Based on 2023-24 data, this would have been 49.3% of the total revenue target, as reported in table 6.[35]

Emergency services funding contributions that households currently make through the ESL on motor vehicle insurance is assumed under the design framework to be recovered through the non-residential property sectors.

Table 6: Sectoral contributions based on 2023-24 data

	Current revenue shares	Modelled sectoral contributions	
		Based on estimated average ESL costs per non-residential property sector	Based on estimated average ESL costs with safeguards for farm and public benefit properties
Property sector			
Residential	**49.3%**	**49.3%**	**49.3%**
Non-residential	**44.5%**	**50.7%**	**50.7%**
Commercial	See note	18.1%	19.1%
Industrial		22.9%	24.2%
Farm		7.3%	5.5%
Public benefit		2.4%	1.9%
Other sources			
Motor vehicles	6.1%	-	-

Source: NSW Treasury calculations based on aggregated data by insurance class for insurance premiums and ESL-attributed charges collected by Revenue NSW; 2023-24 matched data on insurance and land classification for a sample of NSW properties.
Note: Individual revenue shares for non-residential sectors are not known. Insurers do not report ESL collections by property use other than by distinguishing between residential and non-residential property insurance. An estimation of these shares is possible based on the matched sample of unit record property data on ESL costs and land classification. This likely underestimates actual revenue shares, however, as the matched sample does not fully capture total ESL costs for the most complex insurance policies, particularly in the commercial and industrial sectors, as discussed in section 3.1. Based on estimated average ESL costs per sector, and assuming all non-residential properties in NSW are insured, the revenue shares for the commercial, industrial, farm and public benefit sectors in 2023-24 would be 12.6%, 16.0%, 5.1% and 1.7%, respectively. Shares in the third column are higher as these have been scaled up to apportion the 50.7% non-residential sector contribution.

[35] In 2023-24, residential property and non-residential property were charged 49.2% and 44.4% of ESL revenue, respectively. Including insurance duty charged on top of the ESL increases these shares slightly. This is because residential and non-residential property insurance attracts insurance duty at a higher rate compared to other classes of insurance (specifically, residential and non-residential property insurance is subject to duty at 9%, compared to 5% for motor vehicle insurance and generally no duty for crop and livestock insurance).

Determining non-residential contributions

Property classified as government-owned property is assumed under the design framework to be exempt from the replacement levy. In addition, the replacement levy is assumed under the design framework to not collect revenue from motor vehicle owners as this falls outside the revenue base of land values. The funding contributions currently raised from insurance of government-owned property and motor vehicles is assumed under the design framework to be recovered through the levy on non-residential property sectors.

Alternative approaches in determining sectoral contributions for each non-residential property sector includes proportioning contributions based on each sector's capacity to pay, such as relative shares of land values or gross operating surplus, or estimates of their current revenue contributions.[36]

Each of these approaches would generate different outcomes to raise the 50.7% contribution from the total non-residential sector. However, proportioning based on each sector's current revenue contribution would best moderate the impact of the transition from the ESL to the replacement levy. Table 6 shows the contribution for each non-residential sector proportionally based on estimates of current revenue contributions.[37]

This approach would broadly align the relative differences in the average replacement levy between non-residential property sectors with the relative differences in current average ESL costs per sector. For example, the average replacement levy in the commercial sector would be about twice that of the farm sector.[38] This approach would also mean that all non-residential sectors would contribute, proportionally, to recovering the funding contributions currently raised from the ESL on government-owned property and motor vehicles.

In developing the levy model options in chapter 5, the assumed non-residential sectoral contributions were further adjusted to include safeguards for farms and public benefit properties. As illustrated in the last column of table 6, the farm and public benefit sectoral contributions are set such that the average replacement levy payable across properties in each sector is equal to the estimated average ESL cost currently paid by insured properties in the respective sector.

This ensures that the burden on insured properties in the farm and public benefit sectors does not change, on average, compared to the current system. This approach reflects the considerations outlined in section 4.3 for levying farms and public benefit properties at lower rates than commercial and industrial properties. But safeguards to the farm and public benefit sectors also mean that only owners of commercial and industrial properties will contribute towards replacing ESL revenue from government-owned property insurance and motor vehicle insurance.

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[36] Gross operating surplus refers to the income from a firm's production activities, defined as gross value added minus compensation of employees and taxes payable plus subsidies on production and imports.

[37] Current revenue contributions for each individual non-residential sector, as well as the number of uninsured properties in each sector, are not known and had to be estimated. Estimates for the current revenue contribution from each non-residential sector used the estimated average ESL costs per property sector reported in table 5 and assumed a constant non-insurance rate across all non-residential sectors.

[38] Based on table 5, the average ESL cost per property in the commercial sector, at $1,500, is about twice the average ESL cost per property in the farm sector, at $772.

5 Levy model options

This chapter outlines five levy model options based on the design framework discussed in chapter 2. These are:

- **Option A:** Four tiers of fixed charges
- **Option B:** Four tiers of fixed charges with greater escalation
- **Option C:** Six tiers of fixed charges
- **Option D:** Fixed charges with regional discounts
- **Option E:** Fixed charges with surcharges by property type.

These levy model options are instructive examples under the design framework. All levy model options have increasing fixed charges based on ranges of land values and align with the reform objectives and levy design principles.

Table 8 at the end of this chapter sets out the levy amounts and land value thresholds for each property sector for the five levy model options.

Owners of insured residential properties would have saved an average of $65 per year based on 2023-24 data

The average replacement levy is compared with the average ESL cost for each property sector in table 7. For the residential sector the average replacement levy is lower. For owners of property in the commercial and industrial sectors, the average replacement levy is higher compared to the average ESL cost. The levy burden on owners of insured property in the farm and public benefit sectors is the same, on average.

Table 7: Assumed sectoral targets and average levy amounts, 2023-24

Property sector	Sectoral contribution	Sectoral target ($ million)	Property count	Average replacement levy amount	Average ESL cost per insured property
Residential	49.3%	$753	3,081,885	$244	$283
Commercial	19.1%	$291	140,445	$2,073	$1,500
Industrial	24.2%	$369	60,559	$6,095	$4,410
Farm	5.5%	$85	109,638	$772	$772
Public benefit	1.9%	$29	21,501	$1,327	$1,327

Source: NSW Treasury calculations. ESL costs include the ESL charged on insurance and the associated GST and stamp duty payable on top of the ESL. Average ESL cost estimates in this table exclude ESL costs associated with motor vehicle insurance. Data on ESL costs on motor vehicle insurance, per insurance policy, was not collected from insurers. Based on NSW Treasury calculations, discussed in footnote 39, it is estimated that, on average, ESL costs on motor vehicles represent an additional $26 burden per non-vacant residential property and about $98 per non-vacant non-residential property.

Whether any property owner will pay less or more under the replacement levy will depend on:

- how much ESL is paid under the current system, and
- the levy model option that applies.

Based on 2023-24 data, insured residential property owners would have saved $65 per year on average relative to the burden imposed by the ESL and the associated GST and stamp duty. This saving would have been the same under all five levy model options.

Table 7 shows that insured residential property owners in 2023-24 would have paid an average levy of $244 per property, instead of $283 in ESL costs associated with residential property. When combined with average ESL costs on motor vehicles for the residential sector, insured residential property owners would have paid an average of $309 in ESL costs. This $65 saving includes:

A. $26 on average from the exclusion of ESL costs on motor vehicles, which is recovered from the non-residential sector[39]

B. $24 on average from savings on the GST applied on top of the ESL on residential property insurance premiums

C. $16 on average from the replacement levy being spread across all properties, not just insured properties, thereby lowering the average contribution required per insured property.

All levy model options have the same average revenue burden on each property sector

The revenue raised from each property sector is determined by the revenue target and sectoral contributions as discussed in chapter 4. This means that each levy model option is designed to raise the same amount of revenue from each property sector.

Levy model options align differently to the principles of equity and simplicity

All levy model options under the design framework are expected to support a significant efficiency improvement and see cost recovery and sustainability in funding NSW's emergency services agencies.

Compared to the ESL, all levy model options are more equitable, more transparent and simpler to understand and administer. Each option aligns differently to these principles by distributing costs differently, which results in trade-offs between options.

All levy model options are more equitable insofar as all property owners make at least a minimum contribution towards the funding of the state's emergency services agencies, contributions increase as a property owners' capacity to pay increases, and the impact of changes in levy burdens from the current system are moderated. All levy model options are also simpler, as they are based on a small set of fixed charges by land value ranges, so property owners can readily understand how the replacement levy is determined.

The options differ in terms of how the levy burden is distributed across properties within each property sector. While all models charge different levy amounts on each property based on land values, some options also apply discounts or surcharges based on property location or type.

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[39] It is difficult to accurately quantify how much individual households contribute on average in ESL on motor vehicle insurance. Based on aggregate insurance premiums data from the Australian Prudential Regulation Authority, data on motor vehicle type and use from the Australian Bureau of Statistics, and data on NSW motor vehicle registrations, NSW Treasury estimates that around 75% of ESL revenue associated with motor vehicle insurance is collected from motor vehicles used for domestic or private purposes and 25% from motor vehicles for business purposes.

As discussed further in this chapter, this means that some levy payers will pay more and some will pay less compared to the ESL, with the difference relative to the ESL varying across options. For example, an option that sees more people paying less will necessarily mean an increase in costs incurred by those paying more.

The following sections present levy amounts and land value thresholds for each levy model option to achieve the revenue target and sectoral contributions based on 2023-24 data.

5.1 Option A: Four tiers of fixed charges

This option balances the principles of equity and simplicity by moderately increasing levies for each of the four tiers based on land values for each property sector.

As illustrated in chapter 3, given the differences in the level and distribution of ESL costs and land values across different property sectors, it is appropriate to set land value thresholds and levy amounts specifically for each sector.

Setting land value thresholds for each property sector

For the residential sector, the four levy amount tiers based on 2023-24 data are as follows:

- The first tier covers the bottom 30% of properties with land values up to the first threshold of $302,100.
- The second tier covers the next 40% of properties, with land values above $302,100 and up to the second threshold of $728,000.
- The third tier covers the next 20% of properties, with land values above $728,000 and up to the third threshold of $1,410,000.
- The fourth tier covers the top 10% of properties with land values above $1,410,000.

The land value thresholds would need to be recalculated periodically to reflect changes in land values over time and maintain the same share of properties in each tier.

For the commercial, industrial, farmland and public benefit sectors, the tiering system divides each sectoral property stock into four groups representing the first 50%, and successive 20%, 20% and 10% of properties by land values. This tiered approach differs from the residential sector to reflect the specific distribution of land values, and ESL costs, identified for each property sector. Because the distribution of land values differs for each non-residential property sector, the land value thresholds are different for each.

For example, based on 2023-24 data, the first threshold would be $346,000 for the commercial sector and $486,000 for the industrial sector. These first levy tiers would cover the bottom 50% of properties in that sector.

Property owners should make fair contributions in line with their capacity to pay

As discussed in section 2.3, the following general considerations under the equity principle are applied for all levy model options:

- **All property owners make a minimum contribution,** while recognising that owners of properties with the lowest land values are more likely to have a lower capacity to contribute.

  Given this, for the lower tiers, levy amounts will broadly align with median ESL costs. For example, in 2023-24, more than half of owners of properties in the bottom 30% of residential land values contributed more than $180 in ESL costs. Setting the levy amount at $175 for this group would mean a large portion of property owners would have paid less under the replacement levy.
- **Levy amounts increase for properties in higher land-value ranges,** broadly reflecting property owners' capacity to pay and supporting fair contributions.
- **Moderate impacts on levy burdens per property**, ensuring each property sector's contribution is met while moderating changes relative to the ESL, including for owners of the highest-valued properties.

  For example, the amounts for the top two tiers for the commercial sector would have been $2,500 and $12,972 in 2023-24. While higher than the estimated median ESL cost for each group, these amounts would have ensured that the sectoral contribution of the commercial sector (of about $291 million in 2023-24) would have been met.

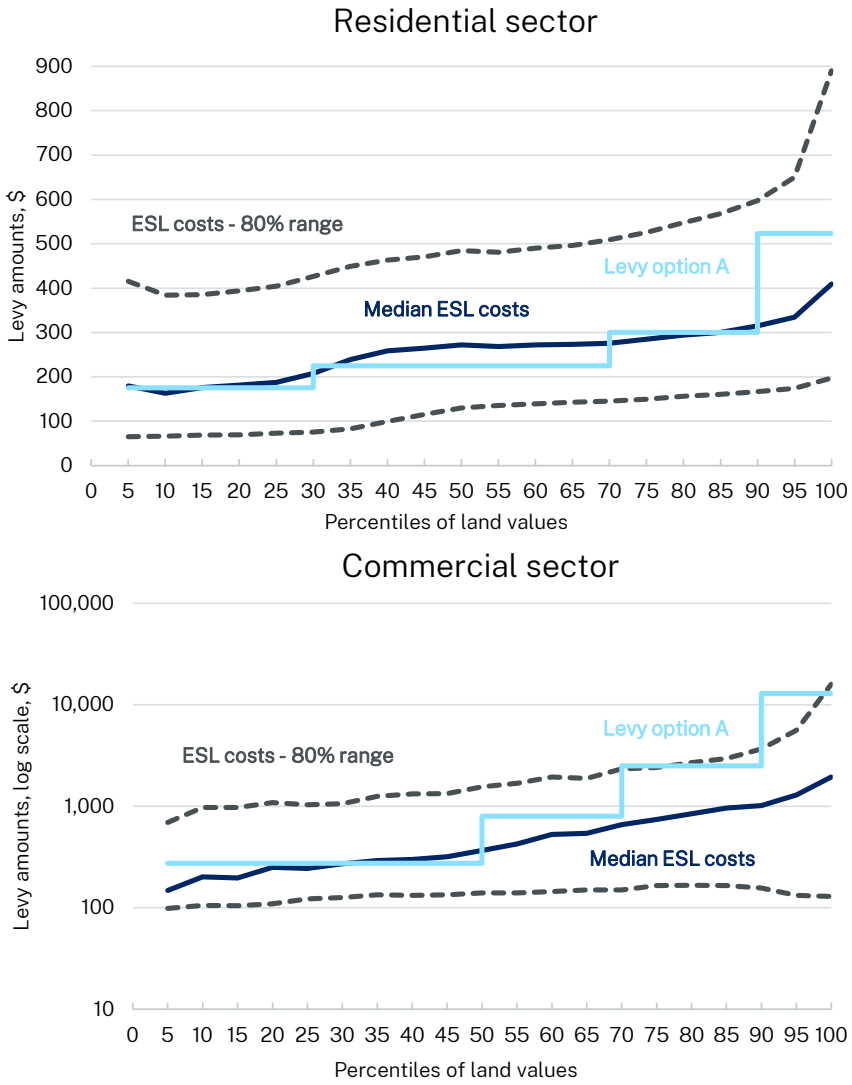
Figure 7 illustrates how this approach has been applied to the residential and commercial sectors.

Across all property sectors, owners of properties with higher land values will be more likely to face an increase in levy burdens relative to the ESL. For example, the median ESL cost for owners of commercial properties with the top 5% of land values was $1,946 in 2023-24, compared to a replacement levy under option A of $12,972.

While changes can be significant for some in this cohort of property owners, any increase in levy burdens would be capped. Under an alternate ad valorem levy, the maximum change in levy burden would be more uncertain and likely higher for some, if not most, property owners with higher land values.

Moderating the changes for owners of properties with higher land values would have to be offset by increasing the levy amounts for properties with lower land values. This could affect property owners with a lower capacity to pay and for whom larger changes in levy burdens may be more difficult to meet. It would also benefit some owners of higher-value properties who currently pay a high ESL.

Figure 7: Option A four-tier levy amounts for the residential and commercial sectors



Source: NSW Treasury calculations based on 2023-24 matched data on ESL costs per property.

Owners of properties with similar land values may pay different levy amounts

Owners of properties on either side of a land value threshold will pay different amounts. For example, and as illustrated in figure 7, an owner of a residential property with a land value of $1,405,000 would have paid $300, whereas an owner of property with a land value of $1,415,000 would have paid $523.

Any tiered system of fixed charges will result in 'jumps' close to the thresholds. In developing the five levy model options, consideration was given to minimising the number and size of jumps between tiers while ensuring that levy amounts broadly reflect differences in capacity to pay and moderate the impact of change from the current system.

5.2 Option B: Four tiers of fixed charges with greater escalation

Option B retains option A's four tiers, except for the public benefit sector. This maintains the simplicity of the model.

This option differs from option A through a wider spread of levy amounts across the four tiers. Option B provides a different balance between the equity considerations of moderating the change in burden for property owners with the lowest capacity to pay and moderating the largest changes in burdens which are concentrated among owners of higher value properties.

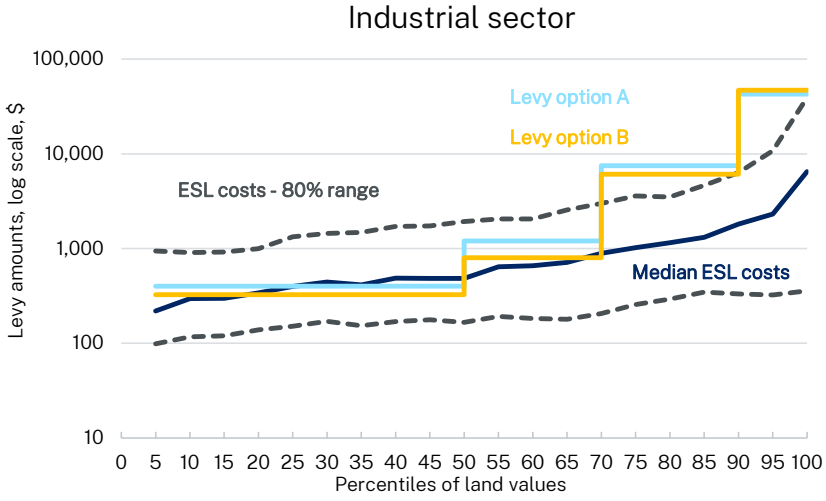
This option lowers the charges on owners of properties with lower land values by levying higher charges on owners of properties with the highest land values. For example, owners of the top 10% of residential properties by land values are charged an additional $50 above option A. This increase funds a $17 reduction in the levy for owners of properties in the bottom 30% of land values.

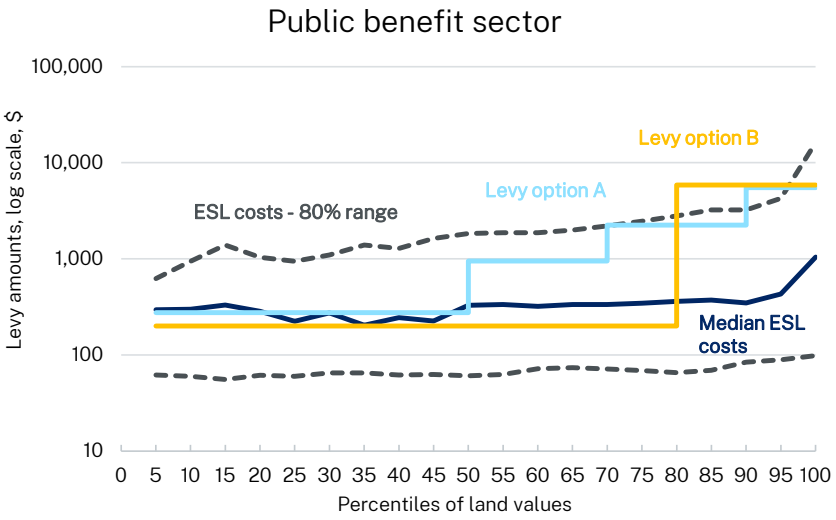
Similarly for the industrial sector, an increase of $4,000 for those with properties in the top 10% of land values compared to option A provides for owners of properties in all other tiers to pay less. Owners of properties with the lowest 50% of land values pay $75 less, owners in the next 20% of land values pay $400 less, and the next 20% pay $1,398 less compared to option A (see figure 8).

The four levy amount tiers in option A are reduced to two for the public benefit sector in option B. The first tier up to $1,580,000 covers 80% of properties, with the other 20% of land values above $1,580,000. This reflects the flatter distribution of ESL costs across most owners of public benefit properties, irrespective of land values. Based on the 2023-24 matched sample, the ESL costs for public benefit properties only increase noticeably among those with the highest land values.

Differentiating the levy model structure for the public benefit sector achieves more equitable outcomes by aligning the replacement levy closer to the median ESL costs for most owners of public benefit properties with lower land values.

Figure 8: Option B setting different levy amounts for the industrial and public benefit sectors





Source: NSW Treasury calculations based on 2023-24 matched data on ESL costs per property.

While owners of properties with the highest land values would already have seen the largest increases in levy burdens relative to ESL costs under option A, this effect is further extended under option B. This is particularly noticeable for the public benefit sector.

One option to alleviate some of the levy burden would be to introduce a higher levy amount only on a smaller portion of owners of properties with the highest land values, as discussed in the next section.

5.3 Option C: Six tiers of fixed charges

This option varies from the first two options with the introduction of two additional levy tiers that reflect the sector-specific distribution of land values. As in option B, only two levy amount tiers apply to the public benefit sector.

Option C provides for a more equitable distribution of levy contribution towards the funding of the state's emergency services agencies, to the extent that land values reflect property owners' capacity to pay. Additional land value thresholds improve equity but add a little complexity to the levy model.

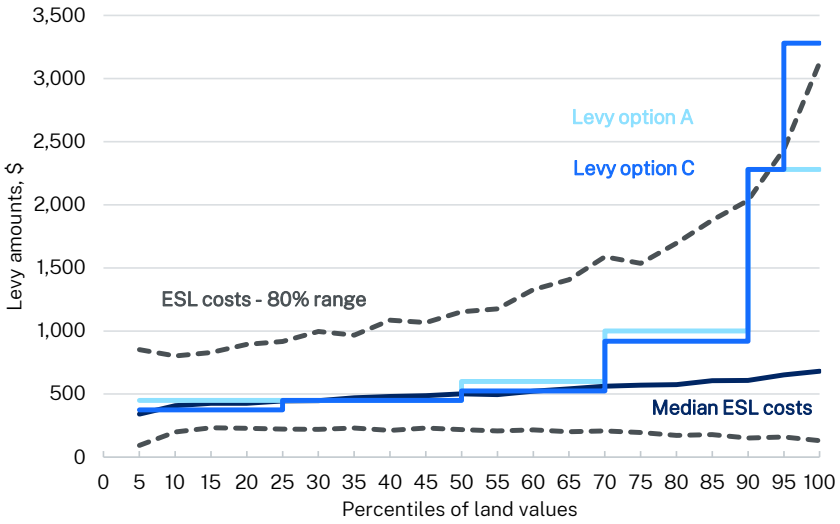
This option lowers the levy amounts for owners of properties with lower land values and increases the levy amount for owners of the highest value properties:

- An additional lower tier for properties with the lowest land values is funded from an additional tier for the top 5% of properties with the highest land values in each property sector.
- The new top tier also funds some reductions in levy amounts for other land value ranges within the same sector to bring them closer to the median ESL costs for each group.

For example, figure 9 compares option C to option A for the farm sector based on 2023-24 data:

- Under option C, a new tier is introduced for the top 5% of properties with land values above $6,060,000. The new levy amount is $1,000 higher compared to option A.
- Option C also introduces a new tier for the bottom 25% of properties with land values up to $486,000. The new levy amount is $75 lower relative to option A.
- The new, higher top tier also funds a reduction of $75 and $82 in the levy amounts for owners of properties with land values in the second and third tiers in option A.

Figure 9: Option C setting six-tier levy amounts for the farm sector



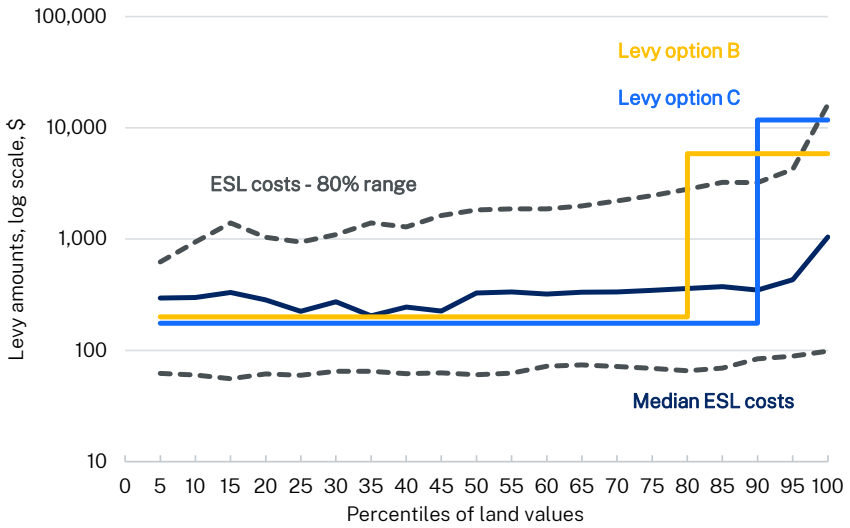
Source: NSW Treasury calculations based on 2023-24 matched data on ESL costs per property.

As discussed further in chapter 6, increases in levy burdens for owners of properties with high land values can be significant. This is particularly evident under models like option C that aim to better align with capacity to pay. Across all property sectors, the primary drivers for this are:

- The reform objective that the revenue raised under a replacement levy matches the funding sources being replaced so that emergency services agencies continue to be funded adequately and sustainably.
- The recognition that owners of properties with the lowest land values are more likely to have a lower capacity to contribute, and so the replacement levy for them will broadly align with current median ESL costs.

The public benefit sector is treated similarly to option B. Option C aims to better align to the median ESL costs for most owners of public benefit properties with lower land values. The land value threshold is increased from $1,580,000 to $3,260,000, lowering the bottom levy amount by $25, and increasing the top levy amount by $5,874 (see figure 10). Relative to options A and B, there is a lower levy for around 90% of public benefit property owners and a higher levy for the top 10% of owners with the highest land values.

Figure 10: Setting two-tier levy amounts for the public benefit sector



Source: NSW Treasury calculations based on 2023-24 matched data on ESL costs per property.

5.4 Option D: Fixed charges with regional discounts

Option D is similar to option A with moderately increasing levies across four tiers for each property sector, but with regional discounts for properties located outside Greater Sydney.[40] These discounts are additional to, and applied before, the concessions for pensioners and vacant land.

Option D introduces regional discounts to reflect models used in Queensland, Western Australia and South Australia (see appendix A). These states provide emergency service levy discounts for properties located in non-metropolitan areas to reflect lower levels of emergency service provision. This is an additional equity consideration.

Given properties outside Greater Sydney have lower land values on average, these property owners would pay less on average under all replacement levy options compared to owners of properties in Greater Sydney. Moreover, and as discussed in chapter 3, as owners of property outside Greater Sydney tend to face higher ESL costs, they will tend to see higher savings than owners of properties with similar land values located in Greater Sydney.

Despite paying lower replacement levy amounts on average, some owners of property located outside Greater Sydney may consider they would still contribute disproportionally to the funding of emergency services relative to the benefit they could receive from their availability. Regional discounts attempt to remedy this and better align average replacement levy burdens to average level of emergency service provision.

The regional discounts are broadly aligned to Queensland's Emergency Management Levy. In Queensland, properties are classified into five district classes based on the availability of fire

[40] As discussed in options B and C, given the unique distribution of land values among public benefit property, a two-tier structure is applied to the public benefit sector.

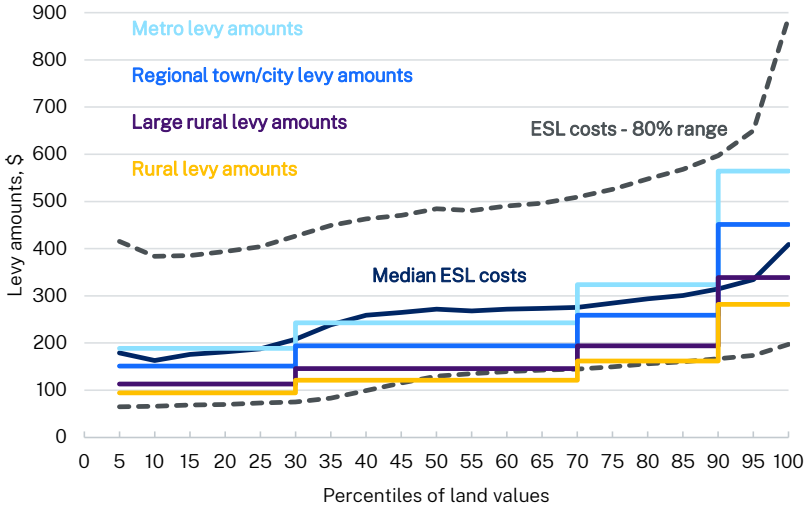
and emergency services. Lower levy amounts are charged for properties in more remote locations with a lower service provision.[41]

In designing option D:

- Properties were allocated into four district classes, broadly in line with the Queensland approach: Greater Sydney, regional town/city, large rural, and rural.[42] This classification was not determined by actual availability of emergency services in NSW as is the case in Queensland.[43]
- In line with Queensland, a discount of 20% applies to properties in a regional town/city, a 40% discount applies to properties in large rural areas and a 50% discount applies to properties in rural areas.

Based on 2023-24 data, figure 11 illustrates option D for the residential sector. Compared to options A and B, higher levy amounts would have applied to property owners in Greater Sydney (about 62% of all residential property), whereas property owners outside Greater Sydney (about 38% of all residential property) would have paid less.

Figure 11: Option D setting levy amounts with regional discounts for the residential sector



Source: NSW Treasury calculations based on 2023-24 matched data on ESL costs per property.

While a system of regional discounts may better align replacement levy amounts to average level of emergency services provision, alignment to the principle of equity would depend on how regions are classified and the level of discounts that apply to each region. Additional data on emergency service availability by region would be required to classify each region accurately and transparently and to determine the appropriate method for setting discounts. A robust and fair classification process

[41] For residential properties and most non-residential properties, the Queensland levy has only four different levy amounts for district classes, with two district classes having the same levy amount.

[42] Regional towns and cities include places such as Wollongong, Coffs Harbour, Lismore, Ballina, Lake Macquarie, Wagga Wagga, Orange and Armidale. Large rural areas include places such as Bellingen, Tenterfield, Yass and Murray River. Rural areas include places such as Bourke, Brewarrina and Weddin.

[43] A classification map for the Emergency Services Levy in Queensland can be accessed in https://experience.arcgis.com/experience/96af23b49c7d4b8da860e78fa336994b/.

would give property owners confidence in the classification boundaries and the merits of regional discounts.

5.5 Option E: Fixed charges with surcharges by property type

This option is designed with a particular focus on the principle of equity by considering property type. Option E retains a four-tier model of increasing fixed charges on land values but introduces surcharges or alternative levy amounts to specifically identified property types to ensure all property owners make a fair contribution to the funding of emergency services agencies.

For the residential sector, the relative contribution between units and houses is rebalanced with a $50 surcharge on units.

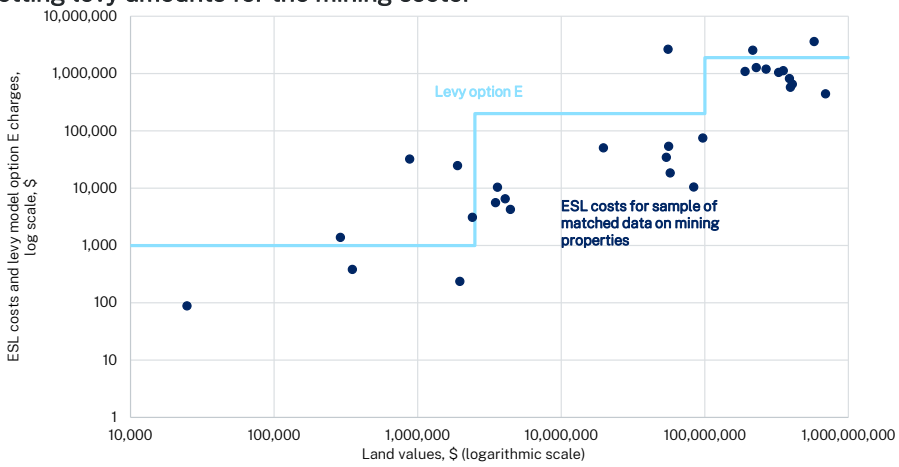
As discussed in chapter 3, owners of units tend to pay a lower ESL than owners of houses in similar locations. Units also tend to have lower land values relative to houses in similar locations because the value of land typically represents a lower proportion of the total property value for many units. With a uniform levy, owners of units would tend to pay a lower replacement levy compared to owners of houses in similar locations.

Rebalancing the relative contributions between units and houses adds some complexity. However, it aims to achieve a more equitable outcome with owners of houses and units in similar locations paying a more even share of the replacement levy. A practical way to identify units in the residential sector is based on information on whether a property is part of a strata or company title.

For the industrial sector, option E separates mining properties from other industrial properties. Local councils identify and charge different rates to mining properties. This could be leveraged as a practical approach to identify mining properties and apply different levy rates to reflect higher and more dispersed land values in the mining sector compared to other industrial properties.

Higher levy rates for the mining sector relative to other industrial properties will better align with the principle of equity and better match existing ESL contributions. As illustrated in figure 12, some mining properties, especially large mines, currently make significant ESL contributions. In addition, and as discussed in the next chapter, separating mining properties from the industrial sector allows for the replacement levy to better align with current ESL contributions for non-mining industrial properties.

Figure 12: Setting levy amounts for the mining sector



Source: NSW Treasury calculations based on 2023-24 matched data on ESL costs per property.

No specific model is presented under option E for the commercial, farm and public benefit sectors. This is because there is no practical way to identify commercial property, farms and public benefit property by type, except by using location or land-use zoning. Identifying these properties by type in a meaningful way to inform the design of alternative levy model options, and implementing those options, would require the development of a new database, with associated costs and lead time.

Table 8: Levy model options, levy amounts based on land values, by property sector, 2023-24

	Residential		Commercial		Industrial		Farm		Public benefit	
Option A	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**
	Up to $302,100	$175	Up to $346,000	$275	Up to $486,000	$400	Up to $1,000,000	$450	Up to $363,000	$275
	$302,100 to $728,000	$225	$346,000 to $800,400	$800	$486,000 to $1,100,000	$1,200	$1,000,000 to $1,760,000	$600	$363,000 to $963,000	$950
	$728,000 to $1,410,000	$300	$800,400 to $2,410,000	$2,500	$1,100,000 to $3,310,000	$7,500	$1,760,000 to $4,010,000	$1,000	$963,000, to $3,260,000	$2,250
	Above $1,410,000	$523	Above $2,410,000	$12,972	Above $3,310,000	$42,857	Above $4,010,000	$2,280	Above $3,260,000	$5,513
Option B	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**
	Up to $302,100	$158	Up to $346,000	$215	Up to $486,000	$325	Up to $1,000,000	$400		
	$302,100 to $728,000	$225	$346,000 to $800,400	$550	$486,000 to $1,100,000	$800	$1,000,000 to $1,760,000	$550	Up to $1,580,000	$200
	$728,000 to $1,410,000	$300	$800,400 to $2,410,000	$1,653	$1,100,000 to $3,310,000	$6,102	$1,760,000 to $4,010,000	$925		
	Above $1,410,000	$573	Above $2,410,000	$15,472	Above $3,310,000	$46,857	Above $4,010,000	$2,780	Above $1,580,000	$5,861
Option C	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**
	Up to $170,100	$141	Up to $117,600	$175	Up to $193,200	$275	Up to $486,000	$375		
	$170,100 to $302,100	$175	$117,576 to $346,000	$275	$193,200 to $486,000	$400	$486,000 to $1,000,000	$450	Up to $3,260,000	$175
	$302,100 to $728,000	$225	$346,000 to $800,400	$450	$486,000 to $1,100,000	$800	$1,000,000 to $1,760,000	$525		
	$728,000 to $1,410,000	$300	$800,400 to $2,410,000	$1,725	$1,100,000 to $3,310,000	$6,073	$1,760,000 to $4,010,000	$918		
	$1,410,000 to $1,941,700	$523	$2,410,000 to $4,390,000	$12,972	$3,310,000 to $6,700,000	$42,857	$4,010,000 to $6,060,000	$2,280		
	Above $1,941,700	$623	Above $4,390,000	$17,972	Above $6,700,000	$50,857	Above $6,060,000	$3,280	Above $3,260,000	$11,735
Option D	For option D, levy amounts displayed are for non-concessional property located in Greater Sydney. Regional discounts apply: 20% discount for properties located in a regional town/city, a 40% discount for properties in large rural areas and a 50% discount for properties in rural areas.									
	Land value	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**
	Up to $302,100	$189	Up to $346,000	$289	Up to $486,000	$417	Up to $1,000,000	$669	Up to $363,000	
	$302,100 to $728,000	$243	$346,000 to $800,400	$841	$486,000 to $1,100,000	$1,251	$1,000,000 to $1,760,000	$892	$363,000 to $963,000	$212
	$728,000 to $1,410,000	$324	$800,400 to $2,410,000	$2,628	$1,100,000 to $3,310,000	$7,816	$1,760,000 to $4,010,000	$1,487	$963,000, to $3,260,000	
	Above $1,410,000	$564	Above $2,410,000	$13,637	Above $3,310,000	$44,663	Above $4,010,000	$3,390	Above $3,260,000	$6,220
Option E	**Residential - houses**		**Residential - units**		**Industrial (excluding mining)**		**Mining**		No model based on property type is proposed for the commercial, farm and public benefit sectors. For these, there are no practical ways to identify properties by type without the need to develop a new database, with associated costs and lead times.	
	Land value	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**	**Land value**	**Levy**		
	Up to $302,100	$161	Up to $302,100	$211	Up to $485,400	$300	Up to $2,500,000	$1,000		
	$302,100 to $728,000	$211	$302,100 to $728,000	$261	$485,400 to $1,100,000	$800	$2,500,000 to $100,000,000	$200,000		
	$728,000 to $1,410,000	$286	$728,000 to $1,410,000	$336	$1,100,000 to $3,290,000	$4,500	Above $100,000,000	$1,901,400		
	Above $1,410,000	$509	Above $1,410,000	$559	Above $3,290,000	$42,254				

6 Impacts of reform on property owners

The levy model options in this paper aim to achieve equitable outcomes, support efficiency, be transparent and relatively simple to understand, ensure cost recovery, and provide a reliable and sustainable funding source for NSW's emergency services agencies. Any replacement levy that improves equity and simplicity compared to the ESL would be expected to have different impacts across levy payers. Changes in levy burdens are an important consideration, particularly for the approach to transitioning to the replacement levy.[44]

This chapter compares the five levy model options presented in chapter 5, including the impacts on property owners, sectors and cohorts of properties across models and alignment with the principles equity and simplicity. The analysis focuses on property owners who currently pay the ESL. The impacts on owners of property who don't pay the ESL because they don't have insurance have not been included.[45]

Around 55% of insured properties would have incurred a lower levy

Modelling based on 2023-24 data indicates that around 55% of insured properties in NSW would have incurred a lower replacement levy relative to the ESL costs under all levy model options (see table 9).

Table 9: Share of insured properties estimated to pay less under a replacement levy

Option A	54.4%
Option B	55.7%
Option C	55.7%
Option D	54.2%
Option E	55.9%

Source: NSW Treasury estimates based on a sample of insured properties, 2023-24 data, and assuming a 5% non-insurance rate across all property sectors (noting non-insurance rates are highly uncertain, particularly for non-residential properties). Option E for commercial, farmland and public benefit sectors is modelled to be identical to option A.

While the proportion of insured property owners who would have paid less varies only slightly between options, the impact of different models on specific sectors and cohorts of property owners is more significant. Different models may therefore be preferred for different property sectors based on their suitability for the sector and alignment with the reform objectives and design principles.

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[44] Modelling throughout this paper was conducted at the property level, not by property owner. For simplicity, the text at times refers to the share or number of property owners that are estimated to pay more or pay less under the replacement levy compared to under the current system. A more accurate description of the modelling would be the share or number of properties estimated to incur higher or lower levy amounts under a replacement levy. This subtle distinction is important, as some property owners own multiple properties and may find that they will pay less on one property and more on another.

[45] Property owners who do not take out insurance will see their levy burden increase under a replacement levy. Data identifying property owners without insurance was not obtained for this analysis and therefore the number of privately-owned properties without insurance, the type of property, location or land value is not available.

6.1 Levy model options impact property sectors differently

More residential, farm and public benefit property owners are likely to pay less

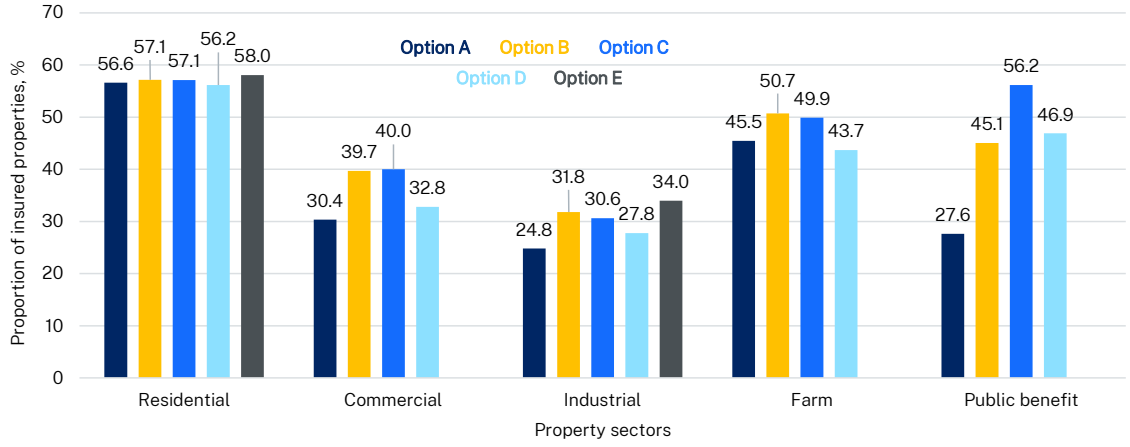
Figure 13 shows the share of insured property owners estimated to have paid less under a replacement levy compared to under the ESL, for each property sector and across each of the five levy model options.

Around 57% of owners of insured residential properties are estimated to have paid less under a replacement levy, which is a higher share than for the other property sectors. As discussed in chapter 4, the forgone ESL costs currently collected on government property and motor vehicle insurance is not recovered from residential property. This allows the replacement levy amounts for the residential sector to be set lower than what they would otherwise need to be.

The farm and public benefit sectors are also estimated to have had larger shares of property owners paying less under a replacement levy compared to the commercial and industrial sectors. This is a result of the sectoral contributions approach assumed in chapter 4, which ensures that the farm and public benefit sectors experience a similar average burden under the replacement levy as they do under the ESL.

The commercial and industrial sectors are estimated to have had the lowest shares of property owners paying less under a replacement levy. This arises because the forgone ESL on government property and motor vehicle insurance is recovered from these sectors.

Figure 13: Share of insured properties estimated to pay less under a replacement levy



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

There is a trade-off between the share of property owners expected to pay less and the burden on those paying more

Generally, setting the replacement levy to better align with land values will more closely reflect property owners' capacity to pay. However, increasing the share of property owners that would pay less under a replacement levy relative to the ESL must come at the expense of increasing the levy burden on property owners that pay more, given that the revenue target is unchanged. Potential changes in levy burdens between the ESL and the replacement levy are an important consideration,

particularly when assessing how levy model options align with the principles of equity and simplicity.

A more detailed discussion of the distributional effects within sectors is provided in section 6.3.

Different levy model options may be preferred for different property sectors

Property sectors are impacted differently depending on any given levy model. For example, for the residential and industrial sectors, the greatest share of property owners paying less is under levy model option E, and under levy model option C for the commercial and public benefit sectors.

The revenue target can be achieved by any combination of levy models across sectors. So, in practice, the replacement levy could be constructed by selecting the levy model for each sector that maximises the share of property owners estimated to pay less under the reform compared to the ESL and best aligns with the reform objectives and design principles. As discussed above, while all levy models are designed in line with the design framework, each model presents a different trade-off between the principles of equity and simplicity.

6.2 Owners of properties with lower land values are more likely to pay less

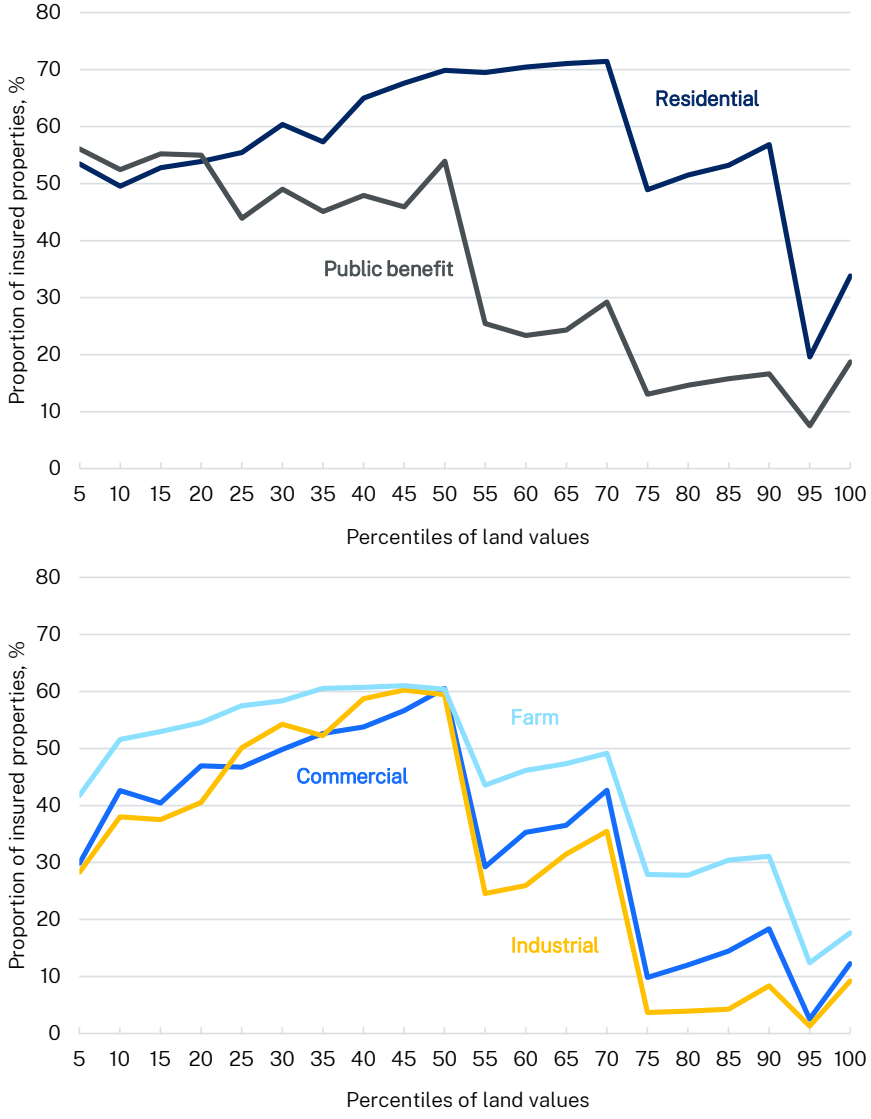
A replacement levy aligned with capacity to pay places a lower burden on owners of properties with lower land values

Across all property sectors, owners of properties with lower land values would be more likely to pay less under the replacement levy than they do under the ESL compared to owners of higher value properties. This is illustrated in figure 14 for option A.

This finding is consistent across levy model options, as shown for the residential sector in figure 15. On average, around 62% of owners of insured residential properties in the bottom 75% of land values are estimated to have paid less under a replacement levy, compared to only 42% of owners of insured residential properties in the top 25% of land values.

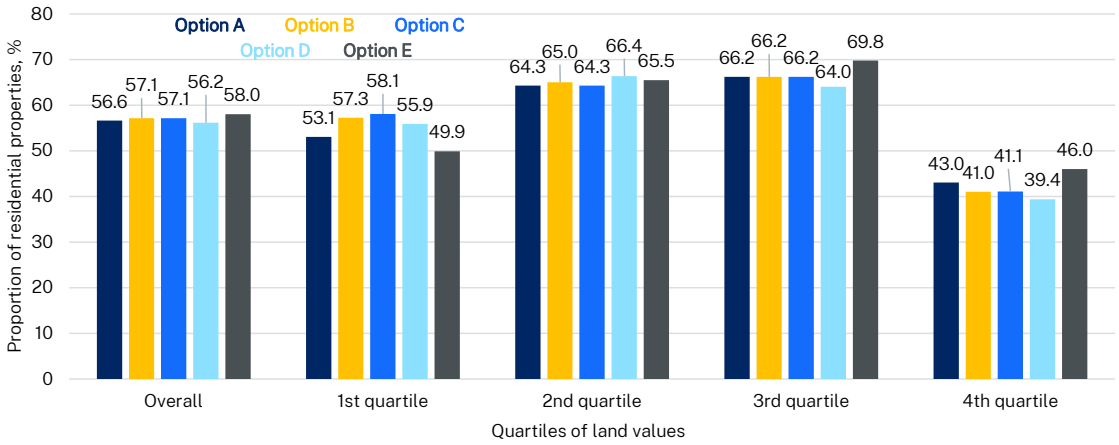
Across each property sector, levy model options with greater escalation in fixed charges (options B and C relative to option A) have a higher share of owners of insured properties in the bottom 75% of land values estimated to have paid less under a replacement levy compared to owners of insured properties in the top 25% of land values.

Figure 14: Option A, share of insured properties paying less under a replacement levy, by land values



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

Figure 15: Share of insured residential properties paying less under a replacement levy, by quartiles



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

These results reflect the design principles of the reform, which seek to balance simplicity with the equity considerations of ensuring that all property owners make a minimum contribution to the funding of the state's emergency services agencies, that contributions align with capacity to pay, and that the impact of changes in levy burdens is moderated.

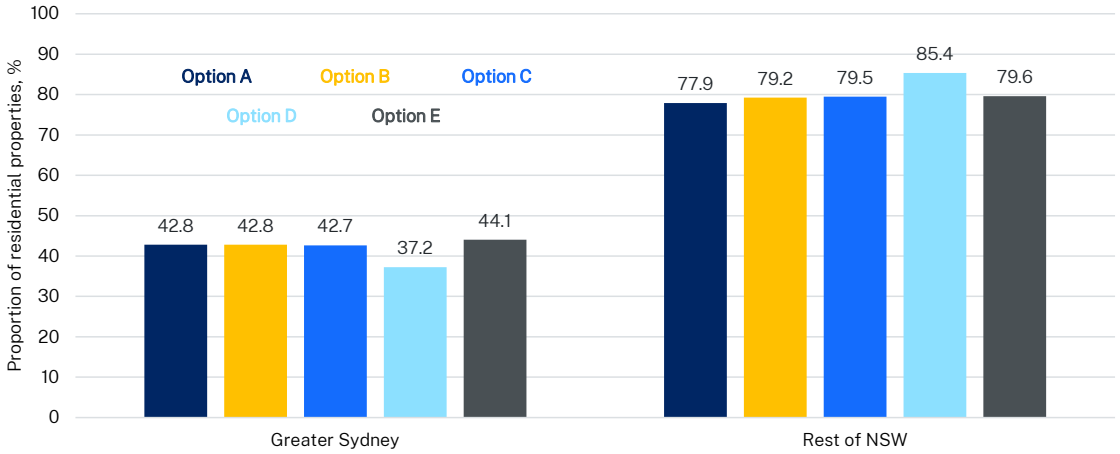
Property owners outside Greater Sydney would be more likely to pay less under a replacement levy

Across all property sectors, owners of insured properties outside Greater Sydney would be more likely to pay less than under the ESL compared to owners of insured properties in Greater Sydney. This is driven by two factors:

- Properties outside Greater Sydney tend to have higher insurance premiums relative to properties with similar land values located in Greater Sydney. As such, these property owners stand to gain more from removing the ESL.
- Land values are generally lower outside Greater Sydney. As a result, owners of properties outside Greater Sydney would tend to pay a lower replacement levy compared to owners of properties located in Greater Sydney.

For the residential sector, owners of insured properties located outside Greater Sydney are found to have been nearly twice as likely to pay less under a replacement levy than under the ESL compared to owners of insured properties in Greater Sydney (see figure 16). This finding also holds true across the other property sectors, though the specific shares paying less vary across sectors.

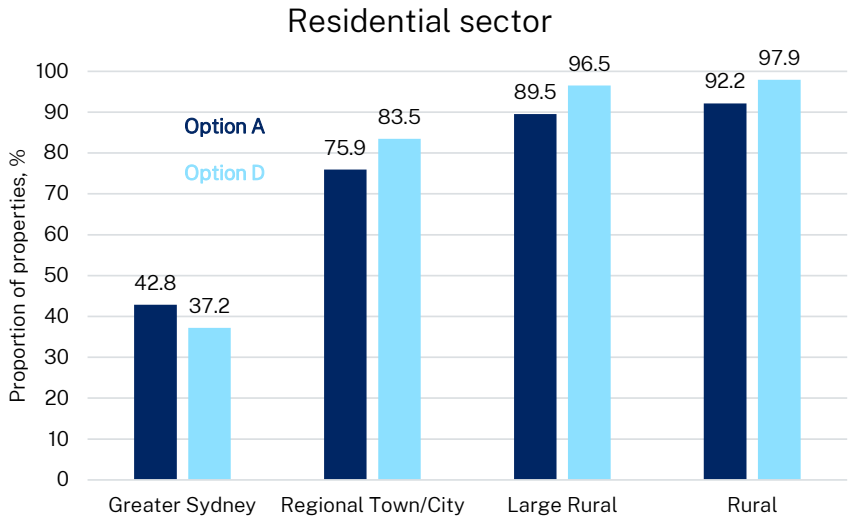
Figure 16: Share of insured residential properties paying less under a replacement levy, by location

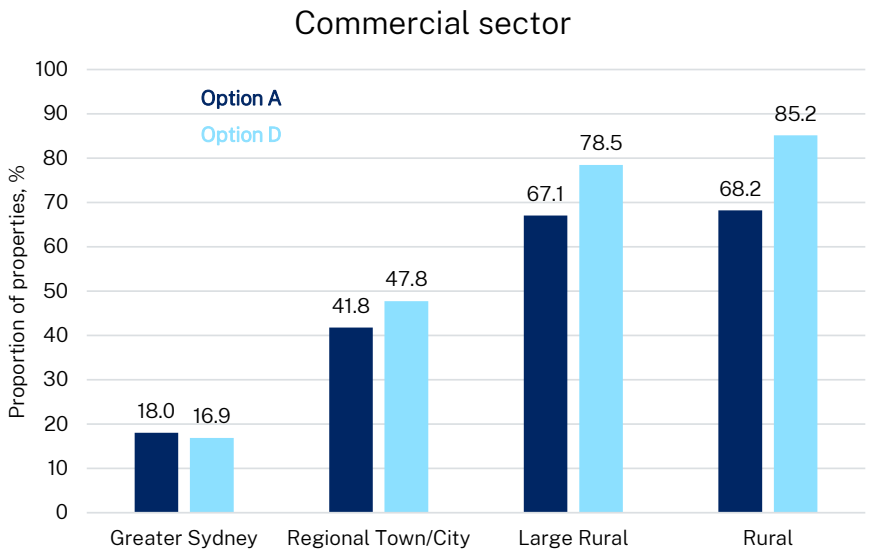


Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

This is further emphasised under option D. As illustrated in figure 17, both options A and D show that regional and rural insured property owners would have been more likely to pay less under the replacement levy than under the ESL, compared to owners of insured properties in Greater Sydney. With regional discounts, option D would have reduced the levy burden on owners of regional and rural properties compared to option A at the expense of increasing it for owners of properties in Greater Sydney.

Figure 17: Share of insured residential and commercial properties paying less under a replacement levy, by region





Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

Owners of houses would be more likely to pay less under a replacement levy

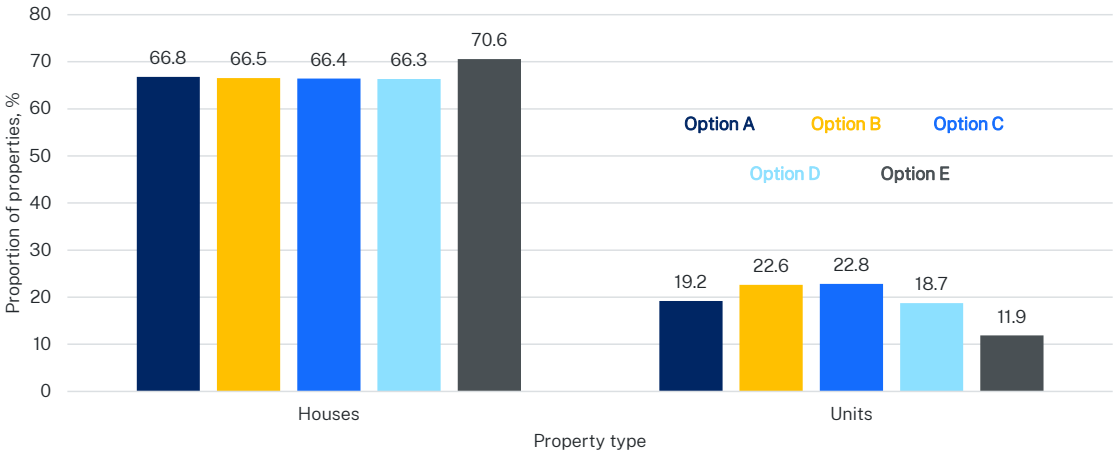
Owners of insured houses would be more likely to pay less under a replacement levy than they do under the ESL, compared to owners of units. This is because units tend to have lower insurance premiums relative to houses with similar land values. As such, unit owners stand to gain less from removing the ESL. As illustrated in figure 18, on average across the levy model options, around 67% of owners of insured houses are estimated to have paid less under a replacement levy, compared to an average of 19% of owners of units.

Units have relatively lower land values compared to houses. As such, around 64% of unit owners would have paid the lowest levy amounts under each levy model option.[46] This means the majority of unit owners would have paid less than owners of houses in the same locations under the replacement levy. As discussed in section 5.5, a more equitable outcome could involve owners of units and houses in similar locations paying a more even share of the replacement levy.

Option E attempts to achieve this through a $50 surcharge on units. This would have resulted in fewer unit owners paying less than they would have under the ESL relative to any of the other levy model options (see figure 18). This would also have enabled more owners of insured houses to pay less compared to the other levy model options (71% compared to around 67%).

[46] To be precise, 64% of units have a land value up to $302,100, which is the first land value threshold under options A, B, D and E, and the second land value threshold under option C. Moreover, around 93% of units have a land value up to $728,000, which is the second land value threshold under options A, B, D and E, and the third under option C. See table 8.

Figure 18: Residential sector, share of insured houses and units paying less under a replacement levy



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

6.3 A simpler and more equitable levy system will result in changes in levy burdens

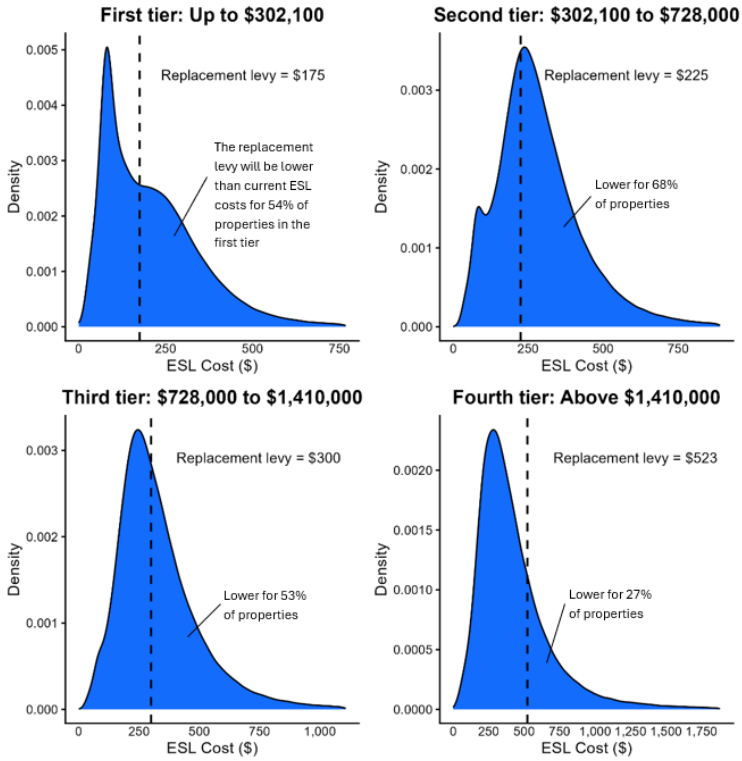
As discussed in chapter 3, any replacement levy model with increasing fixed charges based on land values will result in most owners of properties with similar land values paying the same levy. This means that some owners with properties of similar land values but with different characteristics, including differing locations, property types, exposure to risk or levels of insurance, may pay more or pay less under a replacement levy than they do under the current ESL.

Savings can be significant under a replacement levy while increases in burdens are capped

All levy model options canvassed in this paper constitute a simpler and more transparent approach to setting levy contributions for property owners than the current ESL system. A key benefit of models of fixed charges is that levy burdens are capped. Effectively, this means that increases in levy burdens relative to the current ESL are limited to the relevant levy amount that applies to each property. Conversely, reductions in levy burdens compared to the current ESL system can be significant.

This is illustrated in figure 19 for the residential sector under option A. The figure splits residential properties into the four tiers defined under option A. For each tier, it shows the spread of ESL costs for insured residential properties compared to the replacement levy amount payable under option A.

Figure 19: Residential sector, distribution of ESL costs for option A's four tiers



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data. The largest 1% of ESL costs within each tier have been trimmed from the distribution for presentation purposes. However, percentages of properties estimated to be paying less under the replacement levy reflects the entire sample of insured properties.

The figure shows that for all levy tiers, the potential reductions in levy burdens are larger than the potential increases. For example, for owners of residential property with land values under $302,100, the maximum increase in levy burden would have been, effectively, up to the applicable levy amount of $175.[47] In contrast, reductions in levy burdens could have been significantly higher. For example, within the same tier, a property owner who paid $500 in ESL, would have saved $325 under option A.[48]

Figure 20 provides further insights. It groups insured properties in the residential and commercial sectors by the amount property owners would have paid above or below what they paid under the ESL. The majority of residential property owners would have experienced a reduction or an increase in their levy burdens of less than $100. However, some property owners would have experienced relatively more significant changes in levy burdens. Of those, more would have seen savings than increases in levy burdens.

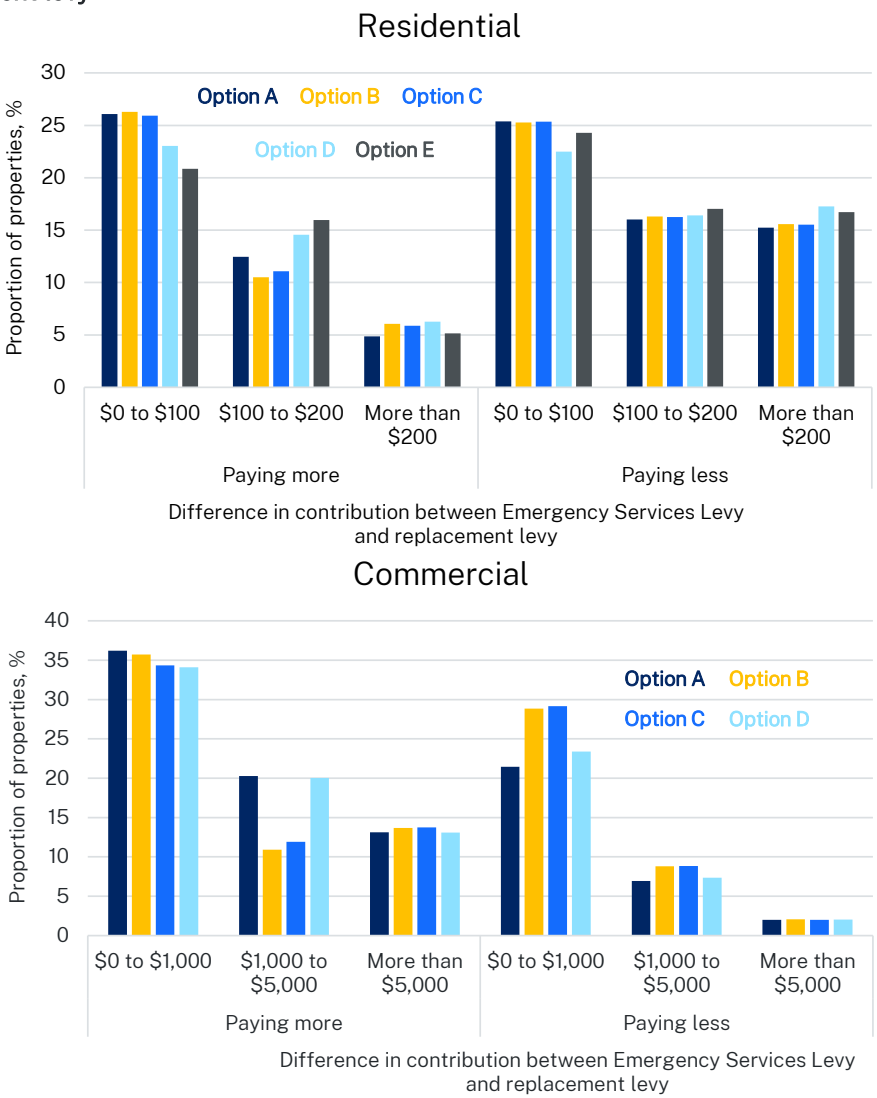
[47] Property owners likely to see an increase in levy burden are located, in figure 19, within the blue area to the left of the vertical replacement levy amount dashed line. The closest they are to the dashed line, the lower the increase in levy burden they are likely to experience compared to the ESL. Owners of uninsured property, who pay no ESL, would see the largest increase in levy burden within the relevant tier and have not been included in the figure.

[48] In figure 19, property owners likely to see a reduction in levy burden are located within the blue area to the right of the vertical replacement levy amount dashed line.

Changes in levy burdens would have been more significant in the commercial sector. The majority of commercial property owners would have experienced a positive or negative change in levy burdens of less than $1,000.

Changes in levy burdens in the commercial (and industrial) sector will tend to be larger than in other sectors. This is because current ESL costs tend to be significantly higher than in the residential sector, which results in higher replacement levy amounts as discussed in chapters 3 and 5. Furthermore, the commercial (and industrial) property contributions are also set to replace the forgone revenue under the ESL from government property and motor vehicle insurance. This means that replacement levy amounts will necessarily increase on average relative to the ESL.

Figure 20: Residential and commercial sector, share of insured properties by net impact of replacement levy



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

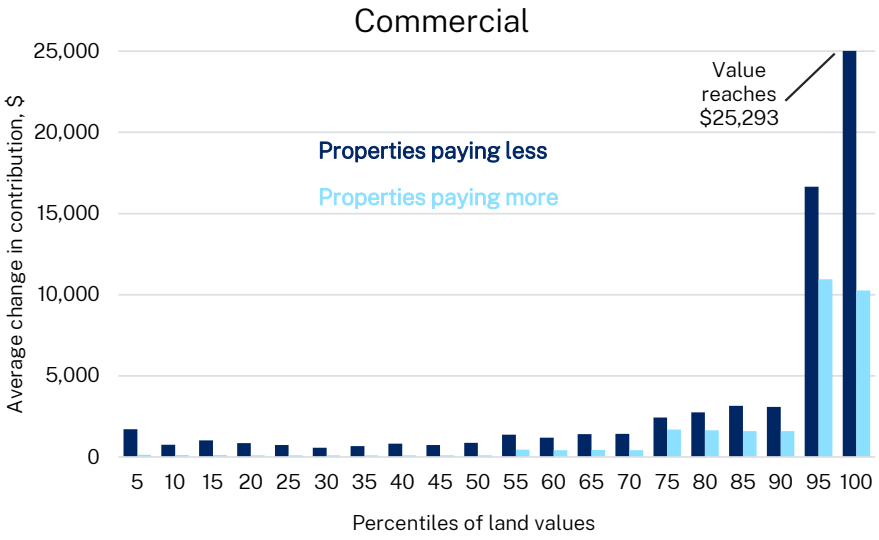
Changes in levy burdens are likely to be smaller for owners of properties with lower land values

More accentuated changes in levy burdens will tend to be associated with properties with higher land values. For properties with lower land values, changes in levy burdens, be it increases or reductions, will tend to be relatively more moderate. This is illustrated in figure 21 for the residential and commercial sectors, under option A.

As discussed in section 2.3, levy amounts are designed to minimise the impact of the replacement levy on owners of properties with lower land values, reflecting their capacity to pay, while ensuring all property owners make a minimum contribution. For example, under option A for the residential sector, the replacement levy amounts for the lower three tiers are set close to the median ESL costs for properties in those tiers. This ensures a large share of owners of insured properties within these tiers see a relatively small change in levy burden.

At the other end of the distribution, owners of properties with higher land values are more likely to see more significant changes in levy burdens. For these properties, levy amounts ensure that sufficient revenue is raised while, at the same time, moderating the impact of the replacement levy. For example, under option A for the residential sector, the replacement levy for the top tier is set at a relatively high value compared to the median ESL costs paid by property owners within that tier. This results in larger changes in levy burdens compared to owners of properties with lower land values.

Figure 21: Residential and commercial sector, average change in levy burden under option A, for insured property



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data.

Greater escalation in fixed charges will result in larger changes in levy burdens for some property owners

The analysis above provides insights into the possible consequences from adjusting the replacement levy amounts across property owners.

For example, a reduction in the top tier levy amount would increase the share of property owners in that tier that would pay less compared to the current ESL. But, to raise the same revenue, it would need to be offset by an increase in the levy amount paid by other property owners, which in turn would reduce the share of property owners in that tier paying less than the current ESL burden.

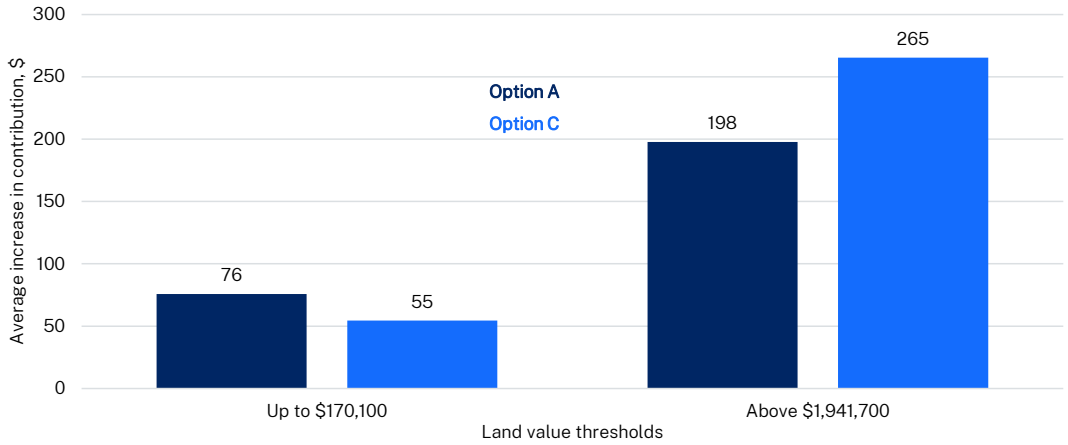
Conversely, a reduction in levy amounts for lower-land-value properties must necessarily have a corresponding increase in charges on owners of higher-land-value properties.

For example, option C proposes a levy amount that is $34 lower relative to option A for residential properties with land values below $170,100 (see table 8). This lower levy amount increases the share of residential properties with land values below $170,100 estimated to have paid less than the ESL from 52% to 61%.

However, this reduction in the levy amount for properties with low land values results in an additional burden on properties in the top levy tier. Under option C, owners of insured properties with land values above $1,941,700 would have paid a levy amount that is $100 higher compared to option A.[49] For insured residential properties estimated to have paid more under option C relative to A, figure 22 shows the average increase in levy burdens compared to the ESL.

[49] Option C places a $100 surcharge on properties in the top levy tier relative to option A. Some property owners who were paying less relative to the ESL under option A, may therefore pay up to $100 more under option C relative to the ESL. Hence the average increase in contributions for property owners estimated to pay more under a replacement levy is less than $100.

Figure 22: Average increase in contributions for insured residential properties paying more under a replacement levy



Source: NSW Treasury estimates based on a sample of insured properties, 2023-24 data. Land values correspond to the thresholds for the residential sector for option C (see table 8). Levy amounts for options A and C are identical for land values between $170,100 and $1,941,700.

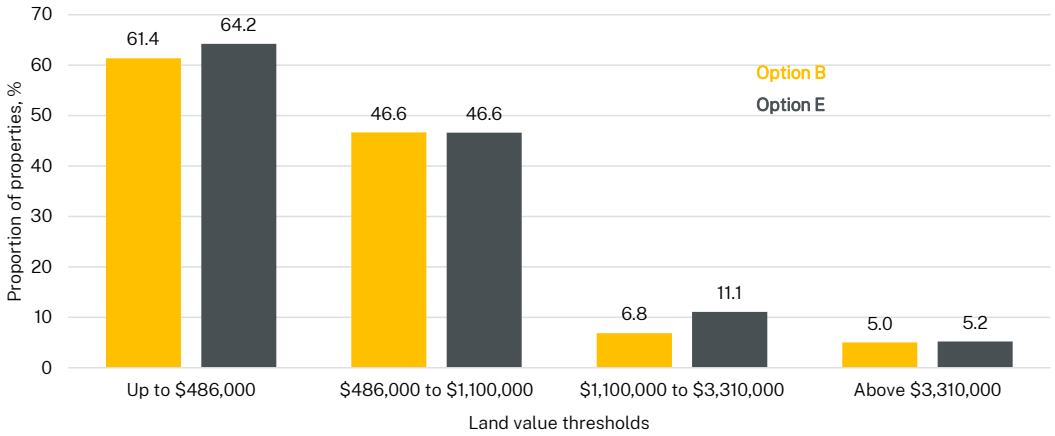
Particular consideration should be given to increasing levy amounts for owners of property with high land values in the public benefit sector. The public benefit sector consists of a wide variety of properties such as hospitals, non-government schools, places of worship, libraries and properties used for a range of not-for-profit purposes. As a result, owners of public-benefit properties are likely to vary considerably in their capacity to meet the increased cost of higher replacement levy amounts.

Lower levies for most industrial properties are possible by levying mining properties separately

Option E proposes a separate levy structure for mining properties, distinct from other industrial-sector properties. Some mines, particularly larger ones, currently make significant ESL contributions. Levying mining and other industrial properties under the same levy model, as is the case in options A to D, results in generally higher levy amounts imposed on owners of non-mining industrial property, some of whom currently contribute much less in ESL.

Carving out mining properties from the industrial sector allows for the design of a levy model that better represents the ESL contribution of each sector. By reducing the levy amounts for non-mining industrial property, option E results in an increase in the share of non-mining-industrial-property owners estimated to have paid less than under the current ESL (see figure 23, which compares option E and B for the non-mining industrial property sector).

Figure 23: Industrial sector, share of insured properties paying less under a replacement levy



Source: NSW Treasury estimates based on sample of insured properties, 2023-24 data. Land values correspond to the thresholds for the industrial sector for option B (see table 8). Apart from option E, option B results in the greatest share of industrial property owners paying less, as shown in figure 13.

Appendix A: Interstate comparison of emergency services funding systems

Table 10: Comparison levies funding emergency services in Australia (except NSW and the Northern Territory)

	Victoria [a]	Queensland	Western Australia	South Australia	Australian Capital Territory (ACT)	Tasmania
Existing levy	Emergency Services and Volunteers Fund	Emergency Management Levy	Emergency Services Levy	Emergency Services Levy	Police, Fire and Emergency Services Levy	Fire Service Contribution (FSC), Insurance Fire Levy (IFL) & Motor Vehicle Levy (MVL)
Revenue base	Properties based on capital improved values (CIV)	Properties based on land use and level of fire services available	Properties based on gross rental value (GRV)	Properties based on capital improved values (CIV), and motor vehicle registrations	Properties based on land use and, for commercial properties, land values using average unimproved values (AUV)	FSC: properties based on assessed annual value (AAV), and level of fire services available IFL: prescribed classes of business insurance premiums MVL: motor vehicle registrations
Levy structure	Fixed charge and variable rate on properties Variable rates are dependent on land use	Fixed charge on properties Charges vary based on land use and level of fire services available	Variable rate on properties Rates vary depending on land use and the level of fire services available	Fixed charge and variable rate on properties Rates vary depending on land use and the level of fire services available In addition, a fixed fee is levied on motor vehicle registrations	Fixed charge or variable rate on properties, dependent on land use Residential and rural: uniform fixed charge Commercial: variable rate	FSC: annually determined variable rate on property to meet the difference between the State Fire Commission's annual operating costs, and other source funding IFL: variable rate on business insurance premiums. Rates dependent on insurance class MVL: flat fee on motor vehicle registrations
Property sectors / Emergency service provision sectors	Residential, commercial, industrial, primary production, public benefit	16 property sectors based on land use, and land use intensity. Five district classes based on the fire and rescue services provided	Single residential, multiple residential, farming, commercial, industrial, vacant land. Locations: metropolitan, regional cities, metropolitan fringe, country towns, pastoral/rural	Residential, commercial, industrial, rural, special community use, vacant and other. Four regions reflecting level of emergency service provision.	Residential & rural properties, and commercial properties	Permanent brigade, composite brigade, volunteer brigade, or general land
Agencies and services funded	90% of Fire Rescue Victoria; 95% of Country Fire Authority & Victoria SES; up to 95% of other emergency services agencies and programs	67%[b] of total operating income for the Queensland Fire Department	66%[b] of funding of the Department of Fire and Emergency Services	66%[b] of the spending on fire and emergency services	32%[b] of the net costs of police and emergency services	74%[b] of total operating income for the State Fire Commission
Concessions	Pensioner concession card and veteran gold card: $50 concession on principal place of residence (PPR) Rebate for eligible CFA and VICSES volunteers on a PPR or farm Some farmers eligible for single farm enterprise exemption from multiple fixed charges.	A 20% discount is available on the levy the principal place of residence owned by the recipient of a Commonwealth or State pension.	Pensioners, senior or concession card holders receive the same rebate as the rebate on local government rates, on their principal place of residence. The rebate is up to 25% for seniors card holders, and up to 50% for pensioner concession and state concession card holders.	A range of card holders including pensioner concession, veteran gold, and seniors health card holders, and a range of Centrelink payment recipients / card holders receive a concession capped at $46, as well as a lower variable tax rate, on their principal place of residence.	Pensioner concession and veteran gold card holders are entitled to receive a rebate on the levy capped at $115, they are also eligible for the ACT government's 50% reduction in rates, capped at $750, which would also apply to the levy.	FSC: 20% pensioner discount MVL: pensioners receive an $8 discount in 2025-26
Vacant land treatment	Because the levy is calculated using CIV, levy charges on vacant land are lower	Vacant land is in Levy group 1[c], for which, under current rates, the amount of levy payable is more than 70% less than for other land uses	Because the levy is calculated using GRV, levy charges on vacant land are lower	Because the levy is calculated using CIV, levy charges on vacant land are lower	Vacant land is treated the same as non-vacant land	Because the levy is calculated using AAV, levy charges on vacant land are lower
Collection agent	Local councils	Local councils	Local councils	State government	Territory government	FSC: Local councils IFL & MVL: State government

Note: Northern Territory funds fire and emergency services from general territory government revenue. All other jurisdictions have some concessions for pensioners.

[a] In Victoria from 1 July 2026, the fixed charge for residential properties will be the same as the fixed charge for non-residential properties, and a 50% concession on the fixed charge will apply for exclusively residential-use principal place of residence.

[b] These percentages are not legislated and are based on the latest three years of available data.

[c] Queensland levy group 1 includes advertising hoarding, jetty, park or garden with no improvements other than fences or gardens, and vacant land including vacant land with a fence.

Sydney NSW 2000

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NSW GOVERNMENT

MODEL CODE OF MEETING PRACTICE

for Local Councils in NSW

2021

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2021

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1 Introduction

This Model Code of Meeting Practice for Local Councils in NSW (the Model Meeting Code) is prescribed under section 360 of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Regulation).

The Model Meeting Code applies to all meetings of councils and committees of councils of which all the members are councillors (committees of council). Council committees whose members include persons other than councillors may adopt their own rules for meetings unless the council determines otherwise.

Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code.

A council's adopted code of meeting practice may also incorporate the non-mandatory provisions of the Model Meeting Code and other supplementary provisions. However, a code of meeting practice adopted by a council must not contain provisions that are inconsistent with the mandatory provisions of this Model Meeting Code.

The provisions of the Model Meeting Code that are not mandatory are indicated in red font.

A council and a committee of the council of which all the members are councillors must conduct its meetings in accordance with the code of meeting practice adopted by the council.

The Model Meeting Code also applies to meetings of the boards of joint organisations and county councils. The provisions that are specific to meetings of boards of joint organisations are indicated in blue font.

In adopting the Model Meeting Code, joint organisations should adapt it to substitute the terms "board" for "council", "chairperson" for "mayor", "voting representative" for "councillor" and "executive officer" for "general manager".

In adopting the Model Meeting Code, county councils should adapt it to substitute the term "chairperson" for "mayor" and "member" for "councillor".

2 Meeting Principles

2.1 Council and committee meetings should be:

Transparent:	Decisions are made in a way that is open and accountable.
Informed:	Decisions are made based on relevant, quality information.
Inclusive:	Decisions respect the diverse needs and interests of the local community.
Principled:	Decisions are informed by the principles prescribed under Chapter 3 of the Act.
Trusted:	The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole community.
Respectful:	Councillors, staff and meeting attendees treat each other with respect.
Effective:	Meetings are well organised, effectively run and skilfully chaired.
Orderly:	Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

3 Before the Meeting

Timing of ordinary council meetings

3.1 Ordinary meetings of the council will be held on the following occasions: **[council to specify the frequency, time, date and place of its ordinary meetings].**

3.2 The council shall, by resolution, set the frequency, time, date and place of its ordinary meetings.

Note: Councils must use either clause 3.1 or 3.2.

Note: Under section 365 of the Act, councils are required to meet at least ten (10) times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.

Note: Under section 396 of the Act, county councils are required to meet at least four (4) times each year.

Note: Under section 400T of the Act, boards of joint organisations are required to meet at least four (4) times each year, each in a different quarter of the year.

Extraordinary meetings

3.3 If the mayor receives a request in writing, signed by at least two (2) councillors, the mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The mayor can be one of the two councillors requesting the meeting.

Note: Clause 3.3 reflects section 366 of the Act.

Notice to the public of council meetings

3.4 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.

Note: Clause 3.4 reflects section 9(1) of the Act.

3.5 For the purposes of clause 3.4, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.

3.6 For the purposes of clause 3.4, notice of more than one (1) meeting may be given in the same notice.

Notice to councillors of ordinary council meetings

3.7 The general manager must send to each councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.

Note: Clause 3.7 reflects section 367(1) of the Act.

3.8 The notice and the agenda for, and the business papers relating to, the meeting may be given to councillors in electronic form, but only if all councillors have facilities to access the notice, agenda and business papers in that form.

Note: Clause 3.8 reflects section 367(3) of the Act.

Notice to councillors of extraordinary meetings

3.9 Notice of less than three (3) days may be given to councillors of an extraordinary meeting of the council in cases of emergency.

Note: Clause 3.9 reflects section 367(2) of the Act.

Giving notice of business to be considered at council meetings

3.10 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted **[council to specify notice period required]** business days before the meeting is to be held.

3.11 A councillor may, in writing to the general manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.

3.12 If the general manager considers that a notice of motion submitted by a councillor for consideration at an ordinary meeting of the council has legal, strategic, financial or policy implications which should be taken into consideration by the meeting, the general manager may prepare a report in relation to the notice of motion for inclusion with the business papers for the meeting at which the notice of motion is to be considered by the council.

3.13 A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion. If the notice of motion does not identify a funding source, the general manager must either:

(a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the meeting at which the notice of motion is to be considered by the council, or

(b) by written notice sent to all councillors with the business papers for the meeting for which the notice of motion has been submitted, defer consideration of the matter by the council to such a date specified in the notice, pending the preparation of such a report.

Questions with notice

3.14 A councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the general manager about the performance or operations of the council.

3.15 A councillor is not permitted to ask a question with notice under clause 3.14 that comprises a complaint against the general manager or a member of staff of the council, or a question that implies wrongdoing by the general manager or a member of staff of the council.

3.16 The general manager or their nominee may respond to a question with notice submitted under clause 3.14 by way of a report included in the business papers for the relevant meeting of the council or orally at the meeting.

Agenda and business papers for ordinary meetings

3.17 The general manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.

3.18 The general manager must ensure that the agenda for an ordinary meeting of the council states:

(a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and

(b) if the mayor is the chairperson – any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and

(c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and

(d) any business of which due notice has been given under clause 3.10.

3.19 Nothing in clause 3.18 limits the powers of the mayor to put a mayoral minute to a meeting under clause 9.6.

3.20 The general manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the general manager, the business is, or the implementation of the business would be, unlawful. The general manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.

3.21 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the general manager, is likely to take place when the meeting is closed to the public, the general manager must ensure that the agenda of the meeting:

(a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and

(b) states the grounds under section 10A(2) of the Act relevant to the item of business.

Note: Clause 3.21 reflects section 9(2A)(a) of the Act.

3.22 The general manager must ensure that the details of any item of business which, in the opinion of the general manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

Statement of ethical obligations

3.23 Business papers for all ordinary and extraordinary meetings of the council and committees of the council must contain a statement reminding councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the council's code of conduct to disclose and appropriately manage conflicts of interest.

Availability of the agenda and business papers to the public

3.24 Copies of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council, are to be published on the council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of the council, at the relevant meeting and at such other venues determined by the council.

Note: Clause 3.24 reflects section 9(2) and (4) of the Act.

3.25 Clause 3.24 does not apply to the business papers for items of business that the general manager has identified under clause 3.21 as being likely to be considered when the meeting is closed to the public.

Note: Clause 3.25 reflects section 9(2A)(b) of the Act.

3.26 For the purposes of clause 3.24, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors.

Note: Clause 3.26 reflects section 9(3) of the Act.

3.27 A copy of an agenda, or of an associated business paper made available under clause 3.24, may in addition be given or made available in electronic form.

Note: Clause 3.27 reflects section 9(5) of the Act.

Agenda and business papers for extraordinary meetings

3.28 The general manager must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.

3.29 Despite clause 3.28, business may be considered at an extraordinary meeting of the council, even though due notice of the business has not been given, if:

(a) a motion is passed to have the business considered at the meeting, and

(b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

3.30 A motion moved under clause 3.29(a) can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with.

3.31 Despite clauses 10.20–10.30, only the mover of a motion moved under clause 3.29(a) can speak to the motion before it is put.

3.32 A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.29(b) on whether a matter is of great urgency.

Pre-meeting briefing sessions

3.33 Prior to each ordinary meeting of the council, the general manager may arrange a pre-meeting briefing session to brief councillors on business to be considered at the meeting. Pre-meeting briefing sessions may also be held for extraordinary meetings of the council and meetings of committees of the council.

3.34 Pre-meeting briefing sessions are to be held in the absence of the public.

3.35 Pre-meeting briefing sessions may be held by audio-visual link.

3.36 The general manager or a member of staff nominated by the general manager is to preside at pre-meeting briefing sessions.

3.37 Councillors must not use pre-meeting briefing sessions to debate or make preliminary decisions on items of business they are being briefed on, and any debate and decision-making must be left to the formal council or committee meeting at which the item of business is to be considered.

3.38 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of a briefing at a pre-meeting briefing session, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at pre-meeting briefing sessions and how the conflict of interest was managed by the councillor who made the declaration.

4 Public Forums

4.1 The council may hold a public forum prior to each ordinary meeting of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary council meetings and meetings of committees of the council.

4.2 Public forums may be held by audio-visual link.

4.3 Public forums are to be chaired by the mayor or their nominee.

4.4 To speak at a public forum, a person must first make an application to the council in the approved form. Applications to speak at the public forum must be received by **[date and time to be specified by the council]** before the date on which the public forum is to be held, and must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.

4.5 A person may apply to speak on no more than **[number to be specified by the council]** items of business on the agenda of the council meeting.

4.6 Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.

4.7 The general manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate must give reasons in writing for a decision to refuse an application.

4.8 No more than **[number to be specified by the council]** speakers are to be permitted to speak 'for' or 'against' each item of business on the agenda for the council meeting.

4.9 If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the general manager or their delegate is to determine who will address the council at the public forum.

4.10 If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may, in consultation with the mayor or the mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.

4.11 Approved speakers at the public forum are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs no more than **[number to be specified by the council]** days before the public forum. The general manager or their delegate may refuse to allow such material to be presented.

4.12 The general manager or their delegate is to determine the order of speakers at the public forum.

4.13 Each speaker will be allowed **[number to be specified by the council]** minutes to address the council. This time is to be strictly enforced by the chairperson.

4.14 Speakers at public forums must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

4.15 A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.

4.16 Speakers are under no obligation to answer a question put under clause 4.15. Answers by the speaker, to each question are to be limited to **[number to be specified by the council]** minutes.

4.17 Speakers at public forums cannot ask questions of the council, councillors, or council staff.

4.18 The general manager or their nominee may, with the concurrence of the chairperson, address the council for up to **[number to be specified by the council]** minutes in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.

4.19 Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.

4.20 When addressing the council, speakers at public forums must comply with this code and all other relevant council codes, policies, and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.

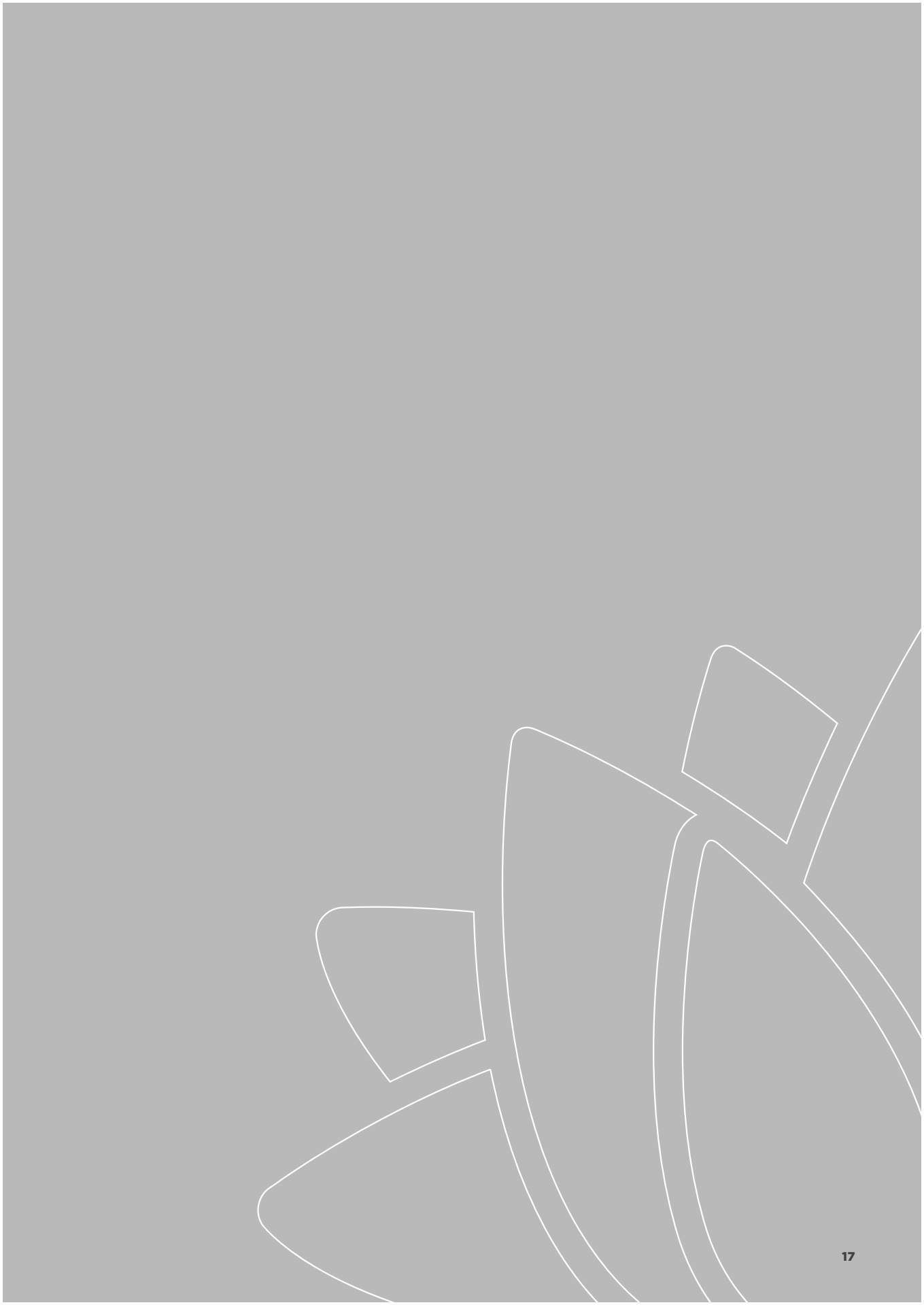
4.21 If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.20, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.

4.22 Clause 4.21 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.

4.23 Where a speaker engages in conduct of the type referred to in clause 4.20, the general manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the general manager or their delegate considers appropriate.

4.24 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.

Note: Public forums should not be held as part of a council or committee meeting. Council or committee meetings should be reserved for decision-making by the council or committee of council. Where a public forum is held as part of a council or committee meeting, it must be conducted in accordance with the other requirements of this code relating to the conduct of council and committee meetings.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5 Coming Together

Attendance by councillors at meetings

5.1 All councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.

Note: A councillor may not attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected or a meeting at which the councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.

5.2 A councillor cannot participate in a meeting of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

5.3 The board of the joint organisation may, if it thinks fit, transact any of its business at a meeting at which representatives (or some representatives) participate by telephone or other electronic means, but only if any representative who speaks on a matter before the meeting can be heard by the other representatives. For the purposes of a meeting held in accordance with this clause, the chairperson and each other voting representative on the board have the same voting rights as they have at an ordinary meeting of the board.

Note: Clause 5.3 reflects section 397G of the Regulation. Joint organisations may adopt clause 5.3 and omit clause 5.2. Councils must not adopt clause 5.3.

5.4 Where a councillor is unable to attend one or more ordinary meetings of the council, the councillor should request that the council grant them a leave of absence from those meetings. This clause does not prevent a councillor from making an apology if they are unable to attend a meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.

5.5 A councillor's request for leave of absence from council meetings should, if practicable, identify (by date) the meetings from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.

5.6 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.

5.7 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

Note: Clause 5.7 reflects section 234(1)(d) of the Act.

5.8 A councillor who intends to attend a meeting of the council despite having been granted a leave of absence should, if practicable, give the general manager at least two (2) days' notice of their intention to attend.

The quorum for a meeting

5.9 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

Note: Clause 5.9 reflects section 368(1) of the Act.

5.10 Clause 5.9 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

Note: Clause 5.10 reflects section 368(2) of the Act.

5.11 A meeting of the council must be adjourned if a quorum is not present:

(a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or

(b) within half an hour after the time designated for the holding of the meeting, or

(c) at any time during the meeting.

5.12 In either case, the meeting must be adjourned to a time, date, and place fixed:

(a) by the chairperson, or

(b) in the chairperson's absence, by the majority of the councillors present, or

(c) failing that, by the general manager.

5.13 The general manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.

5.14 Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the general manager and, as far as is practicable, with each councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

5.15 Where a meeting is cancelled under clause 5.14, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called under clause 3.3.

Meetings held by audio-visual link

5.16 A meeting of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.

5.17 Where the mayor determines under clause 5.16 that a meeting is to be held by audio-visual link, the general manager must:

(a) give written notice to all councillors that the meeting is to be held by audio-visual link, and

(b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and

(c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.

5.18 This code applies to a meeting held by audio-visual link under clause 5.16 in the same way it would if the meeting was held in person.

Note: Where a council holds a meeting by audio-visual link under clause 5.16, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting.

Attendance by councillors at meetings by audio-visual link

5.19 Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee.

5.20 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the general manager prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.

5.21 Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.20.

5.22 The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.

5.23 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.

5.24 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:

(a) the meetings the resolution applies to, and

(b) the reason why the councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.

5.25 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.

5.26 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting by audio-

visual link where the technical capacity does not exist to allow the councillor to attend the meeting by these means.

5.27 The council and committees of the council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality, or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.

5.28 This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.

5.29 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this code.

5.30 A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

Entitlement of the public to attend council meetings

5.31 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.

Note: Clause 5.31 reflects section 10(1) of the Act.

5.32 Clause 5.31 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

5.33 A person (whether a councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:

(a) by a resolution of the meeting, or

(b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

Note: Clause 5.33 reflects section 10(2) of the Act.

Note: If adopted, clauses 15.14 and 15.15 confer a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings. If adopted, clause 15.14 authorises chairpersons to expel any person, including a councillor, from a council or committee meeting. Alternatively, if adopted, clause 15.15 authorises chairpersons to expel persons other than councillors from a council or committee meeting.

Webcasting of meetings

5.34 Each meeting of the council or a committee of the council is to be recorded by means of an audio or audio-visual device.

5.35 At the start of each meeting of the council or a committee of the council, the chairperson must inform the persons attending the meeting that:

(a) the meeting is being recorded and made publicly available on the council's website, and

(b) persons attending the meeting should refrain from making any defamatory statements.

5.36 The recording of a meeting is to be made publicly available on the council's website:

(a) at the same time as the meeting is taking place, or

(b) as soon as practicable after the meeting.

5.37 The recording of a meeting is to be made publicly available on the council's website for at least 12 months after the meeting.

5.38 Clauses 5.36 and 5.37 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.

Note: Clauses 5.34 – 5.38 reflect section 236 of the Regulation.

5.39 Recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

Note: Joint organisations are not required to webcast meetings but may choose to do so by adopting clauses 5.34–5.39. Joint organisations that choose not to webcast meetings may omit clauses 5.34–5.39.

Attendance of the general manager and other staff at meetings

5.40 The general manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are councillors.

Note: Clause 5.40 reflects section 376(1) of the Act.

5.41 The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.

Note: Clause 5.41 reflects section 376(2) of the Act.

5.42 The general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the general manager or the terms of employment of the general manager.

Note: Clause 5.42 reflects section 376(3) of the Act.

5.43 The attendance of other council staff at a meeting, (other than as members of the public) shall be with the approval of the general manager.

5.44 The general manager and other council staff may attend meetings of the council and committees of the council by audio-visual link. Attendance by council staff at meetings by audio-visual link (other than as members of the public) shall be with the approval of the general manager.

6 The Chairperson

The chairperson at meetings

6.1 The mayor, or at the request of or in the absence of the mayor, the deputy mayor (if any) presides at meetings of the council.

Note: Clause 6.1 reflects section 369(1) of the Act.

6.2 If the mayor and the deputy mayor (if any) are absent, a councillor elected to chair the meeting by the councillors present presides at a meeting of the council.

Note: Clause 6.2 reflects section 369(2) of the Act.

Election of the chairperson in the absence of the mayor and deputy mayor

6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.

6.4 The election of a chairperson must be conducted:

(a) by the general manager or, in their absence, an employee of the council designated by the general manager to conduct the election, or

(b) by the person who called the meeting or a person acting on their behalf if neither the general manager nor a designated employee is present at the meeting, or if there is no general manager or designated employee.

6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.

6.6 For the purposes of clause 6.5, the person conducting the election must:

(a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and

(b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.

6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.

6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

Chairperson to have precedence

6.9 When the chairperson rises or speaks during a meeting of the council:

(a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and

(b) every councillor present must be silent to enable the chairperson to be heard without interruption.

7 Modes of Address

7.1 If the chairperson is the mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.

7.2 Where the chairperson is not the mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson'.

7.3 A councillor is to be addressed as 'Councillor [surname]'.

7.4 A council officer is to be addressed by their official designation or as Mr/Ms [surname].

8 Order of Business for Ordinary Council Meetings

8.1 At a meeting of the council, the general order of business is as fixed by resolution of the council.

8.2 The general order of business for an ordinary meeting of the council shall be: **[councils may adapt the following order of business to meet their needs]**

01 Opening meeting
02 Acknowledgement of country
03 Apologies and applications for a leave of absence or attendance by audio-visual link by councillors
04 Confirmation of minutes
05 Disclosures of interests
06 Mayoral minute(s)
07 Reports of committees
08 Reports to council
09 Notices of motions/Questions with notice
10 Confidential matters
11 Conclusion of the meeting

Note: Councils must use either clause 8.1 or 8.2.

8.3 The order of business as fixed under [8.1/8.2] **[delete whichever is not applicable]** may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.

Note: If adopted, Part 13 allows council to deal with items of business by exception.

8.4 Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 8.3 may speak to the motion before it is put.

9 Consideration of Business at Council Meetings

Business that can be dealt with at a council meeting

9.1 The council must not consider business at a meeting of the council:

(a) unless a councillor has given notice of the business, as required by clause 3.10, and

(b) unless notice of the business has been sent to the councillors in accordance with clause 3.7 in the case of an ordinary meeting or clause 3.9 in the case of an extraordinary meeting called in an emergency.

9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:

(a) is already before, or directly relates to, a matter that is already before the council, or

(b) is the election of a chairperson to preside at the meeting, or

(c) subject to clause 9.9, is a matter or topic put to the meeting by way of a mayoral minute, or

(d) is a motion for the adoption of recommendations of a committee, including, but not limited to, a committee of the council.

9.3 Despite clause 9.1, business may be considered at a meeting of the council even though due notice of the business has not been given to the councillors if:

(a) a motion is passed to have the business considered at the meeting, and

(b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

9.4 A motion moved under clause 9.3(a) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 9.3(a) can speak to the motion before it is put.

9.5 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.3(b).

Mayoral minutes

9.6 Subject to clause 9.9, if the mayor is the chairperson at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.

9.7 A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chairperson (but only if the chairperson is the mayor) may move the adoption of a mayoral minute without the motion being seconded.

9.8 A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.

9.9 A mayoral minute must not be used to put without notice matters that are routine and not urgent or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.

9.10 Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.

Staff reports

9.11 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

Reports of committees of council

9.12 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.

9.13 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

Questions

9.14 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.10 and 3.14.

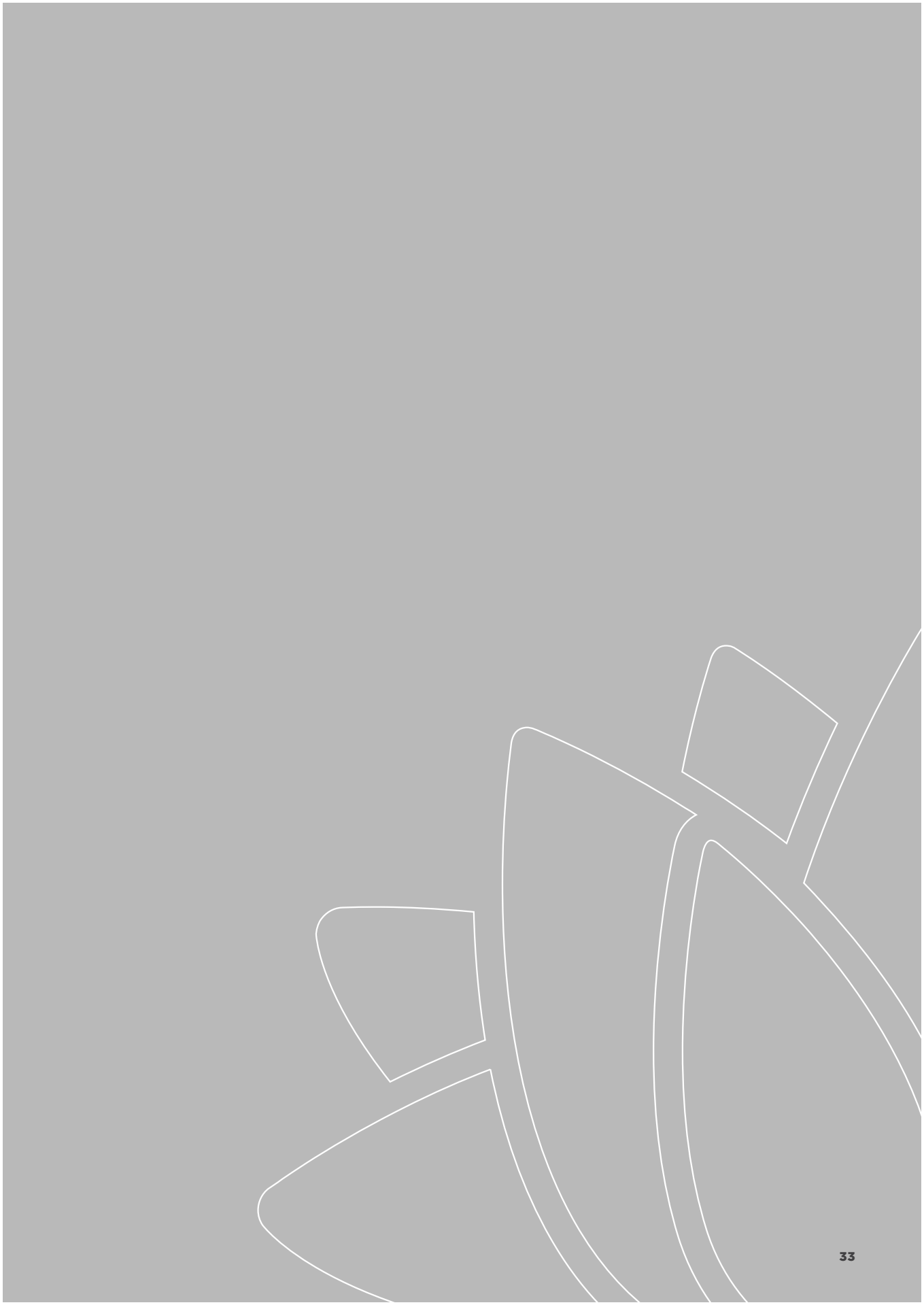
9.15 A councillor may, through the chairperson, put a question to another councillor about a matter on the agenda.

9.16 A councillor may, through the general manager, put a question to a council employee about a matter on the agenda. Council employees are only obliged to answer a question put to them through the general manager at the direction of the general manager.

9.17 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.

9.18 Councillors must put questions directly, succinctly, respectfully and without argument.

9.19 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.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10 Rules of Debate

Motions to be seconded

10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

10.2 A councillor who has submitted a notice of motion under clause 3.10 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.

10.3 If a councillor who has submitted a notice of motion under clause 3.10 wishes to withdraw it after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the councillor may request the withdrawal of the motion when it is before the council.

10.4 In the absence of a councillor who has placed a notice of motion on the agenda for a meeting of the council:

(a) any other councillor may, with the leave of the chairperson, move the motion at the meeting, or

(b) the chairperson may defer consideration of the motion until the next meeting of the council.

Chairperson's duties with respect to motions

10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.

10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.

10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.

10.8 Any motion, amendment, or other matter that the chairperson has ruled out of order is taken to have been lost.

Motions requiring the expenditure of funds

10.9 A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the motion if adopted.

Amendments to motions

10.10 An amendment to a motion must be moved and seconded before it can be debated.

10.11 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.

10.12 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.

10.13 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.

10.14 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.

10.15 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.

10.16 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

Foreshadowed motions

10.17 A councillor may propose a foreshadowed motion in relation to the matter the subject of the original motion before the council, without a seconder during debate on the original motion. The foreshadowed motion is only to be considered if the original motion is lost or withdrawn and the foreshadowed motion is then moved and seconded. If the original motion is carried, the foreshadowed motion lapses.

10.18 Where an amendment has been moved and seconded, a councillor may, without a seconder, foreshadow a further amendment that they propose to move after the first amendment has been dealt with. There is no limit to the number of foreshadowed amendments that may be put before the council at any time. However, no discussion can take place on foreshadowed amendments until the previous amendment has been dealt with and the foreshadowed amendment has been moved and seconded.

10.19 Foreshadowed motions and foreshadowed amendments are to be considered in the order in which they are proposed. However, foreshadowed motions cannot be considered until all foreshadowed amendments have been dealt with.

Limitations on the number and duration of speeches

10.20 A councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.

10.21 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.

10.22 A councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.

10.23 Despite clause 10.22, the chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.

10.24 Despite clause 10.22, the council may resolve to shorten the duration of speeches to expedite the consideration of business at a meeting.

10.25 Despite clauses 10.20 and 10.21, a councillor may move that a motion or an amendment be now put:

(a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or

(b) if at least two (2) councillors have spoken in favour of the motion or amendment and at least two (2) councillors have spoken against it.

10.26 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.25. A seconder is not required for such a motion.

10.27 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.20.

10.28 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.

10.29 All councillors must be heard without interruption and all other councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.

10.30 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

Participation by non-voting representatives in joint organisation board meetings

10.31 Non-voting representatives of joint organisation boards may speak on but must not move, second or vote on any motion or an amendment to a motion.

Note: Under section 400T(1)(c) of the Act, non-voting representatives of joint organisation boards may attend but are not entitled to vote at a meeting of the board.

Note: Joint organisations must adopt clause 10.31. Councils must not adopt clause 10.31.

11 Voting

Voting entitlements of councillors

11.1 Each councillor is entitled to one (1) vote.

Note: Clause 11.1 reflects section 370(1) of the Act.

Note: Under section 400T(1) of the Act, voting representatives of joint organisation boards are entitled to one (1) vote each at meetings of the board.

11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.

Note: Clause 11.2 reflects section 370(2) of the Act.

11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.

11.4 A motion at a meeting of the board of a joint organisation is taken to be lost in the event of an equality of votes.

Note: Clause 11.4 reflects section 397E of the Regulation. Joint organisations must adopt clause 11.4 and omit clauses 11.2 and 11.3. Councils must not adopt clause 11.4.

Note: Under section 400U(4) of the Act, joint organisations may specify more stringent voting requirements for decisions by the board such as a 75% majority or consensus decision making. Where a joint organisation's charter specifies more stringent voting requirements, clause 11.4 must be adapted to reflect those requirements.

Voting at council meetings

11.5 A councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion

11.6 If a councillor who has voted against a motion put at a council meeting so requests, the general manager must ensure that the councillor's dissenting vote is recorded in the council's minutes.

11.7 The decision of the chairperson as to the result of a vote is final unless the decision is immediately challenged and not fewer than two (2) councillors rise and call for a division.

11.8 When a division on a motion is called, the chairperson must ensure that the division takes place immediately. The general manager must ensure that the names of those who vote for the motion and those who vote against it are recorded in the council's minutes for the meeting.

11.9 When a division on a motion is called, any councillor who fails to vote will be recorded as having voted against the motion in accordance with clause 11.5 of this code.

11.10 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by councillors for mayor or deputy mayor is to be by secret ballot.

11.11 All voting at council meetings, (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

Note: If clause 11.11 is adopted, clauses 11.6 – 11.9 and clause 11.13 may be omitted.

Voting on planning decisions

11.12 The general manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.

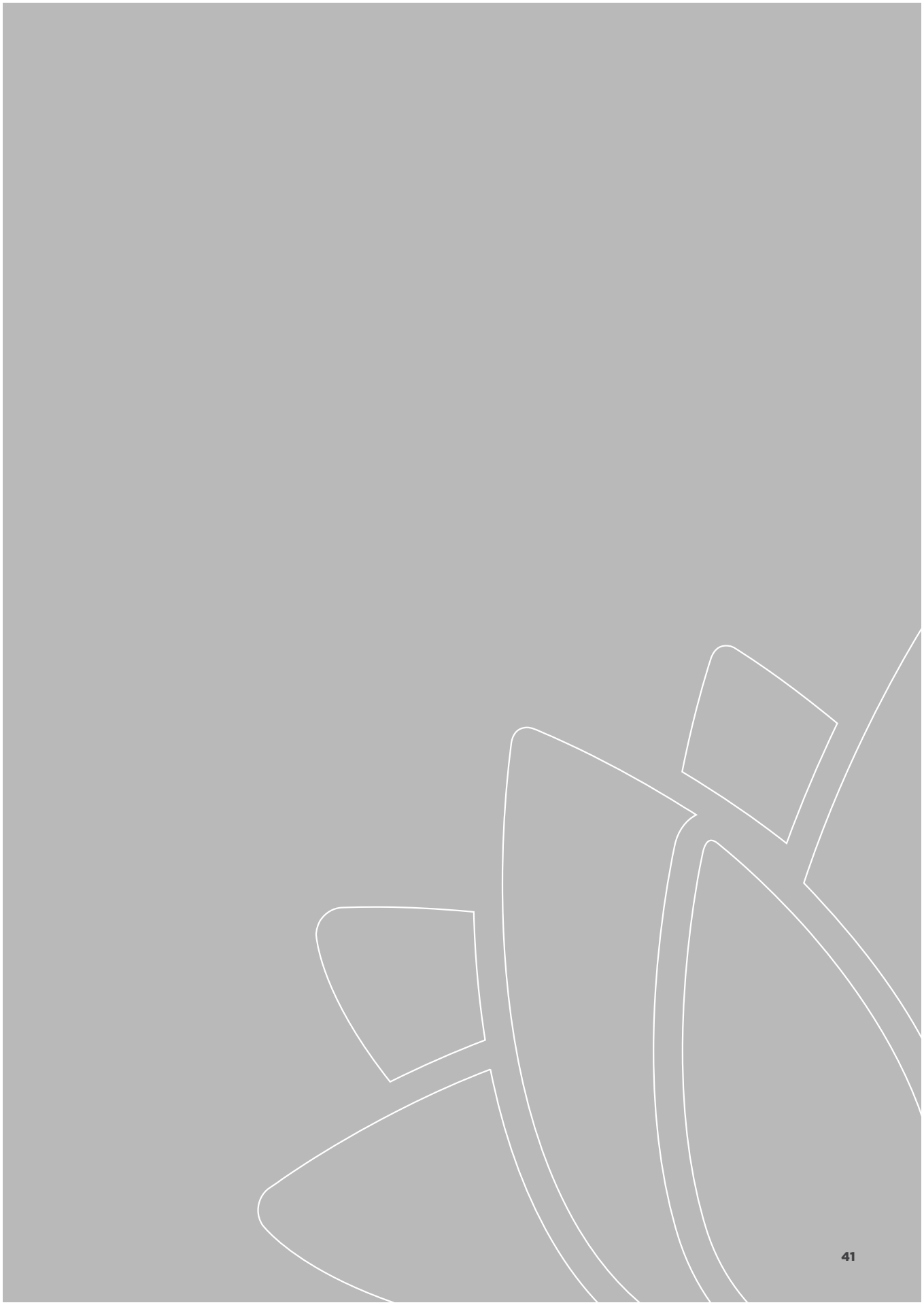
11.13 For the purpose of maintaining the register, a division is taken to have been called whenever a motion for a planning decision is put at a meeting of the council or a council committee.

11.14 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.

11.15 Clauses 11.12–11.14 apply also to meetings that are closed to the public.

Note: Clauses 11.12–11.15 reflect section 375A of the Act.

Note: The requirements of clause 11.12 may be satisfied by maintaining a register of the minutes of each planning decision.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12 Committee of the Whole

12.1 The council may resolve itself into a committee to consider any matter before the council.

Note: Clause 12.1 reflects section 373 of the Act.

12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches.

Note: Clauses 10.20–10.30 limit the number and duration of speeches.

12.3 The general manager or, in the absence of the general manager, an employee of the council designated by the general manager, is responsible for reporting to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

13 Dealing with Items by Exception

13.1 The council or a committee of council may, at any time, resolve to adopt multiple items of business on the agenda together by way of a single resolution.

13.2 Before the council or committee resolves to adopt multiple items of business on the agenda together under clause 13.1, the chairperson must list the items of business to be adopted and ask councillors to identify any individual items of business listed by the chairperson that they intend to vote against the recommendation made in the business paper or that they wish to speak on.

13.3 The council or committee must not resolve to adopt any item of business under clause 13.1 that a councillor has identified as being one they intend to vote against the recommendation made in the business paper or to speak on.

13.4 Where the consideration of multiple items of business together under clause 13.1 involves a variation to the order of business for the meeting, the council or committee must resolve to alter the order of business in accordance with clause 8.3.

13.5 A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.

13.6 Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.

13.7 Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1 in accordance with the requirements of the council's code of conduct.

14 Closure of Council Meetings to the Public

Grounds on which meetings can be closed to the public

14.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters:

(a) personnel matters concerning particular individuals (other than councillors),

(b) the personal hardship of any resident or ratepayer,

(c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,

(d) commercial information of a confidential nature that would, if disclosed:

(i) prejudice the commercial position of the person who supplied it, or

(ii) confer a commercial advantage on a competitor of the council, or

(iii) reveal a trade secret,

(e) information that would, if disclosed, prejudice the maintenance of law,

(f) matters affecting the security of the council, councillors, council staff or council property,

(g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,

(h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,

(i) alleged contraventions of the council's code of conduct.

Note: Clause 14.1 reflects section 10A(1) and (2) of the Act.

14.2 The council or a committee of the council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

Note: Clause 14.2 reflects section 10A(3) of the Act.

Matters to be considered when closing meetings to the public

14.3 A meeting is not to remain closed during the discussion of anything referred to in clause 14.1:

(a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and

(b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

Note: Clause 14.3 reflects section 10B(1) of the Act.

14.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:

(a) are substantial issues relating to a matter in which the council or committee is involved, and

(b) are clearly identified in the advice, and

(c) are fully discussed in that advice.

Note: Clause 14.4 reflects section 10B(2) of the Act.

14.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 14.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1.

Note: Clause 14.5 reflects section 10B(3) of the Act.

14.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:

(a) a person may misinterpret or misunderstand the discussion, or

(b) the discussion of the matter may:

(i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or

(ii) cause a loss of confidence in the council or committee.

Note: Clause 14.6 reflects section 10B(4) of the Act.

14.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government.

Note: Clause 14.7 reflects section 10B(5) of the Act.

Notice of likelihood of closure not required in urgent cases

14.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed, but only if:

(a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and

(b) the council or committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:

(i) should not be deferred (because of the urgency of the matter), and

(ii) should take place in a part of the meeting that is closed to the public.

Note: Clause 14.8 reflects section 10C of the Act.

Representations by members of the public

14.9 The council, or a committee of the council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Note: Clause 14.9 reflects section 10A(4) of the Act.

14.10 A representation under clause 14.9 is to be made after the motion to close the part of the meeting is moved and seconded.

14.11 Where the matter has been identified in the agenda of the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to the council in the approved form. Applications must be received by **[date and time to be specified by the council]** before the meeting at which the matter is to be considered.

14.12 The general manager (or their delegate) may refuse an application made under clause 14.11. The general manager or their delegate must give reasons in writing for a decision to refuse an application.

14.13 No more than **[number to be specified by the council]** speakers are to be permitted to make representations under clause 14.9.

14.14 If more than the permitted number of speakers apply to make representations under clause 14.9, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to the council. If the speakers are not able to agree on whom to nominate to make representations under clause 14.9, the general manager or their delegate is to determine who will make representations to the council.

14.15 The general manager (or their delegate) is to determine the order of speakers.

14.16 Where the council or a committee of the council proposes to close a meeting or part of a meeting to the public in circumstances where the matter has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, the chairperson is to invite representations from the public under clause 14.9 after the motion to close the part of the meeting is moved and seconded. The chairperson is to permit no more than **[number to be specified by the council]** speakers to make representations in such order as determined by the chairperson.

14.17 Each speaker will be allowed **[number to be specified by the council]** minutes to make representations, and this time limit is to be strictly enforced by the chairperson. Speakers must confine their representations to whether the meeting should be closed to the public. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

Expulsion of non-councillors from meetings closed to the public

14.18 If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.

14.19 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the meeting.

Obligations of councillors attending meetings by audio-visual link

14.20 Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing meetings to the public

14.21 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following:

(a) the relevant provision of section 10A(2) of the Act,

(b) the matter that is to be discussed during the closed part of the meeting,

(c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Note: Clause 14.21 reflects section 10D of the Act.

Resolutions passed at closed meetings to be made public

14.22 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be recorded in the publicly available minutes of the meeting.

14.23 Resolutions passed during a meeting, or a part of a meeting, that is closed to the public must be made public by the chairperson under clause 14.22 during a part of the meeting that is webcast.

15 Keeping Order at Meetings

Points of order

15.1 A councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.

15.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.1.

15.3 A point of order must be taken immediately it is raised. The chairperson must suspend the business before the meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order – either by upholding it or by overruling it.

Questions of order

15.4 The chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.

15.5 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.

15.6 The chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of the council.

15.7 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

15.8 A councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.

15.9 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.

15.10 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

Acts of disorder

15.11 A councillor commits an act of disorder if the councillor, at a meeting of the council or a committee of the council:

(a) contravenes the Act, the Regulation or this code, or

(b) assaults or threatens to assault another councillor or person present at the meeting, or

(c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such a motion, amendment or matter, or

(d) insults, makes unfavourable personal remarks about, or imputes improper motives to any other council official, or alleges a breach of the council's code of conduct, or

(e) says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or the committee into disrepute.

Note: Clause 15.11 reflects section 182 of the Regulation.

15.12 The chairperson may require a councillor:

(a) to apologise without reservation for an act of disorder referred to in clauses 15.11(a), (b), or (e), or

(b) to withdraw a motion or an amendment referred to in clause 15.11(c) and, where appropriate, to apologise without reservation, or

(c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.11(d) and (e).

Note: Clause 15.12 reflects section 233 of the Regulation.

How disorder at a meeting may be dealt with

15.13 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of councillors.

Expulsion from meetings

15.14 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person, including any councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act.

15.15 All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.

Note: Councils may use either clause 15.14 or clause 15.15.

15.16 Clause [15.14/15.15] **[delete whichever is not applicable]**, does not limit the ability of the council or a committee of the council to resolve to expel a person, including a councillor, from a council or committee meeting, under section 10(2)(a) of the Act.

15.17 A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause 15.12. The expulsion of a councillor from the meeting for that reason does not prevent any other action from being taken against the councillor for the act of disorder concerned.

Note: Clause 15.17 reflects section 233(2) of the Regulation.

15.18 A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.

15.19 Where a councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.

15.20 If a councillor or a member of the public fails to leave the place where a meeting of the council is being held immediately after they have been expelled, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the meeting.

How disorder by councillors attending meetings by audio-visual link may be dealt with

15.21 Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with this code.

15.22 If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of meetings

15.23 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.

15.24 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.

15.25 Without limiting clause 15.18, a contravention of clause 15.24 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.18. Any person who contravenes or attempts to contravene clause 15.24, may be expelled from the meeting as provided for under section 10(2) of the Act.

15.26 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting.

16 Conflicts of Interest

16.1 All councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.

16.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be suspended or terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

17 Decisions of the Council

Council decisions

17.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council.

Note: Clause 17.1 reflects section 371 of the Act in the case of councils and section 400T(8) in the case of joint organisations.

Note: Under section 400U(4) of the Act, joint organisations may specify more stringent voting requirements for decisions by the board such as a 75% majority or consensus decision making. Where a joint organisation's charter specifies more stringent voting requirements, clause 17.1 must be adapted to reflect those requirements.

17.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

Rescinding or altering council decisions

17.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given under clause 3.10.

Note: Clause 17.3 reflects section 372(1) of the Act.

17.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with.

Note: Clause 17.4 reflects section 372(2) of the Act.

17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with clause 3.10.

Note: Clause 17.5 reflects section 372(3) of the Act.

17.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost.

Note: Clause 17.6 reflects section 372(4) of the Act.

17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same.

Note: Clause 17.7 reflects section 372(5) of the Act.

17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment.

Note: Clause 17.8 reflects section 372(7) of the Act.

17.9 A notice of motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.11 with the consent of all signatories to the notice of motion.

17.10 A notice of motion to alter or rescind a resolution relating to a development application must be submitted to the general manager no later than **[council to specify the period of time]** after the meeting at which the resolution was adopted.

17.11 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council.

Note: Clause 17.11 reflects section 372(6) of the Act.

17.12 Subject to clause 17.7, in cases of urgency, a motion to alter or rescind a resolution of the council may be moved at the same meeting at which the resolution was adopted, where:

(a) a notice of motion signed by three councillors is submitted to the chairperson, and

(b) a motion to have the motion considered at the meeting is passed, and

(c) the chairperson rules the business that is the subject of the motion is of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

17.13 A motion moved under clause 17.12(b) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.12(b) can speak to the motion before it is put.

17.14 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.12(c).

Recommitting resolutions to correct an error

17.15 Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:

(a) to correct any error, ambiguity or imprecision in the council's resolution, or

(b) to confirm the voting on the resolution.

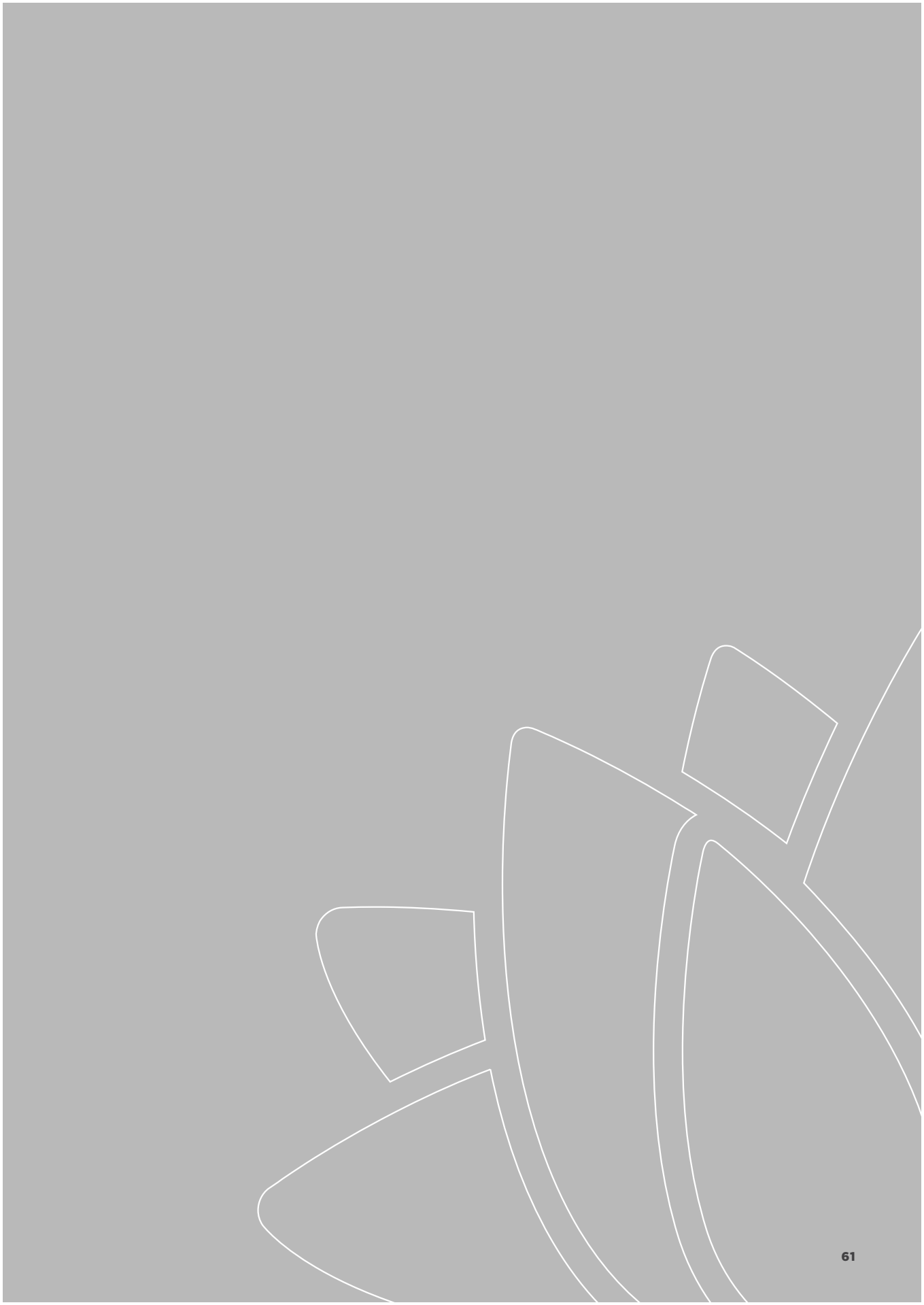
17.16 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.15(a), the councillor is to propose alternative wording for the resolution.

17.17 The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.15(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.

17.18 A motion moved under clause 17.15 can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.15 can speak to the motion before it is put.

17.19 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.15.

17.20 A motion moved under clause 17.15 with the leave of the chairperson cannot be voted on unless or until it has been seconded.



18 Time Limits on Council Meetings

18.1 Meetings of the council and committees of the council are to conclude no later than **[council to specify the time].**

18.2 If the business of the meeting is unfinished at **[council to specify the time]**, the council or the committee may, by resolution, extend the time of the meeting.

18.3 If the business of the meeting is unfinished at **[council to specify the time]**, and the council does not resolve to extend the meeting, the chairperson must either:

(a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or

(b) adjourn the meeting to a time, date and place fixed by the chairperson.

18.4 Clause 18.3 does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.

18.5 Where a meeting is adjourned under clause 18.3 or 18.4, the general manager must:

(a) individually notify each councillor of the time, date and place at which the meeting will reconvene, and

(b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the general manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

19 After the Meeting

Minutes of meetings

19.1 The council is to keep full and accurate minutes of the proceedings of meetings of the council.

Note: Clause 19.1 reflects section 375(1) of the Act.

19.2 At a minimum, the general manager must ensure that the following matters are recorded in the council's minutes:

(a) the names of councillors attending a council meeting and whether they attended the meeting in person or by audio-visual link,

(b) details of each motion moved at a council meeting and of any amendments moved to it,

(c) the names of the mover and seconder of the motion or amendment,

(d) whether the motion or amendment was passed or lost, and

(e) such other matters specifically required under this code.

19.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.

Note: Clause 19.3 reflects section 375(2) of the Act.

19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.

Note: Clause 19.5 reflects section 375(2) of the Act.

19.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

19.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a meeting

19.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting.

Note: Clause 19.8 reflects section 11(1) of the Act.

19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.

Note: Clause 19.9 reflects section 11(2) of the Act.

19.10 Clause 19.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.

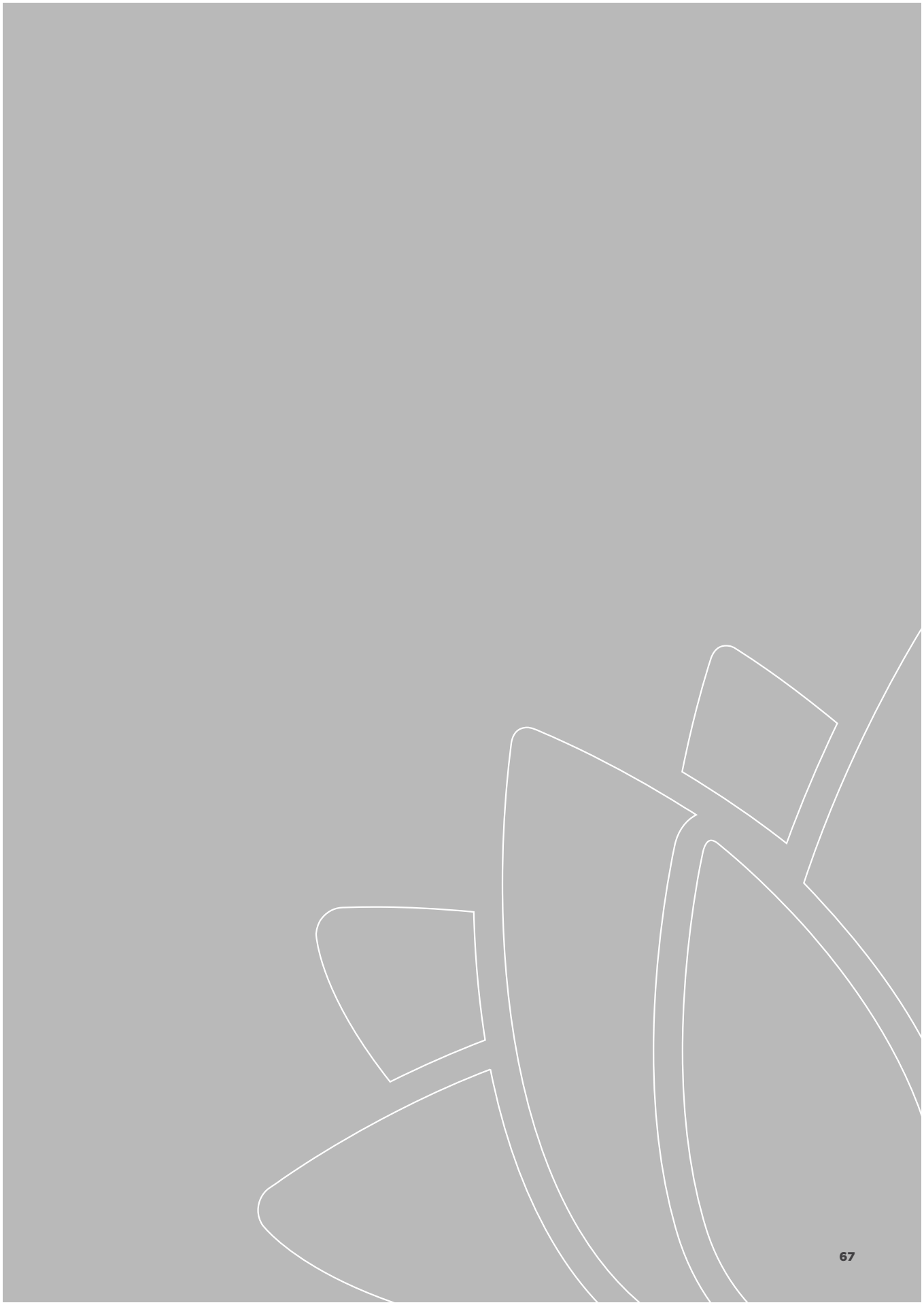
Note: Clause 19.10 reflects section 11(3) of the Act.

19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of the council

19.12 The general manager is to implement, without undue delay, lawful decisions of the council.

Note: Clause 19.12 reflects section 335(b) of the Act.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20 Council Committees

Application of this Part

20.1 This Part only applies to committees of the council whose members are all councillors.

Council committees whose members are all councillors

20.2 The council may, by resolution, establish such committees as it considers necessary.

20.3 A committee of the council is to consist of the mayor and such other councillors as are elected by the councillors or appointed by the council.

20.4 The quorum for a meeting of a committee of the council is to be:

(a) such number of members as the council decides, or

(b) if the council has not decided a number – a majority of the members of the committee.

Functions of committees

20.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

Notice of committee meetings

20.6 The general manager must send to each councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:

(a) the time, date and place of the meeting, and

(b) the business proposed to be considered at the meeting.

20.7 Notice of less than three (3) days may be given of a committee meeting called in an emergency.

Attendance at committee meetings

20.8 A committee member (other than the mayor) ceases to be a member of a committee if the committee member:

(a) has been absent from three (3) consecutive meetings of the committee without having given reasons acceptable to the committee for the member's absences, or

(b) has been absent from at least half of the meetings of the committee held during the immediately preceding year without having given to the committee acceptable reasons for the member's absences.

20.9 Clause 20.8 does not apply if all of the members of the council are members of the committee.

Non-members entitled to attend committee meetings

20.10 A councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the councillor is not entitled:

(a) to give notice of business for inclusion in the agenda for the meeting, or

(b) to move or second a motion at the meeting, or

(c) to vote at the meeting.

Chairperson and deputy chairperson of council committees

20.11 The chairperson of each committee of the council must be:

(a) the mayor, or

(b) if the mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or

(c) if the council does not elect such a member, a member of the committee elected by the committee.

20.12 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.

20.13 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.

20.14 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

Procedure in committee meetings

20.15 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all committees of the council unless the council or the committee determines otherwise in accordance with this clause.

20.16 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 20.15.

20.17 A motion at a committee of a joint organisation is taken to be lost in the event of an equality of votes.

Note: Clause 20.17 reflects section 397E of the Regulation. Joint organisations must adopt clause 20.17 and omit clause 20.16. Councils must not adopt clause 20.17.

20.18 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Closure of committee meetings to the public

20.19 The provisions of the Act and Part 14 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.

20.20 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ended, and report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.

20.21 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 20.20 during a part of the meeting that is webcast.

Disorder in committee meetings

20.22 The provisions of the Act and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

Minutes of council committee meetings

20.23 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the following matters are recorded in the committee's minutes:

(a) the names of councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,

(b) details of each motion moved at a meeting and of any amendments moved to it,

(c) the names of the mover and seconder of the motion or amendment,

(d) whether the motion or amendment was passed or lost, and

(e) such other matters specifically required under this code.

20.24 All voting at meetings of committees of the council (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

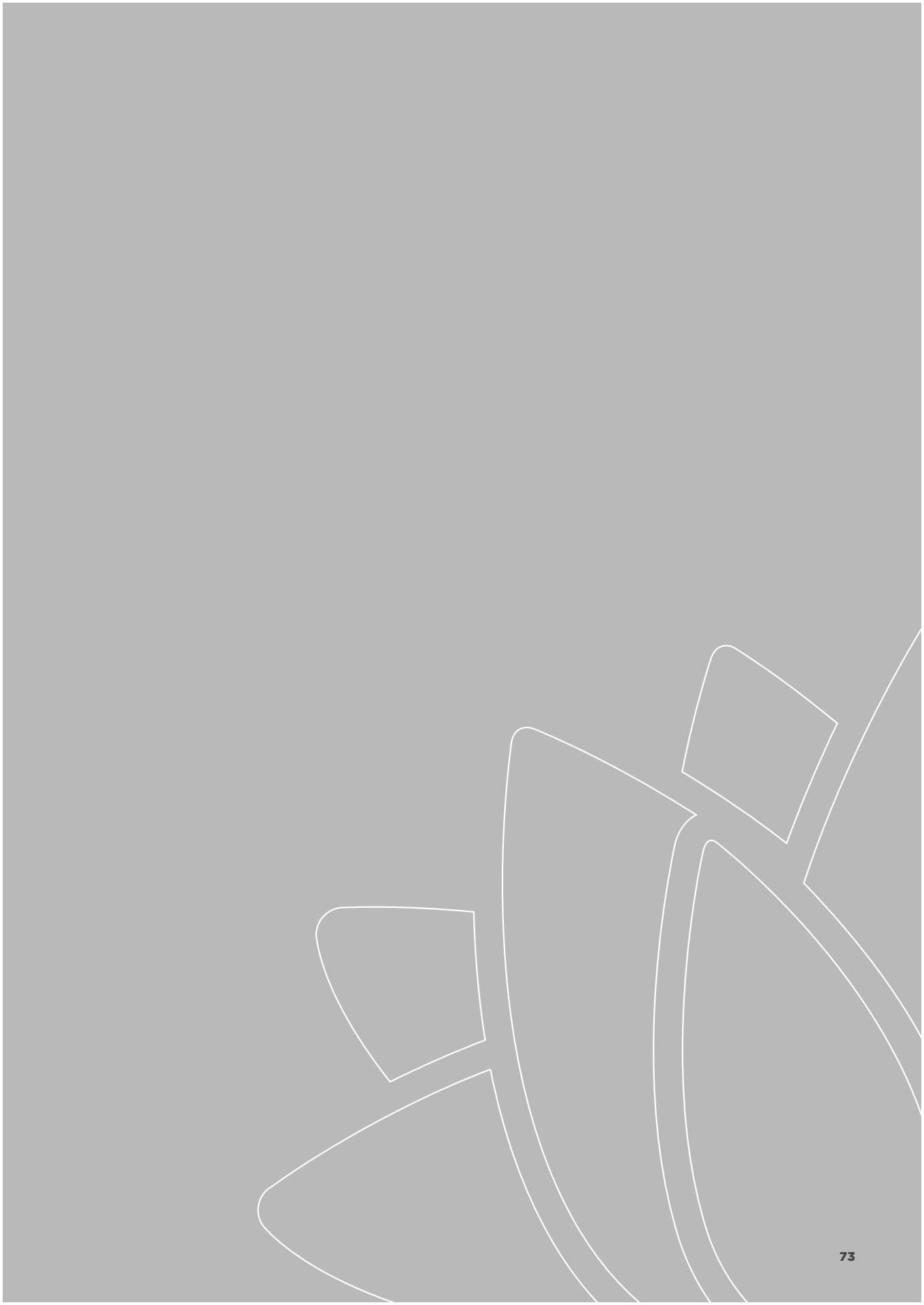
20.25 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.

20.26 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

20.27 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.

20.28 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

20.29 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.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21 Irregularities

21.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:

(a) a vacancy in a civic office, or

(b) a failure to give notice of the meeting to any councillor or committee member, or

(c) any defect in the election or appointment of a councillor or committee member, or

(d) a failure of a councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's code of conduct, or

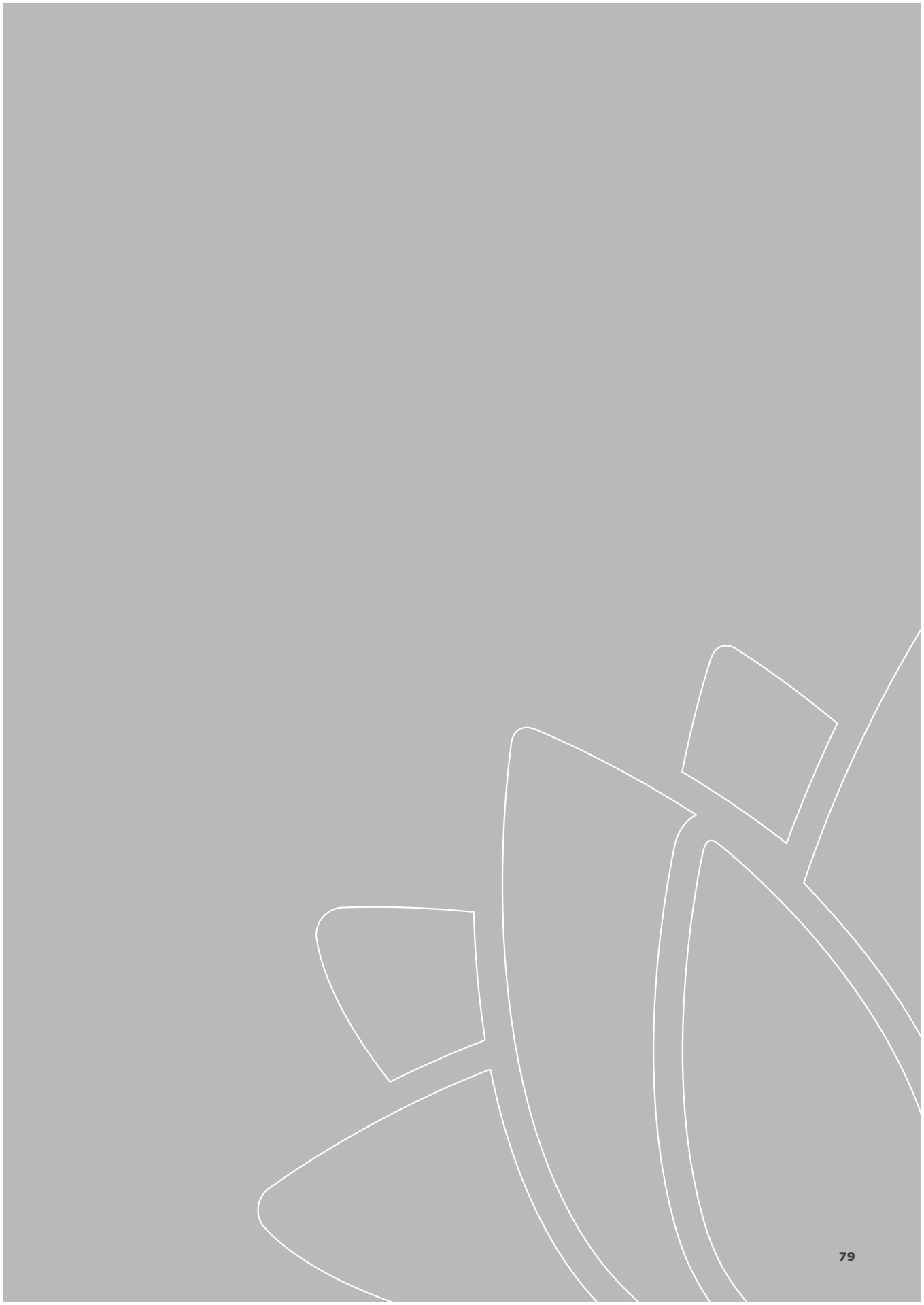
(e) a failure to comply with this code.

Note: Clause 21.1 reflects section 374 of the Act.

22 Definitions

the Act	means the *Local Government Act 1993*
act of disorder	means an act of disorder as defined in clause 15.11 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council – means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a meeting of a committee – means the person presiding at the meeting as provided by clause 20.11 of this code
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 20.2 of this code (being a committee consisting only of councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	has the same meaning it has in the *Model Code of Conduct for Local Councils in NSW*
day	means calendar day
division	means a request by two councillors under clause 11.7 of this code requiring the recording of the names of the councillors who voted both for and against a motion
foreshadowed amendment	means a proposed amendment foreshadowed by a councillor under clause 10.18 of this code during debate on the first amendment
foreshadowed motion	means a motion foreshadowed by a councillor under clause 10.17 of this code during debate on an original motion
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the *Environmental Planning and Assessment Act 1979* including any decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act

performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of councillors or committee members necessary to conduct a meeting
the Regulation	means the *Local Government (General) Regulation 2021*
webcast	a video or audio broadcast of a meeting transmitted across the internet either concurrently with the meeting or at a later time
year	means the period beginning 1 July and ending the following 30 June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NSW
GOVERNMENT

northern beaches council

Community and Stakeholder Engagement Report

Draft Delivery Program 2026-2030

Including Operational Plan 2026/27 and Long-Term financial Plan 2026-2036

Consultation period: 24 April to 24 May 2026

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1. Summary

This report outlines the outcomes of community and stakeholder engagement conducted during public exhibition of Council's draft Delivery Program 2026-2030, including the draft Operational Plan 2026/27 and the draft Long-Term Financial Plan 2026-2036.

The report content reflects the insights of 135 participating community members and stakeholders.

1.1. Key outcomes

Total unique responses	135[1]	
How responses were received	Submission form – Delivery Program 2026-2030 Submission form – Long-Term Financial Plan 2026-2036 Written responses (email/letter)	Completions: 100 Completions: 7 Number received: 28
Feedback themes	Active travel Community buildings Fees and charges	Parks and open space Roads and transport including wharves Reduce expenditure

1.2. How we engaged

Have Your Say: visitation stats	Visitors: 8,584	Visits: 10,099
Social media	Facebook: • Organic posts: 1 • Ads: 5 LinkedIn • Organic posts: 1	 Reach: 6,733 Clicks: 38 Reach: 56,850 Clicks: 6,826 Impressions: 2,572 Clicks: 265

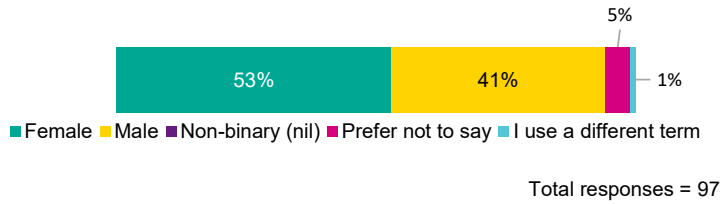
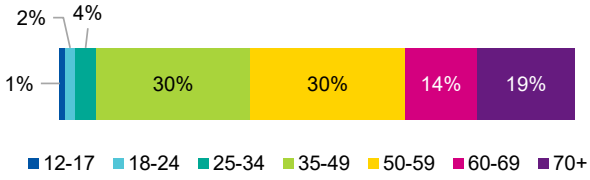
[1] We note that while this was a survey-style feedback form, it was not a statistically representative survey, and participants opted-in to provide feedback

 Print media and collateral	Collateral availability: Customer Service Centres and Libraries Digital screens in Customer Service Centres and Libraries Postcards	Number: 10
 Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 1 edition Council (weekly) e-News: 4 editions Beaches Biz (monthly) newsletter: 1 edition Cooee (monthly) newsletter: 1 edition Manly Mainstreet (monthly) newsletter: 1 edition The Drift (monthly) Library newsletter: 1 edition Creative News (monthly) newsletter: 1 edition Stakeholder email: 3 (Community Centre regular hirers, tennis court hirers, Family Day Care enrolled families) Post on communication channel for Long Day Care and Pre-school families currently enrolled	Approx. 20,000 subscribers Approx. 56,000 subscribers Approx. 7,000 subscribers Approx. 2,000 subscribers Approx. 500 subscribers Approx. 60,000 subscribers Approx. 3,500 subscribers 622 recipients Reach – 820 families
 Face-to-face sessions	**Pop-ups:** Friday 1 May 2026 9 – 11am Beaches Farmers Market, North Narrabeen	Attendance: 36
	Saturday 2 May 2026 9 – 11am Manly Arts & Crafts Market	Attendance: 25
	Wednesday 6 May 2026 10am – 12noon Outside Mona Vale Library, Mona Vale	Attendance: 72
	Saturday 9 May 2026 9 – 11am Forestville Shopping Centre	Attendance: 80

	Thursday 14 May 2026 10am - 12noon Meriton Retail Precinct, Dee Why	Attendance: 18
Key stakeholder engagement	Presentations to: • Youth Advisory Group (YAG) • Manly Ward Residents Executive • Pittwater Community Alliance	

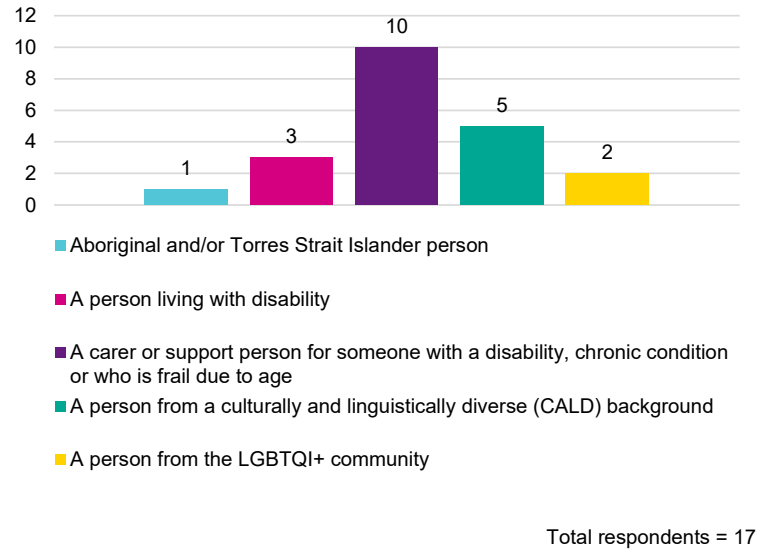
1.3. Who responded[2]

Draft Delivery Program 2026-2030

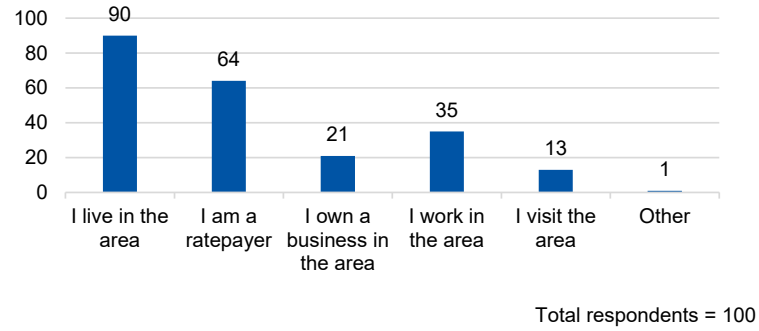
Gender	 Total responses = 97
Age groups	 Total responses = 97

[2] Demographic data was gathered by request only from persons that completed the online submission form. The data represented only includes those respondents who provided this detail.

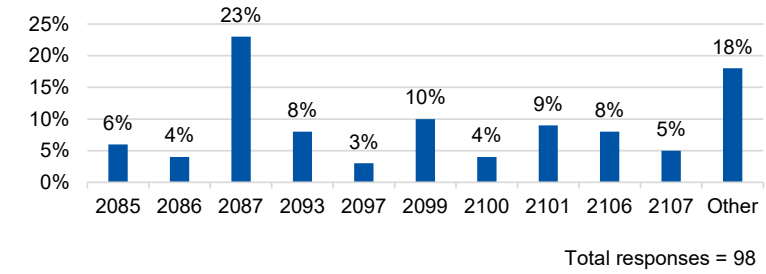
Priority populations[3]



Connection to Northern Beaches[4]

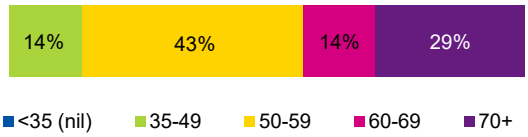
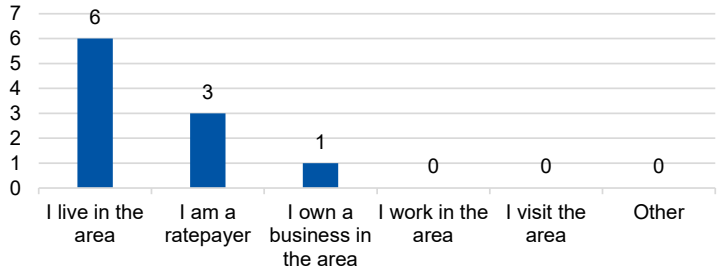
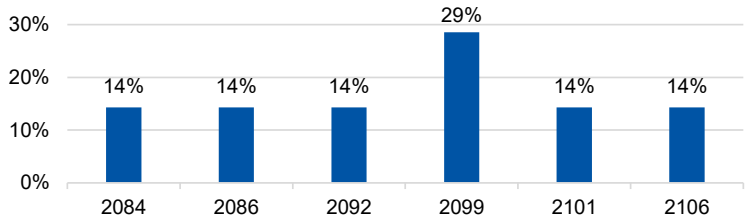


Postcodes[5]



[3] Respondents could select more than one option
[4] Respondents could select more than one option
[5] Other refers to postcodes with fewer than 3 responses includes 4 postcodes outside the LGA

Draft Long-Term Financial Plan 2026-2036

Gender	 Total responses = 7
Age groups	 Total responses = 7
Priority populations	No respondents selected an option for this question.
Connection to Northern Beaches[6]	 Total respondents = 7
Postcodes[7]	 Total responses = 7

[6] Respondents could select more than one option
[7] Other refers to postcodes with fewer than 3 responses

2. Background

This report outlines the community and stakeholder engagement conducted during public exhibition of the:

- Draft Delivery Program 2026-2030, Operational Plan and Budget 2026/27, that contains the day-to-day activities and projects that Council will do over the next 4 years to contribute towards achievement of the Northern Beaches vision and outcomes in the Community Strategic Plan (CSP)
- Draft Fees and Charges 2026/27 that are proposed to apply to our services from 1 July 2026
- Draft Long-Term Financial Plan 2026-2036 to ensure community priorities in the Delivery Program can be funded without compromising Council's ongoing financial sustainability.

In accordance with essential elements 1.6, 3.10, 4.10 and 4.25 of the Integrated Planning and Reporting Guidelines for Local Government in NSW 2021, the draft documents were exhibited for 31 days (statutory minimum 28 days).

Submissions received are to be considered by Council in adopting the documents.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities to learn about the program and how to provide feedback
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values
- facilitate inclusive and ongoing dialogue using context appropriate spaces and platforms by providing information in accessible formats
- communicate to community and stakeholders how their input was incorporated into the planning and decision-making process
- provide vulnerable and marginalised groups access to the engagement process.

4. Engagement approach

Community and stakeholder engagement for the draft Delivery Program 2026-2030, including Operation Plan and Budget 2026/27 and the Long-Term Financial Plan 2026-2036 was conducted between 24 April and 24 May 2026. Engagement activities were designed to provide multiple opportunities for the whole community and relevant stakeholders to contribute, and the methodology used is outlined below.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Strategy (2025).

A dedicated project page[8] was established on Council's engagement platform, providing accessible, easy-to-read information in different formats.

A set of 12 locality-based fact sheets provided information for the community on what was proposed to be delivered in their suburb and surrounding suburbs in 2026/27. Short thematic fact sheets were also available on footpaths and roads; environment, health and recreation; productivity and improvement; Special Variation programs; 'Your $ at work' as well as a link to an interactive map of the Northern Beaches displaying the proposed capital works program 2026/27.

Five face-to-face pop-up events were held, giving the community and stakeholders an opportunity to ask questions and contribute.

A workshop was held with the Youth Advisory Group, with 23 people aged between 12-24 in attendance. Separate meetings were also held with the Pittwater Community Alliance and the Manly Ward Executive.

The consultation was primarily promoted through Council's email newsletter (EDM) channels, with additional reach generated through organic visitation to the project page, organic and paid posts on Council's social media channels, and postcards with a QR code linking directly to the project page.

Feedback was captured through 2 online submission forms embedded onto the project page – one for the draft Delivery Program, and one for the draft Long-Term Financial Plan. The forms contained open-field comment boxes for community members to submit any feedback they wished to contribute.

The submission forms also recorded demographic information (including postcode, age and gender) to support analysis of LGA representation. A total of 107 online responses were received. We note that while this was a survey-style feedback form, it was not a statistically representative survey, and participants opted-in to provide feedback. No weighting was applied to the data.

Email and written comments were also invited.

5. Findings

The submissions received during the consultation cover a broad range of issues. Each submission was individually reviewed to identify the issues, with 135 unique issues identified for consideration and response. In making a submission on the community engagement platform individuals determined if they were commenting on the Delivery/Operational Plan including Fees and Charges or the Long-Term Financial Plan. In the analysis, all submissions have been combined.

A breakdown of submissions by theme and unique issues is detailed in Table 1. Table 2 contains unique issues with 3 or more submissions.

[8] https://yoursay.northernbeaches.nsw.gov.au/delivery-program-2026-2030

Table 1: Themes and number of unique issues on that theme raised

Submission themes	Number of unique issues
Active Travel	27
Parks and open spaces	20
Roads and transport including wharves	15
Other	13
Fees and charges	12
Environmental protection	9
Community Buildings	7
Reduce expenditure	7
Long-Term Financial Plan	5
Place plans/commercial centres	5
Council buildings	3
Stormwater and flood mitigation	3
Animal welfare	2
Building control	2
Affordable housing	1
Events	1
Foreshores	1
Kimbriki	1
Rate increase	1
Total	**135**

Table 2: Unique issues that received more than 3 submissions

Unique issues	Number of submissions
Support for Killarney Heights public toilets	21
Footpath – Prince Alfred Road, Newport	10
Bridle trail - Duffys Forest / Terrey Hills - inclusion in 2026/27 budget	10
Reduce employee costs including staff numbers, management, salaries	6
Focus on the basics	5
Oppose rate increase	5
Oppose budget – unnecessary projects that cost too much	4

Unique issues	Number of submissions
Support Draft Delivery Program	4
Childcare - oppose fee increase	3
Cycling infrastructure	3
Rockpool booking fee – exclusion for charity learn to swim programs	3

A total of 8 submissions were received on rates (explicitly referenced in the submission). Five submissions opposed the rate increase, 2 were in support of the increase and 1 submission supported a decrease in business rates. The report recommends Council adopt the 2026/27 rate path including the Special Variation as approved by IPART to address the infrastructure and maintenance backlog, expand environmental and natural risk reduction programs, provide capacity to manage an increasing number of natural disasters and secure Council's long term financial sustainability.

Other submissions did not specifically reference the rate increase but called for strengthening the efficiency and improvement program and an increased focus on cost containment. This included employee costs, focus on core services, or nominating specific programs or projects that could be scaled back/removed.

Submissions were also requesting new or improved infrastructure. The majority of these initiatives cannot be funded in 2026/27. The additional revenue from the Special Variation provides Council with some capacity to prioritise and address these matters in future years earlier.

Active Travel received the most submissions with 35 requests for footpaths or shared paths at various locations. The 2026/27 new footpath program is $1.864 million (including $0.34 million in Special Variation funding) and will delivery footpaths in 14 streets. It is prioritised based on higher density land use, connecting key destinations and providing access to frequent transport options. Three of the streets referenced in the submission are in the 2026/27 program. The remaining streets are not currently included in the 5-year footpath plan and will be considered when the network plan is next reviewed. This includes a request for a footpath on Prince Alfred Parade, Newport which had 10 submissions.

The provision of a new public amenity at Killarney Heights Village shops had 21 submissions in support and 4 opposing. The design works are proposed to commence in 2026/27 with delivery in 2027/28.

There were also 10 submissions for funds in 2026/27 to support improvements to the Bridle Trail in Duffys Forest / Terrey Hills and other safety improvements on Booralie Road. Table drain maintenance work will be undertaken in 2026/27 so that water build-up can drain freely from the road verge. The provision of a shared footpath will be considered when the network plan is next reviewed. The requests for road safety measures will be investigated as part of future reviews of the Terrey Hills area.

There was also a range of issues raised in submissions that are programmed for 2026/27 or outer years including:

- A new bush regeneration contract for commencing in 2026/27 to address weeds in Manly Creek above Condamine Street

- Major upgrade of Boondah Road, Warriewood in 2026/27
- Developing a Place plan for Manly Vale commencing in 2027/28
- Planning for traffic calming facilities in Baringa Avenue, Seaforth commencing in 2027/28
- Implementation of the Manly Place Plan
- Investigating requests for road repair and resurfacing in 4 roads for delivery in future programs.

Submissions also identified maintenance issues. These have been raised in Council's CRM system for actioning as part of the maintenance programme:

- Maintenance matters at Manly Oval and Manly Soldiers building
- Maintenance and beautification issues at Governor Phillip lookout

Submissions were received opposing the increase in Childcare fees, rockpool fees for learn to swim charities and fees for community centres. Changes to the fees are not supported. It is also noted that fees in 2026/27 for community centres have mostly remained unchanged or reduced to increase occupancy.

Table 3 contains the issues and Council's response.

Table 3: Issues and responses

Issue	No.	Council's response
Theme: Active travel		
Coasters Retreat - walking track maintenance	1	The walking track is situated on land owned by the National Park and Wildlife Service. While Council provides some assistance in track maintenance to respond to immediate resident concerns, it is not a Council asset, and renewal works are not programmed.
Cycling infrastructure – Manly to Spit Bridge and Curl Cul Lagoon	3	Council continues to expand and improve the cycling network across the Northern Beaches, in line with our Bike Plan, as opportunities and funding become available. Active transport is being delivered through a number of funding sources. Council does not have funding allocated to undertake major resurfacing or upgrades for the Manly to Spit Bridge route, however the concerns have been noted and will be considered in future budget planning and prioritisation processes. The shared path along Abbott Road, Curl Curl will be widened as part of the future redevelopment of the football club amenities building, and delivered in conjunction with those works. Consideration will be given to provide separated cycleways, or additional width for shared paths, on regional and district routes where practical, as outlined in our Bike Plan. The feasibility of implementing dedicated cycle lanes is however subject to a range of factors, including site constraints, road widths, traffic conditions, and available funding. Council will continue to liaise with TfNSW on grant opportunities and to identify other suitable funding sources for active travel projects in future years.
E-bike governance	1	Council is seeking greater capacity to enforce safety measures for e-bike riders; however, current legislative gaps limit our authority, particularly in relation to factors such as speed and bike classification. We are actively advocating to government for legislative reform to address these shortcomings. Given the constraints around enforcement, our primary focus is on education. We are working collaboratively with Police, schools, and the Department of Education to promote safe e-bike use.
Request for new footpaths: • Churchill Cr, Allambie Hghts • Mortain Ave, Allambie Hghts • Cabbage Tree Rd, Bayview • Mary /Earl St, Beacon Hill • Keldie St, Forestville • Kawana St, Frenchs Forest • Blarney Ave Killarney Hghts • Starkey St, Killarney Hghts • Prince Alfred Rd, Newport • Amaral St / Nimbey Ave, Narraweena • Burchmore Rd, Manly Vale • Mactier St, Narrabeen	 1 1 1 1 1 1 1 1 10 1 1 1	These locations are not included in our current footpath works program. Council prioritises new footpath delivery where there is higher density land use, connects key destinations and provides access where there are frequent transport options. While Blarney Avenue, Killarney Heights is not included in the 5-year New Footpath program, the request has been recorded and will be considered when we next review the New Footpath program.

Issue	No.	Council's response
• Wallumatta Rd, Newport • Kirkstone Rd, Wheeler Hghts	1 1	
Footpath provision - Bennett Street, Freshwater	1	The support for a footpath is noted. A detailed design is currently in process for a new footpath on Bennett Street, Freshwater. This project is planned for delivery in the 2026/27 program.
Footpath provision - Lewis Street, Dee Why	1	Lewis Street footpath upgrade has been programmed for the 2026/27 financial year.
Footpath - Merelyn Road, Belrose	1	This street is currently on the new footpath program for the 2026/27 financial year.
Improve public transport – connections to Chatswood and Manly	1	Council provides input on behalf of the community including liaising and advocacy with Transport for NSW to improve public transport for our community. While Council does not provide the public transport services that the community requests; we will continue to advocate on behalf of the community.
Provision of a pedestrian crossing - Quirk Road, Manly Vale	1	Detailed design is currently in process. Council will continue to update the community as the project progresses. This project is planned for delivery before the end of 2026.
Prioritise road and footpath repairs	1	Council acknowledges the needs to improve core services such as upgrading road and footpaths and this formed the basis of Council's application for a Special Variation of rates. In 2026/27, an additional $6.16m collected from the Special Variation will go to renewal and improved maintenance of roads and a further $0.4m to footpaths.
Shared path - Kenneth Road, Manly Vale	1	The condition of the shared path in Kenneth Road will be investigated by the Maintenance Team
Shared path - Roseville Bridge	1	This infrastructure is the responsibility of Transport for NSW
Shared path - Booralie Road Terrey Hills	1	Council prioritises new footpath delivery where there is higher density land use, connects key destinations and provides access where there are frequent public transport options. While Booralie Road, Terrey Hills is not included in the 5-year New Footpath program, the request has been recorded and will be considered when we next review the New Footpath Program.
Sydney Lakeside Holiday Park - footpath from Walsh Street Gate	1	Previous investigations here have focused on vehicle access rather than pedestrian access. This request will be considered alongside other priority works at Lakeside Holiday Park within the allocated annual capital works budget.
Theme: Affordable Housing		
Affordable housing	1	Council has an adopted an affordable housing policy that seeks a contribution equivalent to 10% affordable housing from applicable developments to assist in delivering more affordable housing outcomes across the Northern Beaches. Council is also progressing a new draft Northern Beaches Development Control Plan for public exhibition in the next few months, which will include provisions supporting family-friendly apartment design, including communal open space and shared recreation areas within residential developments.

Issue	No.	Council's response
Theme: Animal Welfare		
Council submission to NSW Inquiry into cat population management	1	Council works very closely with our affiliated pound Collaroy Vet, and have assisted in providing educational resources and support with adoption days. We have also been strengthening their relationships with external stakeholders in the animal care industry, such as; supporting the RSPCA keeping cats safe at home campaign, and their desexing campaign. We have also been working closely with other groups such as the Animal Welfare League. The Companion Animal Education Officer, funded by the Companion Animal Registration Fund, has been developing educational resources and materials to be used at educational events as well as developing and updating Council's Webpages. We acknowledge the risks associated with cat trapping, and as per legislation do not uplift cats, nor provide traps to the public. We do provide information and clarity around this, as well as conduct detailed investigations into nuisance cat orders and claims. Council recognises the impact that roaming cats have on native wildlife and the Companion Animal Education Officer, in conjunction with the Biodiversity Team have been creating and delivering educational resources and programs to educate the public on this.
Subsidised desexing of cats	1	Council has actively participated in the NSW RSPCA Keeping Cats Safe at home campaign since 2022. Over this time a number of initiatives have been undertaken including: - subsidised de-sexing and micro-chipping programs - supporting cat shelters to ensure lost, abandoned or stray cats are rehomed with loving families - community events to promote cat health, welfare and the benefits of keeping cats safe at home - community competitions where over 100 residents have since installed cat enclosures across the Northern Beaches - development of an educational storybook which has been distributed to local primary schools, Council libraries, childcare, after school care and environment centres, and at sustainability fairs and events.
Better signage, education and enforcement for managing off leash dogs	1	Council is currently harmonising its three dog related policies and plans to publicly exhibit these in the 2026/2027 financial year. Council's ongoing commitment to encouraging responsible dog ownership includes continuously reviewing signs including for Wildlife Protection Areas and a stronger education programme.
Theme: Building Control		
Building compliance - Seaforth	1	Council has investigated site conditions at two separate construction sites along the named street in Seaforth in 2024, and taken action to ensure appropriate site management and prevention of pollution incidents are implemented. Council encourages residents to report any concerns for review and investigation.
Increase focus on compliance - building sites	1	Council monitors building sites to ensure adherence with conditions of development approvals and suitability of site controls. In 2026/27 additional resources funded from the Special Variation of rates will be directed at proactive compliance monitoring of building sites, vegetation removal and monitoring conditions of approval relating to environmental protection.
Theme: Community Buildings		
Beverley Job Park amenities	1	Council recently sought additional funding through a Special Variation to address the backlog of renewal works and improve community facilities. While the proposal aimed to deliver enhanced infrastructure across the LGA, it was not supported by the community broadly and was subsequently not approved in full. As a result, available funding is currently directed toward maintaining and renewing existing assets rather than delivering new facilities. Council recognises that many sporting amenities across the LGA, including those at Beverley Job Park, do not yet meet contemporary expectations for equitable participation. Addressing this is an ongoing priority; however, it requires significant additional investment across multiple sites.

Issue	No.	Council's response
		At this time, a new amenities building at Beverley Job Park is not identified within Council's current capital works priorities. Notwithstanding this, the site will continue to be considered as part of future planning and program reviews. Any future renewal or upgrade works would seek to improve facilities, including supporting female participation, where feasible.
Coasters Retreat Rural Fire Brigade Fire Shed	1	Work on emergency services buildings is prioritised within the constraints of available funding each year, with upgrades and additional facilities for Rural Fire Service (RFS) assets determined by RFS Head Office based on operational requirements and risk. Council works in partnership with the RFS to deliver renewal and capital works across the Local Government Area and the request for works at Coasters Retreat will continue to be considered alongside other priorities through this process.
Support for Killarney Heights public toilets	21	Support for a public amenity in Killarney Heights is noted. The facility is intended to be delivered as part of the 2027/28 Capital Works Program with design to be carried out next financial year.
Oppose Killarney Heights public toilets	2	Council resolved to support the investigation of the provision of public toilets at Killarney Heights Shops at the Council meeting in September 2023 following a Notice of Motion from Councillor Stuart Sprott. A response to the Notice of Motion was reported to Council in August 2024 where it was noted there was strong support for public amenities at this location. Council's Asset Management Plan was updated to identify public amenities at Killarney Heights as an unmet infrastructure need. The draft Operational Plan 2026/27 provides funding from development contributions to commence the construction of the amenities.
Oppose Killarney Heights public toilets in favour of more visited centres such as Avalon, Newport and Balgowlah	2	Council resolved to support the investigation of the provision of public toilets at Killarney Heights Shops at the Council meeting in September 2023 following a Notice of Motion from Councillor Stuart Sprott. A response to the Notice of Motion was reported to Council in August 2024 where it was noted there was strong support for public amenities at this location. Council's Asset Management Plan was updated to identify public amenities at Killarney Heights as an unmet infrastructure need. The draft Operational Plan 2026/27 provides funding from development contributions for the construction of the amenities. Funding has also been allocated in the 2026/27 to investigate and design public amenities at Dunbar Park, Avalon. The identified need is lower at other centres due to existing or nearby facilities. For example, Newport shops are located close to Surf Life Saving Club amenities and are supplemented by facilities within individual tenancies, while Stockland Balgowlah provides publicly accessible amenities in addition to those within shops.
Theme: Council Buildings		
Maintenance - Manly Oval and Manly Soldiers Building	1	The maintenance items raised for Manly Oval and the Manly Soldiers Building will be investigated.
Oppose development of Manly Town Hall	1	At the Ordinary Council Meeting on 21 April 2026, Council resolved to progress an Expression of Interest (EOI) process for the future use of Manly Town Hall, for cultural purposes such as a multi-use performance and exhibition space. This process is not a feasibility study, but an initial market-testing exercise seeking proposals from industry on how the building could be adaptively reused. The EOI will invite concepts that are commercially viable while maintaining the heritage significance of the Town Hall and delivering long-term community benefit. Submissions will be required to outline key elements including proposed land uses, planning and development parameters, delivery timeframes, financial viability (including risks and sensitivities), and any requirements or dependencies for project delivery. Importantly, the EOI will test options that: - provide long-term benefit to Council - respect the heritage value of the building and its curtilage - align with community expectations for a cultural and performance space - address Council's operational needs in Manly

Issue	No.	Council's response
		- come at no cost to Council - retain Council ownership of the asset. This initial EOI process will not commit Council to any specific redevelopment outcome or partnership. Rather, it will inform future decision-making by identifying feasible concepts and gauging market interest. Any progression beyond this stage would be subject to further Council consideration, as well as detailed planning, regulatory and procurement processes.
Oppose Surf Life Saving Club works	1	Council is required to maintain its assets and, where appropriate, renew them at the end of their useful life. Surf Life Saving Club buildings are part of over 540 Council-owned facilities managed through the annual capital works program to ensure they remain safe, accessible and fit for purpose. These facilities are critical community and safety infrastructure, supporting volunteer lifesaving services, emergency response and broader community use. Investment in these assets is therefore focused on maintaining operational capability and public safety, while ensuring equitable and responsible management of Council's asset portfolio for the benefit of the wider community.
Request for report of audit on Council buildings	1	Council regularly reviews its property portfolio, considering factors such as utilisation, condition, functionality, ongoing need, compliance and the availability of alternative assets. Council has recently resolved to sell Unit 9 Vuko Place, Mona Vale and 2 Bangaroo Street, Balgowlah, as they have been identified as surplus to Council's operational needs.
Theme: Environmental protection		
Collaroy-Narrabeen coastal protection works – beach nourishment Fishermans Beach	1	Council has undertaken sand scraping works at Fishermans Beach using sand from the nearshore zone of Fishermans Beach only. Sand from Narrabeen Lagoon Entrance has not been used to nourish Fishermans Beach. Should this be considered in the future, testing for contaminants and consultation with NSW Fisheries regarding the Aquatic Reserve would be undertaken.
Collaroy-Narrabeen coastal protection works – ongoing costs	1	Private property coastal protection works have been funded 80% by the residents, 10% from Council and 10% from NSW Government. The coastal protection works fully funded by Council have been on public land, e.g. Stuart Street, Ramsay Street and Collaroy Carpark. Works identified to be funded in the budget are for public land, e.g. at Frazer Reserve and Frazer Street.
Long Reef Reserve Ranger patrols - illegal dog activity	1	Council's Companion Animal Education Officer regularly collaborates with the Biodiversity Team to develop educational materials to increase community awareness about sensitive wildlife protection areas. Rangers will continue to prioritise patrols and targeted enforcement within wildlife protection areas, subject to available resources.
Long Reef Reserve Ranger patrols - partnering with fisheries / additional patrols	1	Council is committed to working collaboratively with other compliance agencies to strengthen enforcement and education outcomes. Council welcomes the opportunity to support NSW Fisheries with compliance efforts where feasible.
Manly Creek replenishment	1	A new bush regeneration contract is included in this budget to address weeds in Manly Creek above Condamine Street.
Oppose Net Zero initiatives	1	Council adopted net zero initiatives through adoption of the Environment & Climate Change Strategy in 2019. Net zero initiatives reduce climate risks to communities, cut long-term costs, strengthen local economies, and align Council with state and national commitments.
Oppose Street Sweepers -	1	Council's residential street sweeping program runs on a 6-weekly cycle for accessible residential streets. Council is actively looking at options to run the service more flexibly to meet

Issue	No.	Council's response
Sheridan Place Manly		unique individual characteristics of different streets. Council will investigate the identified streets and discuss the option to customise the service to respond to needs in the area with our operational team.
Planning principles to prioritise existing natural assets	1	Council's approach to accommodating future housing growth is guided by the Northern Beaches Council Local Housing Strategy and Local Strategic Planning Statement, which establish the framework for balancing housing delivery with environmental protection, local character and infrastructure considerations. This work also responds to the NSW Government's housing target for the Northern Beaches to complete 5,900 new homes by June 2029 as part of the National Housing Accord.
Theme: Events		
Justification for running events through Council	1	Council's annual report 2024/25 details the range of events delivered by Council across many different services. In relation to the community, civic, signature and major events program delivered by the Events Service, over 132,000 attendees were recorded across more than 40 events. This is in addition to waste education, and sustainability events that recorded more than 55,000 participants.
Theme: Fees and charges		
Childcare - oppose fee increase	3	Council aims to keep fees as affordable as possible while ensuring we remain financially viable at all times. Our fees and charges are reviewed annually as part of Council's Operational Plan, with any increases implemented on 1 July each year. This is outlined in the Children's Services Fees and Charges Policy. Council's childcare fees are set at a level that supports the ongoing quality of the services delivered. The average of the proposed fee increase for our long day care services is 3.4% or $6.00 per day and is an essential part of maintaining a cost neutral position without diminishing the level of service and quality of care provided to families. We have undertaken a fee comparison across other services, both not for profit and privately operated, to ensure our fees are appropriate. Fee information gathered for the Northern Beaches LGA show that average current fees for our services sit below the current LGA average. Once all of the non-Council services report their fee increases in the Child Care Management System in July, the proposed Council fees should again sit within the average fee range for this area.
Church Point Carpark Permit fee reduction	1	The Church Point Plan of Management is planned for review in 2026/27. Changes to the permit costs will be incorporated in this review.
Community Centre - Avalon Recreation Centre	2	The fees for the Annexe are listed under Avalon Recreation Centre in the Fees and Charges document. The Workshop fees relate to the Avalon Creative Space, not the Annexe. The fees at Avalon Annexe are proposed to go down from 1 July. The Hire Fee is currently $43 per hour. It is proposed that the fee will go down to $35 per hour from 1 July 2026.
Community Centre - Newport Community Centre	1	All fees for Newport Community Centre are recommended to remain the same as they are for this financial year.
Community Centre - oppose fee increase	1	All community centre hire fees have been reviewed, with many reduced or recommended to remain the same in 2026/27 in order to keep the centres affordable. The fees contribute to the costs of operating the centres.
Community Centre - regular hirer discount	1	The fees for Manly Seniors Centre are recommended to remain at the same hourly rate as the current year. Council is consistent and fair to all and is unable to give discounts to regular hirers.

Issue	No.	Council's response
Community Centre - storage fees	1	Through benchmarking with other Councils, the community centre storage fees are low, with no increase since 2024. The storage fees are not differentiated by categories of hire, which may be considered in future reviews of storage fees.
Community Centre Administration Fee - minor changes or administration	1	The new fee of $15 has been introduced to support customers whilst contributing to the administrative costs in making the changes, with this fee to be charged for minor changes and cancellations only. The $50 fee remains for significant changes that require substantial administrative time.
Update the booking system and eliminate the administration fee	1	The current booking system does not have self-service components. A lower new fee of $15 has been introduced to assist customers with minor changes.
Oppose Increase in Fees and Charges	1	Council Fees and Charges are set based on our Pricing Policy. Council has over 2,800 fees reflecting the scope of the services offered. Some 39% of fees are index to increase by 3.10% (the index) and 8% of fees are increasing above this index. Of the remaining fees 10% are increasing by less than the index, 32% of fees are not changing and 3% of fees are decreasing.
Rockpool booking fee - exclusion for charity learn to swim programs	3	Charities are required to pay a fee to Council for the use of our open spaces and the lowest not-for-profit rate is applied. The zero fee is for community swimming clubs who are volunteer based groups that run direct place-based programs for our community with all profits back into their club. Charities that meet the criteria can apply to the Northern Beaches Council Discretionary fund.
Watercraft storage fees	1	Council charges a fee for the storage of private watercraft on public open space. These fees contribute to the maintenance of these waterside locations, ensuring they remain clean, safe, and accessible to the wider community. Facilities in the Manly area are highly sought after, and waiting lists remain fully subscribed despite past expansions. Council continues to explore opportunities to expand existing facilities and identify suitable new locations, while balancing the need to keep public open spaces available for broader community use.
Theme: Foreshores		
Generic Ocean Beaches and Foreshore Reserve Plan of Management support	1	The support is noted. Council land within the Long Reef Aquatic Reserve will be included in Generic Plan of Management (PoM) for beaches and foreshores. Council land within Griffith Park will be included in the PoM for beaches and foreshores and the PoM for sportsgrounds and general community use.
Theme: Kimbriki		
Circular Economy Strategy - support	1	Kimbriki's operations are run by a separate company independently from Council and are governed by its own Board of Directors. Residents with queries about Kimbriki operations or opportunities should contact Kimbriki directly. Household recyclables that Council currently collects in the yellow and blue bins are transferred by Kimbriki to be recycled and used as inputs in manufacturing processes offsite - helping to create new packaging, construction materials and many other products. Council also coordinates reuse and repair events and facilities at Cromer Community Centre for all Northern Beaches residents including regular and popular repair cafes to repair household items and a 'Library of Things' for the community to share infrequently used household items, such as kitchen appliances, camping and cleaning equipment.

Issue	No.	Council's response
		Council will also be launching new innovative recycling and reuse projects for bulky goods, consistent with our long-term Waste and Circular Economy Strategy 2040 in the coming months and will advise the community once they are up and running.
Theme: Long-Term Financial Plan		
Volunteer capacity building	1	Additional funding from the Special Variation has been allocated to increase bushland and dune management in the draft Operational Plan. Council runs an extensive Bushcare Volunteer program that complements these programs.
Decrease rates for businesses	1	In developing the draft plan, Council has sought to carefully balance the needs of businesses, residents, and the broader community, while ensuring the sustainable delivery of essential services and infrastructure. This includes a strong focus on efficiency and minimising unnecessary expenditure. Business rates form an important part of Council's revenue base, which funds services that directly and indirectly benefit local businesses, such as infrastructure, public spaces, and community amenities. Any changes to rates must be considered in the context of maintaining these services and meeting long-term financial obligations alongside the legislative framework in which rates are established.
Financial reporting processes - forecast surplus	1	The Long-Term Financial Plan will be updated to provide additional information on the role of Council's quarterly reviews and monthly reporting process to monitor and manage the Council's forecast financial position. This will be included in the section on 'Financial planning assumptions'.
Establish a new environmental levy	1	Last year Northern Beaches Council considered a number of options to increase rates through a special variation to address its asset maintenance backlog, financial sustainability issues and improve services including increased investment in environmental programs. The approved option provides an additional $2.6 million in 2026/27 for environmental and natural risk reduction programs including an additional $1.1m for bushland and invasive species management. A separate environmental levy is not supported
Support the Long-Term Financial Plan	1	Support noted.
Theme: Other		
Asset management	1	Council is focused on delivering value to the community while ensuring long-term financial sustainability and inter-generational equity. Balancing affordability with maintaining infrastructure and service standards is a key priority. The Delivery Plan and Long-Term Financial Plan have been developed to address rising costs, ageing infrastructure and a growing community. Council has identified an ever-increasing trend in the decline of asset condition across the asset portfolios, and a significant part of these plans is the maintenance and renewal of existing assets (such as roads, stormwater, and community facilities) to ensure they remain safe and fit for purpose. This includes prioritising essential works and carefully staging projects over time. The Special Variation to rates will facilitate a greater level of asset investment to renew these existing assets to provide the required level of service. This will cover assets such as stormwater infrastructure, roads and transport assets, footpaths, bridges, plus support maintaining assets to meet community needs for open space and recreation use and Council owned buildings. There is also the requirement to manage Council's natural assets and changing environmental conditions to ensure Council can provide long lasting benefits to the community.
Affordability for young families	1	It is acknowledged that affordability is a concern for members of the Northern Beaches. In approving Council's application for a Special Variation (SV) to rates, IPART assessed the

<table>
<tr><th>Issue</th><th>No.</th><th>Council's response</th></tr>
<tr><td></td><td></td><td>affordability of the rate and found that the impact of the proposed SV on ratepayers is generally reasonable.
Council has a Rates and Annual Charges Hardship Policy. Ratepayers experiencing genuine financial hardship should reach out and speak to our rates team.
Council Fees and Charges are set based on our Pricing Policy. Council has over 2,800 fees reflecting the scope of the services offered. Some 39% of fees are indexed to increase by 3.10% (the index) and 8% of fees are increasing above this index. Of the remaining fees 10% are increasing by less than the index, 32% of fees are not changing and 3% of fees are decreasing.</td></tr>
<tr><td>Funding for working groups</td><td>1</td><td>Council allocates funds for the management of its assets in accordance with adopted plans, strategies and good asset management practice. No funds are allocated to working groups.</td></tr>
<tr><td>Homelessness</td><td>1</td><td>Council is guided by a Homelessness in Public Places Determination, aligned to the NSW Protocol for homeless people in public places, which respects the rights of all members of the community, including those who are homeless, to use public spaces. Residents are encouraged to report any illegal activity to NSW Police. Concerns about matters such as general safety, public health and public amenity are considered alongside the rights of people experiencing homelessness. Council continues to work with Police, housing and support services towards sustainable long-term solutions to homelessness, noting that these often take time.</td></tr>
<tr><td>Oppose free Wi-Fi in public areas being provided by Council</td><td>1</td><td>The provision of Wi-Fi is available in many Council locations including Community Halls, Libraries and other Council buildings. The secure Wi-Fi service is utilised on a daily basis by members of the Community and is well utilised.</td></tr>
<tr><td>Oppose Manly Art Gallery & Museum</td><td>1</td><td>The Manly Art Gallery & Museum (MAG&M) was established in 1930 as the first metropolitan based regional art gallery in NSW and is the major cultural institution of the Northern Beaches. It supports a collection that includes over 5,000 works donated by the community, individuals and the Manly Art Gallery & Museum Society, which are all available for viewing online. The average physical attendance is 28,000 per annum, with a satisfaction rating of 4.8/5.</td></tr>
<tr><td>Per capita operational cost</td><td>1</td><td>The operating cost per capita is a not a useful standalone metric for comparing councils. It doesn't account for variations in geographic size, population density, impact of tourism and services and service levels offered to meet the demands of their community. The table below compares Northern Beaches Council's operating cost per capita to 16 metropolitan councils based on their draft Operational Plan 2026/27. Northern Beaches Council is mid-range and expenses include costs to operate non-ratepayer services for child care ($21m) and the Kimbriki waste facility ($25m).
<table>
<tr><th>Council Name</th><th>Expenses from continuing operations</th><th>Population (June 2025)</th><th>Per capita cost per year</th></tr>
<tr><td>City of Sydney</td><td>$809.9m</td><td>241,797</td><td>$3,349.50</td></tr>
<tr><td>Waverley</td><td>$181.9m</td><td>73,345</td><td>$2,480.06</td></tr>
<tr><td>North Sydney</td><td>$165.7m (including SV)</td><td>73,705</td><td>$2,248.15</td></tr>
<tr><td>Woollahra</td><td>$123.3m</td><td>55,218</td><td>$2,232.97</td></tr>
<tr><td>Mosman</td><td>$62.2m</td><td>29,374</td><td>$2,117.52</td></tr>
<tr><td>Willoughby</td><td>$156.7m</td><td>79,673</td><td>$1,966.79</td></tr>
<tr><td>Hunters Hill</td><td>$25.5m</td><td>13,983</td><td>$1,823.64</td></tr>
<tr><td>Northern Beaches</td><td>$463.4m (draft)</td><td>274,701</td><td>$1,686.93</td></tr>
<tr><td>Inner West</td><td>$318.4m</td><td>193,125</td><td>$1,648.46</td></tr>
<tr><td>Central Coast</td><td>$565.1m (Scenario 2A)</td><td>357,816</td><td>$1,579.42</td></tr>
<tr><td>Randwick</td><td>$219.1m</td><td>146,484</td><td>$1,495.71</td></tr>
</table></td></tr>
</table>

Issue	No.	Council's response
		Canada Bay | $138.9m | 93,006 | $1,493.46 Lane Cove | $62.2m | 43,094 | $1,442.59 City of Parramatta | $393.6m | 279,014 | $1,410.81 Sutherland Shire | $327.5m | 241,327 | $1,357.06 City of Ryde | $183m | 141,693 | $1,291.71 Bayside | $235.8m | 187,770 | $1,255.91
Performance Measure - No. proactive companion animal patrols	1	The target for proactive companion animal patrols has been adjusted to reflect additional resources being directed into this area. The 2025/26 target of 135 patrols has been adjusted to 1,000 in the draft Operational Plan 2026/27. The number of patrols in 2024/25 is higher because the rangers responded to each reported incident of dogs on beaches as a patrol. This approach has been modified to patrols now being undertaken proactively, informed by community feedback which identifies locations and times of day to target patrols.
Performance measure bias – satisfaction measures	1	The Office of Local Government's *Integrated Planning and Reporting Guidelines for Local Government in NSW (September 2021)* provides that the Operational Plan must identify suitable measures to determine the effectiveness of projects, programs and actions undertaken. A suite of measures including satisfaction measures are provided in the draft Operational Plan 2026/27. The satisfaction measures are designed to assess the effectiveness of the service for users of that service. The survey is not seeking the views of non-users of the service.
Public forum at Council meetings	1	Public Forums are now held to ensure compliance with the Minister of Local Government's new legislative requirements.
Support Draft Delivery Program	4	Support noted
Financial support from State and Federal Government	1	The draft Budget 2026/27 projects income of $506 million. Contribution from State and Federal Government in the form of grants is reflected under grants and contributions. Capital grants and contributions is projected to be $23.2 million and operational grants and contributions $23.1 million in 2026/27. The funding sources for Council's capital works program for 2026/27 is on page 164 onwards of the draft Delivery Program 2026-2030. This shows the projects funded from grants and the dollar value of the contribution
Water and sewage services for Ingleside residents	1	Council's Section 7.12 Contributions Plan has a number of infrastructure programs where each year, sections of road upgrades, new footpaths, etc. are to be delivered across the Northern Beaches, balanced by need and priorities. Council also needs to coordinate enabling infrastructure aligned with growth across the Northern Beaches. Council is not responsible for delivery of utility services into an area. Sydney Water is responsible for delivery of trunk drainage in the Northern Beaches.
Theme: Parks and open spaces		
Beverley Job Park – improved infrastructure	1	Floodlighting provided at the field is compliant with the relevant Australian Standards. Maintenance of the field is consistent with the sportsground level of service provided across the LGA. Drainage was installed in the field in 2024. PA system provision is not a level of service that Council provides. There are no current plans for spectator seating or fencing around the field.
Bridle trail - Duffys Forest / Terrey Hills - inclusion in	10	Council has identified table drain maintenance work, funded by the Special Variation, for Booralie Road. This will have a positive impact on the Bridle Trail as well as road safety and will enable further stabilisation works on the road verge to proceed.

Issue	No.	Council's response
2026/27 budget		The requests for road safety measures have been recorded and will be investigated as part of future reviews of the Terrey Hills area.
Coast Walk Art Trail - consultation with Friends of Long Reef	1	Council will be undertaking community engagement prior to developing and finalising the themes for any proposed artwork, which will contribute to the development of the artist brief.
Governor Phillip Lookout beautification	1	Work was completed on 13 May 2026 to address maintenance and beautification at Governor Phillip Lookout Reserve.
Provision of an artificial turf Hockey Field	1	Council has been working with Northern Suburbs & Beaches Hockey and Warringah Hockey Association on the feasibility of a new stand-alone hockey facility in suitable locations. Council does not have the funds to meet the costs of a new hockey facility at this time and external funds would be required from the State and Federal Government and Warringah Hockey Association.
Lighting - Narrabeen Lake	1	The section of path between the road bridge across Narrabeen Lagoon and Gondola Road, North Narrabeen has been identified as requiring public lighting as it is on a key active transport desire line. Consideration will be given to additional lighting along the 'Pelican Path' between Pittwater Road and Narrabeen Park Parade however it is not considered a major active transport corridor and will not be prioritised.
Long Reef Reserve signage	1	Griffith Park (Long Reef) Collaroy is considered a complex site for signage and as part of Council's Signage Replacement Program the requests in this submission will be considered and addressed over the next 18 months.
Narrabeen Lagoon Trail upgrade	1	The Narrabeen Lagoon Trail consists of a number of different sections, some through high active travel corridors such as Berry Reserve and others through natural areas where minimal infrastructure is preferred. This results in some sections being inundated from time to time. Boardwalks are not used to provide all weather access but rather to minimise environmental impact where possible. Additional sections of boardwalk are considered from time to time to meet this objective.
Oppose artificial turf	1	Noted - there are no new synthetic sportsfields included in the proposed program. The renewal of the surface at Forestville War Memorial Playing Fields is scheduled for 2027/28 and the safeguards employed have proved very effective at mitigating the risk of plastic migration from the field.
Oppose upgrade of Manly Dam trails	1	The proposed expenditure at Manly Dam is to improve Picnic Areas 3 and 4 and provide a safe off-road link between them. The scope includes items such as new signs, minor path improvements to aid accessibility, replacement of wood BBQs with solar powered electric BBQs and a boardwalk connection along the old access road between Picnic Areas 3 and 4.
Performance Measure target - Number of trees planted on public land per year	1	Council adopted a Tree Canopy Plan in September 2023. The Plan committed Council to planting a minimum of 5,000 trees per year for 20 years and maximising survival rates. The target in the Delivery Program reflects this commitment. Numbers of trees planted each year varies depending on the program and the mix of saplings versus mature trees. Planting of mature trees is more expensive. The current target is appropriate to ensure appropriate plantings are delivered across the area.
Playground renewal and softfall material	1	Council has a preference for mulch as playground softfall. However, this is not always operationally practicable for sites that experience very high use or may be prone to flooding or antisocial behaviour, rubber or synthetic grass will be preferred to ensure service continuity and customer safety.
Public art in Killarney Heights	1	Public art is managed through Council's Public Art Policy. Council is currently committed to finalising art work along the Coast Walk and will consider other sites for future installations as budget and priorities allow.
Recreational trails – Dee	1	Council is committed to providing more sustainable access to our natural areas, with projects at South Curl Curl, Manly Dam, Narrabeen Lagoon and Clontarf as recent examples. A more

Issue	No.	Council's response
Why Lagoon and Warriewood		accessible trail through the dunes at Dee Why Lagoon has been previously investigated to be coordinated with a bridge across the mouth of Dee Why Lagoon. The boardwalk component would largely be located through the middle of the dunes for engineering and environmental reasons, and its purpose would largely be to transfer people to the bridge. The prohibitively high cost for construction of the bridge together with the existing path along the back of the dune offering a far better experience than a stand-alone boardwalk make this unfeasible. The desire line between Pittwater Road, Warriewood through to Boondah Field 1 has been identified as medium term priority to formalise through Council Reserves - New Pathway and Lighting Program.
Recreational trails – Killarney Peninsula	1	Council is investigating the viability of connecting a missing link of the National Parks foreshore trail through Council property. This would establish a complete trail connection through the National Park and Council Reserve around the Killarney Peninsula.
Reserve upgrade - between Clarke and Park Street, Narrabeen	1	This section of land is part of the Clarke Street Road Reserve and is quite steep. The topography of this unmade section of Clarke Street makes it unsuitable for any new infrastructure or planting
Sandy Bay Reserve, Clontarf	1	There are no significant upgrades currently being considered for Sandy Bay, Clontarf. In relation to the issues raised: 1. A concrete pad will be installed when the boat storage is renewed. 2. The garden edge is currently functional and does not require replacement. Sandstone may be considered for new edging when it is replaced. 3. The Seawall is included on a cyclical structural condition audit, the data from which is used to program corrective and renewal works. An out of cycle inspection has been requested to ensure there are no immediate issues that need to be addressed. 4. A work request to mend the Mitchell Walkway fencing has been created.
Tree planting - Pittwater Road, Narrabeen	1	The Pittwater Road corridor has been identified through Council's Tree Canopy Plan for additional tree planting to help address urban heat. The current priority for this action is completing the Brookvale Dee Why section of the corridor before moving on to other sections of the corridor including Narrabeen.
Upgrade to Adare Reserve playground, Killarney Heights	1	Adare playground is identified as a local facility in the Open Space and Outdoor Recreation Strategy. The equipment at this location is less than 10 years old and is in good condition. The equipment provision at this playground is in line with its local categorisation. Poppy Park is a nearby district level playground that provides a greater range of play opportunities, commensurate with its categorisation.
Waitlist numbers - kayak and dinghy storage	1	Council does charge for the use of public open space for the storage of private watercraft vessels. The associated fees as listed in the draft fees and charges contribute to maintaining these areas, so they remain clean, well-presented, and accessible to the broader community, particularly at high-demand and busy harbour locations. Our venues in the Manly area are highly popular, and the waitlists are fully subscribed. We continue to investigate opportunities to expand our current facilities or find new locations to service the community, while ensuring our open spaces remain open and accessible to other uses.
Theme: Place plans/commercial centre upgrades		
Manly Corso infrastructure upgrades	1	Council has dedicated funding to implement the Manly Place Plan over the forward program. This will see a range of public place improvements to the Manly commercial centre, including paving renewals and furniture replacement. The Manly Place Plan was developed in partnership with the community and adopted by Council in September 2024. The plan sets out a vision and action plan that will help make it the best place to live, work and visit in the future.

Issue	No.	Council's response
Manly Vale Place Plan development	1	In November 2025, Council resolved to support the preparation of a Place Plan for Manly Vale. This is forecast to commence in 2027/28.
Narrabeen Place Plan	1	The request for a Place Plan for Narrabeen and North Narrabeen is acknowledged. Narrabeen is identified as a centre investigation area in Council's Local Housing Strategy, which notes that structure planning may be considered in the medium term, while also recognising that opportunities for renewal are constrained. Council's current place planning program is prioritised toward the 9 centres identified for increased housing growth under the NSW Government's Low- and Mid-Rise Housing Reforms. In November 2025, Council resolved a forward program to progress place planning for Manly Vale and then Forestville, with the Forestville Place Plan proposed to commence from 2030/31, subject to funding. Future place-based investigations for other centres, including Narrabeen, may be considered following completion of these centres.
Public cleansing – Manly	1	Council continues to provide a wide range of public waste and cleansing services from 4am daily in Manly: emptying and cleaning public litter bins, removal of loose litter, illegal dumping and graffiti, beach raking, supply of dog waste disposal bags, sweeping roads and beachfront esplanades, and sweeping and pressure washing footpaths, bin enclosures and outdoor dining tables and chairs. Additional deep cleaning of the most heavily soiled pavers surrounding bins, public dining tables and chairs, has been introduced this year.
Village precincts - Collaroy, Narrabeen, Mona Vale, Newport, Avalon Beach	1	Council's Local Housing Strategy establishes a hierarchy of centres across the Northern Beaches, ranging from smaller coastal villages such as Newport, through to town centres and strategic centres such as Brookvale. This centres-based approach seeks to plan for housing growth in centres with good access to jobs and services. A key focus for Council over the coming years will be responding to the NSW Government's Low- and Mid-Rise Housing Reforms, including detailed work within the 9 nominated town centres to ensure the additional housing growth does not compromise the amenity, character, infrastructure capacity or long-term sustainability of these areas.
Theme: Rate increase		
Oppose rate increase	5	Opposition to the rate increase is noted. IPART approved a Special Variation in rates over 2 years for Northern Beaches Council in May 2025. The rate increase in 2025/26 was 12.1% (including the 3.8% rate peg). The draft Operational Plan and Budget 2026/27 is based on the maximum increase allowed by IPART of 11.7% (including the 4.1% rate peg), which will be considered by Council at its June meeting. The primary reason for the Special Variation increase is due to rising costs and limited revenue growth, with rate increases restricted by IPART's rate peg - resulting in inflation outpacing the increase in rates in recent years by more than double. This has been coupled with significant expenses from recent natural disasters, a sharp rise in the Emergency Services Levy, and substantial infrastructure funding needs. Without intervention, these pressures could have permanently reduced Council's ability to maintain essential services and community assets at the required level.
Theme: Reduce expenditure		
Employee benefits and on-costs – additional detail	1	Employee costs are broken out by service within the services section of the Delivery Program and further broken down by expense type within the 'Detailed Income Statement' within the Delivery Program. Oncosts refer to superannuation, leave accruals, workers compensation expenses and fringe benefits tax.
Focus on the basics	5	Council acknowledges the needs to improve core services such as asset maintenance and renewal. This formed the basis of Council's application to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Variation to rates which was approved in May 2025. The extra funding from the Special Variation is being directed to these areas. Additionally, Council has developed a Productivity and Improvement Plan. This has established savings targets of $5m in the next 3 years, and one-off capital savings totalling $10m in the next 5 years.

Issue	No.	Council's response
		Savings in 2025/26 include ongoing annual operational savings of $2.1 million and one off capital saving of $4.9 million. Operational savings are from adjusting the levels of service for the Hop Skip and Jump Bus service, closing Vacation Care, revising the events program including reducing the number of outdoor cinemas and markets, removing the NSW Surf Life Saving Championships financial subsidy and a number of efficiency improvements. Capital savings are from the sale of Unit 9, 5 Vuko Place Warriewood and a reduction in buses on the Hop Skip and Jump Service. The 2026/27 budget includes efficiencies in workforce management and operations as well as increased revenues from bus shelter advertising and outdoor dining delivering which will deliver improvement of $1.2 million annually.
Oppose budget - unnecessary projects which cost too much	4	Opposition to the Budget noted.
Reduce salaries	2	Rates of pay are established in line with the skills descriptors as defined in the Local Government State Award. The Award establishes the minimum rates of pay at an industry level and Council's salary system establishes the minimum rates of pay at an enterprise level. A reduction in salaries would require a change to Council's salary system, and the Award states that employees shall not suffer a reduction in pay or salary range as a result of any such changes.
Reduce employee costs including staff and management numbers	6	Council is resourced to deliver the strategic goals and objectives of Council and this aligns with the allocated budget adopted by the elected Council. The Council operates in excess of 60 services to support the community including managing over $6.5b in assets (transport, building, stormwater and open space assets). Staffing levels reflect the scope and scale of our operations and levels of service the community expects. Employee costs largely reflect the delivery of frontline services. Council continues to pursue efficiencies through ongoing reviews, process improvements, and the use of technology to deliver services as effectively as possible. Further detail is provided through the Delivery Program, quarterly reviews, and Annual Report, including progress towards achieving a target of $5 million in recurring operating savings over 3 years. Reductions in staffing levels will impact levels of service to the community. This needs to be considered as part of any decision. Council has an established Service Review program. Six services will be reviewed in 2026/27. The review includes an assessment of current performance, stakeholder input and preferred operating models (staffing levels, insourcing versus outsourcing, etc). Efficiencies through this program will contribute to achieving Council's savings target.
Reduce expenditure	2	Council has developed a Productivity and Improvement Plan. This has established savings targets of $5m in the next 3 years, and one-off capital savings totalling $10m in the next 5 years. In 2025/26 ongoing annual operational savings of $2.1 million and a one-off capital saving of $4.9 million have been achieved. The 2026/27 budget includes efficiencies in workforce management and operations as well as increased revenues from bus shelter advertising and outdoor dining which will deliver improvement of $1.2 million annually. Six services will be reviewed in 2026/27. The review includes an assessment of current performance, stakeholder input and preferred operating models (insourcing versus outsourcing, etc.). Efficiencies through this program will contribute to achieving Council's savings target. Significant effort was undertaken through the Special Variation process to balance priorities, drive efficiencies and avoid unnecessary costs in developing a proposal to increase rates in a fair way that is aligned with our community's needs and priorities. Balancing affordability with maintaining infrastructure and service standards continues to be a key priority. The Long-Term Financial Plan (LTFP) has been developed to address rising costs, ageing infrastructure and a growing community. A significant part of the LTFP is the

Issue	No.	Council's response
		maintenance and renewal of existing assets (such as roads, stormwater, and community facilities) to ensure they remain safe and fit for purpose. Council offers eligible pensioners rebates on their rates and annual charges, and financial hardship assistance is also available to ratepayers experiencing genuine financial hardship.
Reduce internal operating costs	1	Operating costs largely reflect the delivery of frontline services. Council continues to pursue efficiencies through ongoing reviews, process improvements, and the use of technology to deliver services as effectively as possible. Further detail is provided through the Delivery Program, quarterly reviews, and Annual Report, including progress towards achieving a target of $5 million in recurring operating savings over 3 years.
Theme: Roads and transport including wharves		
Boondah Road, Warriewood upgrade	1	The upgrade of Boondah Road, Warriewood is included in the 2026/27 program for delivery.
Bus stop shelters	1	Council has a budget for new bus shelters moving forward that will allow for 1-2 bus shelters to be delivered each year. They will be prioritised predominantly on demand.
Cost of road upgrades is excessive	1	Costs for each individual road renewal is determined by rates contained in industry wide contracts. Prices for these contracts are determined through competitive tender processes.
Oppose Hop Skip Jump bus service	1	Comments noted. Council decided to reduce the number of routes available on the Hop, Skip and Jump community bus, following a service review of the service at its meeting in December 2024. This change came into effect on 1 July 2025. Council also resolved to review the performance of the service in its new format after a period of 12 months. The report on the review is expected to go to the August 2026 Council meeting.
Kerb and guttering - Laurel Road West, Ingleside	3	Council is currently managing over 200 requests for new kerb and guttering throughout the LGA, representing more than 30 kilometres of proposed works. Kerb and gutter are prioritised having consideration of technical and financial criteria and the performance of the overall transport network. Council will undertake an investigation into stormwater infrastructure at this location and added it to the future works list for review.
Repair potholes	1	Persistent heavy rainfall over the last couple of years has impacted Council's road network. Members of the community are encouraged to report potholes via the online form on Council's website so the pothole location can be added to our maintenance schedule. The Special Variation in rates is allowing Council to invest additional funds into the road network. In 2026/27 an additional $4.36m will be directed to road repair and resurfacing and $1.8m to road maintenance.
Road repair & resurfacing: • Griffin Rd / Carrington Pde Curl Curl • Cannons Pde, Forestville • Lumsdaine Dr, Freshwater • Laurel Rd West, Ingleside	 1 1 1 2	These roads are not included in the Road Renewal Program for 2026/27. The request has been recorded and will be investigated for future year's programs.
Safer Neighbourhood Program - North Narrabeen	1	The Narrabeen Safer Neighbourhood program is due to start construction in June 2026.

Issue	No.	Council's response
Sydney Lakeside Caravan Park - emergency exit roadworks	1	These works have been investigated. While improvements to facilitate safer and easier vehicle exit onto Walsh Street will be considered as part of the 2026/27 Sydney Lakeside Capital Works program (subject to prioritisation), it is unlikely that an opening will be created in the island. Alternative guttering measures to improve access over the island will be explored.
Traffic calming - 39 Mactier Street, Narrabeen	1	Early design works for a pedestrian crossing at this location is underway for potential inclusion in the future traffic facilities program, subject to funding.
Traffic calming - Baringa Avenue, Seaforth	1	The traffic calming devices installed in North Balgowlah, including along Woodbine Street / Kitchener Street formed part of the grant-funded Safer Neighbourhoods project, which aims to reduce traffic speeds and improve safety on a precinct-wide basis. Baringa Avenue is located within a Safer Neighbourhood precinct currently scheduled for planning to commence in the 2027/28 financial year. Any future implementation will however be subject to available funding and prioritisation.
Traffic calming - Lawrence and Rowe Streets, Freshwater	1	At this stage, the road safety improvements project at Lawrence and Rowe Streets, Freshwater is on hold until funding becomes available.
Theme: Stormwater and flood mitigation		
Kerb and guttering and drainage - The Fairway, Elanora Heights	1	This request has been registered but is not currently allocated in Council's future works programming due to competing priorities.
Stormwater - Whale Beach	1	There are no stormwater quality devices proposed at Whale Beach in the 2026/27 budget. The microplastics identified were a one-off pollution event and do not represent a pattern at this location.

Document administration	
Version	1.0
Date	1 June 2026
Approval	Content provided and approved by Corporate Strategy Team. Responsible manager: Michael McDermid
Status	Final
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

Attachment 2: Proposed Changes to Integrated Planning and Reporting documents – 2026/27 Financial Year

Overall

Page	Section	Change – all documents	Reason for change
N/A	Global change	Remove reference to 'Draft' in the document	Convert to final document for adoption.

Delivery Program 2026-2030, Operational Plan 2026/27 and Budget

Page	Section	Change - Delivery Program, Operational Plan and Budget	Reason for change
N/A	Global change	Update financial figures to reflect the Council report e.g.: • Budget i.e. income, expenditure and result • Capital expenditure and funding including project changes • Revenue Policy including the rating structure and the proposed Special Variation to rates • Financial Statements	Amended financial figures in accordance with the Council report.
6	Ongoing services and programs	Change the "2" to "to" in "Deliver an annual Business 2 Business (B2B) Grant Program" so that it reads "Deliver an annual Business to Business (B2B) Grant Program"	Reflects how the program will be marketed
8	Improvement initiative underway	Add sale of land in relation to Unit 9, 5 Vuko Place, Warriewood and 2 Bangaroo Street North Balgowlah and update totals	Updated to reflect current position
113	Operational Projects	For the project 'Deliver a 4-year Delivery Program and Operational Plan and Budget' add a dot in year 2026/27	Reflect that this will be undertaken in 2026/27
141	Events Program Budget	Add a new section showing a breakdown of the events program budget for 2026/27	To provide greater transparency on the events program budget

Fees and Charges 2026/27

Page	Section	Change – Fees and Charges	Reason for change
74	**Warringah Aquatic Centre - Multi-Visit Passes**	• 50 visit adult swim only $442.00 to $468.00, • 50 visit pass child (4-17yrs) / concession swim only $357.00 to $378.00, • Learn to Swim suspension fee -> learn to Swim/Dive suspension fee	To maintain operational consistency between aquatic centres Narration to clarify inclusion of Dive suspension
64	**Manly Andrew Boy Charlton Aquatic Centre – Admission**	• Crèche 10 visit pass – member $69.3 to $36 • Crèche 10 visit pass - non-member $36 to $69.3	Keeping pricing consistent between member and non-member
65	**Manly Andrew Boy Charlton Aquatic Centre - Carnival Packages**	• Manly Swimming club 1 x free carnival per annum	Not deleting fee
42	**Parking Permit Scheme Manly**	• 4th permit – residential (Extenuating circumstances only) • 3rd permit – residential $125.00 to 3rd permit – residential (Extenuating circumstances only) $316.00 • Visitor Permit - 24 hour paid session to Multi permit – 24 hour paid session	Deleted This is because the 4th permits have been replaced by the 3rd permit after the implementation of the Digital parking permit platform and the introduction of digital Multi parking permits To match terminology across webpage, Framework, Digital parking permit platform
10	**Additional Fees for Development Applications, Modifications and Reviews**	• Fee for Development Application requiring statutory referrals including integrated and concurrence - $1,100 • Fee for complex modification of consent requiring statutory referrals - $550	Paid via Planning Portal
7	**Rates - Section 603 Certificate**	• Application Fee – Standard processing 1 to 3 working days $100 to $105	Timing difference between statutory fees release date and draft fees release

Page	Section	Change – Fees and Charges	Reason for change
38	**Private Certifier Certificate Registration**	• Registration of Part 6 (formerly Part 4A) Certificate issued by Private Certifier of CDC $41.00 to $43.00 • Registration of Part 6 (formerly Part 4A) Certificate issued by Private Certifier of CC, OC, compliance certificates and Strata Title (subdivision) certificates $46.00 to $48.00	Timing difference between statutory fees release date and draft fees release
10	**Additional Fees for Development Applications, Modifications and Reviews**	• Advertising fee - development applications which are advertised development (e.g. where an Environmental Planning Instrument or Community Participation Plan requires notice to be given) or Prohibited Development (e.g. existing e rights) $1,471.00 to $1,532 • Advertising fee - Modification of Consent s4.55(2) & S4.56(1) where the Regulation or Community Participation Plan require public notice $1,471.00 to $1532.00 • Integrated development and/or development requiring concurrence - additional processing fee $187.00 to $195.00 • Designated developments - additional processing fee $1,226.00 to $1,276.00 • Designated developments - advertising fee $2,957.00 to $3,078.00 • Modification of Consent - additional fee for modification when application is required to submit a statement by a qualified designer $1,013 to $1,054 • Design Review Additional fee for development application or modification application that is referred to design review panel for advice - fee is reduced to $1,800 if the proposal was subject to a Pre-Lodgement and DSAP meeting $3,996.00 to $4,159.00 • Giving of notice for nominated integrated development, threatened species development or Class 1 aquaculture development $1,472.00 to $1532	Timing difference between statutory fees release date and draft fees release

Page	Section	Change – Fees and Charges	Reason for change
		• Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1) $886.00 to $922.00	
10	**Development Applications**	• Change of use - involving no physical work or demolition $380.00 to $395.00 • Dwelling house with estimated construction cost less than $100,000: $606.00 to $631.00 • Estimated cost of works $5,001 to $50,000: $226 plus $3 for every $1,000 (or part thereof) to $235 plus… • Estimated cost of works $50,001 to $250,000: $469 plus $3.64 for every $1,000 (or part thereof) by which the estimated cost exceeds $50,000 to $488.00 plus… • Estimated cost of works $250,001 to $500,000: $1,544 plus $2.34 for every $1,000 (or part thereof) by which the estimated cost exceeds $250,000 to $1,608 plus… • Estimated cost of works $500,001 to $1,000,000: $2,325 plus $1.64 for every $1,000 (or part thereof) by which the estimated cost exceeds $500,000 to $2,420 plus… • Estimated cost of works $1,000,001 to $10,000,000: $3,483 plus $1.44 for every $1,000 (or part thereof) by which the estimated cost exceeds $1,000,000 to $3,625.00 plus… • Estimated cost of works more than $10,000,001: $21,146 plus $1.19 for every $1,000 (or part thereof) by which the estimated cost exceeds $10,000,000 to $22,009 plus… • Strata subdivision: $440 plus $65 for each additional lot created by the subdivision to $458.00 plus… • Subdivision of land involving the opening of a public road: $885 plus $65 for each additional lot created by the subdivision to $921.00 plus…	Timing difference between statutory fees release date and draft fees release

Page	Section	Change – Fees and Charges	Reason for change
		• Subdivision of land not involving the opening of a public road: $440 plus $53 for each additional lot created by the subdivision to $458.00 plus… • Involving advertising signs: $379 plus $93 for each additional sign in excess of one, or based on the estimated cost of works fees above, which ever is the greater to $395 plus…	
11	**Modification of Consent - based on estimated costs and works of the original development application**	• s4.55(1) - Involving minor error, incorrect description or miscalculation or no environmental impact (no fee charged if agreed Council error contained in notice of determination) $94.5 to $98.00 • s4.55(1A) & s4.56(1) - Minor environmental impact:50% of original fee or $859 whichever is the lesser: to $894.00 whichever… • s4.55(2) & s4.56(1) - Dwelling house estimated construction cost less than $100,000: $253.00 to $263.00 • s4.55(2) & s4.56(1) - Estimated cost of works up to $5,000: $73.00 to $76.00 • s4.55(2) & s4.56(1) - Estimated cost of works $5,001 to $250,000:$113 plus $1.50 for every $1,000 (or part thereof) to $177.00 plus… • s4.55(2) & s4.56(1) - Estimated cost of works $250,001 to $500,000:$666 plus $0.85 for every $1,000 (or part thereof) by which the estimated cost exceeds $250,000 to $694.00 plus… • s4.55(2) & s4.56(1) - Estimated cost of works $500,001 to $1,000,000:$949 plus $0.50 for every $1,000 (or part thereof) by which the estimated cost exceeds $500,000 to $988.00 plus… • s4.55(2) & s4.56(1) - Estimated cost of works $1,000,001 to $10,000,000:$1,314 plus $0.40 for every $1,000 (or part thereof) by which the estimated cost exceeds $1,000,000 to $1,368.00 plus…	Timing difference between statutory fees release date and draft fees release

Page	Section	Change – Fees and Charges	Reason for change
		• s4.55(2) & s4.56(1) - Estimated cost of works more than $10,000,001:$6,310 plus $0.27 for every $1,000 (or part thereof) by which the estimated cost exceeds $10,000,000 to $6,568.00 plus…	
12	**Review of Determination**	• Dwelling house estimated construction cost less than $100,000: $253.00 to $263.00 • Estimated cost of works up to $5,000: $73.00 to $76.00 • Estimated cost of works $5,001 - $250,000:$114 plus $1.50 for every $1,000 (or part thereof) of the estimated cost to $119.00 plus… • Estimated cost of works $250,001 - $500,000:$666 plus $0.85 for every $1,000 (or part thereof) by which the estimated cost exceeds $250,000 to $694.00 plus… • Estimated cost of works $500,001 - $1,000,000:$949 plus $0.50 for every $1,000 (or part thereof) by which the estimated cost exceeds $500,000 to $988.00 plus… • Estimated cost of works $1,000,001 - $10,000,000:$1,314 plus $0.40 for every $1,000 (or part thereof) by which the estimated cost exceeds $1,000,000 to $1,368.00 plus… • Estimated cost of works more than $10,000,001:$6,310 plus $0.27 for every $1,000 (or part thereof) by which the estimated cost exceeds $10,000,000 to $6,584 plus…	Timing difference between statutory fees release date and draft fees release
13	**Planning Certificate (Section 10.7)**	• Section 10.7 Part 2 Certificate $71.00 to $74.00 • Section 10.7 Part 2 & Part 5 Certificate $178.00 to $185.00	Timing difference between statutory fees release date and draft fees release

Changes will also be made to reflect adjustments to statutory fees in the Development Assessment and Strategic Landuse Planning

Long-Term Financial Plan 2026-2036

Page	Section	Change – Long-Term Financial Plan	Reason for change
N/A	Global change	Update to financial models and commentary, consistent with Council report including financial forecasts for 2026/27 to 2035/36 for both the Delivery Program and Alternative rate peg scenario.	Amended commentary and financial figures in accordance with the Council report.
27	Financial planning and assumptions	Inserted additional information about Council's budget monitoring and review process.	Recommendation from a community member's submission on the LTFP.

Delivery Program 2026 - 2030

Including Operational Plan and Budget 2026/27

northern beaches council

Acknowledgement of Country

We acknowledge the Traditional Owners of this land and Elders past, present and future. We recognise Aboriginal people as the traditional custodians of the Northern Beaches.

Visit us: Northern Beaches Council

Dee Why
725 Pittwater Road
Entry via Civic Drive

Manly
1 Belgrave Street
Town Hall

Mona Vale
1 Park Street

Open: Monday to Friday
8.30am - 5pm
excluding public holidays

Contact us:
1300 434 434
council@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au

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Introduction

Message from the Mayor

Supporting our community, economy and environment to be strong and resilient

It is with pleasure that I present the Delivery Program for 2026 – 2030 and Operational Plan 2026/27. This represents our commitment to the priorities and aspirations of the Northern Beaches community over the next four years.

Targeted services will be uplifted in 2026/27 supported by the Special Variation to rates approved by IPART in 2025.

This includes extending lifeguard operating hours at Dee Why Beach year round and extending lifeguard operations at other beach locations based on assessment of risk.

Our local environment will benefit from additional resources for compliance to proactively monitor building sites, vegetation removal and other high-risk activities. This will be complemented with more funds for bush regeneration, maintenance, trees planting and mowing.

We continue our strong focus on the repair and renewal of the suburban road and footpath network which has been impacted by repetitive adverse weather, as well as investing in stormwater infrastructure critical to protecting the community against increasing storm and flood activity.

In 2026/27 $129.7 million will be invested in capital projects, including $21.5 million from the Special Variation.

This includes funds to complete the Warringah Recreation Centre at North Manly delivering new squash and tennis courts to support both grassroots and competitive play; a new amenities block at Freshwater Beach; upgrades to Boondah Reserve, Warriewood and a significant safety upgrade to McCarrs Creek Road at Church Point.

Works will also commence on the new Jamieson Park Sports Amenities Building, replacing this important community facility that was destroyed by fire. We worked closely with the community to design a modern new building that meets local needs. The new facility will house the Narrabeen Lakes Sailing Club and include public amenities.

Exciting progress continues across the area for water enthusiasts, with the refurbishment of the Bayview Baths tidal pool, a major energy efficiency upgrade at the Manly Andrew Boy Charlton Aquatic Centre, upgrades to Avalon and Bilgola rockpools and renewal works planned for Mackerel and Bayview wharves.

We are sensitive to the role that all councils need to play in delivering new housing for our growing population and making it more affordable. In 2026/27 we will implement strategies to manage the impacts of increased density through local planning controls and continue to advocate for improvements to infrastructure ahead of development.

We have also proposed an affordable housing contribution requiring higher density new developments to provide affordable homes or pay a levy, potentially delivering hundreds of homes for essential workers such as teachers and nurses. If approved by the state government this would be the first of its kind in low and mid-rise development areas.

This Operational Plan sets a clear path for the year ahead and I invite you to explore the opportunities it presents. My fellow Councillors and I are excited to work with you over the next 12 months - and beyond - to continue to improve and shape the community we love.

Sue Heins
Mayor

Capital project highlights 2026/27

$37.9m *to improving road assets, including $12.8m for resurfacing roads*

$15m *on community facilities including amenities at Freshwater Beach and Boondah Reserve*

$13.5m *improving sporting facilities including the completion of the Warringah Recreation Centre*

$13.4m *improving foreshores at various locations including the Avalon and Bilgola Beach Rockpool and South Collaroy foreshore*

$11.2m *on priority stormwater works to reduce flooding and pollution*

$6.9m *on new and improved reserves and parks including Warriewood, Clontarf and Frenchs Forest*

$4.5m *towards town and village centres including works at Balgowlah and Avalon*

$4.3m *on new and improved footpaths across 18 suburbs*

$3.5m *continuing the Collaroy-Narrabeen coastal protection works*

$1.6m *on new and improved playgrounds including Collaroy Plateau*

Message from the Chief Executive Officer

This Budget, Delivery Program and Operational Plan outlines the actions Council will take over the next four years to deliver the services, facilities and infrastructure our Northern Beaches community want now and into the future, as set out in the Community Strategic Plan.

Over the past year Council has taken important steps to strengthen its long-term financial sustainability. This includes approval from the Independent Pricing and Regulatory Tribunal (IPART) of a 2-year special variation to rates which commenced in 2025/26.

Our focus is now firmly on delivering the commitments made to the community. This includes infrastructure renewal, maintaining essential services and continuing to identify savings and efficiency measures. In 2025/26, Council has delivered nearly $7 million in productivity savings (of which $2.1m is recurring), supporting our commitment to operate responsibly while maintaining the services our community depends on.

This year Council will complete the modernisation of its core operating systems, marking the final stage of a significant multi-year program to improve how Council manages its business operations. These upgraded systems will strengthen financial management, improve access to information and support better planning and decision-making across the organisation. Ultimately, this will help Council deliver services more efficiently and respond more effectively to the needs of the Northern Beaches community.

Improving the experience of residents when they interact with Council is another priority. Through the implementation of our Customer Experience Strategy and the review of our Customer Charter, we are working to ensure our services are accessible and responsive and that our customers have a positive experience no matter how or where they interact with us.

Council will continue critical work to update the Local Environmental Plan and Development Control Plan. These updates will ensure our planning framework supports well-designed development while protecting the character and environmental values that make the Northern Beaches unique. They will also provide greater clarity and certainty for residents and businesses.

These priorities sit alongside the many services Council delivers every day - maintaining local roads, parks and community facilities, protecting our natural environment, supporting local businesses and providing programs and services that strengthen our community.

Throughout 2026/27 Council will also begin reviewing several key strategic plans, including our Environment and Climate Change Strategy, Transport Strategy, Resilience Strategy and Destination Management Plan. These reviews will provide further opportunities for our community to help shape the future direction of the Northern Beaches. Community input is an important part of Council's planning and decision-making, and we look forward to engaging with residents, businesses and community groups throughout this process.

I look forward to continuing to work with Councillors and our community to deliver the services and infrastructure our community relies on and to support the Northern Beaches as a great place to live, work and enjoy.

Scott Phillips
Chief Executive Office

Budget snapshot 2026/27

Operating budget

$511.9m
Income

–

$467.8m
Operating expenses

–

$24.6m
Grants for capital projects

=

$19.5m
Operating surplus

Capital expenditure

$50.7m
New works

+

$79.0m
Renewal works*

=

$129.7m
Total works

Loans repaid

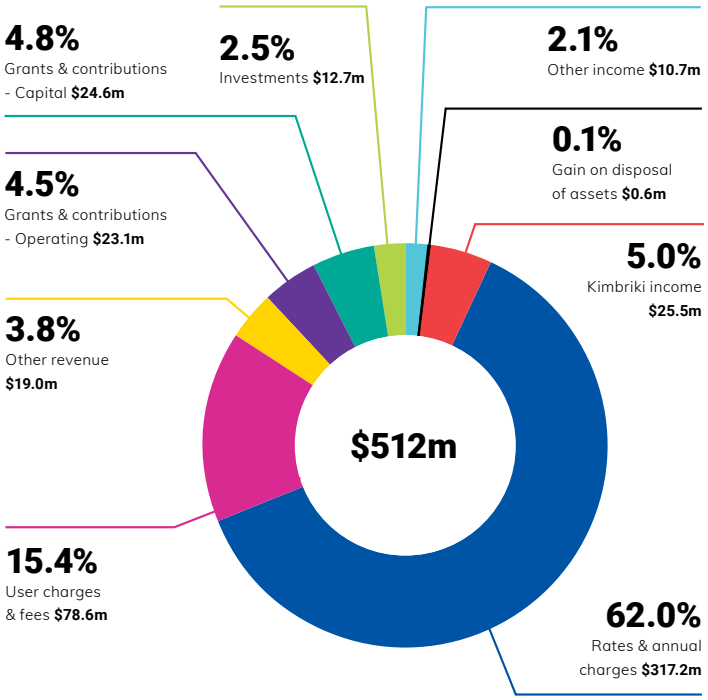
$1.6m
Principal

* Renewal works are those that return an asset to its 'as new' condition, for example a road that includes resealing the surface

Funding summary for 2026/27

The following charts show the breakdown of funding sources for Council and how the money will be allocated in 2026/27.

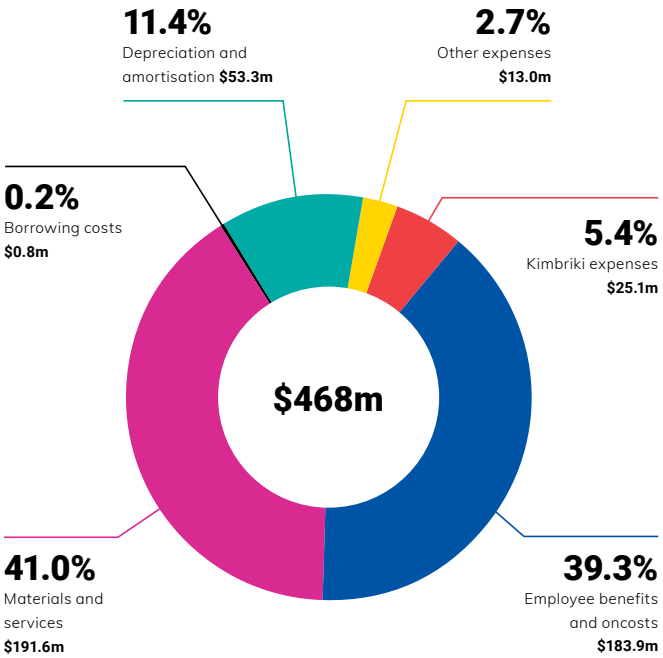
Where does the income come from?



Numbers and percentages may not sum precisely due to rounding

Income related to Council's subsidiary, Kimbriki Environmental Enterprises Pty Limited, is separately identified in the chart (excluding inter-entity transactions between Council and Kimbriki) to distinguish income from this source compared to other income streams

Where is the money spent?



Numbers and percentages may not sum precisely due to rounding

Expenditure related to Council's subsidiary, Kimbriki Environmental Enterprises Pty Limited, is separately identified in the chart (excluding inter-entity transactions between Council and Kimbriki) to distinguish expenditure to operate this business from other Council services.

Productivity and Improvement Plan

Council is committed to realising productivity savings to reduce the burden on rates.

A Productivity and Improvement Plan, tabled at the Council meeting on the 28 January 2025, outlines targeted savings including $5 million in the next 3 years, and one-off capital savings totalling $10 million in the next 5 years.

Service reviews programmed for 2026/27 are:

- Environmental Education and Community Sustainability
- Strategic and Place Planning
- Economic Development and Tourism
- Parking Operations
- Waste Management
- Library Services

Throughout the year additional reviews may be initiated in response to changes in the operational environment.

Initiative	Savings	
	Operational year 3	Capital year 5
Service rationalisation - adjusting the level of service for discretionary services	$2.14m	$0.33m
Workforce management - improving organisational design to deliver cost effective and optimal structure	$1.7m	-
Property rationalisation - reviewing property portfolio and transferring underutilised assets from property to cash	($0.2m)*	$10m
Fleet optimisation - rationalising the vehicle fleet	$0.58m	$0.04m
Energy efficiency - focusing on energy efficiency and solar opportunities	$0.75m	-
Total	**$4.98m**	**$10.37m**

** Loss of rental income on leased properties which may be sold.*

Improvement initiatives underway

					Planned for 2026/27	
	Efficiency improvement	Annual saving from 2022-2025 (Ongoing)	2025/26 Annual saving (Ongoing)	2025/26 Capital saving (Once-off)	2026/27 Cost /income improvement (Ongoing)	2026/27 Capital saving (Once-off)
Item		**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Property rationalisation						
Sale of warehouse/office - Unit 9, 5 Vuko Place Warriewood		-	-	$4,586	-	-
Sale of residential property - 2 Bangaroo St North Balgowlah (part)		-	-	-	-	Planned
Service rationalisation						
Avalon customer service centre - closed		$110	-	-	-	-
Hop Skip Jump bus service – reduced routes		-	$507	$330	-	-
NSW Surf Life Saving Championships - remove financial subsidy		-	$180	-	-	-
Vacation care – close service		-	$145	-	-	-
Events – reduce program of events run by Council		-	$324	-	-	-
Efficiencies and other initiatives						
Process, time & quality improvements achieved in past 12 months	✓					
Service reviews completed in past 12 months	✓					
Workforce management		$1,702	$112	-	$316	-
Service delivery method change - streetsweeping, graphic design, internal audit		$629	-	-	-	-
Children's services - move to cost neutral model		$1,200	-	-	-	-
Revenue opportunities - outdoor dining on Manly Corso and advertising on bus shelters		-	$6	-	$533	-
Cost reductions in pavement sweeping, library eResources, email newsletters, grant management and internal audit		-	$27	-	$180	-
Digital parking permits - move from paper to digital solution		-	-	-	$75	-
Technology rationalisation		$88	$366	-	$80	-
Fleet optimisation plan		$390	$217	-	-	-
Energy efficiency plan - including electricity and streetlighting costs		$4,100	$200	-	-	-
Total improvement plan		**$8,219**	**$2,084**	**$4,916**	**$1,184**	**-**
Community-led event grants – increase grants program to $188,990		-	($86)	-	-	-
Total – after increase in community-led event grants program		**$8,219**	**$1,998**	**$4,916**	**$1,184**	**-**

About the Northern Beaches

The Northern Beaches Local Government Area (LGA) covers 254km^2 of urban and natural environment and is located to the north of the Sydney CBD.

The LGA is divided into 5 wards.

Pittwater Ward
Greater Mackerel Beach, Coasters Retreat, Currawong, Scotland Island, Lovett Bay, Elvina Bay, Morning Bay (Towlers Bay), Palm Beach, Whale Beach, Careel Bay, Cottage Point, Duffys Forest, Ku-ring-gai Chase, Avalon Beach, Clareville, Bilgola, Bilgola Plateau, Newport, Church Point, Mona Vale, Bayview, Terrey Hills (partial)

Frenchs Forest Ward
Belrose, Davidson, Frenchs Forest, Forestville, Beacon Hill, Allambie Heights, Killarney Heights

Narrabeen Ward
Warriewood, Ingleside, Elanora Heights, Narrabeen, North Narrabeen, Terrey Hills (partial), Cromer, Wheeler Heights, Collaroy Plateau, Collaroy, Oxford Falls

Curl Curl Ward
Narraweena, Dee Why, Curl Curl, North Curl Curl, Brookvale, North Manly, Freshwater, Queenscliff

Manly Ward
Manly Vale, Seaforth, Clontarf, North Balgowlah, Balgowlah, Balgowlah Heights, Fairlight, Manly

Our community snapshot

Environment

254 km²
Council's area across five wards

114 km²
Bushland surrounds us in three major national parks

23,192
Total solar panels installed in the area (APVI 30 Sept 2025)

>300
Bushland and wetland reserves covering 1,700ha

Economy

54%
Residents work locally (or 44% work from home ABS 2021)

65%
Trade or tertiary qualification (Greater Sydney = 58% ABS 2021)

66%
Residents are working or looking for work (Greater Sydney = 60%; ABS 2021)

40%
Local trips by public transport, walking or cycling (TfNSW 2023/24)

Community

272,656
Population (ERP 2025)

105,016
Dwellings (ABS 2021)

41
Median age of residents (ABS 2021)

68%
Residents own their home or have a mortgage (Greater Sydney = 59%; ABS 2021)

4% + 11%
4% Need daily help due to age or disability and 11% are unpaid carers (ABS 2021)

55%
Have 2 or more cars in their household (Greater Sydney = 46%; ABS 2021)

16%
Speak a non-English language at home (ABS 2021)

26%
Residents pay rent for their home (ABS 2021)

(APVI) Australian PV institute, (ABS) Australian Bureau of Statistics, (TfNSW) Transport for NSW, (ERP) Estimated resident population

Our community's vision

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

Our Councillors

The following Councillors were elected on 14 September 2024 to represent the community on Northern Beaches Council until 2028.

Curl Curl Ward

Kristyn Glanville
0481 910 045
Kristyn.Glanville@northernbeaches.nsw.gov.au
First elected 2021

Joeline Hackman
Joeline.Hackman@northernbeaches.nsw.gov.au
First elected 2024

Nicholas Beaugeard
0478 720 341
Nicholas.Beaugeard@northernbeaches.nsw.gov.au
First elected 2024

Frenchs Forest Ward

Sue Heins *(Mayor)*
0427 226 453
Sue.Heins@northernbeaches.nsw.gov.au
First elected 2017

Ethan Hrnjak GAICD
Ethan.Hrnjak@northernbeaches.nsw.gov.au
First elected 2024

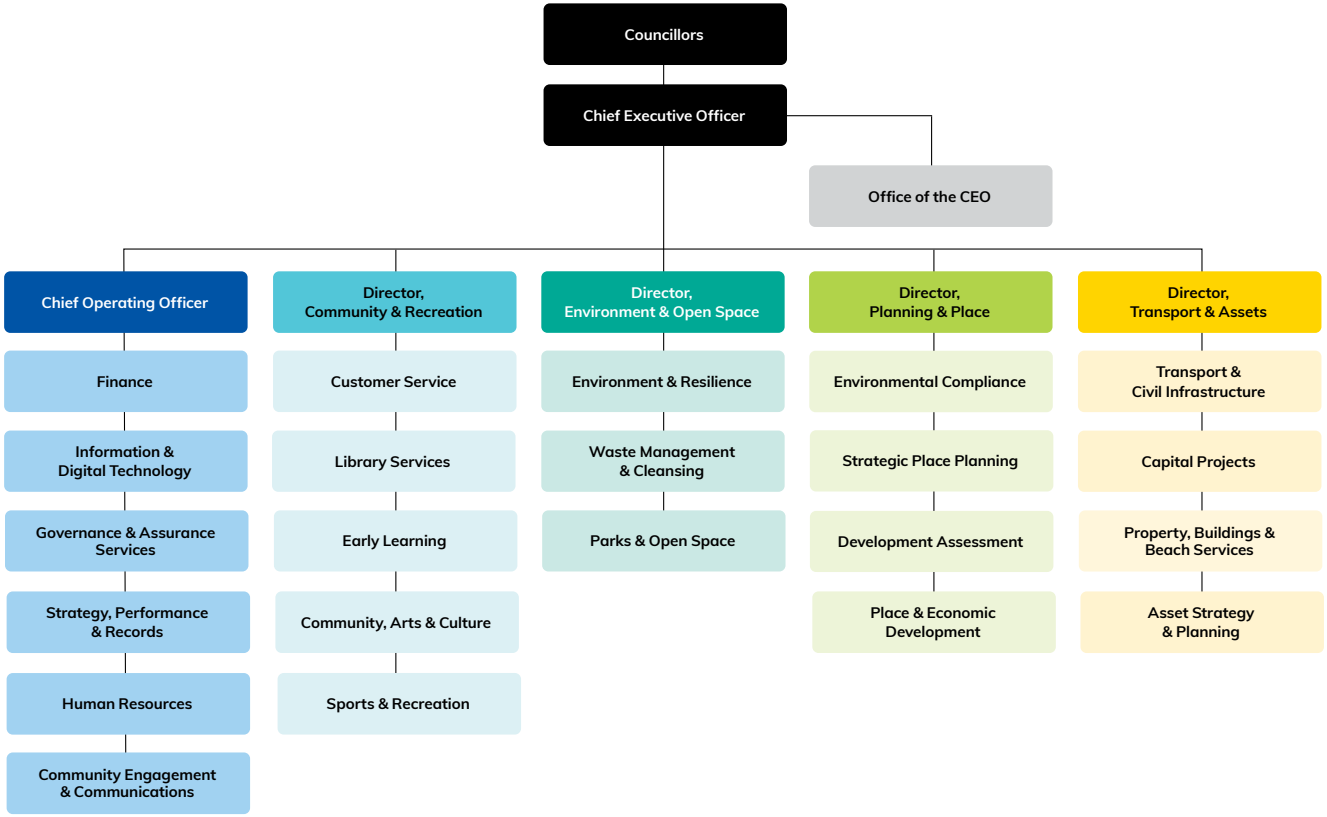
Jody Williams
0478 720 125
Jody.Williams@northernbeaches.nsw.gov.au
First elected 2024

Manly Ward			
	Candy Bingham *(Deputy Mayor)* 0418 430 544 Candy.Bingham@northernbeaches.nsw.gov.au First elected 2017	**Sarah Grattan** 0427 745 673 Sarah.Grattan@northernbeaches.nsw.gov.au First elected 2017	**Bonnie Harvey** Bonnie.Harvey@northernbeaches.nsw.gov.au First elected 2024
Narrabeen Ward			
	Ruth Robins 0481 914 733 Ruth.Robins@northernbeaches.nsw.gov.au First elected 2021	**Vincent De Luca OAM** 0427 218 553 Vincent.DeLuca@northernbeaches.nsw.gov.au First elected 2017	**Robert Giltinan OAM JP** 0478 720 240 Robert.Giltinan@northernbeaches.nsw.gov.au First elected 2024
Pittwater Ward			
	Miranda Korzy 0481 904 173 Miranda.Korzy@northernbeaches.nsw.gov.au First elected 2021	**Rowie Dillon** 0478 720 527 Rowie.Dillon@northernbeaches.nsw.gov.au First elected 2024	**Mandeep Singh JP** 0478 720 556 Mandeep.Singh@northernbeaches.nsw.gov.au First elected 2024

Our organisation

Purpose
Partnering with the community to protect, improve and create our future.

Structure
Northern Beaches Council is divided into 5 directorates.


Councillors
Chief Executive Officer
Office of the CEO
Chief Operating Officer
Director, Community & Recreation
Director, Environment & Open Space
Director, Planning & Place
Director, Transport & Assets
Finance
Information & Digital Technology
Governance & Assurance Services
Strategy, Performance & Records
Human Resources
Community Engagement & Communications
Customer Service
Library Services
Early Learning
Community, Arts & Culture
Sports & Recreation
Environment & Resilience
Waste Management & Cleansing
Parks & Open Space
Environmental Compliance
Strategic Place Planning
Development Assessment
Place & Economic Development
Transport & Civil Infrastructure
Capital Projects
Property, Buildings & Beach Services
Asset Strategy & Planning

Our Delivery Program

Introduction to the Delivery Program

Council's Delivery Program is an important component of the legislated Integrated Planning and Reporting Framework (shown in Figure 1) applied to all councils in New South Wales.

The framework provides a foundation for Council to undertake long-term planning based on community engagement and resourced by robust plans for finances, assets and workforce.

The Community Strategic Plan (CSP) is central to this framework, setting out the community's priority outcomes, goals and strategies to achieve these. It is informed by federal, state, regional and Council strategies and plans and extends beyond Council operations encompassing all stakeholders involved in achieving good outcomes for the Northern Beaches, including all levels of government and the community.

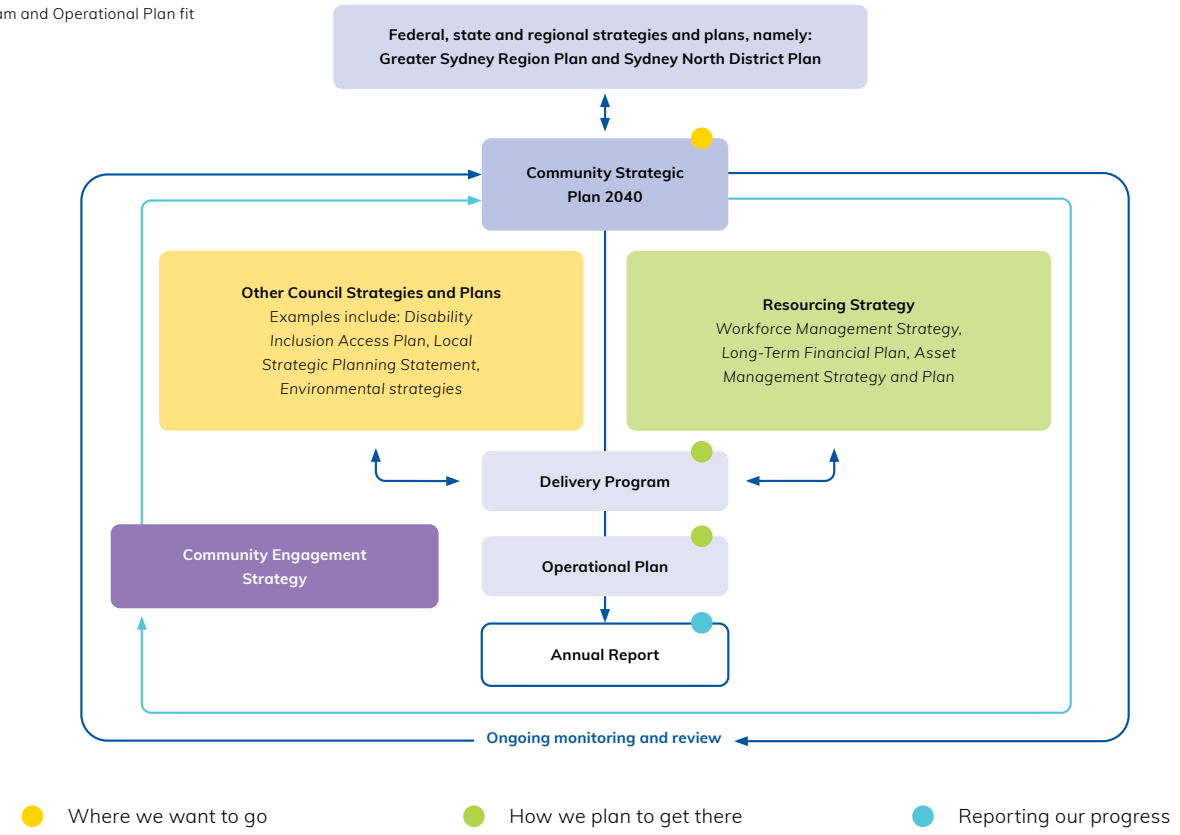
The Delivery Program is a council-specific document, positioned at the heart of our operations. It responds to the goals of the Community Strategic Plan and other Council strategies and plans and is influenced by the Resourcing Strategy, which sets out how our finances, assets and workforce will resource the services Council provides.

The Local Government Act 1993 requires all councils to prepare a 4-year Delivery Program following every general Council election. The plan puts the community outcomes and goals from the CSP into action, and these actions are revisited every year to ensure they remain current.

Embedded within the Northern Beaches Delivery Program is a one-year Operational Plan and Budget detailing actions to take place in that year of the program.

Progress is reported quarterly and annually through the Operational Plan. Following an ordinary election, a State of the Region Report is presented to the new incoming council outlining progress against the CSP.

Figure 1
Integrated planning and reporting framework showing where the Delivery Program and Operational Plan fit



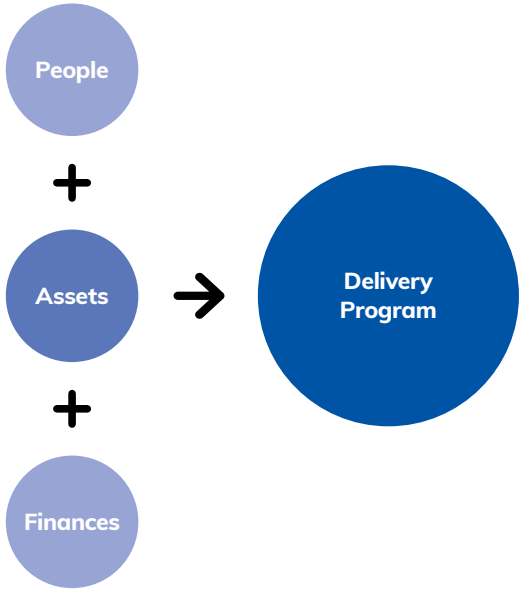
Resourcing our Delivery Program

The Resourcing Strategy ensures that Council has capable people, well-managed finances and assets to deliver the Delivery Program actions and the CSP long term goals. It is reviewed following each local government election and is comprised of 3 interrelated elements:

- The Workforce Management Strategy shapes the capacity and capability of our workforce to deliver quality services and outcomes for the community.
- The Asset Management Strategy and Plan set out how we will maintain facilities and other assets and create new ones.
- The Long-Term Financial Plan is revised annually and enables us to deliver services and build financial resilience to withstand future shocks.

These 3 elements also underpin the annual budget.

The Resourcing Strategy plans for the next 10 years, anticipating changing demographics, needs of our community and other trends and challenges that may impact the delivery of services.



Addressing the Community Strategic Plan outcomes

The CSP has 7 outcome areas. The outcomes address the environmental, social, economic and civic priorities of the community, commonly referred to as the 'quadruple bottom line', with a series of goals for each.

This section shows how we will address these outcomes and goals over the next 4 years. Under the environmental, social, economic and civic priorities it shows Council's key services contributing to the achievements.

There are 16 key services of Council. Each has a service page, which details the principal activities – ongoing services, capital and operational projects that address a variety of CSP goals.

The Delivery Program is informed by community engagement, including reviews of the CSP, community satisfaction surveys, feedback on the draft Delivery Program and engagement undertaken on other projects.

Addressing the Community Strategic Plan goals

Environmental

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

Social

Community and belonging	**Goal 7** Our community has access to a diverse range of cultural activities and events	**Goal 8** Our community feels safe and supported	**Goal 9** Our community is inclusive and connected
Housing, places and spaces	**Goal 10** Our community has access to housing options that are diverse and affordable to meet their current and evolving needs	**Goal 11** Our local centres are vibrant and healthy, catering for diverse economic and social needs	**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

Economic

Vibrant local economy	**Goal 13** Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth	**Goal 14** Our economy provides opportunities that match the skills and needs of the population	**Goal 15** Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities
Safe and efficient transport	**Goal 16** Our integrated transport networks are resilient and meet the needs of our community	**Goal 17** Our community can safely and efficiently travel within and beyond the Northern Beaches	**Goal 18** Our community utilises sustainable transport options that reduce congestion and carbon emissions

Civic

Good governance and participation	**Goal 19** Our Council is transparent and trusted to make decisions that reflect the values of the community	**Goal 20** Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community	**Goal 21** Our community is engaged in decision making processes

The following table shows how the 16 key services address the CSP goals.

Key Service	CSP Goals
Environment and sustainability	G1 G2 G3 G4 G5 G6 G10 G17 G21
Waste and cleansing	G1 G3 G4 G6 G11 G21
Kimbriki Resource Recovery Centre	G4 G6
Community, arts and culture	G7 G8 G9 G11 G12 G21
Children's services	G9 G12 G21
Library services	G7 G9 G12 G21
Strategic land use planning	G1 G5 G9 G10 G11 G12 G13 G15 G16 G19 G21
Development assessment	G5 G19
Environmental compliance	G1 G5 G8 G12 G21
Parks, sports and recreation	G2 G3 G5 G7 G8 G9 G11 G12 G15 G21
Economic development, events and engagement	G7 G9 G11 G12 G13 G14 G15 G20 G21
Transport, traffic and active travel	G16 G17 G18 G19 G21
Property and commercial businesses	G2 G7 G8 G9 G11 G12 G15 G17 G19 G21
Customer service	G20 G21
Governance and assurance services	G19 G20 G21
Corporate support services	G5 G8 G19 G20 G21

How to read the service pages

Each key service details what it will deliver and how it is funded.

CSP goals that the service contributes to

Supporting CSP Goals:

G1 G2 G3 G4 G5 G6 G10 G12 G17 G21

Service description

Service information
This service delivers programs to protect and preserve biodiversity, manage natural hazards, and improve sustainability for Council and the community. Each year, thousands of community members take part in education and action at our two environment centres at Manly and Narrabeen.

The business unit/s involved in delivery of the service

Responsible business unit
Environment and Climate Change in delivery of the service

Business as usual functions that form the service

Ongoing services and programs:

G1 Manage bushland and biodiversity

G2 Manage, maintain and improve the stormwater network

Operational projects are initiatives designed to improve the services.

CSP goal the project addresses

Description of project

Responsible Executive Manager

The year(s) that the project will be active

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G2	Develop, implement and review flood and bushfire risk management plans EM Environment and Resilience	-	-	-	-

Capital projects are priority works based on community needs and adopted plans

Program name

CSP goal the project addresses

Project name

The planned year of project implementation is shown by the allocated Budget from the long-term Resourcing Strategy, with the first year being the Operational Plan

Capital

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Stormwater program				
G2	Planned stormwater new works	1,929	1,917	1,904	1,892

Service measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Total waste from all sources diverted from landfill onsite	82.9% av. 82.2%	83%	83%	Quarterly Annually
Reduction in volume of waste sent to landfill from the mixed waste section on site	19.9% av. 20.8%	12%	12%	Quarterly Annually

Service budget

	Original* 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	2,549	2,710	2,794	2,937	3,034
Investment fees and revenues	5	6	5	6	4
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	3,700	3,717	3,411	2,156	3,192
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**6,254**	**6,433**	**6,210**	**5,098**	**6,230**
Expenses from continuing operations					
Employee benefits and oncosts	(11,138)	(12,053)	(12,879)	(13,131)	(13,633)
Borrowing costs	-	-	-	-	-
Materials and services	(12,070)	(13,456)	(17,033)	(14,901)	(16,838)
Depreciation and amortisation	(7,920)	(8,293)	(8,384)	(8,684)	(9,111)
Other expenses	(9,508)	(10,414)	(11,152)	(12,126)	(13,115)
Internal charges	(2,960)	(2,922)	(2,995)	(3,070)	(3,145)
Overhead allocation	(3,565)	(3,654)	(3,745)	(3,839)	(3,933)
Total expenses from continuing operations	**(47,160)**	**(50,793)**	**(56,190)**	**(55,752)**	**(59,775)**
Surplus/(deficit) from continuing operations	**(40,907)**	**(44,360)**	**(49,980)**	**(50,653)**	**(53,545)**
Income from capital grants and contributions					
Grants and contributions - capital purposes	3,173	3,251	3,923	-	-
Surplus/(deficit) from operations including capital grants and contributions	**(37,734)**	**(41,109)**	**(46,057)**	**(50,653)**	**(53,545)**
Rates and annual charges and reserves					
Rates and annual charges	40,595	44,360	49,980	50,653	53,545
Transfer (to)/from reserves	312	-	-	-	-
Full time equivalent positions (FTE)	89.7	93.5			

First year of the plan is the Operational Plan

Service pages

Delivering on community priorities

Delivering on community priorities: Environmental

Community outcome:
Protection of the environment
Our community aspires to enhance and protect the natural and built environment from the risks and impacts of global and local pressures.

Community outcome:
Environmental sustainability
Our community aspires to be leaders in managing our resources sustainably and for the long term to ensure that development is balanced with our lifestyle and environment.

Key services

- Environment and sustainability
- Waste and cleansing
- Kimbriki Resource Recovery Centre

Environmental snapshot

80km
Coastline

17km²
Council bushland

250km
Creek lines

1,460
Native plant species

540
Native animal species

592km
Stormwater pipes

5
Aquatic reserves

59%
Tree canopy cover
(excludes waterbodies)

1.73 million t CO2e
Community greenhouse gas emissions
(15% reduction since 2017)

15,612
People attend education events on sustainability and waste and circular economy

>11 million
Domestic waste service bin lifts from residential dwellings annually (garbage, recycling and garden organics)

>280,000 tonnes
Waste received annually at Kimbriki, with 80% recycled

Environment and sustainability

Supporting CSP Goals:

G1	G2	G3
G4	G5	G6
G10	G17	G21

Service information

Environment and sustainability deliver programs and drive strategic initiatives to protect and preserve bushland and waterways, manage natural hazards and improve sustainability for Council and the community. Each year, thousands of community members take part in education and action at our Manly and Narrabeen environment centres and volunteer to help deliver environmental outcomes. This service also leads the implementation of the following strategies and plans, endorsed by Council:

- Resilience Strategy
- Environment and Climate Change Strategy
- Floodplain risk management plans
- Asset management plan - stormwater infrastructure
- Bushfire Risk Management Plan
- Narrabeen Lagoon Entrance Management Strategy
- Management plans for coastal zones, reserves, local priority weeds and threatened species.

Responsible business unit

Environment and Resilience
Capital Projects
Asset Strategy and Planning

Ongoing services and programs

G1 Deliver programs to protect, enhance and manage coast, catchments and waterways, including the delivery of coastal management programs

G1 Manage bushland and biodiversity

G2 Manage, maintain and improve the stormwater network

G2 Build resilience and manage natural hazards in consultation with NSW Government agencies

G2 Emergency planning, preparation, response and recovery activities through collaboration with emergency services and supporting agencies

G3 Support the community and schools on environmental and sustainability projects

G3 Implement the Threatened Species and Threatened Ecological Communities programs and actions

G3 G4 Deliver targeted education for environmental protection, sustainability, volunteering and Coastal Environment Centre and Manly Environment Centre programs in response to community priorities

G5 Undertake development engineering assessments, reviews, approvals and works

G5 G10 Provide expert environmental advice in strategic planning and assessment of development and other applications

G2 G6 Deliver programs to mitigate, adapt and respond to climate change and reduce Council and community resource consumption

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G2 G17	Investigate and implement viable options to reduce minor flooding on Wakehurst Parkway *EM Environment and Resilience*	•	•	•	
G2	Develop, implement and review flood and bushfire risk management plans *EM Environment and Resilience*	•	•	•	•
G2	Develop and implement coastal management programs *EM Environment and Resilience*	•	•	•	•
G3 G4	Expand and optimise volunteer, sustainability and environment programs in response to community priorities *EM Environment and Resilience*	•	•	•	•
G1 G2	Deliver South Creek Urban Rivers Project *EM Environment and Resilience*	•	•		
G6	Implement a transition from gas plan for Council facilities *EM Environment and Resilience*	•	•	•	•
G1 G2 G3 G4 G5 G6	Report on the state of the Northern Beaches environment *EM Environment and Resilience*				•
G2 G6	Finalise and implement the priorities within Council's Climate Change Risk Assessment *EM Environment and Resilience*	•	•	•	•

CSP	Operational	2026/27	2027/28	2028/29	2029/30
G2	Enhanced stormwater maintenance program including asset maintenance, asset inspections, and pollutant removal* *EM Environment and Resilience*	•	•	•	•
G2	Enhanced natural risk reduction programs for management of bush fire and flood risk, contaminated land and geotechnical hazards* *EM Environment and Resilience*	•	•	•	•
G2	Improvements to the management of beaches and foreshores* *EM Environment and Resilience*	•	•	•	•
G1	Enhanced management of creeks, bushland and invasive species* *EM Environment and Resilience*	•	•	•	•
G1 G2 G5	Environment and Climate Change Strategy 2040 review *EM Environment and Resilience*	•			
G2 G3 G6	Resilience Strategy review *EM Environment and Resilience*		•		
G2	Beach nourishment investigations and approvals* *EM Environment and Resilience*	•	•		

* Funded by the Special Variation see page 131

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Coastal protection works				
G2	Collaroy-Narrabeen coastal protection works	3,465	3,008	-	-
	Stormwater program				
G2	Planned stormwater new works	1,979	1,917	1,904	1,892
G2	Warriewood Valley creekline works	100	923	-	-
G2	1 Geelong Road Cromer culvert upgrade	100	100	-	-
G2	New stormwater quality improvement devices*	37	78	80	59
G2	Flood mitigation infrastructure program*	1,055	2,136	1,942	1,952
G2	Oxford Falls Road west flood mitigation	500	1,923	-	-
	Total new works - Environment and sustainability	**7,136**	**10,085**	**3,927**	**3,903**

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Stormwater program				
G2	Planned stormwater renewal works*	5,443	9,510	8,402	8,810
G2	Reactive stormwater renewal works*	781	1,109	1,140	1,180
G2	Gross pollutant trap renewal works	107	110	113	116
G2	Cooyong Road Terrey Hills bridge culvert upgrade	638	-	-	-
G2	Tristram Road Beacon Hill pipe augmentation*	280	-	-	-
G2	Ocean outfall renewal works*	136	210	855	590
	Water and energy saving initiatives				
G5 G6	Energy savings initiatives program	-	332	341	350
G5 G6	Water saving and re-use initiatives	37	91	94	96
G5 G6	Manly Aquatic Centre heat pump*	5,013	-	-	-
	Total renewal works - Environment and sustainability	**12,436**	**11,361**	**10,944**	**11,143**

* Includes Special Variation funding

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
No. of sustainability education events	53 av.	40	40	Quarterly
Volunteer bush regeneration (hours)	1,804 (Q1) 2,128 (Q2) 1,677 (Q3) 1,854 (Q4)	1,875 (Q1) 1,575 (Q2) 1,575 (Q3) 1,875 (Q4)	1,800 1,800 1,800 1,800	Quarterly
Active bushland management by contractor (ha)	1,249	1,200	1,200	Annually
Contractor bush regeneration (hours)	9,546 av	14,970	17,000	Quarterly
No. invasive pest animals controlled to protect native flora and fauna	74 av.	125	100	Quarterly
No. attending sustainability and environmental education events	15,612	16,000	16,000	Annually
Required mitigation activity completed for natural hazards (flood, fire, erosion, landslip)	100%	100%	100%	Annually
Greenhouse gas emissions by Council (CO2)	4,650	< 6,000	<5,000	Annually
Total water use by Council (kL)	426,884	< 417,787*	< 418,071*	Annually
Workload measures				**Frequency**
Gross pollutants removed from stormwater networks (tonnes)	182 av.	-	-	Quarterly
No. DA referrals for assessment of environmental controls	291 av.	-	-	Quarterly

* Based on a rolling average of the last five years' consumption, to account for wet and dry years

Winner - Underwater Youth (12-17yrs) Photographer of the Year 2025
Name: © Emily Sorter
Title of image: A Dazzling Display
Location: Cabbage Tree Bay Aquatic Reserve
Photographer's Statement: Peering down from above, I was mesmerised to see the contrasting colours of the Giant Cuttlefish. A clear indication that breeding season was in full swing.
KALOF

Income and expenditure - Environment and sustainability

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	2,549	2,710	2,794	2,937	3,034
Investment fees and revenues	5	6	5	6	4
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	3,700	3,717	3,411	2,156	3,192
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**6,254**	**6,433**	**6,210**	**5,098**	**6,230**
Expenses from continuing operations					
Employee benefits and oncosts	(11,138)	(12,053)	(12,879)	(13,131)	(13,633)
Borrowing costs	-	-	-	-	-
Materials and services	(12,070)	(13,456)	(17,033)	(14,901)	(16,838)
Depreciation and amortisation	(7,920)	(8,293)	(8,384)	(8,684)	(9,111)
Other expenses	(9,508)	(10,675)	(11,420)	(12,401)	(13,396)
Internal charges	(2,960)	(2,922)	(2,995)	(3,070)	(3,145)
Overhead allocation	(3,565)	(3,654)	(3,745)	(3,839)	(3,933)
Total expenses from continuing operations	**(47,160)**	**(51,054)**	**(56,458)**	**(56,026)**	**(60,056)**
Surplus/(deficit) from continuing operations	**(40,907)**	**(44,621)**	**(50,247)**	**(50,928)**	**(53,826)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	3,173	3,251	3,923	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(37,734)**	**(41,370)**	**(46,325)**	**(50,928)**	**(53,826)**
Rates and annual charges and reserves					
Rates and annual charges	40,595	44,621	50,247	50,928	53,826
Transfer (to)/from reserves	312	-	-	-	-
Full time equivalent positions (FTE)	89.7	93.5			

Waste and cleansing

Supporting CSP Goals:

G1	G3	G4
G6	G11	G21

Service information
Waste and cleansing deliver the collection of household waste and recyclables, and the processing, recycling and disposal of collected materials, including bulky goods. The service also includes waste education, waste reuse/recycling programs and events and ensures safe and accessible management of waste and recycling in new developments. It also maintains the cleanliness and amenity of public spaces through removing litter and illegally dumped rubbish, beach raking, graffiti removal and street sweeping.

Waste and cleansing is responsible for leading the implementation of the following strategies and plans:

- Waste and Circular Economy Strategy 2040
- Environment and Climate Change Strategy
- Environmental Education and Sustainable Living Action Plan
- Event Waste Management Guidelines
- Development Waste Management Guidelines

Responsible business unit
Waste Management and Cleansing

Ongoing services and programs:

G1 Provide street sweeping, beach raking and removal of litter and illegal dumping

G3 **G4** Manage waste for public functions and events

G3 **G4** Deliver waste education and behaviour change programs to reduce waste and support a circular economy

G6 Manage waste collection, green waste, recycling services, and household bulky goods collection to maximise resource recovery

G4 **G6** Promote regular and accessible collections for electronic waste, textiles and household chemicals

G11 Clean public spaces such as pavements, bus shelters and graffiti removal

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G4 G6	Promote innovative opportunities for the community to recycle a broad range of recoverable waste types *EM Waste Management & Cleansing*	•	•	•	
G4 G6	Investigate and trial options for increased diversion of organics from red waste bins *EM Waste Management & Cleansing*	•			
G4 G6	Investigate and trial options for Circular Economy Hub or other networks for reuse, repair and recycling *EM Waste Management & Cleansing*	•	•	•	•
G4 G6	Prepare for Council's future waste collection and disposal services following expiry of existing contracts in 2029, including benchmarking and auditing waste streams, to enable a customer focussed and resilient service, transition to a circular economy, and lower greenhouse gas emissions and pollution. *EM Waste Management & Cleansing*	•	•	•	

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Plant and equipment				
G11	Public place bin enclosures	107	110	113	116
	Total renewal works - Waste and cleansing	**107**	**110**	**113**	**116**

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Reports of missed residential bin services	0.21% av.	<0.5%	<0.3%	Quarterly
No. participating in education events on waste and circular economy solutions	39,997	6,000	6,000	Annually
Resource recovery rate for Northern Beaches household waste	-*	52%	54%	Annually
Reduction in total household waste generated per person in the Northern Beaches (from 2021/22 baseline of 451kg per person)	14%	5%	10%	Annually
Satisfaction with customer requests on the domestic waste service	80.4%	80%	80%	Annually
Satisfaction with customer requests on cleansing services	86%	80%	80%	Annually
Reduction in kerbside bulky goods per household going to landfill (from baseline 2021/22 of 105kg per household)	14%	10%	10%	Annually

*New measure in 2025/26

Income and expenditure - Waste and cleansing

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	55	46	47	49	51
Investment fees and revenues	54	56	58	59	61
Other revenues	557	403	413	423	433
Grants and contributions - operating purposes	92	152	156	159	163
Other Income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**757**	**656**	**673**	**691**	**709**
Expenses from continuing operations					
Employee benefits and oncosts	(10,769)	(11,271)	(11,846)	(12,334)	(12,782)
Borrowing costs	(136)	(97)	(61)	(22)	-
Materials and services	(56,932)	(62,379)	(58,649)	(60,449)	(62,244)
Depreciation and amortisation	(2,738)	(2,739)	(2,758)	(2,820)	(2,909)
Other expenses	(16)	(16)	(16)	(17)	(17)
Internal charges	(4,000)	(3,823)	(3,919)	(4,017)	(4,115)
Overhead allocation	(2,004)	(2,054)	(2,105)	(2,158)	(2,210)
Total expenses from continuing operations	**(76,594)**	**(82,379)**	**(79,353)**	**(81,816)**	**(84,276)**
Surplus/(deficit) from continuing operations	**(75,837)**	**(81,723)**	**(78,680)**	**(81,125)**	**(83,568)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(75,837)**	**(81,723)**	**(78,680)**	**(81,125)**	**(83,568)**
Rates and annual charges and reserves					
Rates and annual charges	75,837	81,723	78,680	81,125	83,568
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	86.5	87.2			

Kimbriki Resource Recovery Centre

Supporting CSP Goals:

G4 G6

Service information

Kimbriki Resource Recovery Centre delivers long-term reliable, responsible and sustainable waste management and recycling services to the local community. It receives over 300,000 tonnes of material on site each year and around 80% of this is recycled. The site plays a key role in resource recovery education and community engagement. The Eco House and Garden support learning about sustainability and low-waste living, and the Buy Back Centre promotes reuse by selling items saved from landfill such as building materials and furniture. Kimbriki also supports the circular economy through its social precinct, The Hub, which provides space for not-for-profit organisations and charities focused on reuse, repair and recycling.

Coordinating business unit

Waste Management and Cleansing

Ongoing services and programs:

G4 Educate students and the
G6 community at the Eco House and Garden as a sustainability hub

G4 Operate the Kimbriki landfill and recycling facility

G4 Provide community drop-off facility

G4 Provide workspaces at The Hub for not-for-profits who promote reuse and recycling

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G6	Investigate and implement new recycling opportunities for waste separated at the source, including: - solar panel - household electrical waste - textiles *Kimbriki Environmental Enterprises*	•	•		
G6	Investigate and implement opportunities that improve recovery from mixed waste currently put in landfill including: - concrete and bricks - soil - timber and engineered timber - ferrous metal *Kimbriki Environmental Enterprises*	•	•		
G4 G6	Develop and improve community engagement and reuse facilities to better promote waste avoidance, reuse and repair. Enhance existing education programs in sustainable waste management by broadening outreach programs via the Eco House and Garden, including education and support for Council's Food Organics pilot programs *Kimbriki Environmental Enterprises*	•			
G6	Design and implement Stage 1 of the Landfill Resource Recovery Facility to improve the recovery of new waste types *Kimbriki Environmental Enterprises*	•	•		

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Kimbriki improvements				
G4	Kimbriki gas capture system	80	83	85	88
G4	Kimbriki future cell development	2,200	2,200	1,200	1,200
G4	Kimbriki stage 2 landfill resource recovery facility	1,600	1,600	-	-
Total new works - Kimbriki Resource Recovery Centre		**3,880**	**3,883**	**1,285**	**1,288**

Capital - renewal

	Kimbriki improvements				
G4	Kimbriki vehicles	200	100	462	393
G4	Kimbriki renewal program	668	690	712	734
G4	Kimbriki other	79	82	84	87
Total renewal works - Kimbriki Resource Recovery Centre		**948**	**872**	**1,258**	**1,214**

Performance measures

	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Total waste from all sources diverted from landfill on site	82.9% av. 82.2%	83%	83%	Quarterly Annually
Reduction in volume of waste sent to landfill from the mixed waste section on site	19.9% av. 20.8%	12%	12%	Quarterly Annually
Compliance with environmental requirements	100%	100%	100%	Annually
Reuse and recycling of household problem waste - paint, e-waste, oil, batteries, fluoro lights etc (t)	724	612	800	Annually

Income and expenditure - Kimbriki Resource Recovery Centre

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	41,891	41,268	42,299	43,361	44,415
Investment fees and revenues	242	242	250	258	266
Other revenues	2,987	3,831	3,927	4,025	4,123
Grants and contributions - operating purposes	-	-	-	-	-
Other income	281	281	288	295	303
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**45,401**	**45,622**	**46,764**	**47,940**	**49,107**
Expenses from continuing operations					
Employee benefits and oncosts	(5,727)	(6,016)	(6,167)	(6,321)	(6,475)
Borrowing costs	(2,335)	(2,436)	(2,156)	(2,206)	(2,257)
Materials and services	(19,837)	(19,883)	(20,450)	(20,887)	(21,318)
Depreciation and amortisation	(4,124)	(4,767)	(4,789)	(4,811)	(4,834)
Other expenses	(10,569)	(9,235)	(9,466)	(9,703)	(9,939)
Internal charges	-	-	-	-	-
Overhead allocation	-	-	-	-	-
Total expenses from continuing operations	**(42,592)**	**(42,336)**	**(43,026)**	**(43,928)**	**(44,822)**
Surplus/(deficit) from continuing operations	**2,809**	**3,286**	**3,738**	**4,012**	**4,284**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**2,809**	**3,286**	**3,738**	**4,012**	**4,284**
Rates and annual charges and reserves					
Rates and annual charges	-	-	-	-	-
Transfer (to)/from reserves					

Delivering on community priorities: Social

Community outcome:
Community and belonging
Our community aspires to be resilient, ensuring that people feel safe, supported, included, and have diverse opportunities for a rich cultural and social life.

Community outcome:
Housing, places and spaces
Our community aspires to have well designed, sustainable and resilient places and spaces, to enhance the local character in order to meet their housing, employment and recreational needs.

Services

- Community, arts and culture
- Children's services
- Library services
- Strategic land use planning
- Development assessment
- Environmental compliance
- Parks, sports and recreation

Social snapshot

24
Ocean beaches

> 1,030
Environmental health food inspections annually

10
Significant heritage-listed sites

37
Community centres

120
Sportsfields and venues

218
Playgrounds

16.9%
Residents do volunteer work
(Greater Sydney = 11.6%; ABS 2021)

64.9%
Residents have a tertiary qualification
(Greater Sydney = 57.9%; ABS 2021)

>996,000
Visits to 2 aquatic centres

>113,000
Visits to 6 gallery, art and performance venues annually

>1,069,000
Visits made to 6 libraries

9
Long day care/ preschool sites

Community, arts and culture

Supporting CSP Goals:

G7	G8	G9
G11	G12	G21

Service information
Community, arts and culture supports our vision for a safe, diverse, inclusive and connected community through leading and enabling a wide range of community, social and creative initiatives. Our activities build social capital, community resilience and enhance the wellbeing of the Northern Beaches community.

The service works to support and strengthen communities and the social and cultural sectors through facilitating programs and services that build community capacity. The service caters to a broad range of demographics and tailor programs for older people, young people, families, people living with disability, LGBTQ+ and multicultural communities.

Our community centres, cultural facilities, arts and cultural programs, regional art gallery and museum and performing arts centre provide opportunities for the community to participate and engage in a rich social and cultural life.

This service is responsible for the implementation of the following strategies and plans:

- Better Together Social Sustainability Strategy
  - Community Wellbeing Framework
  - Disability Inclusion Action Plan
  - Community Safety Plan
  - Youth Voice Action Plan
  - Multicultural Inclusion Plan
- Arts and Creativity Strategy
  - Coast Walk Public Art Strategic Plan
  - Manly Art Gallery & Museum Fundraising Strategy
- Community Centres Strategy

Responsible business units
Community, Arts and Culture
Property, Buildings and Beach Services
Capital Projects

Ongoing services and programs:

G7 Undertake strategic social
G8 and cultural planning
G9

G7 Integrate art into public spaces

G7 Manage Glen Street Theatre and Manly Art Gallery & Museum

G8 Undertake community and cultural development and coordinate grant programs

G8 Coordinate the Community Safety
G9 Advisory Committee and support initiatives in community safety

G8 Coordinate initiatives that
G9 encourage volunteering within Council and the community

G8 Coordinate the Youth Advisory
G9 Group, provide skills development opportunities and empower young people to increase their voice and contribute to decisions that impact them

G8 Provide community
G9 information and referral

G11 Plan for community centres and public spaces that meet the changing needs of the population

G11 Provide accessible community centres and hubs, partnering with service providers, local community groups and individuals

G11 Collaborate with local groups, services and networks to improve service provision and social outcomes for the community

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G7 G8 G9	Develop the Community Connection Project *EM Community Arts and Culture*	•			
G7 G8 G9	5 year review of Better Together Social Sustainability Strategy 2040 *EM Community Arts and Culture*	•			
G8	Living in Place and State of Wellbeing Report *EM Community Arts and Culture*		•		•
G8 G9	Develop Disability Inclusion Action Plan 2026-2030 *EM Community Arts and Culture*	•			
G8 G9	Develop Disability Inclusion Action Plan 2030-2034 *EM Community Arts and Culture*				•
G8	Develop Community Safety Plan 2027-2031 *EM Community Arts and Culture*	•			
G11	Community Centres Strategy Review *EM Community, Arts and Culture*	•			
G8 G9	Review of communication channels for young people *EM Community, Arts and Culture*	•			

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Community centre improvements				
G7 G12	Warriewood Valley Community Centre	300	-	-	-
	Cultural improvements				
G7 G12	Coast walk - art trail	334	395	-	-
Total new works - Community, arts and culture		**634**	**395**	**-**	**-**

Capital - renewal

CSP	Projects				
	Community centre improvements				
G7 G12	Community buildings works program	1,552	1,880	1,886	1,943
G7 G12	Community centres minor works program	173	177	182	188
	Cultural improvements				
G7 G12	Glen Street Theatre renewal works	1,649	103	108	112
G7 G12	Glen Street Theatre equipment purchases	234	239	249	259
Total renewal works - Community, arts and culture		**3,607**	**2,400**	**2,425**	**2,501**

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Community centres: no. people attending	1,005,684	1,000,000	1,000,000	Annually
Community centres: hirer satisfaction (mean score out of five)	4.43	4	4.2	Annually
No. volunteers who actively participate in ongoing Council programs	1,066	1,010	1,010	Annually
No. participants in community development programs and projects	9,890	8,500	9,500	Annually
Community development and services activities: Participant satisfaction (mean score out of five)	-*	4	4.4	Annually
No. attending arts and culture programs/ performances	113,364	105,000	105,000	Annually
Arts and culture programs/performances: Participant satisfaction (mean score out of five)	-*	4	4.4	Annually
Workload measures				**Frequency**
No. information and referral enquiries	403	-	-	Annually

*New measure in 2025/26

Income and expenditure - Community, arts and culture

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	4,352	3,981	4,105	4,314	4,456
Investment fees and revenues	-	-	-	-	-
Other revenues	1,133	1,198	1,227	1,257	1,287
Grants and contributions - operating purposes	348	104	107	109	112
Other income	87	50	51	53	54
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**5,920**	**5,333**	**5,490**	**5,733**	**5,910**
Expenses from continuing operations					
Employee benefits and oncosts	(7,927)	(7,974)	(8,380)	(8,726)	(9,042)
Borrowing costs	-	-	-	-	-
Materials and services	(3,245)	(3,170)	(3,249)	(3,331)	(3,412)
Depreciation and amortisation	(1,004)	(1,055)	(1,063)	(1,088)	(1,125)
Other expenses	(512)	(522)	(535)	(548)	(562)
Internal charges	(55)	(53)	(55)	(56)	(58)
Overhead allocation	(912)	(934)	(958)	(982)	(1,006)
Total expenses from continuing operations	**(13,655)**	**(13,708)**	**(14,240)**	**(14,731)**	**(15,204)**
Surplus/(deficit) from continuing operations	**(7,735)**	**(8,375)**	**(8,749)**	**(8,998)**	**(9,294)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(7,735)**	**(8,375)**	**(8,749)**	**(8,998)**	**(9,294)**
Rates and annual charges and reserves					
Rates and annual charges	7,730	8,370	8,744	8,993	9,289
Transfer (to)/from reserves	5	5	5	5	5
Full time equivalent positions (FTE)	56.9	53.1			

Children's Services

Supporting CSP Goals:

G9 G12 G21

Service information

Children's Services provides early learning for young children at 9 locations across the Northern Beaches. This includes long day care and pre-school and supporting family day care at up to 40 locations.

The service is also responsible for the implementation of the Children's Services Strategy.

Responsible business units

Early Learning
Property, Buildings and Beach Services

Ongoing services and programs:

G9 Manage 7 long day care centres at Belrose, Dee Why, Narrabeen, Brookvale (2), Seaforth and Fairlight

G9 Manage 3 pre-schools at Balgowlah, Manly and Dee Why

G9 Manage Family Day Care at up to 40 locations

G9 Provide Occasional Care services at the Brookvale Centre

G9 Provide children with additional needs the opportunity to participate in quality early education and care programs

G9 Provide quality education and care that meets or exceeds the National Quality Standard

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Children's services				
G9 G12	Children's centres works program	171	176	181	186
Total renewal works - Children's services		**171**	**176**	**181**	**186**

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
No. children attending long day care programs	794 av.	700	750	Quarterly
No. of hours children attend family day care	-*	4,500	4,500	Quarterly
No. children attending preschool programs	233 av.	180	250	Quarterly
No. additional needs and diverse socio-disadvantaged children enrolled in early learning services	142	50	50	Annually
Childcare services that meet/ exceed standard for the National Quality Framework	100%	100%	100%	Annually
Parent satisfaction with Early Learning Services (client survey of family and long day care and preschool)	94%	80%	86%	Annually

*New measure in 2025/26

Income and expenditure - Children's services

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	15,475	15,765	16,590	17,286	17,915
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	3,608	5,229	5,360	5,489	5,620
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**19,083**	**20,994**	**21,950**	**22,775**	**23,536**
Expenses from continuing operations					
Employee benefits and oncosts	(15,463)	(17,080)	(17,951)	(18,691)	(19,369)
Borrowing costs	(5)	(4)	(4)	(3)	(2)
Materials and services	(2,147)	(2,410)	(2,460)	(2,508)	(2,555)
Depreciation and amortisation	(54)	(54)	(54)	(54)	(54)
Other expenses	-	-	-	-	-
Internal charges	(575)	(591)	(606)	(621)	(636)
Overhead allocation	(834)	(855)	(876)	(898)	(920)
Total expenses from continuing operations	**(19,079)**	**(20,994)**	**(21,951)**	**(22,774)**	**(23,536)**
Surplus/(deficit) from continuing operations	**4**	**-**	**-**	**-**	**-**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**4**	**-**	**-**	**-**	**-**
Rates and annual charges and reserves					
Rates and annual charges	-	-	-	-	-
Transfer (to)/from reserves					
Full time equivalent positions (FTE)	121.4	126.6			

Library services

Supporting CSP Goals:

G7 G9 G12 G21

Service information

Northern Beaches Libraries is one of the largest and well-used library services in NSW. The library network has 6 library branches spread across the Northern Beaches in addition to supporting 5 volunteer-led community libraries. Library services supports online and outreach services providing contemporary and innovative spaces, programs and services that support lifelong learning, social connection and community wellbeing.

Responsible business units

Library Services
Property, Buildings and Beaches

Ongoing services and programs:

G7 Operate library services at Belrose,
G9 Dee Why, Forestville, Mona Vale,
G12 Manly and Warringah Mall

G7 Financially assist and support 5
G9 community library services
G12

G9 Manage physical and digital collections

G7 Provide a Home Library Service for
G9 people with mobility and access restrictions

G7 Provide programs, resources and
G9 services that are inclusive and accessible across all age groups and abilities

G7 Focus on youth engagement and
G9 activities

G9 Provide volunteering opportunities

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G12	Review and implement opportunities for 24/7 access to the physical library space *EM Library Services*	•	•	•	

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Community space and learning				
G9	Library local priority grant purchases	116	36	36	36
Total new works - Library services		**116**	**36**	**36**	**36**

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Community space and learning				
G9	Library books - replacement	771	790	810	829
	Library upgrades				
G9 G12	Library buildings works program	170	174	179	184
Total renewal works - Library services		**941**	**965**	**989**	**1,013**

Performance measures

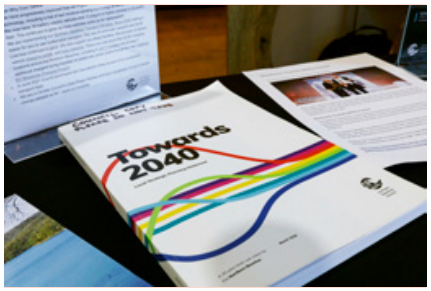
Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
No. library programs and activities	748 av. 2,992	500 2,000	500 2,000	Quarterly Annually
No. of physical visits to libraries	267,273 av. 1,069,063	200,000 800,000	250,000 1,000,000	Quarterly Annually
No. Home Library Service customers	494 av.	450	500	Quarterly
Satisfaction with library programs	96%	80%	90%	Annually
Satisfaction with Home Library Service	99%	80%	90%	Annually
Workload measures				**Frequency**
No. of events, programs and exhibitions that celebrate and reflect our commitment to diverse and inclusive programming	29.5 av. 118	- -	- -	Quarterly Annually

Income and expenditure - Library services

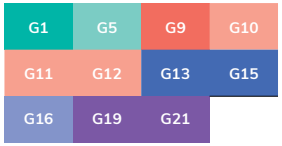
	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	185	192	198	208	215
Investment fees and revenues	-	-	-	-	-
Other revenues	118	118	121	124	127
Grants and contributions - operating purposes	784	792	811	831	851
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**1,087**	**1,102**	**1,131**	**1,163**	**1,193**
Expenses from continuing operations					
Employee benefits and oncosts	(8,498)	(8,693)	(9,136)	(9,512)	(9,858)
Borrowing costs	-	-	-	-	-
Materials and services	(1,626)	(1,610)	(1,650)	(1,691)	(1,732)
Depreciation and amortisation	(2,242)	(2,349)	(2,374)	(2,457)	(2,575)
Other expenses	(132)	(128)	(131)	(134)	(138)
Internal charges	(71)	(73)	(74)	(76)	(78)
Overhead allocation	(1,034)	(1,060)	(1,086)	(1,113)	(1,140)
Total expenses from continuing operations	**(13,603)**	**(13,912)**	**(14,452)**	**(14,985)**	**(15,521)**
Surplus/(deficit) from continuing operations	**(12,517)**	**(12,809)**	**(13,321)**	**(13,822)**	**(14,328)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	90	116	36	36	36
Surplus/(deficit) from continuing operations including capital grants and contributions	**(12,427)**	**(12,694)**	**(13,285)**	**(13,786)**	**(14,292)**
Rates and annual charges and reserves					
Rates and annual charges	12,517	12,809	13,321	13,822	14,328
Transfer (to)/from reserves					
Full time equivalent positions (FTE)	79.1	77.3			

Strategic land use planning



Supporting CSP Goals:



Service information

Strategic land use planning sets the strategic and statutory land-use planning direction for the Northern Beaches to sustainably manage how the community evolves and grows. Council is responsible for preparing and maintaining local environmental plans, development control plans and development contribution plans for the Northern Beaches. Strategic land use planning prepares structure plans and place plans to sustainably manage growth and development. The service is responsible for Council's development contributions framework, European and Aboriginal heritage management, urban design, affordable housing and the preparation and assessment of planning proposals.

The service is also responsible for leading the implementation of the following strategic documents endorsed by Council:

- Local Strategic Planning Statement, Towards 2040
- Local Housing Strategy
- Affordable Housing Policy
- Affordable Housing Contributions Scheme
- Northern Beaches Contributions Plan
- Dee Why Town Centre Contributions Plan
- Frenchs Forest Contributions Plan
- Warriewood Valley Contributions Plan
- Brookvale Structure Plan
- Frenchs Forest Precinct Plan
- Planning Agreements Policy
- Public Space Vision and Design Guidelines
- Manly Place Plan
- Avalon Place Plan

Responsible business unit

Strategic and Place Planning

Ongoing services and programs:

G5 Develop land use planning
G13 policies to guide development

G10 Assess planning proposals

G5 Develop and manage local environmental plans and development control plans

G10 Prepare and update development contributions plans

G5 Protect Aboriginal and non-
G9 Aboriginal heritage and provide a local heritage grant program

G1 Protect environmental heritage
G5

G10 Strategic land use planning
G11 including urban design

G10 Prepare place plans and
G11 structure plans

G10 Advocate for community needs
G11 with NSW Department of Planning,
G12 Housing and Infrastructure and other stakeholders

G12 Provide planning certificates

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G5 G10 G11 G13 G15	Prepare Northern Beaches Local Environmental Plan, Development Control Plan and associated studies *EM Strategic and Place Planning*	•			
G11 G13 G15	Develop a place plan for Mona Vale *EM Strategic and Place Planning*	•			
G5 G9	Prepare a Modern Heritage Study *EM Strategic and Place Planning*	•			
G10	Review of the Affordable Housing Policy & Affordable Housing Contributions Scheme *EM Strategic and Place Planning*	•			
G5 G10 G11 G13 G15	Review the Local Strategic Planning Statement - Towards 2040 *EM Strategic and Place Planning*		•	•	
G5 G10 G13 G15	Prepare the planning framework to implement the Brookvale Structure Plan *EM Strategic and Place Planning*	•			
G7 G9 G11 G13	Develop the Special Entertainment Precinct Trial for Manly *EM Strategic and Place Planning*	•			
G11 G13 G15	Develop a place plan for Manly Vale *EM Strategic and Place Planning*		•	•	
G11 G13 G15	Develop a place plan for Forestville *EM Strategic and Place Planning*			•	•
G5 G12 G16 G19	Review Northern Beaches s7.12 Local Contributions Plan 2024 *EM Strategic and Place Planning*	•			

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Planning proposals assessed in accordance with state government timeframes*: • basic proposal within 80 working days • standard proposal within 95 working days • complex proposal within 120 working days	100%	80%	80%	Annually
Planning certificates issued within 2 working days of application	100%	N/A**	95%	Quarterly

* Measured from lodgement of the planning proposal with Council via the Planning Portal to Council decision on whether the proposal should proceed for a gateway determination.
**New measure in 2026/27

Income and expenditure - Strategic land use planning

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	1,050	1,073	1,106	1,162	1,200
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	370	511	524	536	549
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**1,420**	**1,584**	**1,630**	**1,699**	**1,750**
Expenses from continuing operations					
Employee benefits and oncosts	(5,452)	(6,051)	(6,359)	(6,621)	(6,862)
Borrowing costs	-	-	-	-	-
Materials and services	(781)	(828)	(848)	(870)	(891)
Depreciation and amortisation	(55)	(55)	(56)	(58)	(61)
Other expenses	(788)	(808)	(828)	(849)	(869)
Internal charges	(219)	(219)	(224)	(230)	(235)
Overhead allocation	(479)	(491)	(504)	(516)	(529)
Total expenses from continuing operations	**(7,774)**	**(8,451)**	**(8,819)**	**(9,144)**	**(9,447)**
Surplus/(deficit) from continuing operations	**(6,354)**	**(6,867)**	**(7,189)**	**(7,445)**	**(7,697)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	7,225	8,480	8,201	8,400	8,593
Surplus/(deficit) from continuing operations including capital grants and contributions	**871**	**1,613**	**1,011**	**955**	**896**
Rates and annual charges and reserves					
Rates and annual charges	5,928	6,374	6,687	7,346	7,584
Transfer (to)/from reserves	426	494	502	99	113
Full time equivalent positions (FTE)	33.1	35.4			

Development assessment

Supporting CSP Goals:

G5 G19

Service information

Development Assessment is responsible for assessing development applications, modifications and reviews of determinations that are required under the Environmental Planning and Assessment Act to ensure a high standard of built form outcomes are delivered transparently and efficiently. Council provides a development advisory service to support the community with preparing and lodging applications and general planning advice.

Responsible business unit

Development Assessment

Ongoing services and programs:

G5 Assess development applications and related applications, including coordinating internal and external specialist advice

G5 **G19** Provide a pre-lodgement service for applicants

G19 Maintain development application assessment systems in alignment with current legislation and government portals

G19 Manage independent assessment panels – including the Northern Beaches Local Planning Panel, and the Design and Sustainability Advisory Panel

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Average time to lodge development applications (days)	12	< 7	< 7	Quarterly Annually
Average time to determine development applications (including DAs determined by a local planning panel) (average days)	86	86	< Council's average for 2025/26	Quarterly

Income and expenditure - Development assessment

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	4,092	4,183	4,312	4,532	4,682
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**4,092**	**4,183**	**4,312**	**4,532**	**4,682**
Expenses from continuing operations					
Employee benefits and oncosts	(6,282)	(6,573)	(6,908)	(7,192)	(7,453)
Borrowing costs	-	-	-	-	-
Materials and services	(657)	(739)	(757)	(777)	(795)
Depreciation and amortisation	(79)	(79)	(80)	(84)	(89)
Other expenses	-	-	-	-	-
Internal charges	(185)	(198)	(203)	(208)	(213)
Overhead allocation	(723)	(741)	(760)	(779)	(798)
Total expenses from continuing operations	**(7,925)**	**(8,330)**	**(8,708)**	**(9,040)**	**(9,349)**
Surplus/(deficit) from continuing operations	**(3,833)**	**(4,147)**	**(4,396)**	**(4,507)**	**(4,667)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(3,833)**	**(4,147)**	**(4,396)**	**(4,507)**	**(4,667)**
Rates and annual charges and reserves					
Rates and annual charges	3,833	4,147	4,396	4,507	4,667
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	47.6	47.6			

Environmental compliance

Supporting CSP Goals:

G1 G5 G8 G12 G21

Service information

Environmental Compliance seeks to protect the environment and keep the community safe through education, investigation and regulation of concerns relating to pollution, illegal development, fire safety, animal management, food safety and public health. The primary objectives of this service are informed by Council's Compliance and Enforcement Policy.

Responsible business unit

Environmental Compliance

Ongoing services and programs:

G1 Investigation and enforcement of
G5 illegal land use and building works

G1 Investigation and enforcement of pollution and illegal dumping concerns

G8 Deliver fire safety inspection programs

G8 Certification services for buildings and swimming pool barriers

G8 Protecting public health through proactive inspections in food safety, liquor licensing, skin penetration, public swimming pools, wastewater systems and cooling towers

G8 Environmental compliance advice and education initiatives, including responsible pet ownership, food safety and environmental management

G5 Investigating community concerns
G8 relating to illegal development, pollution, traffic and parking, companion animals and abandoned articles and swimming pool safety

G12 Manage companion animals including dog attacks, community education to encourage responsible animal ownership, registration/ certification inspections and patrolling of off leash prohibited dog areas.

Key projects

CSP	Operational	2026/27	2027/28	2028/29	2029/30
G1, G5, G8,G12	Uplift in resources allocated to compliance services*	•	•	•	•

*Includes Special Variation funding

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
High-risk food premises are inspected annually	100%	100%	100%	Annually
Respond to critical and high-risk public safety and environmental concerns within 24 hours*	100%	100%	100%	Quarterly Annually
No. proactive companion animal patrols	1,595	135	1,000	Annually
No. proactive animal education sessions	8	4	15	Annually

*Serious dog attacks resulting in injury, public infrastructure collapse, major pollution incident (including asbestos, major sewage incident) and unauthorised tree removal in progress

Health

Income and expenditure - Environmental compliance

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	2,672	2,753	2,838	2,983	3,082
Investment fees and revenues	-	-	-	-	-
Other revenues	8,175	8,328	8,353	8,370	8,387
Grants and contributions - operating purposes	43	103	106	108	111
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**10,890**	**11,184**	**11,297**	**11,461**	**11,580**
Expenses from continuing operations					
Employee benefits and oncosts	(12,967)	(13,745)	(14,887)	(15,532)	(16,129)
Borrowing costs	-	-	-	-	-
Materials and services	(1,702)	(1,734)	(1,778)	(1,822)	(1,867)
Depreciation and amortisation	(169)	(170)	(172)	(179)	(189)
Other expenses	(1)	(2)	(2)	(2)	(2)
Internal charges	(731)	(794)	(813)	(834)	(854)
Overhead allocation	(1,199)	(1,229)	(1,260)	(1,291)	(1,323)
Total expenses from continuing operations	**(16,770)**	**(17,674)**	**(18,911)**	**(19,660)**	**(20,363)**
Surplus/(deficit) from continuing operations	**(5,880)**	**(6,490)**	**(7,615)**	**(8,199)**	**(8,783)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(5,880)**	**(6,490)**	**(7,615)**	**(8,199)**	**(8,783)**
Rates and annual charges and reserves					
Rates and annual charges	5,880	6,490	7,615	8,199	8,783
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	104.4	107.3			

Parks, sports and recreation

Supporting CSP Goals:

G2	G3	G5	G7
G8	G9	G11	G12
G15	G21		

Service information

Parks, sports and recreation manages and maintains the Northern Beaches public domain and sport and recreation assets including parks and playgrounds, sporting facilities, rockpools and 2 state parks. It works with the community to activate these spaces and provide opportunities for sport, recreation and wellbeing. Council's Aquatic Centres are an integral part of this service, contributing to improved community health and wellbeing by offering accessible opportunities for swimming, health and fitness activities.

The service is also responsible for implementing the following strategies and plans:

- Sportsground Strategy
- Open Space and Recreation Strategy and Action Plan
- Tree Canopy Plan
- Plans of management for various reserves
- Place plans and masterplans for various town centres and reserves
- Asset management plan - open space and recreation.

Responsible business units

Parks and Open Space
Property, Buildings and Beach Services
Capital Projects
Sports and Recreation
Asset Strategy and Planning

Ongoing services and programs:

G5 Plan, promote and implement the protection and expansion of the Northern Beaches tree canopy

G5 Sustainably manage the risk associated with public trees and private trees where Council receives a Permit Application

G8 Provide a professional beach lifeguard service

G11 Manage and maintain public infrastructure in commercial centres and town villages

G12 Implement strategies, policies and plans for sports, recreation, aquatic services and open space (including plans of management, masterplans and place plans)

G12 Develop Plans of Management for community, Crown Land and devolved land in accordance with legislation to ensure the sustainable future of Council's parks, sportsgrounds, natural areas and other reserves

G12 Manage and maintain open spaces such as sportsgrounds, parks, playgrounds, skate parks, walking trails, rockpools and beaches

Key projects

G12 Activate open spaces by coordinating bookings, seasonal sportsfield allocations and agreements to support a diverse range of community, sporting, and recreational activities

G9 **G12** Provide a range of sporting and recreational opportunities from Manly Andrew 'Boy' Charlton Aquatic Centre and Warringah Aquatic Centre including inclusive programs and services for all age groups and abilities

G12 Administer the Sports and Recreation Infrastructure Grants Program

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G12	Develop Generic Parks and Sportsgrounds Plan of Management (including Crown Land) *EM Parks and Open Space*	•	•		
G12	Develop Generic Ocean Beaches and Foreshore Reserve Plan of Management *EM Parks and Open Space*		•	•	•
G12	Develop Governor Phillip Park Plan of Management *EM Parks and Open Space*	•			
G12	Develop Deep Creek Plan of Management *EM Parks and Open Space*	•			
G5 G12	Undertake an audit of public trees in priority areas and implement tree masterplans *EM Parks and Open Space*	•			
G3 G8 G12	Review of policies relating to the management of off-leash dogs *EM Parks and Open Space*	•			
G12	Develop a Masterplan for Marine Parade, Manly *EM Parks and Open Space*	•	•		
G12	Enhanced maintenance of open spaces including increased mowing and improved tidal pool maintenance* *EM Parks and Open Space*	•	•	•	
G12	Develop a commercial use of public space policy *EM Parks and Open Space*	•	•		

* Includes Special Variation funding

Operational projects continued

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G5	Expanded tree program including maintenance and planting* *EM Parks and Open Space*	•	•	•	
G8	Extend lifeguard operations at Dee Why Beach and at other beach locations based on assessment of risk *EM Property, Buildings & Beach Services*	•	•	•	
G12	Develop a Northern Beaches Aquatics Strategy *EM Sports and Recreation*	•			
G12	Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan review *EM Sports and Recreation and Parks and Open Space*		•		
G12	Sportsground Strategy review *EM Sports and Recreation*	•			
G2 G12	Tree Canopy Plan review *EM Parks and Open Space*		•		

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Foreshore and building improvements				
G12	Foreshores - new and upgrades*	184	-	-	350
G12	Clontarf masterplan implementation	1,640	-	-	-
G12	Shelly Beach Foreshore Upgrade	150	390	-	-
G12	Jamieson Park Sailing and Recreation Facility*	340	3,082	-	-
G8 G12	Manly Life Saving Club	935	1,668	5,156	2,300
	Playground improvements				
G12	Parkes Reserve, Collaroy Plateau playground	188	-	-	-
	Recreational trails				
G12	Manly Dam upgrades	83	825	-	-
	Reserves and parks improvements				
G12	Reserves - new and upgrades	-	-	200	-
G12	Warriewood Valley - public space and recreation	1,550	-	-	-
G12	Reserve - new pathway and lighting program*	300	309	317	326
G12	Frenchs Forest precinct park upgrades	524	-	-	-
G12	Ivanhoe Park masterplan implementation	250	-	-	-
G12	Condover Reserve remediation design	242	-	-	-

*Includes Special Variation funding

Capital - new continued

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G12	Governor Phillip Reserve masterplan implementation	775	1,250	-	-
G12	North Narrabeen Reserve masterplan implementation	110	1,050	1,000	370
G12	Catherine Park, Scotland Island	250	200	-	-
	Sportsgrounds improvements				
G12	Sportsgrounds - New and Upgrades	-	-	-	543
G7 G12	Sports club capital assistance program	114	100	100	100
G7 G12	All weather sportsfields upgrades	-	-	200	2,210
G7 G12	Seaforth bike park	440	-	-	-
G7 G12	Newport Oval sports amenities upgrade	50	100	-	-
G7 G12	Warringah Recreation Centre, North Manly upgrades	4,131	-	-	-
G7 G12	Miller Reserve Manly Vale upgrade	-	400	1,600	-
	Town centre and village upgrades				
G11 G15	Commercial centre upgrade program*	1,000	1,029	1,058	4,034
	Total new works - Parks, sports and recreation	**13,253**	**10,403**	**9,632**	**10,234**

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Foreshore and building improvements				
G12	Tidal pools refurbishment	502	517	531	546
G12	Foreshores renewal program	2,138	1,614	1,623	1,631
G12	Rockpool renewal program*	1,196	2,879	1,853	2,259
G12	Dinghy storage	40	40	40	41
G12	Queenscliff Beach seawall toe protection*	-	112	115	3,337
G12	South Collaroy foreshore renewal	4,300	-	-	-
G8 G12	Surf Life Saving Club minor renewal works	2,592	833	962	992
	Playground improvements				
G12	Playground renewal program*	1,446	1,468	1,490	1,512
	Recreational trails				
G12	Recreational trails renewal program*	776	857	873	890
	Reserves and parks improvements				
G12	Reserves renewal program	665	679	694	709
	Sportsgrounds improvements				
G7 G12	Sportsfield renewal program	891	2,303	1,840	1,856
G7 G12	Grandstands renewal*	190	-	-	-
	Total renewal works - Parks, sports and recreation	**14,735**	**11,301**	**10,022**	**13,772**

* Includes Special Variation funding

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Rockpools cleaned weekly during summer season and every two weeks outside of summer	98%	95%	96%	Quarterly Annually
Sportsfields mowed weekly in summer playing season and monthly in winter	96%	95%	95%	Quarterly Annually
Number of trees planted on public land per year	5,854	5,000	5,500	Annually
Availability of sportsfields out of school hours (playing hours/week)	4,600	> 4,600	>4,620	Annually
Total visitation to swim centres	226,956 257,147 305,483 206,546 996,596	Q1 > 214,500 Q2 > 253,500 Q3 > 312,000 Q4 > 195,000 > 975,000	Q1 > 225,000 Q2 > 260,000 Q3 > 305,000 Q4 > 205,000 > 995,000	Quarterly Annually
Learn to Swim attendance	108,052	93,600	81,000	Annually
Applications assessed and approved for use of open space venues	3,770	3,250	3,500	Annually
Percentage of available watercraft storage and wharf tie-ups hired	93%	80%	87%	Annually
Number of junior players using council sportsgrounds for organised sport - Summer season	18,993	16,000	18,000	Annually
Number of senior players using council sportsgrounds for organised sport - Summer season	7,076	5,900	6,600	Annually
Number of junior players using council sportsgrounds for organised sport - Winter season	25,468	22,500	24,800	Annually
Number of senior players using council sportsgrounds for organised sport - Winter season	8,413	7,500	7,900	Annually
Workload measures				**Frequency**
Number of preventative actions by professional lifeguards on patrolled beaches	114,862 459,449	-	-	Quarterly Annually

Income and expenditure - Parks, sports and recreation

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	14,270	15,330	15,805	15,900	16,171
Investment fees and revenues	-	-	-	-	-
Other revenues	1,261	1,184	1,214	1,243	1,273
Grants and contributions - operating purposes	173	96	98	101	103
Other income	93	96	101	105	109
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**15,798**	**16,706**	**17,218**	**17,349**	**17,656**
Expenses from continuing operations					
Employee benefits and oncosts	(25,079)	(26,552)	(28,050)	(29,216)	(30,287)
Borrowing costs	-	-	-	-	-
Materials and services	(21,134)	(20,786)	(22,239)	(23,093)	(23,950)
Depreciation and amortisation	(9,301)	(10,048)	(10,141)	(10,447)	(10,881)
Other expenses	(267)	(274)	(280)	(287)	(294)
Internal charges	(1,610)	(1,845)	(1,891)	(1,938)	(1,985)
Overhead allocation	(5,547)	(5,686)	(5,828)	(5,974)	(6,119)
Total expenses from continuing operations	**(62,939)**	**(65,190)**	**(68,429)**	**(70,955)**	**(73,518)**
Surplus/(deficit) from continuing operations	**(47,141)**	**(48,484)**	**(51,211)**	**(53,606)**	**(55,862)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	5,297	2,135	524	6,600	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(41,844)**	**(46,349)**	**(50,687)**	**(47,006)**	**(55,862)**
Rates and annual charges and reserves					
Rates and annual charges	45,141	48,484	51,211	53,606	55,862
Transfer (to)/from reserves	2,000	-	-	-	-
Full time equivalent positions (FTE)	199.3	198.1			

Delivering on community priorities: Economic

Community outcome:
Vibrant local economy
Our community aspires to create a thriving and vibrant local economy where traditional and new industries are supported and local career, training and education opportunities are expanded.

Community outcome:
Safe and efficient transport
Our community aspires to be connected within and beyond the Northern Beaches through seamless transport options.

Services

- Economic development, events and engagement
- Transport, traffic and active travel
- Property and commercial businesses

Economic snapshot

$22.61b

Size of local economy (Gross Regional Product, NIEIR 2025)

33,595

Local businesses (ABS 2025)

113,412

Local jobs (NIEIR 2025)

$3.9b

Infrastructure assets managed

54%

Residents also work in the area (ABS 2021)

>7,700

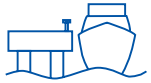
Subscribers to Beaches Biz News emails

$7.72b

Is spent in our local economy per annum (Spendmapp by Geografia)

844km

of local roads



41

Public wharves and jetties managed by Council

144

Public Wi-Fi access points supported

54

EV charging locations across the Northern Beaches

>78,000

Public amenity cleaning services annually

(NIEIR) National Institute of Economic and Industry Research, (ABS) Australian Bureau of Statistics

Economic development, events and engagement

Supporting CSP Goals:

G7	G9	G11
G12	G13	G14
G15	G20	G21

Service information
Economic development, events and engagement supports the vibrancy and success of our village and town centres, celebrates all facets of the community with events and festivals, and engages our community through the provision of information.

It is responsible for supporting our local businesses via the Business Concierge Service and strong partnerships with local business chambers. It also promotes the Northern Beaches as an exciting visitor destination and delivers effective and engaging visitor services.

Community engagement is delivered online and in person to support good governance and effective decision making on a wide range of projects. The service manages Council websites, event and service promotion and provides in-house graphic design and signage management services.

This service is also responsible for leading the implementation of the following strategic documents:

- Economic Development Strategy
- Destination Management Plan
- Events Strategy
- Guide to Events on the Northern Beaches
- Accessible Events Guidelines
- Community Engagement Strategy

Responsible business units
Community Engagement & Communications
Place and Economic Development

Ongoing services and programs

G9 Deliver programs to support local businesses

G7 Deliver and support major community and civic events

G13 Enhance economic development
G14
G15

G13 Support and promote local businesses and industry, and sustainable business practices

G15 Promote visitation through tourism initiatives and projects

G15 Deliver an annual Business to Business (B2B) Grant Program

G15 Deliver an annual Events Grants and Sponsorship Program

G11 Provide place making projects,
G15 liaison, networks, events and activities

G20 Manage website and promotion of services, programs and events as well as media and communications

G21 Support and advise project teams on community engagement practice and deliver community liaison services

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G15	Embed the Shop Local campaign – 'Go Local to Grow Local' *Director Planning & Place*	•			
G21	Continue rollout of Community Engagement Training Program *EM Community Engagement and Communications*	•	•	•	•
G15	Destination Management Plan review *EM Community Engagement and Communications*		•		

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Town and village centre activations				
G11 G12	Avalon Place Plan implementation*	1,492	1,680	2,877	550
G11 G12	Manly Place Plan implementation	477	-	-	120
	Total new works Economic development, events and engagement	**1,969**	**1,680**	**2,877**	**670**

Capital - renewal

	Town centre and village upgrades				
G11 G15	Commercial centre renewal	822	1,305	1,326	1,348
G11 G15	Balgowlah commercial centre renewal	580	-	-	-
	Total renewal Economic development, events and engagement	**1,402**	**1,305**	**1,326**	**1,348**

* Includes Special Variation funding

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
High level projects have a completed Community Engagement Plan and Report (levels 1-3)	100%	100%	100%	Quarterly
Decisions on all Council project engagements are communicated to the community within 30 days	100%	100%	100%	Quarterly Annually
Satisfaction with Council's key community events	90%	90%	85%	Annually
Percentage of small businesses (under 20 employees) supported through Council's business programs	-*	5%	5%	Annually

* New measure in 2025/26

Income and expenditure - Economic development, events and engagement

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	30	15	16	16	17
Investment fees and revenues	-	-	-	-	-
Other revenues	911	1,060	1,086	1,112	1,139
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**941**	**1,075**	**1,102**	**1,129**	**1,156**
Expenses from continuing operations					
Employee benefits and oncosts	(7,495)	(8,077)	(8,489)	(8,838)	(9,159)
Borrowing costs	-	-	-	-	-
Materials and services	(3,278)	(3,674)	(3,776)	(3,879)	(3,981)
Depreciation and amortisation	(72)	(72)	(73)	(76)	(81)
Other expenses	(229)	(275)	(282)	(289)	(296)
Internal charges	(215)	(205)	(211)	(216)	(221)
Overhead allocation	(1,205)	(1,235)	(1,266)	(1,298)	(1,329)
Total expenses from continuing operations	**(12,494)**	**(13,539)**	**(14,096)**	**(14,596)**	**(15,067)**
Surplus/(deficit) from continuing operations	**(11,553)**	**(12,464)**	**(12,994)**	**(13,467)**	**(13,911)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(11,553)**	**(12,464)**	**(12,994)**	**(13,467)**	**(13,911)**
Rates and annual charges and reserves					
Rates and annual charges	11,553	12,464	12,994	13,467	13,911
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	52.3	54.3			

Transport, traffic and active travel

Supporting CSP Goals:

G16 G17 G18 G19 G21

Service information

Transport, traffic and active travel manages and maintains Council's local road network, including footpaths, kerbs and gutters, bus shelters, guard rails, bridges, pedestrian bridges, causeways, retaining walls, pedestrian crossings, roundabouts and bike paths. It also manages Council car parks and parking stations, wharves, boat ramps, tidal pools, road safety and the Hop, Skip and Jump community bus service.

The service leads the implementation of the following strategies and plans, endorsed by Council:

- Transport Strategy – Move 2038
- Walking Plan
- Bike Plan
- Road Safety Plan
- Electric Vehicle Charging Infrastructure Plan
- Pedestrian Access and Mobility Plans
- Asset management plan - roads infrastructure

Responsible business units

Transport and Civil Infrastructure
Capital Projects
Property, Buildings and Beach Services
Asset Strategy and Planning

Ongoing services and programs

G16 Plan and deliver road-related infrastructure projects on local roads

G16 Maintain and renew road-related infrastructure assets

G17 Maintain and renew car parking facilities

G17 Manage supply of public parking, including beach/foreshore reserve car parks and parking stations

G17 Plan and deliver shared/cycling paths and bike related infrastructure

G16 Manage and install traffic facilities on local roads

G16 Manage wharves, jetties and tidal pools in Pittwater and Sydney Harbour

G17 Develop and implement effective road safety campaigns and programs, including e-micromobility safety

G16 **G17** Provide public bus shelters and bus stop infrastructure, and the Hop Skip and Jump community bus service

G16 Lobby and partner government to improve transport outcomes for the road network, active travel (including e-bikes and other e-micromobility) and public transport

G18 Plan and deliver footpaths and walking infrastructure

G19 Support the introduction of new transport technologies, including infrastructure for electric vehicles

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G16 G17	Develop an Integrated Transport Management Strategy and subordinate plans, policy and directions *EM Transport and Civil Infrastructure*	•	•		
G17	Plan and deliver parking and technology infrastructure across the area *EM Transport and Civil Infrastructure*	•	•	•	
G16 G17	Undertake a review of the community transport service *EM Transport and Civil Infrastructure*	•			
G17	Deliver digital parking permits across the LGA *EM Transport and Civil Infrastructure*	•			
G16	Enhance maintenance of road assets including pavements, carparks, bridges, fencing, traffic facilities, retaining walls, unsealed roads/road shoulders* *EM Transport and Civil Infrastructure*	•	•	•	•
G16 G17	Enhanced maintenance of wharves* *EM Property, Buildings and Beach Services*	•	•	•	•
G18	Enhanced maintenance of footpaths and linkways* *EM Transport and Civil Infrastructure*	•	•	•	•
G16 G18	Enhanced maintenance program for Scotland Island and Western Foreshores* *EM Transport and Civil Infrastructure*	•	•	•	•

* Includes Special Variation funding

Capital - new

CSP		2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Active travel – cycleways and footpaths				
G18	New footpaths*	1,864	2,104	2,162	2,220
G18	The Strand Dee Why Beach upgrade	500	2,792	-	-
G16	Warriewood Valley - Pedestrian and Cycleway Network	-	158	-	-
G18	Connecting Communities - cycleways program	1,000	1,186	-	-

CSP		2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Road and related infrastructure upgrades				
G16	New traffic facilities*	1,764	1,589	1,633	1,676
G16	Scotland Island roads and drainage improvements	165	170	175	179
G16	Warriewood Valley - traffic and transport infrastructure	10,612	-	-	-
G16	Church Point - new infrastructure	1,496	-	-	-
G16	Kerb and gutter new works*	212	683	701	720
G17	Bus stop infrastructure new works*	29	45	46	47
G16	Traffic facility delivery - accelerated	109	-	-	-
G16	Safer schools infrastructure	3,541	-	-	-
	Wharf upgrades				
G16 G17	Church Point commuter wharf expansion	-	260	-	-
Total new works - Transport, traffic and active travel		**21,291**	**8,986**	**4,717**	**4,843**

* Includes Special Variation funding

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Active travel – cycleways and footpaths				
G18	Footpath renewal works	1,465	1,507	1,550	1,594
	Car parks and parking stations				
G17	Car park renewal works*	1,235	1,028	1,056	1,086
G17	Multi storey car park renewal works*	650	661	101	102
	Plant and fleet				
G19	Major plant renewal	5,271	1,366	1,253	933
G19	Light fleet renewal	2,843	4,060	4,533	3,855
	Road and related infrastructure upgrades				
G17	Bus stop renewal works*	276	284	291	299
G16	Kerb and gutter renewal works*	2,147	1,814	2,325	2,389
G16	Retaining wall renewal works*	2,420	867	1,442	1,308
G16	Road renewal program*	12,763	11,886	13,824	14,112
	Wharf upgrades				
G16 G17	Wharves works program*	4,300	4,073	3,180	2,199
Total renewal works - Transport, traffic and active travel		**33,369**	**27,546**	**29,556**	**27,876**

* Includes Special Variation funding

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Number of community road safety events/sessions held	15 (Q1) 17 (Q2) 22 (Q3) 30 (Q4) 84 (A)	11 (Q1) 14 (Q2) 13 (Q3) 12 (Q4) 50 (A)	6 (Q1) 10 (Q2) 8 (Q3) 15 (Q4) 39 (A)	Quarterly Annually
Condition of local roads (average pavement condition: % rated very good to satisfactory)	91%	90%	90%	Annually
Area of road pavement re-sheeted to address pavement condition (m2)	65,430	90,000	90,000	Annually
Length of active travel asset renewals completed (m) - footpaths, shared paths and bike paths	2,300	1,960	1,980	Annually
Growth in active travel network - new works (m) - footpaths, shared paths and bike paths	2,420	8,300	7,000	Annually

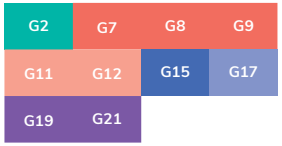
Income and expenditure - Transport, traffic and active travel

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	19,163	19,453	20,189	20,584	20,821
Investment fees and revenues	-	-	-	-	-
Other revenues	1,266	1,745	1,788	1,831	1,876
Grants and contributions - operating purposes	4,619	5,021	5,147	5,270	5,397
Other income	10	-	-	-	-
Gains on disposal of assets	503	592	738	870	324
Total income from continuing operations	**25,561**	**26,810**	**27,862**	**28,556**	**28,417**
Expenses from continuing operations					
Employee benefits and oncosts	(14,224)	(15,067)	(15,835)	(16,487)	(17,086)
Borrowing costs	-	-	-	-	-
Materials and services	(19,389)	(20,039)	(19,835)	(19,711)	(19,676)
Depreciation and amortisation	(17,187)	(17,861)	(19,830)	(19,719)	(19,141)
Other expenses	-	-	-	-	-
Internal charges	9,275	9,267	9,499	9,737	9,974
Overhead allocation	(4,051)	(4,152)	(4,256)	(4,363)	(4,469)
Total expenses from continuing operations	**(45,576)**	**(47,852)**	**(50,257)**	**(50,542)**	**(50,397)**
Surplus/(deficit) from continuing operations	**(20,016)**	**(21,042)**	**(22,395)**	**(21,986)**	**(21,979)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	14,849	10,560	7,300	3,322	3,322
Surplus/(deficit) from continuing operations including capital grants and contributions	**(5,167)**	**(10,481)**	**(15,095)**	**(18,665)**	**(18,658)**
Rates and annual charges and reserves					
Rates and annual charges	20,016	21,042	22,395	21,986	21,979
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	125.4	128.3			

Property and commercial businesses

Supporting CSP Goals:



Service information

Property and commercial businesses maintains Council's community and civic buildings including surf lifesaving clubs, sports and recreation buildings, aquatic centres, library buildings, community centres, arts venues, offices, public toilets, holiday accommodation facilities at Sydney Lakeside Holiday Park and Currawong and 2 cemeteries. The service also manages leases and licences of public land including outdoor dining.

This service is also responsible for leading the implementation of the Property Management Framework and asset management plan - buildings.

Responsible business units

Property, Buildings and Beach Services
Asset Strategy and Planning

Ongoing services and programs

G11 Manage facilities within villages
G12 and town centres including public facilities, surf lifesaving clubs and emergency services buildings, sports and recreation buildings, community centres and public amenities

G12 Plan, design and deliver new Council buildings and community facilities

G11 Maintain, operate and clean Council
G12 buildings and public amenities

G15 Oversee Sydney Lakeside Holiday Park and Currawong holiday accommodation

G11 Manage and monitor outdoor dining
G15

G19 Manage leases and licences of Council property

G19 Manage and maintain cemeteries

G19 Manage property transactions on behalf of Council

G19 Administration of Council's statutory property responsibilities

* Funded by the Special Variation see page 131

Operational

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G11 G12	Enhance building maintenance* *EM Property, Buildings and Beach Services*	•	•	•	•

Capital - new

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Public amenities improvements				
G9 G12	West Esplanade, Manly accessible amenity*	381	-	-	-
G12	Freshwater Beach amenities	1,692	-	-	-
G9 G12	Female friendly sports facilities program*	200	3,161	1,149	2,358
G12	Freshwater town centre amenities	-	400	-	-
G12	Killarney Heights Amenities	80	420	-	-
Total new works - Property and commercial businesses		**2,354**	**3,981**	**1,149**	**2,358**

* Includes Special Variation funding

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Aquatic centre improvements				
G7 G12	Warringah Aquatic Centre renewal works*	503	517	531	545
G7 G12	Manly Aquatic Centre renewal works	222	228	235	241
	Cemetery works				
G12 G17	Mona Vale Cemetery works program	50	50	50	50
	Civic building and compliance works				
G19	Operational buildings works program*	988	1,016	1,044	1,072
G7 G12	Sport buildings works program	1,395	1,435	1,475	1,517
G12	Beach buildings works program	385	393	1,025	1,054
G9 G12	Disability access compliance works (DDA)*	415	425	437	449
G12	Building Code of Australia compliance works (BCA)*	743	375	386	396
G12 G15	Sydney Lakeside Holiday Park, North Narrabeen renewal works	501	557	612	618
G12 G15	Pittwater Golf Driving Range, Warriewood renewal works	-	-	-	55
G19	Cromer Depot improvement plan works	151	-	-	-
G19	Technical building plant renewal*	654	1,344	919	384
G19	Heritage buildings renewal*	-	56	57	59
G19	Income generating assets program	50	52	53	-
	Emergency buildings program				
G2 G8	Emergency buildings works program	151	155	159	164
	Public amenities improvements				
G12	Public amenities works program	1,074	1,109	1,145	1,181
G12	Boondah Reserve amenities upgrade	1,350	-	-	-
Total renewal works - Property and commercial businesses		**8,631**	**7,713**	**8,129**	**7,786**

* Includes Special Variation funding

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Availability of Council buildings: % available for use by the community (not programmed for maintenance / upgrade)	99.6%	100%	100%	Quarterly

100

Income and expenditure - Property and commercial businesses

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	12,275	12,535	12,923	13,313	13,582
Investment fees and revenues	-	-	-	-	-
Other revenues	4,373	4,503	4,580	4,663	4,729
Grants and contributions - operating purposes	-	-	-	-	-
Other income	10,210	10,506	10,766	11,029	11,286
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**26,858**	**27,544**	**28,270**	**29,005**	**29,597**
Expenses from continuing operations					
Employee benefits and oncosts	(6,905)	(7,220)	(7,588)	(7,901)	(8,188)
Borrowing costs	-	-	-	-	-
Materials and services	(23,794)	(25,480)	(26,319)	(27,208)	(28,124)
Depreciation and amortisation	(9,546)	(9,756)	(9,864)	(10,219)	(10,723)
Other expenses	(278)	(298)	(254)	(178)	(152)
Internal charges	(310)	(298)	(305)	(313)	(321)
Overhead allocation	(3,966)	(4,065)	(4,166)	(4,271)	(4,375)
Total expenses from continuing operations	**(44,799)**	**(47,117)**	**(48,498)**	**(50,090)**	**(51,883)**
Surplus/(deficit) from continuing operations	**(17,941)**	**(19,573)**	**(20,228)**	**(21,085)**	**(22,285)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	584	25	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(17,356)**	**(19,548)**	**(20,228)**	**(21,085)**	**(22,285)**
Rates and annual charges and reserves					
Rates and annual charges	17,749	19,394	19,973	20,852	21,902
Transfer (to)/from reserves	192	179	255	233	383
Full time equivalent positions (FTE)	56.2	56.6			

Delivering on community priorities: Civic

Community outcome:
Good governance and participation
Our community aspires to have a trusted, respected, and responsive Council that drives better outcomes through genuine engagement and collaboration.

Services

- Customer service
- Governance and assurance services
- Corporate support services

Civic snapshot

15
Local Councillors

>20,000
On the community engagement register

>182,000
Visits to Yoursay annually

5
Members on the Audit, Risk and Improvement Committee

>216,000
Calls and enquiries received by customer services annually

3
Budget reviews annually

5
Audit and Risk Committee meetings annually

70
Initiatives supported by Council's annual grants program

>115,000
Records enquiries and actions from incoming correspondence annually

90.5%
Of correspondence replied to within 10 days

53
Major contracts over $150,000 awarded annually

164
Government Information (Public access) Act applications annually

Customer service

Supporting CSP Goals:

G20 G21

Service information

Customer service is a one stop shop for Council information, providing a friendly and professional service for management of customer requests and transactions. Everyone is welcome at our customer service centres, and our phones are staffed 24 hours a day, 7 days a week. This service is also responsible for the implementation of the following key strategies and plans:

- Customer Experience Strategy
- Customer Charter

Responsible business unit

Customer Service

Ongoing services and programs

G20 Develop a customer-centric culture across the organisation

G20 Provide customer service centres at Dee Why, Manly and Mona Vale

G20 Manage the customer relationship management system

G20 Provide frontline complaints resolution and referrals

G20 Improve and review the customer help portal to enhance usage

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G20	Develop and implement a consistent feedback approach across all customer contact channels *EM Customer Service*	•	•		
G20	Implement the Customer Experience Strategy *EM Customer Service*	•	•	•	•

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Customer requests conducted online	46% av.	40%	40%	Quarterly
Calls answered within 30 seconds	72% av.	80%	80%	Quarterly
Telephone enquiries resolved on first call	84%	75%	75%	Annually
Satisfaction with customer service calls	91%	85%	85%	Annually
Satisfaction with customer online requests (on lodgement)	91%	80%	85%	Annually
Customer satisfaction with CRMs at closure (Voice of the Customer)	79%	-*	80%	Annually
Workload measures				**Frequency**
No. calls to Customer Service 1300 434 434	131,332 av.	-	-	Quarterly
No. enquiries received at counters and by mail, email and online requests	84,689 av.	-	-	Quarterly

* New measure in 2026/27

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MANLY

Income and expenditure - Customer service

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	-	-	-	-	-
Investment fees and revenues	-	-	-	-	-
Other revenues	-	-	-	-	-
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**-**	-	-	-	-
Expenses from continuing operations					
Employee benefits and oncosts	(4,578)	(4,729)	(4,971)	(5,175)	(5,363)
Borrowing costs	-	-	-	-	-
Materials and services	(214)	(216)	(221)	(227)	(232)
Depreciation and amortisation	(68)	(68)	(69)	(72)	(76)
Other expenses	-	-	-	-	-
Internal charges	834	855	876	898	920
Overhead allocation	(648)	(664)	(681)	(698)	(715)
Total expenses from continuing operations	**(4,674)**	**(4,823)**	**(5,066)**	**(5,274)**	**(5,466)**
Surplus/(deficit) from continuing operations	**(4,674)**	**(4,823)**	**(5,066)**	**(5,274)**	**(5,466)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(4,674)**	**(4,823)**	**(5,066)**	**(5,274)**	**(5,466)**
Rates and annual charges and reserves					
Rates and annual charges	4,674	4,823	5,066	5,274	5,466
Transfer (to)/from reserves	-	**-**	-	-	-
Full time equivalent positions (FTE)	40.2	40.2			

Governance and assurance services

Supporting CSP Goals:

G19 G20 G21

Service information

Governance and assurance services provides governance, in-house legal and advisory services to Council. The service also supports the Audit, Risk and Improvement Committee, delivers the internal audit program and manages complaints including those about staff behaviour and Council processes. This service is responsible for implementing Council's governance frameworks, Internal Audit Plan and leading the implementation of the Privacy Management Plan endorsed by Council.

Responsible business units

Governance and Assurance Services

Ongoing services and programs

G19 Oversee corporate governance, Council meetings and reports

G19 Maintain registers on delegations, policies, disclosures of interest and community committees

G19 Manage Enterprise Risk and Compliance program

G19 Manage business continuity planning

G19 Provide corporate legal services

G19 Provide internal audit services

G19 **G20** Manage complaints and investigations

G19 **G20** Provide organisational code of conduct training

G19 Provide secretariat services to Council's Audit, Risk and Improvement Committee

G19 Provide probity and corruption risk management advice and assistance to staff

G19 Manage claims and insurance program

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Council meeting minutes finalised and published within 3 working days of meetings	100%	100%	100%	Quarterly
Enterprise risk registers reviewed and current	100%	100%	100%	Annually
Internal audits undertaken in line with Strategic Internal Audit Plan	78%	100%	100%	Annually
Compliance with Governance Framework to meet governance statutory requirements	100%	100%	100%	Annually
Workload measures				**Frequency**
Number of compliments	194	-	-	Annually
Number of complaints	106	-	-	Annually

110

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Northern Beaches Sustainability Business Network (SBN)
Towards 2040
northern beaches council

Income and expenditure - Governance and assurance services

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	-	8	8	8	9
Investment fees and revenues	-	-	-	-	-
Other revenues	200	200	205	210	215
Grants and contributions - operating purposes	-	-	-	-	-
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**200**	**208**	**213**	**218**	**224**
Expenses from continuing operations					
Employee benefits and oncosts	(4,090)	(4,661)	(4,899)	(5,101)	(5,286)
Borrowing costs	-	-	-	-	-
Materials and services	(7,906)	(8,325)	(8,534)	(10,523)	(9,003)
Depreciation and amortisation	(15)	(15)	(16)	(17)	(18)
Other expenses	(34)	(31)	(32)	(32)	(33)
Internal charges	61	74	76	78	80
Overhead allocation	(1,130)	(1,159)	(1,188)	(1,217)	(1,247)
Total expenses from continuing operations	**(13,114)**	**(14,117)**	**(14,591)**	**(16,812)**	**(15,508)**
Surplus/(deficit) from continuing operations	**(12,914)**	**(13,909)**	**(14,378)**	**(16,593)**	**(15,284)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(12,914)**	**(13,909)**	**(14,378)**	**(16,593)**	**(15,284)**
Rates and annual charges and reserves					
Rates and annual charges	12,914	13,909	14,378	16,593	15,284
Transfer (to)/from reserves	-	-	-	-	-
Full time equivalent positions (FTE)	23.1	27.6			

Corporate support services

Supporting CSP Goals:

G5 G8 G19 G20 G21

Service information

Corporate support services underpins efficient operations and enables the organisation to operate as an agile and high performing Council.

The service drives integrated planning and reporting, financial, workforce management and planning, project management, business excellence, continuous improvement and service reviews. It also delivers the digital, information and communication technology required to service the community. The service leads implementation of the following strategies and plans, endorsed by Council:

- Community Strategic Plan
- Resourcing Strategy
- Workforce Management Strategy
- Long-Term Financial Plan
- Asset Management Strategy
- Asset Management Plan
- Delivery Program and Operational Plan

Primary responsible business units

Finance
Asset Strategy and Planning
Human Resources
Information and Digital Technology
Strategy, Performance and Records
Capital Projects

Ongoing services and programs

G19 Manage accounting, payroll and finance services, collect and manage Council funds and provide information and advice to support sound financial decision-making

G19 Manage procurement and contract services

G19 G21 Deliver corporate planning and reporting for short to medium-term plans and long-term strategies

G20 Implement programs on continuous improvement

G19 G20 Manage a program of service reviews

G19 G20 Manage human resources and workforce planning, workplace culture, wellbeing and safety

G20 Provide all digital, information and communications technology

G20 Provide a work, health and safety management system

G19 G20 Manage information, correspondence, records and printing services

G19 Administer grants that are secured by Council

G8 G19 G20 Provide public infrastructure for CCTV, public Wi-Fi and video streaming of Council meetings

G5 G19 Embed the capital projects management framework

Operational projects

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G20	Deliver Core Operating System modernisation & optimisation Chief Information Officer	•			
G19	Report on the progress of implementing the Community Strategic Plan – State of the Region Report *EM Strategy and Performance*			•	
G19	Revise the Community Strategic Plan *EM Strategy and Performance*		•	•	
G20	Review the Long-Term Financial Plan and options to maintain financial sustainability, such as a special rate variation. Chief Financial Officer	•	•	•	
G19	Review the Asset Management Strategy, Policy and Plan Director Transport and Assets			•	
G20	Develop the 4 yearly Workforce Management Strategy *EM Human Resources*			•	
G19	Deliver initiatives outlined in the Workforce Management Strategy to build organisational capability, accelerate digital adoption, enhance wellbeing and safety, and shape a positive and high-performing workplace culture. *EM Human Resources*	•	•	•	•

CSP	Projects	2026/27	2027/28	2028/29	2029/30
G19	Develop a 4-year Delivery Program and Operational Plan and Budget *EM Strategy and Performance*	•	•	•	•
G20	Establish an annual service review program *EM Strategy, Performance and Records*	•	•	•	•
G20	Undertake a service review of Environmental Education and Community Sustainability *EM Environment and Resilience*	•			
G20	Undertake a service review of Strategic Place and Planning *EM Strategic and Place Planning*	•			
G20	Undertake a service review of Economic Development and Tourism *Director Planning and Place*	•			
G20	Undertake a service review of Parking Operations *EM Transport, and Civil Infrastructure*	•			
G20	Undertake a service review of Waste Management *EM Waste Management and Cleansing*	•	•		
G20	Undertake a service review of Library Service *EM Library Services*	•			

Capital - renewal

CSP	Projects	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	IT improvements				
G20	IT infrastructure and devices replacements	2,650	2,563	2,625	2,688
Total renewal works - Corporate support		**2,650**	**2,563**	**2,625**	**2,688**

Performance measures

Performance measures	Result 2024/25	Target 2025/26	Target 2026/27	Frequency
Correspondence replied to within 10 working days	90.5% (A)	90%	90%	Quarterly Annually
Operational projects on schedule	79% (A)	80%	80%	Quarterly Annually
Capital projects on schedule	69% (A)	80%	80%	Quarterly Annually
Quarterly, annual and statutory reports submitted to Council on time	100%	100%	100%	Quarterly Annually
Voluntary staff turnover rate	12%	< 13%	< 13%	Annually
Financial performance				
Operating performance	3.98%	> 0%	> 0%	Annually
Unrestricted current ratio	2.53x	> 1.5x	> 1.5x	Annually
Own source operating revenue	85.56%	> 60%	> 60%	Annually
Debt service cover ratio	8.71x	> 2x	> 2x	Annually
Rates and annual charges outstanding	3.54%	< 5%	< 5%	Annually
Cash expenses cover ratio (months)	7.04mths	> 3mths	> 3mths	Annually
Building and infrastructure renewal ratio	87.93%	> 100%	> 100%	Annually
Workload measures				**Frequency**
No. service review actions implemented	13 av. 51	-	-	Quarterly Annually

A = Annually

Income and expenditure - Corporate support services

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations					
User charges and fees	521	550	567	596	616
Investment fees and revenues	10,929	12,652	9,163	9,740	10,094
Other revenues	332	249	325	257	186
Grants and contributions - operating purposes	6,943	7,401	7,678	7,950	8,198
Other income	-	-	-	-	-
Gains on disposal of assets	-	-	-	-	-
Total income from continuing operations	**18,725**	**20,852**	**17,733**	**18,543**	**19,094**
Expenses from continuing operations					
Employee benefits and oncosts	(31,680)	(34,128)	(31,196)	(31,543)	(32,171)
Borrowing costs	(896)	(744)	(654)	(559)	(469)
Materials and services	(30,113)	(27,889)	(20,553)	(21,069)	(21,581)
Depreciation and amortisation	(662)	(670)	(838)	(976)	(1,125)
Other expenses	(9)	(9)	(9)	(10)	(10)
Internal charges	761	824	844	866	887
Overhead allocation	27,296	27,978	28,677	29,397	30,112
Total expenses from continuing operations	**(35,304)**	**(34,638)**	**(23,728)**	**(23,894)**	**(24,357)**
Surplus/(deficit) from continuing operations	**(16,579)**	**(13,786)**	**(5,995)**	**(5,351)**	**(5,263)**

	Original 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from capital grants and contributions					
Grants and contributions - capital purposes	-	-	-	-	-
Surplus/(deficit) from continuing operations including capital grants and contributions	**(16,579)**	**(13,786)**	**(5,995)**	**(5,351)**	**(5,263)**
Rates and annual charges and reserves					
Rates and annual charges	20,891	32,536	29,805	29,429	29,683
Transfer (to)/from reserves	(2,943)	100	3,710	(1,538)	(1,553)
Full time equivalent positions (FTE)	208.8	210.5			

Budget 2026/27

1.6m
FEMALE CHANGE ROOM

Overview

In 2025, Northern Beaches Council endorsed a Special Variation (SV) application to the Independent Pricing and Regulatory Tribunal (IPART) to increase rates, to address increasing pressures on its financial sustainability. In May 2025, IPART endorsed rate increases for the first two years comprising a 12.1% increase (including the 3.8% rate peg) in 2025/26 and 11.7% increase (including the 4.1% rate peg) in 2026/27.

Consistent with the challenges faced by many councils in NSW, Northern Beaches Council has faced increasing pressure to its financial sustainability as increases in income, constrained by the NSW rate peg system, have not reflected rising costs. Councils across the state are experiencing similar issues; this has led to inquiries by both the federal and state governments into financial sustainability issues impacting local government.

In recent years, Northern Beaches Council has faced significant financial challenges, including increased frequency of severe weather events, the COVID-19 pandemic, and significant cost increases in the Emergency Services Levy and insurance, placing significant pressure on Council's ability to maintain infrastructure and services at the required level.

The Council has implemented a range of measures to assist in offsetting cost pressures in recent years, including service and fee reviews, achieving efficiency gains and cost savings. While opportunities are continuously sought, these measures alone are unable to fully offset the impact of recent high inflation levels.

Funding provided through the Special Variation provides Council the opportunity to maintain financial sustainability, preserve community infrastructure, and continue delivering high-quality services.

This budget has been prepared based on the IPART endorsed Special Variation income and associated expenditure program. The 'Statement of Revenue Policy' provides more information on the SV and the planned expenditure program. Increasing rates at this level is essential to provide sufficient ongoing funding to meet community needs, strengthen working capital and to achieve the Office of Local Government's financial and asset performance benchmarks.

Council's 2026/27 budget projects a total expenditure of $598 million, including a capital works program of $130 million.

The capital works program includes $79 million ($18 million funded by the SV) in asset renewal expenditure to improve the overall condition of our assets and a further $51 million ($4 million funded by the SV) to deliver high priority new assets to the community.

The budget forecasts an operating surplus before capital grants and contributions of $19.5 million, which includes a $12.8 million investment in replacing Council's core operating systems. A further $1.6 million in loans will be repaid.

Definition of funding sources

- Rates and annual charges: rates are a property-based tax levied on the owners of properties to fund local services.
- Annual charges recover the cost of providing the domestic waste collection service from residents along with a contribution to stormwater management.
- User charges and fees: includes charges levied for the use of our facilities and services, for example aquatic centres and childcare.
- Other revenue: includes merchandise, events, food and beverage sales, advertising income, licences, fines and sundry income.
- Grants and contributions – operating purposes: monies received from state, federal and community sources for the purpose of funding programs within the organisation such as the Financial Assistance Grant.
- Grants and contributions – capital purposes: monies received from state, federal and community sources to fund capital works including development contributions.
- Interest and investment income: interest earned on monies invested and interest on overdue rates and annual charges.
- Other income: property lease income.
- Gains on disposal of assets: net surplus from the disposal of assets such as land and buildings, vehicles, plant and equipment.

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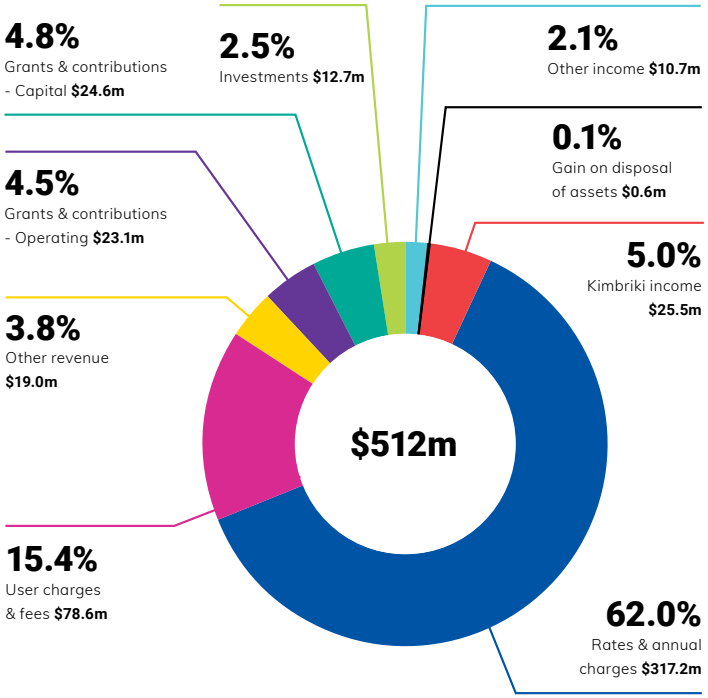
Delivery Program 2026 - 2030

Income statement budget 2026/27

Income from continuing operations	$'000
Rates and annual charges	317,186
User charges and fees	106,445
Other revenue	22,819
Grants and contributions - operating purposes	23,127
Grants and contributions - capital purposes	24,567
Interest and investment income	9,956
Other income	7,181
Gain / (loss) on disposal of assets	592
Total income from continuing operations	**511,871**

Expenses from continuing operations	$'000
Employee benefits and oncosts	189,890
Materials and services	195,746
Borrowing costs	2,900
Depreciation and amortisation	56,973
Other expenses	22,271
Total expenses from continuing operations	**467,779**
Net operating result - Surplus / (Deficit)	**44,092**
Net operating result attributable to non-controlling interests	**126**
Net operating result before capital grants and contributions - Surplus / (Deficit)	**19,526**

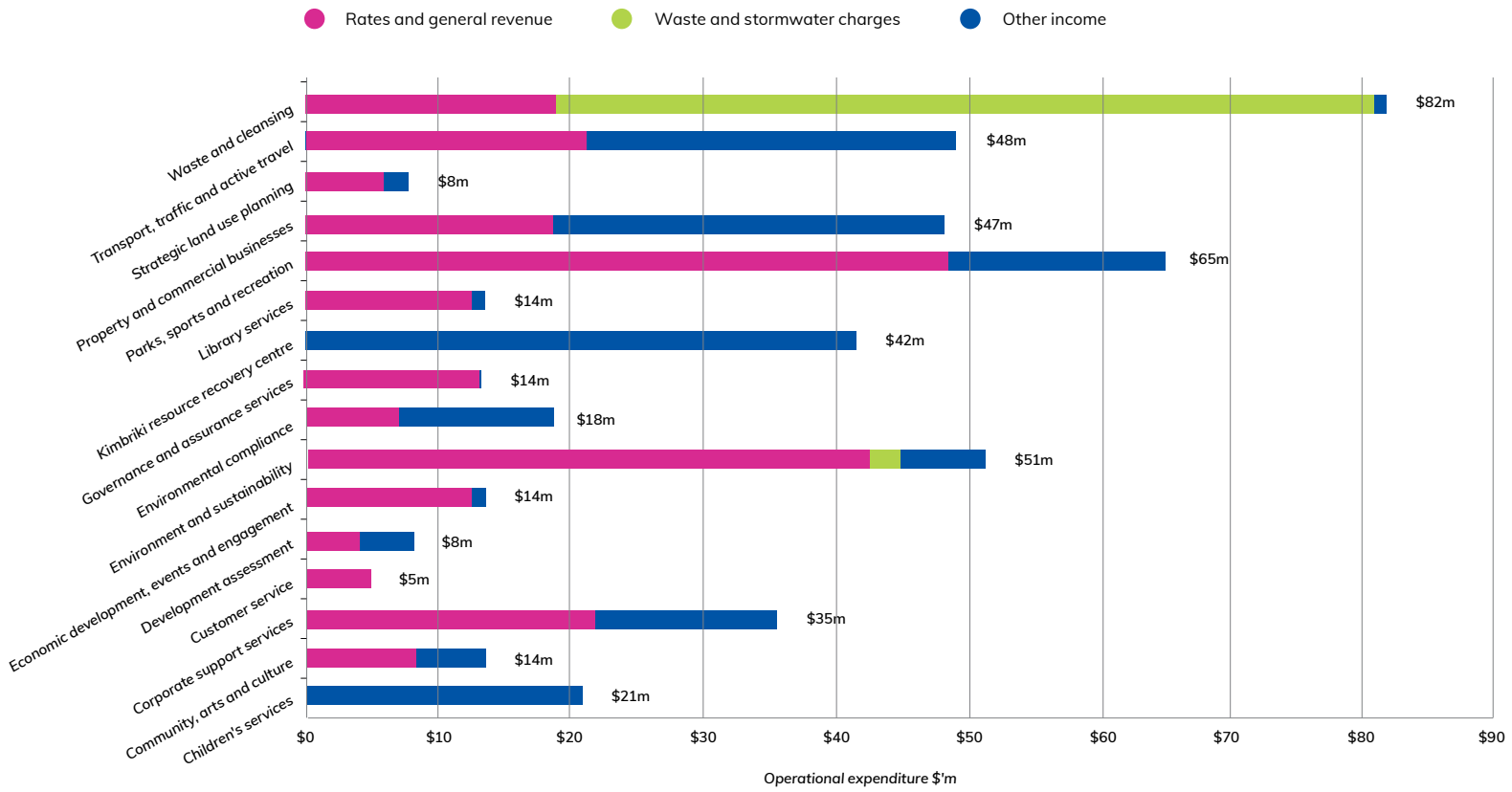
Funding summary by service 2026/27



Numbers and percentages may not sum precisely due to rounding

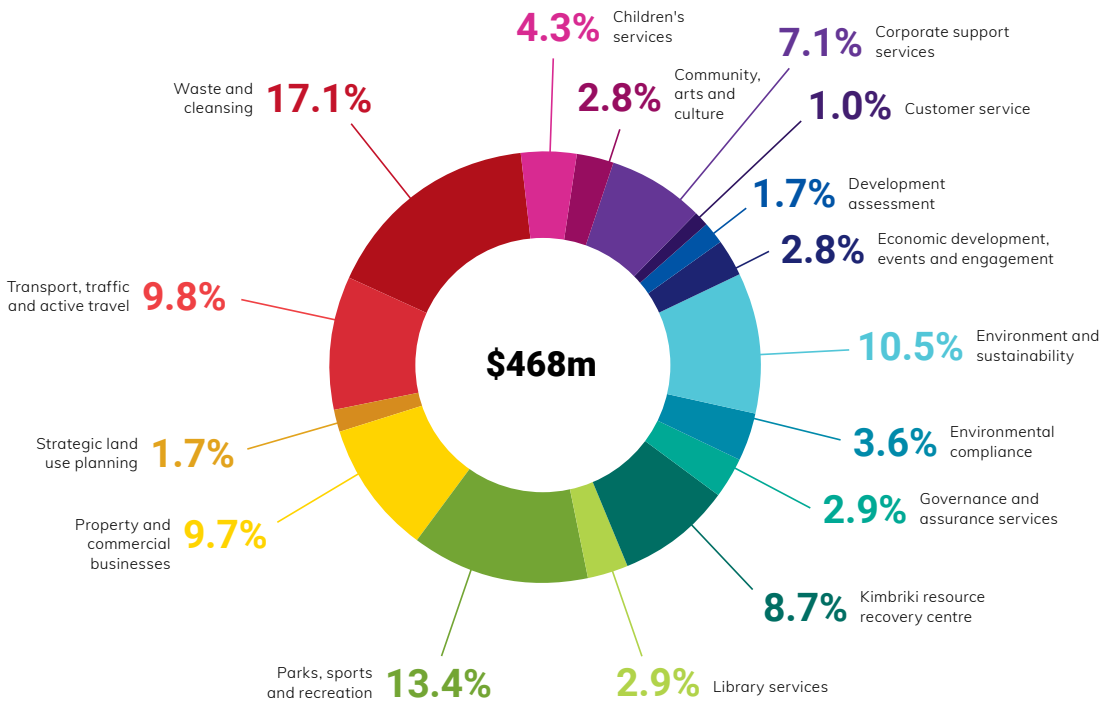
Income related to Council's subsidiary, Kimbriki Environmental Enterprises Pty Limited, is separately identified in the chart (excluding inter-entity transactions between Council and Kimbriki) to distinguish income from this source compared to other income streams

Funding summary by service 2026/27



Operational Plan and Budget 2026/27

Operational expenditure by service 2026/27



Statement of revenue policy

Rating structure

The maximum amount councils can collect in income from rates is determined each year by the Independent Pricing and Regulatory Tribunal (IPART) through their rate peg methodology. Councils may apply to IPART for a Special Variation (SV) to increase general income above the rate peg.

Northern Beaches Council previously resolved to apply to IPART for a SV and on 14 May 2025, IPART announced that it had approved a 2-year permanent SV of 25.2%, comprising increases of 12.1% in 2025/26 and 11.7% in 2025/26. These increases include the relevant rate peg for each applicable year.

IPART's determination applies to total rates income, not individual rate assessments. The amount payable by individual ratepayers may vary by more or less than the approved increase due to changes in land valuations relative to other properties.

Land values used for rating purposes are determined independently by the NSW Valuer General. These valuations apply to land only and do not include the value of buildings or other improvements. The NSW Valuer General has issued new land valuations for Northern Beaches Council with a base date of 1 July 2025. These valuations will be used to calculate rates from 1 July 2026.

Changes in land valuations do not affect the total amount of rates revenue Council can collect. IPART sets the maximum allowable income, regardless of whether land values increase or decrease. Revaluations instead redistribute rates revenue across properties based on relative changes in land values. This means the land revaluation changes how the total rates income is shared between properties, not how much revenue Council collects overall.

Council has no role in determining or amending land valuations and must use the values provided. If a landowner disagrees with their valuation, they must lodge an objection directly with the Valuer General within the timeframe specified on the Notice of Valuation supplied to them by the Valuer General. Council cannot accept or process objections.

In accordance with IPART's determination, Council's general income from rates for 2026/27 may increase by a maximum of 11.7% (inclusive of the 4.1% rate peg). The ad valorem rate, minimum rate, and anticipated revenue for residential, farmland, business and business sub-categories reflecting the IPART approved increase are detailed in the following sections of this document.

Rate assessments will be based entirely upon property valuations (ad valorem) but with minimum rates applying where appropriate. Rates for 2026/27 will be assessed on land values having a date of 1 July 2025.

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Rating structure 2026/27 - with a rate increase of 11.7% (special variation including rate peg)

Type	Category/subcategory	Number	Ad valorem rate*	Minimum $	Rate income $'000
Ordinary	Residential	97,065	0.120278	1,377.09	205,857
Ordinary	Business	6,577	0.350244	1,793.04	33,314
Ordinary	Business – Manly CBD	638	0.569413	1,793.04	5,463
Ordinary	Business – Warriewood Square	1	0.638781		172
Ordinary	Business – Warringah Mall	1	1.298760		1,221
Ordinary	Business – strata storage unit facility	758	0.350244	856.98	649
Ordinary	Farmland	4	0.044579	1,325.82	7
	Total ordinary	**105,044**			**246,683**
Special	Manly business centre improvement	638	0.195376		1,809
Special	Balgowlah business centre improvement	84	0.118683		118
	Total special	**722**			**1,927**
	Total rates				**248,610**

Note: The information in the above table has been determined using currently available property and rating information and may be subject to change prior to 30 June 2026, dependent on such matters as the processing of supplementary rates adjustments and revisions to ratepayer land valuations that may be determined by the NSW Valuer General.

* Ad valorem rate - cents charged for every $1 of land value

Properties covered by the Warriewood Square business sub-category are shown in this map.

Properties covered by the Warringah Mall Regional Shopping Centre business sub-category are shown in this map.

Properties covered by the Strata Storage Unit Facility business sub-category are as follows:

- 8 Narabang Way, Belrose
- 14-18 Ethel Avenue, Brookvale
- 97 Old Pittwater Road, Brookvale
- 13 Orchard Road, Brookvale
- 3 Middleton Road, Cromer
- 69 Middleton Road, Cromer
- 4-8 Waine Street, Freshwater
- 15 Jubilee Avenue, Warriewood
- 4-8 Tenagh Crescent, Mona Vale
- 9 Ponderosa Parade, Warriewood
- 7 Rodborough Road, Frenchs Forest

Any future business strata plan properties that may comply, will be assessed once registered and the Strata Storage Unit Facility business sub-category (and applicable rates) will be applied if the property is determined to be eligible.

Special rate:
Manly business centre improvement

This special rate is for providing ongoing and proposed capital and maintenance works, including the Manly Business Centre, The Corso and ocean beachfront. The special rate is forecast to raise $1.8 million during the financial year.

Properties covered by the Manly CBD Business Rate and Manly Business Centre Improvement Special Rate are shown in the map below.

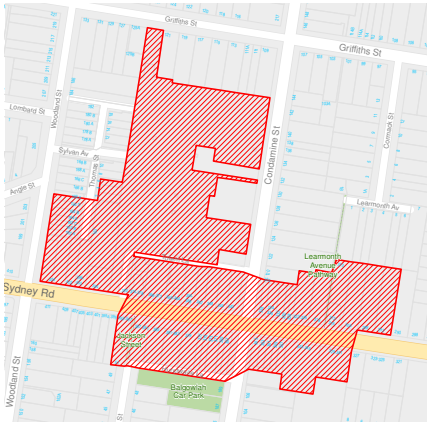
Manly business centre improvement works 2026/27	**$'000**
Maintenance and cleansing	
Mowing and vegetation and streetscape maintenance - The Corso and reserves	133
Cleansing including high pressure paver washing, cleaning of street furniture, litter bins and beach raking and cleaning	459
Tourism and business support	
Manly Visitor Information Centre, Manly Mainstreet Place and Tourism Management	378
Events and marketing	
Manly Christmas decorations	81
Major Manly events	109
Activations and workshops	57
Digital marketing, targeted advertising, trade shows, way finding signage	118
Town centre improvements	
Town centre improvements	135
Town centre improvements - special variation	249
Manly Place Plan implementation	477
Total	**2,194**
Projected opening balance of reserve	**638**
2026/27 Special rate income	1,809
2026/27 Expenditure (above)	(2,194)
Projected closing balance of reserve	**253**

Special rate:
Balgowlah business centre improvement

This special rate is for providing ongoing and proposed capital and maintenance works, including the off-street carparks in Condamine Street. The special rate is forecast to raise $117,521 during the financial year.

Properties covered by the Balgowlah Business Centre Improvement Special Rate are shown in this map.

Balgowlah business centre improvement works 2026/27	**$'000**
Balgowlah Commercial Centre Renewal	580
Total	**580**
Projected opening balance of reserve	**500**
2026/27 Special rate income	118
2026/27 Expenditure (above)	(580)
Projected closing balance of reserve	**38**



Special variation to rates:
Northern Beaches Funding our Future

In May 2025 the Independent Pricing and Regulatory Tribunal (IPART) approved a special variation (SV) to increase rates over 2 years (2026-2027).

The funds will:

- Address the backlog in infrastructure and maintenance requirements
- Expand environmental and natural risk reduction programs and provide capacity to manage an increasing number of natural disasters
- Provide the capacity to improve current services.

Income and expenditure

Funding our future program	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Expenditure by key service:				
Environment and sustainability	8,454	11,598	10,423	10,527
Community, arts and culture	1,057	189	199	209
Environmental compliance	792	1,232	1,264	1,297
Parks, sports and recreation	4,201	5,743	4,668	8,385
Transport, traffic and active travel	12,274	8,185	10,300	9,355
Economic development, events and engagement	1,042	1,680	2,298	2,948
Property and commercial businesses	3,616	7,622	4,022	4,747
Total	**31,434**	**36,248**	**33,174**	**37,468**
Future funding:				
Working capital	864	1,344	1,379	1,415
Depreciation and maintenance on new assets above	14	126	266	400
Total expenditure	**32,312**	**37,719**	**34,818**	**39,282**
Opening balance	**65**	**2,894**	**1,723**	**4,584**
Special variation to rates income	35,141	36,547	37,680	38,735
Expenditure (above)	(32,312)	(37,719)	(34,818)	(39,282)
Closing balance	**2,894**	**1,723**	**4,584**	**4,037**
Assumed rate peg	4.1%	4.0%	3.1%	2.8%
Additional special variation	7.6%	n/a	n/a	n/a

Special variation to rates: Northern Beaches 'Funding our Future' Program by Service

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Environment and sustainability				
	Capital new				
G1 G5	Water sensitive urban design upgrades	37	78	80	59
G2	Flood mitigation program upgrades	883	1,792	1,839	1,886
G2	Climate change amplification	171	344	103	66
	Total new expenditure	**1,091**	**2,214**	**2,022**	**2,011**
	Capital renewal				
G2	Planned and reactive stormwater renewal	2,359	1,915	1,621	1,848
G2	Minor stormwater works	134	137	141	145
G2	Flood mitigation program	280	-	-	-
G2	Ocean outfall stormwater renewal	136	210	855	590
G5 G6	Energy savings initiatives program	102	-	-	-
	Total renewal expenditure	**3,011**	**2,263**	**2,617**	**2,582**
	Operational				
	Infrastructure maintenance				
G2	Enhance stormwater asset maintenance	281	325	247	253
G2	Narrabeen Lagoon Entrance Management Strategy implementation	36	168	-	-
G2	Stormwater asset inspection	273	840	115	118
G1	Gross pollutant trap (GPT) enhancement	40	15	15	16
	Natural disasters response				
G2	Natural disasters fund	1,348	2,076	2,130	2,186
	Environmental and natural risk reduction programs				
G1 G2	Beach nourishment investigations and approvals	109	392	-	-
G2	Bushfire management	109	112	-	-
G1	Bushland and invasive species management	1,107	1,705	1,749	1,795
G1	Creek rehabilitation program	218	336	345	354
G1 G5	Water sensitive urban design	123	126	130	133
G1 G2	Floodplain management program	218	522	536	549
G2	Foreshore erosion mitigation and adaptation	55	56	57	59

Special variation to rates: Northern Beaches 'Funding our Future' Program by Service cont.

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G2	Geotechnical risk management	218	224	230	236
	Total operational expenditure	**4,134**	**6,897**	**5,554**	**5,698**
	Total - Environment and sustainability	**8,236**	**11,374**	**10,193**	**10,291**
	Community, arts and culture				
	Capital Renewal				
G7 G12	Glen Street Theatre renewal	1,057	189	199	209
	Total renewal expenditure	**1,057**	**189**	**199**	**209**
	Total - Community, arts and culture	**1,057**	**189**	**199**	**209**
	Environmental compliance				
	Operational				
	Uplift compliance services				
G8 G12	Compliance services	792	1,232	1,264	1,297
	Total operational expenditure	**792**	**1,232**	**1,264**	**1,297**
	Total - Environmental Compliance	**792**	**1,232**	**1,264**	**1,297**

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Parks, sports and recreation				
	Capital new				
G12	Foreshores program	164	-	-	-
	Total new expenditure	**164**	**-**	**-**	**-**
	Capital renewal				
G7 G12	Warringah Aquatic Centre renewal	327	336	345	354
G12	Recreational trail renewal	354	364	373	383
G12	Playground renewal	409	420	431	442
G12	Rockpool renewal	1,196	1,865	690	1,085
G2 G12	Seawall program	-	112	115	3,337
	Total renewal expenditure	**2,287**	**3,097**	**1,954**	**5,600**
	Operational				
	Infrastructure maintenance				
G12	Maintenance planning of open spaces	39	-	-	-
G12	Maintenance of open spaces	325	501	514	527
G12	Reserve mowing	279	430	441	453

Special variation to rates: Northern Beaches 'Funding our Future' Program by Service cont.

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Environmental and natural risk reduction programs				
G8	Extend lifeguard operations at Dee Why Beach and at other beach locations based on assessment of risk	249	393	403	414
G2	Contaminated lands management	218	224	230	236
	Uplift tree maintenance and planting				
G5	Tree maintenance	364	560	575	590
G5	Tree planting	494	762	781	802
	Total operational expenditure	**1,969**	**2,870**	**2,944**	**3,021**
	Total - Parks, sports and recreation	**4,419**	**5,967**	**4,898**	**8,621**
	Transport, traffic and active travel				
	Capital new				
G17	New bus shelters	29	45	46	47
G18	New footpaths	364	560	575	590
G17	New kerb and gutter	12	168	172	177
G16	New traffic facilities	364	560	575	590
	Total new expenditure	**768**	**1,333**	**1,368**	**1,403**

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Capital renewal				
G17	Multi-storey carpark renewal	491	560	-	-
G16 G17	Wharves renewal	1,898	2,641	2,454	1,454
G16	Road renewal	4,360	1,123	2,850	2,924
G16	Retaining wall renewal	1,309	199	755	603
G16	Kerb and gutter renewal	884	-	460	472
G17	Carpark renewal	400	168	172	177
G17	Bus stops renewal	164	168	172	177
	Total renewal expenditure	**9,504**	**4,858**	**6,864**	**5,806**
	Operational				
	Infrastructure maintenance				
G16	Bridge maintenance	87	90	92	94
G17	Carpark maintenance	109	112	115	118
G18	Linkway maintenance	96	-	-	-
G18	Footpath maintenance	44	45	46	47
G16	Fencing maintenance	109	112	115	118

Special variation to rates: Northern Beaches 'Funding our Future' Program by Service cont.

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G16	Road pavement maintenance	753	773	816	861
G16	Scotland Island and Western Foreshores maintenance program	131	134	138	141
G12	Tidal pool maintenance	73	112	115	118
G16	Traffic facilities maintenance	164	168	172	177
G16	Retaining walls maintenance	109	112	115	118
G16	Road shoulders and unsealed roads maintenance	327	336	345	354
	Total operational expenditure	**2,001**	**1,994**	**2,069**	**2,146**
	Total - Transport, traffic and active travel	**12,274**	**8,185**	**10,300**	**9,355**
	Economic development, events and engagement				
	Capital new				
G11 G15	Commercial centres upgrade	1,042	1,680	2,298	2,948
	Total new expenditure	**1,042**	**1,680**	**2,298**	**2,948**
	Total - Economic development, events and engagement	**1,042**	**1,680**	**2,298**	**2,948**
	Property and commercial businesses				
	Capital new				
G7 G12	Jamieson Park Sailing and Recreation Facility	340	1,212	-	-
G9 G12	Female friendly facilities program	200	3,161	1,149	2,358
	Total new expenditure	**540**	**4,374**	**1,149**	**2,358**
	Capital renewal				
G9 G12	Disability access compliance works	164	168	172	177
G19	Heritage building renewal	55	56	57	59

Special variation to rates: Northern Beaches 'Funding our Future' Program by Service cont.

CSP	Programs	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G7 G12	Grandstand renewal	190	-	-	-
G19	Operational buildings renewal	923	560	575	590
G19	Building plant renewal	654	1,344	919	384
	Total renewal expenditure	**1,985**	**2,128**	**1,724**	**1,210**
	Operational				
	Infrastructure maintenance				
G12 G19	Building maintenance	872	896	919	943
G16	Wharves maintenance	218	224	230	236
	Total operational expenditure	**1,091**	**1,120**	**1,149**	**1,179**
	Total - Property and commercial businesses	**3,616**	**7,622**	**4,022**	**4,747**

Domestic Waste Management Charge

Domestic waste management services are provided to all residential properties.

Description	Charge $	Income '000
Domestic waste management service (includes 80L red, 140L blue, 140L yellow and 2x240L green lid services and 2 booked clean ups per year and vegetation drop-off at Kimbriki for residents (up to 300kgs max. per day, 4,000kgs max. per annum))	$652.00	$64,215
Availability charge	$130.00	$176
Additional 80L red lid rubbish service (cap of 3 additional per household)	$365.00	$4,834
First additional 140L blue lid recycling service	$40.00	$155
Subsequent additional 140L blue lid recycling service	$137.00	$21
First additional 140L yellow lid recycling service	$40.00	$155
Subsequent additional 140L yellow lid recycling service	$137.00	$21
Third or fourth green vegetation lid service (cap of 4 per household)	$40.00	$155
Clean up excessive or incorrectly presented waste - per hour plus cost recovery on landfill disposal charges	$237.60 per hour + cost recovery on landfill disposal charges	-
Clean up contaminated or excessive booked bulky goods collection in excess of the permitted 3 cubic metres	$91.40 per excess cubic metre	-
Empty contaminated bin	$37.60 per bin	-
	Total domestic waste charge income	**$69,733**
	Cost of domestic waste service	**$69,600**
	Allocation to reserve	**$132**

Stormwater management services charge

A stormwater management services charge funds a program of additional investigations and activities to improve stormwater quality, manage stormwater flows and flooding, and harvest and reuse stormwater.

It is generally levied on urban land that is categorised for rating purposes as residential or business, excluding vacant land. The applicable charges are:

Stormwater management services charge

Land category / dwelling	Charge
Residential - single dwelling	$25.00
Residential - strata lots	$12.50
Business	$25.00 per 350 square metres (or part thereof) for land categorised as business (excluding strata lots)
Business - strata lots	$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme, if it were a parcel of land categorised as business
Total stormwater management services charge income '000	**$2,214**

The proposed expenditure in 2026/27 for this program is:

Stormwater management services charge program 2026/27	**'000**
Capital expenditure:	**$2,196**
Collaroy-Narrabeen coastal protection works	
Planned stormwater new works	
1 Geelong Road, Cromer culvert upgrade	
Operational expenditure:	**$282**
Ongoing maintenance of new assets constructed	
Total*	**$2,477**

*Includes works funded by the Stormwater Charge reserve

Rate reduction for eligible pensioners
The *Local Government Act 1993* provides for eligible pensioners to receive a rate reduction of 50% of their total rates, up to a maximum of $250.

Council's Pensioner Rates and Charges Concession Policy grants an additional voluntary rebate for eligible pensioners under the accepted retirement age, and certain classes of pensioners who have reached the accepted retirement age. A rebate of $80 for waste management and $150 on rates are available to eligible pensioners.

Works by Council on private land
Under Section 67 of the *Local Government Act 1993*, works on private land may be carried out either on request or agreement with the landowner, or under relevant legislation. The amount or rate to be charged will be the appropriate commercial rate, i.e. the actual cost of the works and standard on-costs to provide full cost recovery plus a return to Council.

Section 611 charges
Under Section 611 of the *Local Government Act 1993* an annual charge is proposed to be levied on the person for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel or structure laid, erected, suspended, constructed or placed on, under or over a public place.

The amount of the charge is determined following an independent auditor's review of the annual assessment of mains for the previous year ended 31 December carried out on behalf of the Local Government and Shires Association of NSW.

Financial Hardship Policy
Council's Rates and Annual Charges Hardship Policy supports the effective and efficient collection of the rates and annual charges due to Council, while being responsive and supportive to those ratepayers who are suffering genuine financial hardship.

Interest charges on overdue rates
Interest charges on unpaid rates and charges will accrue daily at the rate set for the 2026/27 year by the NSW Government, as per Section 566 of the Local Government Act 1993. It has been determined that the maximum rate of interest payable on overdue rates and charges will be 9.5% per annum.

Schedule of fees and charges
Fees and charges encompass the following:

- Regulatory functions of the Council under the *Local Government Act 1993*, Chapter 7
- Services provided on an annual basis under s501, such as waste management services prescribed by regulation
- Charges for actual use of a service s502
- Fees for any service provided s608
- Annual charges for use of public places s611.

The fees and charges reflect our pricing methodology and are available on Council's website in a separate booklet.

In determining the pricing structure, the types of services, products or commodities have been assessed in relation to current charges, GST and inflationary costs. Pricing structures provide revenue from particular services but consider public accountability issues and community service obligations.

External borrowings

No new external borrowings are proposed in 2026/27.

Community grants

The Council partners with the community and businesses to deliver projects and programs that build the social, cultural, environmental, and economic life of the Northern Beaches and further the achievement of the outcomes and vision of Northern Beaches Community Strategic Plan. Financial assistance is provided through grants and subsidies under s356 of the *Local Government Act 1993*.

The proposed expenditure on financial assistance in the 2026/27 financial year is:

Community Grants 2026/27	$
Community development grants	120,000
Community library grants	127,840
Community social services financial assistance	285,294
Surf lifesaving subsidies	273,604
Arts and creativity grants	116,675
Environmental grants	60,800
Community event grants and sponsorship	213,715
Business 2 Business (B2B) grants	40,000
Local Heritage Fund grants	12,500
Sports club capital assistance program	100,000
Northern Beaches Discretionary Fund donations	30,750
Charitable or not-for-profit community organisations waste disposal at Kimbriki	16,000
Collaroy-Narrabeen coastal protection grants	150,000
Total	**1,547,178**

Events Budget

Council delivers events to support the local economy, foster community cohesion, promote civic pride, and activate public spaces. By hosting festivals and celebrations, Council directly improves resident well-being while driving tourism and supporting small businesses.

The events program budget for 2026/27 is:

Events Program 2026/27	$
Manly Event	225,605
Manly Jazz	270,420
Sun Run	(114,350)
Event Grants and Sponsorship	193,715
Citizenship Ceremonies	34,759
Anzac Day	64,706
Vietnam Veteran's Day	5,125
Remembrance Day	15,683
Australia Day	47,443
Christmas Events	239,357
New Year's Eve	175,993
Family Event	48,078
Place Events	48,928
International Women's Day	9,744
Total	**1,265,206**

Income Statement

	Results 2023/24 $'000	Results 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Income from continuing operations							
Rates and annual charges	246,432	259,800	285,355	317,186	325,513	336,127	346,133
User charges and fees	99,931	104,477	102,713	106,445	109,968	112,715	115,250
Other revenues	21,620	25,015	22,643	22,819	23,170	23,519	23,857
Grants and contributions provided for operating purposes	26,529	24,526	23,418	23,127	23,398	22,709	24,297
Grants and contributions provided for capital purposes	29,218	44,330	34,493	24,567	19,983	18,357	11,951
Interest and investment revenue	11,083	11,739	11,416	9,956	6,514	7,030	7,322
Other Income	6,915	7,664	6,947	7,181	7,361	7,540	7,713
Net gain from the disposal of assets	-	-	1,006	592	738	870	324
Total income from continuing operations	**441,728**	**477,551**	**487,990**	**511,871**	**516,646**	**528,868**	**536,846**
Expenses from continuing operations							
Employee benefits and on-costs	159,331	166,906	175,685	189,890	195,540	202,322	209,143
Materials and services	163,471	172,188	188,378	195,746	190,987	195,219	200,121
Borrowing costs	2,689	2,565	2,998	2,900	2,447	2,362	2,300
Depreciation, amortisation and impairment for non-financial assets	48,975	53,471	55,414	56,973	59,482	60,682	61,912
Other expenses	22,569	20,397	21,936	22,271	23,255	24,450	25,708
Net loss from the disposal of assets	545	532	-	-	-	-	-
Total expenses from continuing operations	**397,580**	**416,059**	**444,412**	**467,779**	**471,710**	**485,035**	**499,185**
Operating result - Surplus / (Deficit)	**44,148**	**61,492**	**43,578**	**44,092**	**44,935**	**43,833**	**37,662**
Operating result before grants and contributions provided for capital purposes	**14,930**	**17,162**	**9,086**	**19,526**	**24,952**	**25,476**	**25,711**

	Results 2023/24 $'000	Results 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Net operating result attributable to non-controlling interests	**191**	**204**	**108**	**126**	**129**	**132**	**136**
Net operating result excluding non-controlling interests	**43,957**	**61,288**	**43,470**	**43,966**	**44,806**	**43,700**	**37,526**
Full time equivalent positions (excl. Kimbriki)	1,283.0 FTE	1,301.6 FTE	1,323.8 FTE	1,343.6 FTE			

This consolidated income statement incorporates the results of Council's subsidiary, Kimbriki Environmental Enterprises Pty Limited along with eliminating inter-entity transactions between Council and its subsidiary and intra-entity transactions, primarily rates paid on Council-owned properties. These adjustments are required when preparing consolidated financial reports in accordance with 'AASB 10 Consolidated Financial Statements'.

Detailed Income Statement

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000
Income from Continuing Operations				
Rates and Annual Charges				
Ordinary Rates - Residential	155,838	163,829	183,795	205,287
Ordinary Rates - Farmland	16	17	6	7
Ordinary Rates - Business	29,935	31,687	35,515	39,681
Pensioner Rebates	(1,743)	(1,739)	(1,735)	(1,690)
Pensioner Rate Subsidies Received	925	886	880	858
Pensioner Annual Charges Subsidies Received	344	354	359	333
Special Rates - Business	1,466	1,546	1,738	1,936
Domestic Waste Management Services	58,541	62,148	63,726	69,721
Pensioner rebates - DWM	(1,260)	(1,294)	(1,296)	(1,307)
Stormwater Management Services	2,208	2,213	2,214	2,214
Section 611 Charges	161	154	152	145
Rates and Annual Charges	**246,433**	**259,801**	**285,355**	**317,186**
User Charges and Fees				
Aquatic Centres	10,402	11,233	11,595	12,411
Caravan Park	7,771	8,114	8,091	8,643
Cemeteries	1,437	638	769	596
Child Care	14,183	15,352	15,158	15,765
Community Centres	2,451	2,548	2,475	2,547
Currawong State Park	522	481	500	545
Glen Street Theatre	1,515	2,004	1,181	1,492
Golf Course & Driving Range	3,048	2,606	2,882	2,738
Kimbriki Waste & Recycling Centre	26,455	26,443	27,619	27,853
Libraries	126	121	132	136
Parking Areas	13,880	14,355	14,089	14,582
Planning and Building Regulation	9,815	11,079	10,244	10,800
Regulatory / Statutory Fees	955	963	1,016	1,136
Restoration Charges	1,690	2,311	1,070	1,099
Section 10.7 Certificates (EPA Act)	848	916	900	923
Section 603 Certificates (LG Act)	462	512	491	532
Sportsfields and Reserves	1,874	2,268	1,958	2,044
Other Fees	2,498	2,533	2,543	2,604
User Charges and Fees	**99,931**	**104,477**	**102,713**	**106,445**
Other Revenues				
Advertising Income	1,105	405	850	1,644
Ex Gratia Rates	27	28	32	35
Legal Fees Recovery - Other	678	314	483	394

Detailed Income Statement cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000
Licences, Consents & Deeds	3,527	3,610	3,850	4,095
Parking Fines	6,355	8,751	8,100	7,600
Other Fines	544	899	672	826
Recycling Income	627	351	566	417
Sale of Inventories	1,704	1,556	1,522	1,552
Other Revenues - Kimbriki	4,113	3,641	3,918	3,831
Other Revenues	2,938	5,459	2,651	2,425
Other Revenues	**21,620**	**25,014**	**22,643**	**22,819**
Grants and Contributions – Operating				
Operational Grants - General Purpose (untied)	8,383	6,570	10,171	10,435
Operational Grants - Specific Purpose (tied)	16,621	16,263	11,930	11,261
Operational Contributions - Other Contributions	1,524	1,693	1,317	1,430
Grants and Contributions – Operating	**26,529**	**24,526**	**22,418**	**23,127**
Grants and Contributions – Capital				
Capital Grants - Specific Purpose (tied)	11,336	16,310	23,035	15,602
Capital Contributions - Developer Contributions	16,427	12,593	10,923	8,480
Non-Cash Capital Contributions - Developer Contributions	-	-	-	-
Capital Contributions - Other Contributions	1,295	1,341	535	485
Non-Cash Capital Contributions - Other Contributions	160	14,087	-	-
Grants and Contributions – Capital	**29,218**	**44,330**	**34,493**	**24,567**
Interest and Investment Revenue				
Interest on Overdue Rates & Annual Charges	600	708	524	724
Interest on Cash and Investments	10,483	11,031	10,893	9,232
Interest and Investment Revenue	**11,082**	**11,739**	**11,416**	**9,956**
Other Income				
Rental Income - Investment Properties	308	337	347	354
Rental Income - Leased Council Properties	6,337	6,734	6,599	6,826
Investments at fair value through profit and loss	25	18	-	-
Investment properties at fair value through profit and loss	245	575	-	-
Other Income	**6,915**	**7,664**	**6,947**	**7,181**

Detailed Income Statement cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000
Gain / (loss) on Disposal of Assets				
Proceeds from Disposal - Plant & Equipment	2,448	1,886	2,292	2,180
WDV - Plant & Equipment	(756)	(622)	(1,286)	(1,588)
WDV Infrastructure	(2,237)	(1,916)	-	-
WDV - Property	-	-	-	-
Proceeds from Disposal - Property	-	120	-	-
Gain / (loss) on Disposal of Assets	**(545)**	**(532)**	**1,006**	**592**
Income from Continuing Operations*	**441,183**	**477,019**	**487,990**	**511,871**

*Net gain/(loss) on disposal of assets is included in the income section to facilitate a comparison of the components of this result between years. In the primary income statement, losses from disposals are classified under expenses.

Detailed Income Statement cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000
Expenses from Continuing Operations				
Employee Benefits and On-Costs				
Salaries and Wages	(126,451)	(133,288)	(139,387)	(151,878)
Kimbriki Salaries and Oncosts	(4,756)	(5,170)	(5,640)	(6,016)
Employee Termination Costs	(751)	(865)	(681)	-
Employee Leave Entitlements (ELE)	(14,905)	(15,866)	(15,465)	(16,543)
Superannuation	(15,196)	(16,692)	(18,715)	(19,794)
Workers' Compensation Insurance	(3,722)	(2,387)	(3,768)	(3,980)
Fringe Benefit Tax (FBT)	(871)	(870)	(952)	(943)
Capitalised Employee Costs	7,322	8,232	8,923	9,265
Employee Benefits and On-Costs	**(159,331)**	**(166,906)**	**(175,685)**	**(189,890)**
Borrowing Costs				
Interest on Loans	(649)	(515)	(896)	(744)
Interest on Leases	(216)	(180)	(143)	(103)
Amortisation of Discounts and Premiums	(1,824)	(1,870)	(1,959)	(2,052)
Borrowing Costs	**(2,689)**	**(2,565)**	**(2,998)**	**(2,900)**
Materials and Services				
Agency Personnel	(2,363)	(2,233)	(5,722)	(2,387)
Audit Fees	(250)	(257)	(319)	(282)
Bank Charges	(687)	(711)	(731)	(884)
Bush Regeneration	(5,196)	(5,434)	(5,591)	(6,411)
Cleaning	(7,500)	(7,419)	(7,188)	(7,429)
Consultancy	(376)	(305)	(440)	(458)
Councillors' (include. Mayor) Expenses	(123)	(226)	(162)	(218)
Councillors' Fees	(543)	(565)	(583)	(607)
Election Expenses	(5)	(1,765)	-	-
Electricity, Heating & Water	(4,974)	(5,227)	(6,588)	(7,365)
Environment & Floodplain Management	(3,958)	(3,176)	(6,327)	(7,188)
External Roadwork	(11,493)	(8,532)	(8,921)	(9,607)
Golf Course & Driving Range	(1,520)	(1,561)	(1,687)	(1,813)
Insurance	(4,677)	(3,614)	(4,574)	(4,881)
IT & Communications	(13,363)	(18,833)	(21,470)	(23,123)
Kimbriki Waste & Recycling Centre	(16,361)	(17,309)	(17,509)	(17,534)
Land Use Planning	(655)	(815)	(1,195)	(615)
Legal Fees - Other	(1,845)	(1,510)	(2,005)	(1,969)
Legal Fees - Planning & Development	(1,180)	(1,891)	(1,131)	(1,159)
Lifeguard Services	(1,632)	(1,667)	-	-
Maintenance & Servicing	(6,268)	(7,634)	(7,847)	(7,894)
Management Fees	(2,567)	(2,346)	(2,777)	(2,963)
Materials and Services - Other	(4,658)	(4,862)	(5,186)	(5,301)

Detailed Income Statement cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000
Mayoral Fee	(105)	(110)	(113)	(118)
NSW Revenue Fine Processing Fees	(927)	(1,381)	(1,355)	(1,010)
Parking	(925)	(1,145)	(1,054)	(692)
Performance & Events	(1,696)	(1,996)	(1,531)	(1,802)
Plant & Vehicle	(3,033)	(2,858)	(2,836)	(2,792)
Printing, Postage & Stationery	(1,244)	(1,343)	(1,563)	(1,552)
Raw Materials & Consumables	(5,063)	(5,339)	(6,002)	(5,834)
Recreation & Sportsfields	(8,675)	(8,243)	(10,822)	(8,967)
Stormwater	(1,092)	(940)	(1,329)	(1,492)
Street Lighting	(2,591)	(2,253)	(2,563)	(2,832)
Tree Works	(3,683)	(3,675)	(3,618)	(3,857)
Waste Collection	(19,450)	(20,675)	(21,321)	(23,073)
Waste Disposal & Processing	(16,935)	(18,445)	(18,843)	(24,374)
Training Costs	(795)	(733)	(972)	(987)
Valuation Fees	(492)	(533)	(601)	(687)
Other Contracts	(4,572)	(4,626)	(5,901)	(5,591)
Materials and Services	**(163,471)**	**(172,186)**	**(185,727)**	**(195,746)**
Depreciation, Amortisation and Impairment				
Depreciation - Buildings	(9,599)	(11,762)	(12,724)	(12,977)
Depreciation - Roads	(12,424)	(11,404)	(12,359)	(12,412)
Depreciation - Stormwater	(6,206)	(6,810)	(7,064)	(7,436)
Depreciation - Recreational and Other Infrastructure	(7,236)	(9,260)	(8,413)	(8,996)
Depreciation - Other	(11,578)	(12,387)	(12,870)	(13,168)
Amortisation - Asset Remediation	(666)	(582)	(718)	(718)
Amortisation - Right of Use Assets	(1,266)	(1,266)	(1,266)	(1,266)
Depreciation, Amortisation and Impairment	**(48,975)**	**(53,472)**	**(55,414)**	**(56,973)**
Other Expenses				
Planning Levy	(728)	(751)	(776)	(795)
Waste Levy	(9,793)	(7,980)	(9,804)	(8,908)
Emergency Services Levy	(9,300)	(8,896)	(9,449)	(10,466)
Crown Land Levy	(180)	(190)	(189)	(215)
Other Levies	-	-	(17)	(13)
Donations, Contributions and Assistance to Organisations	(2,059)	(2,149)	(1,311)	(1,467)
Land Tax	(323)	(328)	(311)	(326)
Impairment of Receivables	(187)	(103)	(80)	(81)
Other Expenses	**(22,569)**	**(20,398)**	**(21,936)**	**(22,271)**
Expenses from Continuing Operations*	**(397,035)**	**(415,528)**	**(444,412)**	**(467,779)**
Net operating result - Surplus / (Deficit)	**44,148**	**61,492**	**43,578**	**44,092**
Net operating result before capital grants and contributions - Surplus / (Deficit)	**14,930**	**17,162**	**9,086**	**19,526**

*Net gain/(loss) on disposal of assets is included in the income section to facilitate a comparison of the components of this result between years. In the primary income statement, losses from disposals are classified under expenses.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Assets							
Current assets							
Cash and cash equivalents	17,541	13,973	10,925	12,114	11,284	11,684	12,068
Investments	182,096	216,000	206,393	183,278	180,014	195,418	203,876
Receivables	25,958	22,531	25,051	25,679	23,264	24,110	24,797
Inventories	392	381	391	400	410	420	430
Prepayments	4,984	3,036	3,112	3,190	3,270	3,349	3,426
Total current assets	**230,971**	**255,921**	**245,871**	**224,661**	**218,242**	**234,981**	**244,597**
Non-current assets							
Investments	577	503	403	283	163	43	-
Receivables	952	857	938	1,048	1,090	1,124	1,155
Infrastructure, property, plant and equipment	5,643,257	5,958,228	6,140,785	6,337,441	6,512,830	6,673,857	6,833,800
Investment property	6,565	7,140	7,715	8,290	8,865	9,440	10,015
Right of use assets	6,544	5,277	3,947	2,686	1,424	163	108
Other	-	-	-	-	-	-	-
Total non-current assets	**5,657,895**	**5,972,005**	**6,153,789**	**6,349,747**	**6,524,372**	**6,684,627**	**6,845,079**
Total assets	**5,888,866**	**6,227,926**	**6,399,659**	**6,574,409**	**6,742,614**	**6,919,608**	**7,089,676**

Statement of Financial Position cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Liabilities							
Current liabilities							
Payables	55,607	57,676	57,602	58,924	59,985	60,984	61,946
Contract Liabilities	20,102	17,511	8,593	6,159	6,337	6,543	6,743
Lease Liabilities	1,279	1,318	1,347	1,388	1,430	63	66
Borrowings	2,178	2,579	1,584	1,640	1,772	1,500	1,576
Employee benefit provisions	35,901	37,132	37,138	39,032	40,633	42,100	43,511
Provisions	1,193	1,705	1,705	8,890	1,916	1,985	7,178
Total current liabilities	**116,260**	**117,921**	**107,968**	**116,034**	**112,074**	**113,176**	**121,021**
Non-current liabilities							
Payables	50	-	-	-	-	-	-
Contract Liabilities	10,053	6,144	6,353	6,133	6,037	5,941	5,846
Lease Liabilities	5,717	4,399	3,018	1,630	200	137	70
Borrowings	6,984	14,869	13,289	11,650	9,878	8,377	6,802
Employee benefit provisions	2,001	2,361	2,361	2,482	2,584	2,678	2,768
Provisions	45,433	45,648	48,112	43,100	45,273	47,300	44,283
Total non-current liabilities	**70,238**	**73,421**	**73,134**	**64,995**	**63,972**	**64,434**	**59,769**
Total liabilities	**186,498**	**191,342**	**181,103**	**181,028**	**176,046**	**177,609**	**180,791**
Net assets	**5,702,368**	**6,036,584**	**6,218,557**	**6,393,380**	**6,566,568**	**6,741,999**	**6,908,885**

150 Statement of Financial Position cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Equity							
Accumulated Surplus	5,024,590	5,085,928	5,129,391	5,173,367	5,218,184	5,261,896	5,299,434
IPP&E Revaluation Surplus	677,778	950,656	1,089,166	1,220,013	1,348,383	1,480,102	1,609,451
Total equity	**5,702,368**	**6,036,584**	**6,218,557**	**6,393,380**	**6,566,568**	**6,741,999**	**6,908,885**

Statement of Cashflows

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Cash flows from operating activities							
Receipts							
Rates and annual charges	245,463	260,600	284,939	315,992	325,111	335,803	345,831
User charges and fees	104,315	109,404	109,077	112,675	116,299	119,297	121,989
Interest received	9,052	12,223	7,698	10,225	6,512	6,690	7,117
Grants and contributions	48,521	50,936	49,607	44,930	46,595	41,382	36,514
Bonds, deposits and retentions received	8,143	8,319	6,742	7,742	7,742	7,742	7,742
Other	44,656	50,099	48,970	52,014	50,150	48,815	49,796
Payments							
Payments to employees	(156,343)	(163,771)	(175,448)	(187,410)	(193,445)	(200,403)	(207,295)
Payments for materials and services	(182,311)	(192,323)	(213,233)	(217,315)	(225,501)	(219,463)	(225,611)
Borrowing costs	(924)	(667)	(1,039)	(848)	(718)	(584)	(471)
Bonds, deposits and retentions refunded	(5,867)	(6,945)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)
Other	(21,914)	(22,314)	(21,148)	(21,791)	(22,803)	(24,025)	(25,307)
Net Cash flows from operating activities	**92,791**	**105,561**	**88,422**	**108,473**	**102,201**	**107,513**	**102,563**

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Cash flows from investing activities							
Receipts							
Sale of investments	269,831	328,693	307,533	318,870	312,100	309,400	309,800
Proceeds from sale of IPPE	2,513	2,006	2,292	2,180	2,413	2,605	2,228
Payments							
Purchase of investment securities	(276,178)	(362,505)	(297,826)	(295,635)	(308,716)	(324,684)	(318,215)
Payments for IPPE	(73,302)	(84,177)	(99,548)	(129,728)	(105,759)	(91,191)	(92,974)
Net Cash flows from investing activities	**(77,136)**	**(115,983)**	**(87,549)**	**(104,313)**	**(99,962)**	**(103,870)**	**(99,161)**
Cash flows from financing activities							
Receipts							
Proceeds from borrowings	2,500	12,850	-	-	-	-	-
Payments							
Repayment of borrowings	(5,863)	(4,564)	(2,575)	(1,584)	(1,640)	(1,772)	(1,500)
Lease liabilities (principal repayments)	(1,241)	(1,278)	(1,231)	(1,269)	(1,307)	(1,347)	(1,388)
Dividends paid to minority interest	(115)	(154)	(115)	(119)	(122)	(125)	(128)
Net Cash flows from financing activities	**(4,719)**	**6,854**	**(3,922)**	**(2,971)**	**(3,069)**	**(3,244)**	**(3,017)**
Net change in cash and cash equivalents	**10,936**	**(3,568)**	**(3,048)**	**1,190**	**(830)**	**400**	**385**

Statement of Cashflows cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Cash and cash equivalents at beginning of year	6,605	17,541	13,973	10,925	12,114	11,284	11,684
Cash and cash equivalents at end of year	**17,541**	**13,973**	**10,925**	**12,114**	**11,284**	**11,684**	**12,068**
Investments at year end	182,673	216,503	206,796	183,561	180,177	195,461	203,876
Cash, cash equivalents and investments at end of year	**200,214**	**230,476**	**217,721**	**195,675**	**191,461**	**207,145**	**215,944**
Net change in cash, cash equivalents and investments		**30,262**	**(12,755)**	**(22,045)**	**(4,215)**	**15,684**	**8,800**

154 Cash and Investments Statement

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Total Cash and Investments	**200,214**	**230,476**	**217,721**	**195,675**	**191,461**	**207,145**	**215,944**
Represented by: Externally restricted							
Developer Contributions	47,386	43,944	46,684	29,170	27,848	30,615	29,133
Unexpended Grants - not tied to liability	573	895	-	-	-	-	-
Domestic Waste Management	13,176	17,170	20,347	21,884	26,770	29,684	30,597
Other externally restricted reserves	1,130	1,618	1,693	587	712	944	1,062
Total Externally Restricted	**62,264**	**63,627**	**68,724**	**51,642**	**55,331**	**61,243**	**60,791**
Represented by: Internally Restricted							
Deposits, Retentions & Bonds	19,527	25,783	25,783	25,783	25,783	25,783	25,783
Employee Leave Entitlement	7,580	7,899	7,899	7,899	8,242	8,593	8,954
Kimbriki Landfill Remediation	18,207	20,747	23,525	25,995	21,372	23,811	26,379
Unexpended Grants - tied to liability	26,118	18,900	10,099	7,441	7,366	7,420	7,479
Special Variation - future works	227	202	65	2,895	1,723	4,585	4,038
Mona Vale Cemetery	5,964	6,155	6,101	6,204	6,636	6,938	7,250
Resilience funds	-	2,534	2,932	2,932	2,932	2,932	2,932
Carry over works	-	28,350	16,385	5,585	156	-	-
Other	10,961	11,527	8,432	7,311	9,059	11,102	13,879
Total Internally Restricted	**88,585**	**122,097**	**101,222**	**92,045**	**83,268**	**91,164**	**96,694**
Total Restricted Cash	**150,849**	**185,724**	**169,946**	**143,687**	**138,599**	**152,407**	**157,485**

Cash and Investment Statement cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Total Unrestricted Cash	**49,365**	**44,752**	**47,775**	**51,988**	**52,861**	**54,737**	**58,460**
Unrestricted cash breakdown:							
Unrestricted - Northern Beaches	**42,971**	**35,299**	**39,313**	**44,015**	**45,209**	**45,093**	**46,685**
Unrestricted - Kimbriki	**6,394**	**9,453**	**8,462**	**7,973**	**7,652**	**9,645**	**11,775**

156 Capital Budget Statement

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Capital Funding							
Working Capital	5,645	3,492	3,764	5,689	4,152	1,560	1,567
Depreciation	31,876	27,131	36,788	44,904	43,970	45,053	46,075
Capital grants and contributions							
Grants and contributions	12,791	31,737	23,681	16,087	11,783	9,957	3,357
Externally restricted reserves							
Developer contributions	14,527	17,787	7,969	27,027	10,401	6,529	10,997
Domestic Waste	-	-	-	-	-	-	-
Other	1,757	1,715	2,070	3,253	2,017	1,904	2,012
Internally restricted reserves							
Special rate variation	2	24	9,422	21,449	22,136	20,194	24,127
Borrowings	-	9,935	515	-	-	-	-
Other	4,357	4,566	12,970	9,139	8,888	3,387	2,610
Income from sale of assets							
Plant and equipment	2,513	1,886	2,292	2,180	2,413	2,605	2,228
Total funding	**73,468**	**98,274**	**99,470**	**129,728**	**105,759**	**91,191**	**92,974**

Capital Budget Statement cont.

	Result 2023/24 $'000	Result 2024/25 $'000	Forecast 2025/26 $'000	Budget 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000
Capital Expenditure							
Buildings	9,681	22,721	15,445	24,989	21,161	18,667	16,751
Community Land	160	4,360	-	-	-	-	-
Furniture & Fittings	65	75	53	116	36	36	36
Library Books	707	805	752	771	790	810	829
Office Equipment	2,569	3,208	2,068	2,650	2,563	2,625	2,688
Open Space / Recreational	14,008	14,961	12,707	21,143	11,714	10,053	13,834
Other Assets	357	30	104	334	395	-	-
Other Structures	1,606	3,965	5,323	9,352	7,431	3,270	2,344
Plant & Equipment	6,673	6,166	9,756	8,393	5,609	6,332	5,268
Road, Bridges & Footpaths	23,385	19,599	40,123	44,577	30,077	30,580	31,799
Stormwater Drainage	8,686	17,562	7,386	11,157	18,015	14,436	14,599
Swimming Pools	620	1,485	1,047	1,698	3,395	2,385	2,805
Other Kimbriki Assets	4,951	3,336	4,704	4,548	4,573	1,997	2,022
Total expenditure	**73,468**	**98,274**	**99,470**	**129,728**	**105,759**	**91,191**	**92,974**
New	30,032	62,745	35,771	50,731	39,448	23,623	23,331
Renewal	43,435	35,529	63,699	78,997	66,311	67,568	69,643
Total expenditure	**73,468**	**98,274**	**99,470**	**129,728**	**105,759**	**91,191**	**92,974**

	OLG Benchmark	Result 2023/24	Result 2024/25	Forecast 2025/26	Budget 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30
Budget Performance								
Operating Performance Ratio	> 0%	3.7%	4.0%	1.8%	3.9%	4.9%	4.8%	4.9%
measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.		✓	✓	✓	✓	✓	✓	✓
Own Source Operating Revenue Ratio	> 60%	87.4%	85.6%	88.1%	90.7%	91.6%	92.2%	93.2%
measures fiscal flexibility. It is the degree of reliance on external funding sources.		✓	✓	✓	✓	✓	✓	✓
Operational Liquidity								
Unrestricted Current Ratio	> 1.5x	2.18x	2.53x	2.56x	2.27x	2.28x	2.43x	2.34x
represents a council's ability to meet short-term obligations as they fall due.		✓	✓	✓	✓	✓	✓	✓
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	< 5%	3.8%	3.5%	3.4%	3.3%	3.3%	3.3%	3.3%
expressed as a percentage of total rates and charges available for collection in the financial year.		✓	✓	✓	✓	✓	✓	✓
Cash Expense Cover Ratio	> 3mths	6.4mths	7.0mths	6.2mths	5.4mths	5.1mths	5.5mths	5.5mths
liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash inflow.		✓	✓	✓	✓	✓	✓	✓

Statement of performance measures cont.

	OLG Benchmark	Result 2023/24	Result 2024/25	Forecast 2025/26	Budget 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30
Liability and Debt Management								
Debt Service Cover Ratio	> 2x	6.9x	8.7x	12.1x	17.7x	21.3x	21.4x	23.7x
measures the availability of operating cash to service loan repayments.		✓	✓	✓	✓	✓	✓	✓
Asset Management								
Building and Infrastructure Renewals Ratio	> 100%	94.6%	87.9%	123.0%	163.2%	125.7%	122.6%	123.6%
assesses the rate at which these assets are being renewed against the rate at which they are depreciating.		✗	✗	✓	✓	✓	✓	✓
Infrastructure Backlog Ratio	< 2%	1.52%	1.56%	1.54%	1.52%	1.52%	1.52%	1.52%
ratio shows what proportion the infrastructure backlog is against the total net carrying amount of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓
Asset Maintenance Ratio	> 100%	98.1%	91.4%	100.4%	100.5%	100.9%	100.5%	100.6%
ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing.		✗	✗	✓	✓	✓	✓	✓
Cost to bring assets to agreed service level		1.17%	1.19%	1.19%	1.19%	1.20%	1.21%	1.22%
ratio shows what proportion the infrastructure backlog is against the total gross replacement cost of a council's infrastructure.		✓	✓	✓	✓	✓	✓	✓

Capital works program 2026 - 2030

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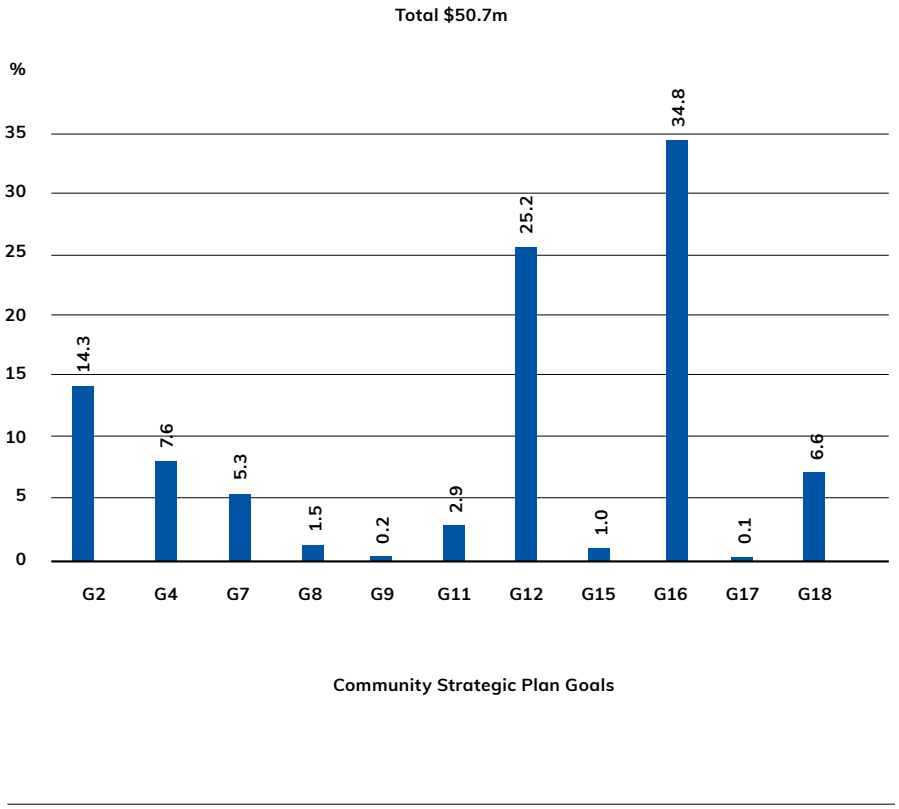
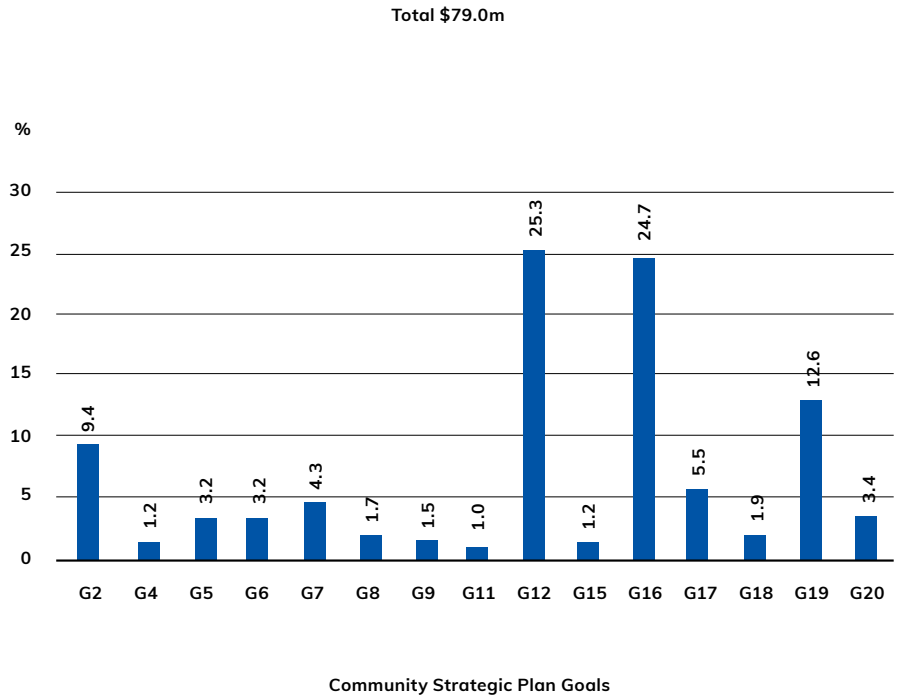
This section contains a consolidated view of the new and renewal capital works program 2026 – 2030 in the pages that follow. A breakdown of the funding sources for individual projects for 2026/27 is also included. The graphs below show by percentage of funding how the works program aligns to the Goals of the Community Strategic Plan for 2026/27. Where a works project contributes to more than one goal the budget has been apportioned. A description of each goal can be found on pages 30 and 31.

Percentage of new works by Goal 2026/27



Percentage of renewal works by Goal 2026/27



CSP	Project	Budget 2026/27 $'000	2026/27 Funding Source: General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Environment and sustainability										
	Coastal protection works									
G2	Collaroy-Narrabeen coastal protection works	3,465	956	-	717	492	1,300	3,008	-	-
	Stormwater program									
G2	Planned stormwater new works	1,979	-	-	1,979	-	-	1,917	1,904	1,892
G2	Warriewood Valley creekline works	100	-	-	-	100	-	923	-	-
G2	1 Geelong Road, Cromer culvert upgrade	100	-	-	100	-	-	100	-	-
G2	New stormwater quality improvement devices	37	-	37	-	-	-	78	80	59
G2	Flood mitigation infrastructure program	1,055	-	1,055	-	-	-	2,136	1,942	1,952
G2	Oxford Falls Road west flood mitigation	500	-	-	-	-	500	1,923	-	-
	Total new works - Environment and sustainability	**7,236**	**956**	**1,091**	**2,796**	**592**	**1,800**	**10,085**	**3,927**	**3,903**
Kimbriki Resource Recovery Centre										
	Kimbriki improvements									
G4	Kimbriki gas capture system	80	80	-	-	-	-	83	85	88
G4	Kimbriki future cell development	2,200	2,200	-	-	-	-	2,200	1,200	1,200
G4	Kimbriki stage 2 landfill resource recovery facility	1,600	1,600	-	-	-	-	1,600	-	-
	Total new works - Kimbriki Resource Recovery Centre	**3,880**	**3,880**	**-**	**-**	**-**	**-**	**3,883**	**1,285**	**1,288**
Community, arts and culture										
	Community centre improvements									
G7 G12	Warriewood Valley Community Centre	300	-	-	300	-	-	-	-	-

		2026/27 Funding Source								
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Cultural improvements									
G7 G12	Coast walk - art trail	334	-	-	334	-	-	395	-	-
	Total renewal works - Community, arts and culture	**334**	**-**	**-**	**334**	**-**	**-**	**395**	**-**	**-**
Library services										
	Community space and learning									
G9	Library local priority grant purchases	116	-	-	-	-	116	36	36	36
	Total new works - Library services	**116**	**-**	**-**	**-**	**-**	**116**	**36**	**36**	**36**
Parks, sports and recreation										
	Foreshore and building improvements									
G12	Foreshores - new and upgrades	184	-	164	-	-	20	-	-	350
G12	Clontarf masterplan implementation	1,640	-	-	-	1,640	-	-	-	-
G12	Shelly Beach Foreshore Upgrade	150	-	-	-	150	-	390	-	-
G12	Jamieson Park Sailing and Recreation Facility	340	-	340	-	-	-	3,082	-	-
G8 G12	Manly Life Saving Club	935	1,000	-	(65)	-	-	1,668	5,156	2,300
	Playground improvements									
G12	Playgrounds - new and upgrades	-	-	-	-	-	-	-	-	-
G12	Parkes Reserve, Collaroy Plateau playground	188	-	-	-	188	-	-	-	-
	Recreational trails									
G12	Manly Dam upgrades	83	-	-	-	83	-	825	-	-

166 **Consolidated new works cont.**

		2026/27 Funding Source								
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Reserves and parks improvements									
G12	Reserves - new and upgrades	-	-	-	-	-	-	-	200	-
G12	Warriewood Valley - public space and recreation	1,550	-	-	-	1,550	-	-	-	-
G12	Reserve - new pathway and lighting program	300	-	-	-	300	-	309	317	326
G12	Frenchs Forest precinct park upgrades	524	-	-	-	-	524	-	-	-
G12	Ivanhoe Park masterplan implementation	250	-	-	-	250	-	-	-	-
G12	Condover Reserve remediation design	242	60	-	182	-	-	-	-	-
G12	Governor Phillip Reserve masterplan implementation	775	-	-	-	775	-	1,250	-	-
G12	North Narrabeen Reserve masterplan implementation	110	-	-	-	110	-	1,050	1,000	370
G12	Catherine Park, Scotland Island	250	-	-	-	250	-	200	-	-
	Sportsgrounds improvements									
G12	Sportsgrounds - New and Upgrades	-	-	-	-	-	-	-	-	543
G7 G12	Sports club capital assistance program	114	100	-	14	-	-	100	100	100
G7 G12	All weather sportsfields upgrades	-	-	-	-	-	-	-	200	2,210
G7 G12	Seaforth bike park	440	-	-	-	440	-	-	-	-
G7 G12	Newport Oval sports amenities upgrade	50	-	-	-	50	-	100	-	-
G7 G12	Warringah Recreation Centre, North Manly upgrades	4,131	-	-	1,394	1,933	803	-	-	-
G7 G12	Miller Reserve Manly Vale upgrade	-	-	-	-	-	-	400	1,600	-
	Town centre and village upgrades									
G11 G15	Commercial centre upgrade program	1,000	-	-	-	1,000	-	1,029	1,058	4,034
	Total new works - Parks, sports and recreation	**13,253**	**1,160**	**504**	**1,524**	**8,718**	**1,346**	**10,403**	**9,632**	**10,234**

		2026/27 Funding Source								
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Economic development, events and engagement										
	Town and village centre activations									
G11 G12	Avalon Place Plan implementation	1,492	-	1,042	-	450	-	1,680	2,877	550
G11 G12	Manly Place Plan implementation	477	-	-	477	-	-	-	-	120
	Total new works - Economic development, events and engagement	**1,969**	**-**	**1,042**	**477**	**450**	**-**	**1,680**	**2,877**	**670**
Transport, traffic and active travel										
	Active travel – cycleways and footpaths									
G18	New footpaths	1,864	-	364	-	1,500	-	2,104	2,162	2,220
G18	The Strand Dee Why Beach upgrade	500	-	-	-	10	490	2,792	-	-
G16	Warriewood Valley - Pedestrian and Cycleway Network	-	-	-	-	-	-	158	-	-
G18	Connecting Communities - cycleways program	1,000	-	-	-	-	1,000	1,186	-	-
	Road and related infrastructure upgrades									
G16	New traffic facilities	1,764	-	364	-	1,400	-	1,589	1,633	1,676
G16	Scotland Island roads and drainage improvements	165	165	-	-	-	-	170	175	179
G16	Warriewood Valley - traffic and transport infrastructure	10,612	-	-	-	10,612	-	-	-	-
G16	Church Point - new infrastructure	1,496	-	-	-	1,496	-	-	-	-
G16	Kerb and gutter new works	212	-	12	-	200	-	683	701	720
G17	Bus stop infrastructure new works	29	-	29	-	-	-	45	46	47
G16	Traffic facility delivery - accelerated	109	-	-	-	-	109	-	-	-
G16	Safer schools infrastructure	3,541	-	-	-	-	3,541	-	-	-

 Consolidated new works cont.

			2026/27 Funding Source							
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Wharf upgrades									
G16 G17	Church Point commuter wharf expansion	-	-	-	-	-	-	260	-	-
	Total new works - Transport, traffic and active travel	**21,291**	**165**	**768**	**-**	**15,218**	**5,140**	**8,986**	**4,717**	**4,843**
Property and commercial businesses										
	Public amenities improvements									
G9 G12	West Esplanade, Manly accessible amenity	381	50	55	-	277	-	-	-	-
G12	Freshwater Beach amenities	1,692	-	-	-	1,692	-	-	-	-
G9 G12	Female friendly sports facilities program	200	-	200	-	-	-	3,161	1,149	2,358
G12	Freshwater town centre amenities	-	-	-	-	-	-	400	-	-
G12	Killarney Heights amenities	80	-	-	-	80	-	420	-	-
	Total new works - Property and commercial businesses	**2,354**	**50**	**255**	**-**	**2,049**	**-**	**3,981**	**1,149**	**2,358**
	Total new works	**50,731**	**6,212**	**3,659**	**5,431**	**27,027**	**8,402**	**39,448**	**23,623**	**23,331**

Consolidated renewal works

CSP	Project	Budget 2026/27 $'000	2026/27 Funding Source: General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Environment and sustainability										
	Stormwater program									
G2	Planned stormwater renewal works	5,443	2,892	2,468	83	-	-	9,510	8,402	8,810
G2	Reactive stormwater renewal works	781	1,057	25	-300	-	-	1,109	1,140	1,180
G2	Gross pollutant trap renewal works	107	107	-	-	-	-	110	113	116
G2	Cooyong Road Terrey Hills bridge culvert upgrade	638	638	-	-	-	-	-	-	-
G2	Tristram Road, Beacon Hill pipe augmentation	280	-	280	-	-	-	-	-	-
G2	Ocean outfall renewal works	136	-	136	-	-	-	210	855	590
	Water and energy saving initiatives									
G5 G6	Energy savings initiatives program	-	-	-	-	-	-	332	341	350
G5 G6	Water saving and re-use initiatives	37	17	-	20	-	-	91	94	96
G5 G6	Manly Aquatic Centre heat pump	5,013	2,845	102	615	-	1,451	-	-	-
	Total renewal works - Environment and sustainability	**12,436**	**7,557**	**3,011**	**418**	**-**	**1,451**	**11,361**	**10,944**	**11,143**
Waste and cleansing										
	Plant and equipment									
G11	Public place bin enclosures	107	107	-	-	-	-	110	113	116
	Total renewal works - Waste and cleansing	**107**	**107**	**-**	**-**	**-**	**-**	**110**	**113**	**116**

			2026/27 Funding Source							
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Kimbriki Resource Recovery Centre										
	Kimbriki improvements									
G4	Kimbriki vehicles	200	200	-	-	-	-	100	462	393
G4	Kimbriki renewal program	668	668	-	-	-	-	690	712	734
G4	Kimbriki other	79	79	-	-	-	-	82	84	87
	Total renewal works - Kimbriki Resource Recovery Centre	**948**	**948**	**-**	**-**	**-**	**-**	**872**	**1,258**	**1,214**
Community, arts and culture										
	Community centre improvements									
G7 G12	Community buildings works program	1,552	1,552	-	-	-	-	1,880	1,886	1,943
G7 G12	Community centres minor works program	173	173	-	-	-	-	177	182	188
	Cultural improvements									
G7 G12	Glen Street Theatre renewal works	1,649	600	872	176	-	-	103	108	112
G7 G12	Glen Street Theatre equipment purchases	234	50	184	-	-	-	239	249	259
	Total renewal works - Community, arts and culture	**3,607**	**2,375**	**1,057**	**176**	**-**	**-**	**2,400**	**2,425**	**2,501**
Children's services										
G9 G12	Children's centres works program	171	171	-	-	-	-	176	181	186
	Total renewal works - Children's services	**171**	**171**	-	-	-	-	**176**	**181**	**186**

Consolidated renewal works cont.

CSP	Project	2026/27 Funding Source						2027/28 $'000	2028/29 $'000	2029/30 $'000
		Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000			
Library services										
	Community space and learning									
G9	Library books - replacement	771	771	-	-	-	-	790	810	829
	Library upgrades									
G9 G12	Library buildings works program	170	170	-	-	-	-	174	179	184
	Total renewal works - Library services	**941**	**941**	**-**	**-**	**-**	**-**	**965**	**989**	**1,013**
Parks, sports and recreation										
	Foreshore and building improvements									
G12	Tidal pools refurbishment	502	502	-	-	-	-	517	531	546
G12	Foreshores renewal program	2,138	2,138	-	-	-	-	1,614	1,623	1,631
G12	Rockpool renewal program	1,196	-	1,196	-	-	-	2,879	1,853	2,259
G12	Dinghy storage	40	40	-	-	-	-	40	40	41
G12	Queenscliff Beach seawall toe protection	-	-	-	-	-	-	112	115	3,337
G12	South Collaroy foreshore renewal	4,300	4,300	-	-	-	-	-	-	-
G8 G12	Surf Life Saving Club minor renewal works	2,592	1,804	-	-	-	788	833	962	992
	Playground improvements									
G12	Playground renewal program	1,446	1,037	409	-	-	-	1,468	1,490	1,512
	Recreational trails									
G12	Recreational trails renewal program	776	422	354	-	-	-	857	873	890

			2026/27 Funding Source							
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
	Reserves and parks improvements									
G12	Reserves renewal program	665	665	-	-	-	-	679	694	709
	Sportsgrounds improvements									
G7 G12	Sportsfield renewal program	891	891	-	-	-	-	2,303	1,840	1,856
G7 G12	Grandstands renewal	190	-	190	-	-	-	-	-	-
	Total new works - Parks, sports and recreation	**14,735**	**11,798**	**2,149**	**-**	**-**	**788**	**11,301**	**10,022**	**13,772**
Economic development, events and engagement										
	Town centre and village upgrades									
G11 G15	Commercial centre renewal	822	822	-	-	-	-	1,305	1,326	1,348
G11 G15	Balgowlah commercial centre renewal	580	-	-	580	-	-	-	-	-
	Total renewal works - Economic development, events and engagement	**1,402**	**822**	**-**	**580**	**-**	**-**	**1,305**	**1,326**	**1,348**
Transport, traffic and active travel										
	Active travel – cycleways and footpaths									
G18	Footpath renewal works	1,465	1,465	-	-	-	-	1,507	1,550	1,594
	Car parks and parking stations									
G17	Car park renewal works	1,235	835	400	-	-	-	1,028	1,056	1,086
G17	Multi storey car park renewal works	650	100	491	59	-	-	661	101	102
	Plant and fleet									
G19	Major plant renewal	5,271	-	-	5,271	-	-	1,366	1,253	933

Consolidated renewal works cont.

		2026/27 Funding Source								
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G19	Light fleet renewal	2,843	-	-	2,843	-	-	4,060	4,533	3,855
	Road and related infrastructure upgrades									
G17	Bus stop renewal works	276	112	164	-	-	-	284	291	299
G16	Kerb and gutter renewal works	2,147	1,563	884	(300)	-	-	1,814	2,325	2,389
G16	Retaining wall renewal works	2,420	1,111	1,309	-	-	-	867	1,442	1,308
G16	Road renewal program	12,763	5,223	4,360	-	-	3,180	11,886	13,824	14,112
G16	Bridge renewal works	-	80	-	(80)	-	-	-	-	-
	Wharf upgrades									
G16 G17	Wharves works program	4,300	162	1,898	-	-	2,240	4,073	3,180	2,199
	Total renewal works - Transport, traffic and active travel	**33,369**	**10,652**	**9,504**	**7,792**	**-**	**5,420**	**27,546**	**29,556**	**27,876**
Property and commercial businesses										
	Aquatic centre improvements									
G7 G12	Warringah Aquatic Centre renewal works	503	176	327	-	-	-	517	531	545
G7 G12	Manly Aquatic Centre renewal works	222	222	-	-	-	-	228	235	241
	Cemetery works									
G12 G17	Mona Vale Cemetery works program	50	-	-	50	-	-	50	50	50
	Civic building and compliance works									
G19	Operational buildings works program	988	552	436	-	-	-	1,016	1,044	1,072
G7 G12	Sport buildings works program	1,395	1,395	-	-	-	-	1,435	1,475	1,517
G12	Beach buildings works program	385	385	-	-	-	-	393	1,025	1,054

		2026/27 Funding Source								
CSP	Project	Budget 2026/27 $'000	General $'000	Special Variation $'000	Reserves $'000	Dev Contri $'000	Grants $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
G9 G12	Disability access compliance works (DDA)	415	251	164	-	-	-	425	437	449
G12	Building Code of Australia compliance works (BCA)	743	255	487	-	-	-	375	386	396
G12 G15	Sydney Lakeside Holiday Park, North Narrabeen renewal works	501	501	-	-	-	-	557	612	618
G12 G15	Pittwater Golf Driving Range, Warriewood renewal works	-	-	-	-	-	-	-	-	55
G19	Cromer Depot improvement plan works	151	151	-	-	-	-	-	-	-
G19	Technical building plant renewal	654	-	654	-	-	-	1,344	919	384
G19	Heritage buildings renewal	-	-	-	-	-	-	56	57	59
G19	Income generating assets program	50	50	-	-	-	-	52	53	-
	Emergency buildings program									
G2 G8	Emergency buildings works program	151	151	-	-	-	-	155	159	164
	Public amenities improvements									
G12	Public amenities works program	1,074	1,074	-	-	-	-	1,109	1,145	1,181
G12	Boondah Reserve amenities upgrade	1,350	1,200	-	125	-	25	-	-	-
	Total renewal works - Property and commercial businesses	**8,631**	**6,362**	**2,069**	**175**	**-**	**25**	**7,713**	**8,129**	**7,786**
Corporate support services										
	IT improvements									
G20	IT infrastructure and devices - replacements	2,650	2,650	-	-	-	-	2,563	2,625	2,688
	Total renewal works - Corporate support services	**2,650**	**2,650**	**-**	**-**	**-**	**-**	**2,563**	**2,625**	**2,688**
	Total renewal works	**78,997**	**44,381**	**17,790**	**9,141**	**-**	**7,685**	**66,311**	**67,568**	**69,643**

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Fees and charges Including pricing methodology 2026/27 financial year

northern beaches council

2026/298743

Pricing Methodology

The Pricing Methodology provides a transparent, consistent, and equitable approach to the setting of fees and charges, under s608 of the Local Government Act 1993 (the Act), for services delivered by Northern Beaches Council.

Council applies a principles-based approach to the pricing of services to balance recovering the cost of providing a service from users proportionate to its broader community benefit along with recognising competitive neutrality and legislative obligations.

Principles

The following five principles guide how Council sets fees and charges for its services:

1. **Financially sustainable:** price-setting is informed by the cost of providing the service (*per s610D of the Act*), the capacity of the user to pay and, where relevant, any expected return on the investment of community assets.
2. **Recognise the importance of the service to the community:** seek to promote fair, just and equitable access to services, promote the participation of service target groups and encourage positive health and wellbeing outcomes (*per s610D of the Act*).
3. **Recognise competitive neutrality obligations:** where services are supplied on a commercial basis as part of a defined Council business consider market prices to ensure the service does not utilise its public sector position to gain an unfair advantage over private sector competitors.
4. **Compliant with legislation**: where applicable, pricing is in line with legislation and consideration made of any price suggested for that service by a relevant industry body or in a schedule of charges published by the Office of Local Government (*per s610D of the Act*).
5. **Consistent, transparent, efficient to administer and regularly reviewed:** set in a consistent way across Council services, documented and presented in a way the community can understand, simple to administer and reviewed annually.

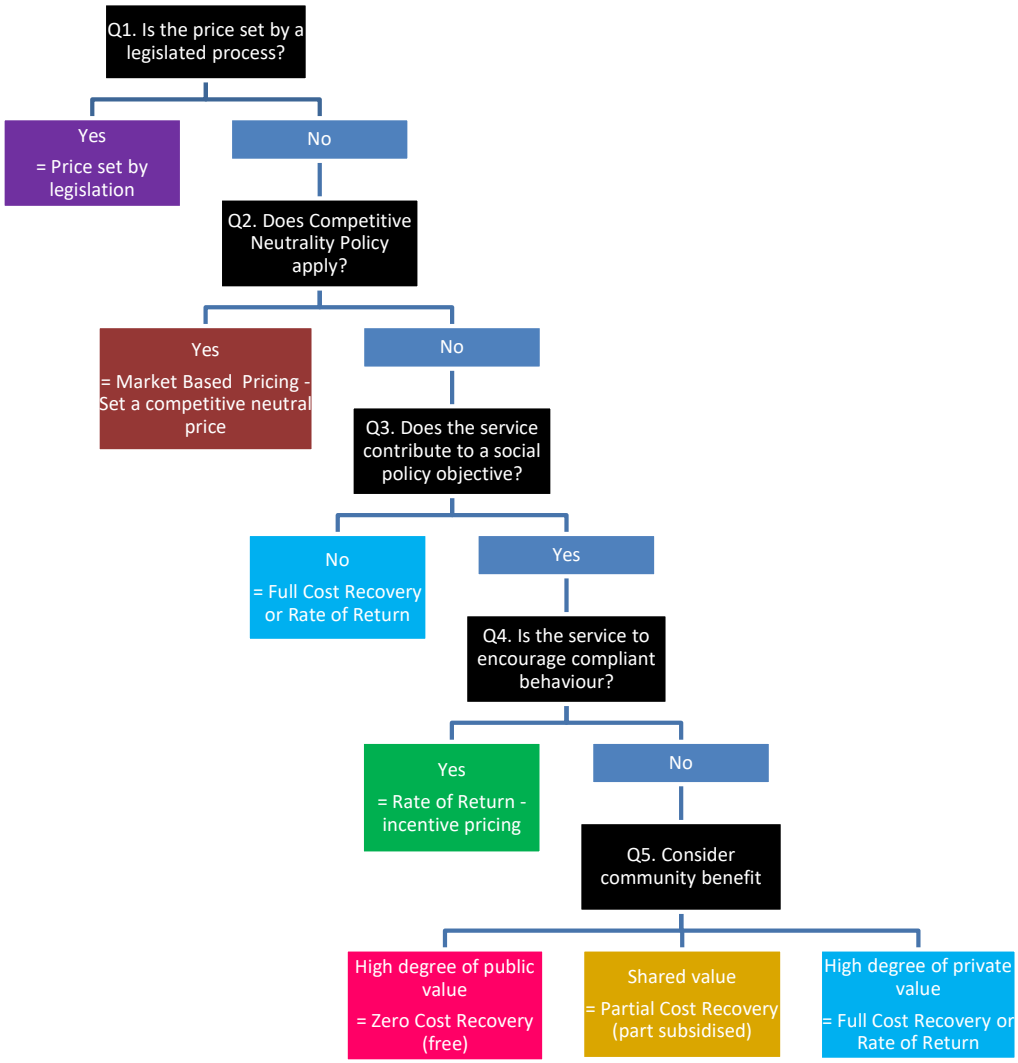
Pricing basis

Informed by the principles listed above, Council determines an appropriate pricing methodology that is consistent with the level of individual and community benefit of the service. Fees and charges are classified according to the following pricing basis outlined below:

Table 1 Pricing Basis

Pricing Basis	Description
Full Cost Recovery	Council recovers all direct and indirect cost of the service (including depreciation of assets employed).
Partial Cost Recovery	Council recovers less than the full cost (as defined above) - thereasons for this may include broader community service benefits.
Legislative Requirements	Price of the service is determined by legislation and dependent onprice may or may not recover the full cost.
Market BasedPricing	The price of the service is determined by examining alternative prices of surrounding service providers (this also may or may notrecover the full cost). e.g., Children's Services and Glen Street Theatre.
Zero Cost Recovery	Some services may be provided free of charge and the whole cost determined as a community service or a class of public good.
Rate of Return	This would include Full Cost Recovery as defined above in addition to a profit margin to factor in a return to Council for assets employed or to provide an incentive to encourage compliant behaviour.

Pricing setting process



Note: Prices set by legislation, as these are set external to Council, they may change from the amounts published in the 'Fees and Charges Schedule', depending on when Council is made aware of the applicable amounts to be charged.

2024/416317

northern beaches council

Attachment 1. Pricing principles and methodology guidance

Pricing principle		Example		Code	Pricing methodology	
Private Good	Service benefits a particular user, making a contribution to their individual income, welfare or profits without any broader benefits to the community.	Application fee for drainage easement		F	Full Cost Recovery	Council recovers all direct and indirect cost of the service (excluding depreciation of assets employed).
Monopoly	Council has a monopoly over provision of the service and there is no community service or equity obligation.	Abandoned vehicles – removal and storage. Standard fee to be paid prior to release of the vehicle				
Development	Fee set will enable Council to develop and maintain a service.	Domestic Waste Service Management Charge				
Regulatory – non fixed	Fee charged to cover costs incurred in legislative requirements where no community service obligation exists.	Information request under the Government Information (Public Access) Act 2009				
Shared benefits	The community as a whole as well as individual users (Community Service Obligation).	Hairdressers, Beauty Salons and Skin Penetration Inspections		P	Partial Cost Recovery	Council recovers less than the Full Cost as defined above (the reasons for this may include community service obligation or prioritises or legislative limits on charging).
Stimulus	A stimulus to the demand for the service is required. In the short term, only part of the cost of the service is to be recovered.	Introduction of a new service item				
Evasion	Charging prices to recover full cost may result in widespread evasion.	Tree preservation orders				
Equity	Service is targeted to low-income users.	Youth programs				
Economic/ social/ community welfare	Service promotes or encourages local economic or social activity.	Community centre hire				
Regulatory - fixed	Fixed by legislation.	Certificates for Classification of Council Land		L	Legal Requirements (Regulatory)	Price is determined by legislation (may or may not recover costs).
Market	Service provided is in competition with that provided by another agency (private or public) and there is pressure to set a price which will encourage adequate usage of the service.	Copying of documents, Glen Street Theatre tickets		M	Market Based Pricing (Reference Pricing)	Price determined by examining alternative prices of surrounding service providers (may or may not recover the full cost of the service).
Public Good	Service provides a broad community benefit inconceivable or impractical to charge for service on a user basis.	Public access to the internet		Z	Zero Cost Recovery (free)	Services may be provided free of charge and the whole cost determined as a community service obligation or may fall within a class of a public good.
Practical Constraint	Service is a minor part of the overall operation of the Council or the potential for revenue collection is so minor as to be outweighed by the costs of collection.	Participation in workshops, markets or events				
Cost-plus activity	The service is a profit-making activity and the price paid by users should recover an amount greater than the full cost of providing that service.	Civil works on behalf of developers, the public & other third parties		R	Rate of Return (RoR)	This would include Full Cost Recovery as defined above in addition to a profit margin to factor in a return to Council for assets employed.
Penalty	Fee charged is greater than cost of the service so as to act as a disincentive.	Dishonoured cheque fee				
Utility	Fee charged for possession, occupation or enjoyment of Council Land, Public Land and Air Space by Gas, Electricity, Telecommunications and Water Utilities.	Annual compensation fee for telecommunications facility on Council controlled land				

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Internal Audit and Complaints Resolution				
Application for Access to Information – Government Information (Public Access) Act				
Application fee for Informal Requests	per application	Zero	No	Legislative Requirements (Regulatory)
Processing fee for Personal Information applications	first twenty hours	Zero	No	Legislative Requirements (Regulatory)
Application fee for Formal Requests	per application	$30.00	No	Legislative Requirements (Regulatory)
Processing fee	per hour	$30.00	No	Legislative Requirements (Regulatory)
Processing fee for Formal Requests – discounted rate for financial hardship	per hour	$15.00	No	Legislative Requirements (Regulatory)
Processing fee for Formal Requests – discounted rate for special benefit to the community	per hour	$15.00	No	Legislative Requirements (Regulatory)
Internal review	per application	$40.00	No	Legislative Requirements (Regulatory)
Subpoena				
Conduct fee	per application	$131.00	No	Full Cost Recovery
Search fee	per hour	$131.00	No	Full Cost Recovery
Chief Financial Officer				
Annual Assessment of Mains				
Section 611 Fee	each	as per advice	No	Legislative Requirements (Regulatory)
Bank Fees				
Dishonoured payments	per instance	Bank Fee Charged	No	Full Cost Recovery
Bond Refund Administration Fee				
A fee of $70 will apply to the interest to be paid on all bonds refunded by Council except for retention bonds. Where interest earned on a bond is not enough to meet the fee, it will be accepted in full satisfaction of the fee. Any amount of interest above $70 will be refunded with the bond. To contribute towards the cost of the management of bonds.	per Bond refund	$70.00	No	Full Cost Recovery
Payment Card Fees				
Payment card transaction and processing surcharge, with the exception of financial donations to the Manly Art Gallery and Museum	transactional value	0.50% payment cards	No	Partial Cost Recovery
Rates - Section 603 Certificate				
Application Fee – Standard processing 1 to 3 working days	per certificate	$105.00	No	Legislative Requirements (Regulatory)
Tender Documentation Download				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Fee charged for downloading tender documents from the electronic tender portal for works, service and consultancy contracts with expected value of more than $250,000	each	$75.00	Yes	Full Cost Recovery
Strategy and Performance				
Fee Reduction or Waiver				
Fee reduction for financial hardship	each	up to 100% of the fee	No	Zero Cost Recovery
Fee reduction for exceptional circumstances, where the fee is considered unreasonable or inappropriate	each	up to 100% of the fee	No	Zero Cost Recovery
One-off venue hire for event that delivers broad community benefit	each	up to 100% of the fee	No	Zero Cost Recovery
Provision of services to one-off event that delivers broad community benefit	each	up to 100% of the fee	No	Zero Cost Recovery
Digital and IT				
Geographic Information System (GIS)				
GIS maps and plans - A4	per copy	$71.00	No	Full Cost Recovery
GIS maps and plans - A3	per copy	$119.00	No	Full Cost Recovery
GIS maps and plans - A2	per copy	$170.00	No	Full Cost Recovery
GIS maps and plans - A1	per copy	$223.00	No	Full Cost Recovery
GIS maps and plans - A0	per copy	$440.00	No	Full Cost Recovery
Digital data - per 1,000m2 by layer of data included in rate	each	$12.90	No	Full Cost Recovery
Airborne laser scanning derived data - up to 1,000m2	each	$131.00	No	Full Cost Recovery
Airborne laser scanning derived data - over 1,000m2 or part thereof	each	$1,288.00	No	Full Cost Recovery
Electronic copy of aerial photography - per property	each	$168.00	No	Full Cost Recovery
GIS staff administration fee (including but not limited to preparation of maps/plan setup and data distribution)	per hour	$136.00	No	Full Cost Recovery
Community Engagement & Communications				
Advertising Space - Light Pole Flags				
Avalon (22 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$2,611.00	No	Full Cost Recovery
Avalon (22 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$5,218.00	No	Rate of Return Pricing (IRR)
Brookvale Oval (16 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$1,899.00	No	Full Cost Recovery
Brookvale Oval (16 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$3,796.00	No	Rate of Return Pricing (IRR)
Collaroy (12 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$1,425.00	No	Full Cost Recovery
Collaroy (12 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$2,846.00	No	Rate of Return Pricing (IRR)
Dee Why (7 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$833.00	No	Full Cost Recovery
Dee Why (7 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$1,661.00	No	Rate of Return Pricing (IRR)
Freshwater (13 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$833.00	No	Full Cost Recovery
Freshwater (13 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$1,661.00	No	Rate of Return Pricing (IRR)
Manly Beach (9 Large Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$1,176.00	No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Manly Beach (9 Large Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$2,349.00	No	Rate of Return Pricing (IRR)
Manly Beach (67 Small Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$5,164.00	No	Full Cost Recovery
Manly Beach (67 Small Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$10,327.00	No	Rate of Return Pricing (IRR)
Manly Vale (17 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$1,916.00	No	Full Cost Recovery
Manly Vale (17 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$3,831.00	No	Rate of Return Pricing (IRR)
Mona Vale (19 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$2,142.00	No	Full Cost Recovery
Mona Vale (19 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$4,281.00	No	Rate of Return Pricing (IRR)
Narrabeen (12 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$1,353.00	No	Full Cost Recovery
Narrabeen (12 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$2,704.00	No	Rate of Return Pricing (IRR)
Newport (8 Flags) - not for profit/charity rate - maximum 6 weeks subject to availability	per site	$1,187.00	No	Full Cost Recovery
Newport (8 Flags) - commercial rate - maximum 6 weeks subject to availability	per site	$2,373.00	No	Rate of Return Pricing (IRR)
Community Engagement & Communication: Entertainment				
Provision of entertainment at a small scale event e.g. rides	per day	$300 - $1,000	Yes	Partial Cost Recovery
Provision of entertainment at a medium/large scale event e.g. rides	per day	$1,000 - $10,000	Yes	Partial Cost Recovery
Community Engagement & Communication: Merchandise				
Event merchandise e.g. t-shirts, caps, festival glasses	per item	$5 - $100	Yes	Partial Cost Recovery
Community Engagement & Communication: Stalls				
Stallholding at a small scale event	per day	$100 - $150	Yes	Partial Cost Recovery
Stallholding at a medium scale event	per day	$150 - $500	Yes	Partial Cost Recovery
Stallholding at a large-scale event	per day	$500 - $6,000	Yes	Partial Cost Recovery
Community Engagement & Communication: Sun Run				
Entry fees for different categories of event participants across early bird, standard and late pricing (plus fees as charged by the platform/gateway provider)	per entry	$0 - $100	Yes	Full Cost Recovery
SMS notifications	per entry	$2.00	Yes	Full Cost Recovery
Postage of pack - if selected by entrant	per entry	$7 - $10	Yes	Full Cost Recovery
Community Engagement & Communication: Ticketed Events				
Ticketed events (plus fees as charged by the platform/gateway provider)	per ticket	$5 - $300	Yes	Partial Cost Recovery
Customer Services				
Building Long Service Levy				
0.25% of the cost of building and construction works of $250,000 and or more	per application	Fee levied by Long Service Corporation - Council accepts as agent	No	Legislative Requirements (Regulatory)
Council's commission received, included within the Building Long Service Levy	per application	$19.80	Yes	Legislative Requirements (Regulatory)
Photocopy Fee				
Black and white A4	per page	$0.20	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Black and white A3	per page	$0.40	Yes	Full Cost Recovery
Colour A4	per page	$2.00	Yes	Full Cost Recovery
Colour A3	per page	$3.10	Yes	Full Cost Recovery
General Counsel				
Costs in Legal Proceedings and Other Matters				
Legal Counsel	per hour	$320.00	No	Partial Cost Recovery
General Counsel	per hour	$373.00	No	Partial Cost Recovery
External legal fees	per occasion	At Cost	No	Full Cost Recovery
External expert fees	per occasion	At Cost	No	Full Cost Recovery
Library Services				
Book Sales				
Contact library for price	per item	Various	Yes	Market Based Pricing
Digital Photographs				
Commercial use in publications or television - high resolution	per photo	$71.00	Yes	Partial Cost Recovery
General Fees				
Lost and damaged items	per item	$6 plus replacement	Yes	Full Cost Recovery
Program entry	per person	Various	Yes	Partial Cost Recovery
Overdue item	per item per day	$0.30 up to $10 maximum	No	Market Based Pricing
Library merchandise	per item	Various	Yes	Full Cost Recovery
Book club	per annum per club	$65.00	Yes	Market Based Pricing
Book club - item replacement fee	per item	$25.00	Yes	Partial Cost Recovery
Meeting Room Hire				
Dee Why Library - Study Room - not for profit	per hour	$14.00	Yes	Market Based Pricing
Dee Why Library - Study Room - commercial	per hour	$22.00	Yes	Market Based Pricing
Forestville Library - Meeting Room - not for profit	per hour	$12.00	Yes	Market Based Pricing
Forestville Library - Meeting Room - commercial	per hour	$20.00	Yes	Market Based Pricing
Glen Street Library - Study Room 1 - not for profit	per hour	$14.00	Yes	Market Based Pricing
Glen Street Library - Study Room 1 - commercial	per hour	$22.00	Yes	Market Based Pricing
Glen Street Library - Study Room 2 - not for profit	per hour	$14.00	Yes	Market Based Pricing
Glen Street Library - Study Room 2 - commercial	per hour	$22.00	Yes	Market Based Pricing
Glen Street Library - Project Space - not for profit	per hour	$26.00	Yes	Market Based Pricing
Glen Street Library - Project Space - commercial	per hour	$42.00	Yes	Market Based Pricing
Manly Library - Ferry Room - not for profit	per hour	$16.00	Yes	Market Based Pricing
Manly Library - Ferry Room - commercial	per hour	$30.00	Yes	Market Based Pricing
Manly Library - Board Room - not for profit	per hour	$16.00	Yes	Market Based Pricing
Manly Library - Board Room - commercial	per hour	$30.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Manly Library - Shelly Room - not for profit	per hour	$26.00	Yes	Market Based Pricing
Manly Library - Shelly Room - commercial	per hour	$42.00	Yes	Market Based Pricing
Manly Library - Creative Library - not for profit	per hour	$26.00	Yes	Market Based Pricing
Manly Library - Creative Library - commercial	per hour	$42.00	Yes	Market Based Pricing
Manly Library - Community Room - not for profit	per hour	$26.00	Yes	Market Based Pricing
Manly Library - Community Room - commercial	per hour	$42.00	Yes	Market Based Pricing
Mona Vale Library - Beaton Room - not for profit	per hour	$14.00	Yes	Market Based Pricing
Mona Vale Library - Beaton Room - commercial	per hour	$22.00	Yes	Market Based Pricing
Mona Vale Library - Pelican Room - not for profit	per hour	$26.00	Yes	Market Based Pricing
Mona Vale Library - Pelican Room - commercial	per hour	$42.00	Yes	Market Based Pricing
Warringah Mall Library - Meeting Room - not for profit	per hour	$26.00	Yes	Market Based Pricing
Warringah Mall Library - Meeting Room - commercial	per hour	$42.00	Yes	Market Based Pricing
Booking cancellation various	per booking	$30.00	Yes	Partial Cost Recovery
Photocopy / Scanning				
Scanning up to 50 MB	per scan	Zero	Yes	Zero Cost Recovery
A4 black and white	per page	$0.20	Yes	Full Cost Recovery
A3 black and white	per page	$0.40	Yes	Full Cost Recovery
A4 colour	per page	$2.00	Yes	Full Cost Recovery
A3 colour	per page	$3.00	Yes	Full Cost Recovery
Microfiche black and white	per copy	$0.30	Yes	Full Cost Recovery
Requests				
University/Corporate/TAFE or other library network loan	per item	Various	Yes	Partial Cost Recovery
Inter library loan item requested from another library service for transfer	per item	$4.00	Yes	Market Based Pricing
Development Assessment				
Additional Fees for Development Applications, Modifications and Reviews				
Notification fee for DAs, modifications and reviews - estimated cost of original works $0 to $10,000,000	per application	$400.00	No	Full Cost Recovery
Notification fee for DAs, modifications and reviews DAs - estimated cost of original works greater than $10,000,001	per application	$1,195.00	No	Full Cost Recovery
Advertising fee - development applications which are advertised development (e.g. where an Environmental Planning Instrument or Community Participation Plan requires notice to be given) or Prohibited Development (e.g. existing e rights)	per application	$1,532.00	No	Legislative Requirements (Regulatory)
Advertising fee - Modification of Consent s4.55(2) & S4.56(1) where the Regulation or Community Participation Plan require public notice	per application	$1,532.00	No	Legislative Requirements (Regulatory)
Integrated development and/or development requiring concurrence - additional processing fee	per application	$195.00	No	Legislative Requirements (Regulatory)
Designated developments - additional processing fee	per application	$1,276.00	No	Legislative Requirements (Regulatory)

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Designated developments - advertising fee	per application	$3,078.00	No	Legislative Requirements (Regulatory)
Modification of Consent - additional fee for modification when application is required to submit a statement by a qualified designer	per application	$1,054.00	No	Legislative Requirements (Regulatory)
Design Review Additional fee for development application or modification application that is referred to design review panel for advice - fee is reduced to $1,800 if the proposal was subject to a Pre-Lodgement and DSAP meeting	per application	$4,159.00	No	Legislative Requirements (Regulatory)
Giving of notice for nominated integrated development, threatened species development or Class 1 aquaculture development	each	$1,532.00	No	Legislative Requirements (Regulatory)
Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1)	per application	$922.00	No	Legislative Requirements (Regulatory)
Development Applications				
Change of use - involving no physical work or demolition	per application	$395.00	No	Legislative Requirements (Regulatory)
Dwelling house with estimated construction cost less than $100,000	per application	$631.00	No	Legislative Requirements (Regulatory)
Estimated cost of works up to $5,000	per application	$153.00	No	Legislative Requirements (Regulatory)
Estimated cost of works $5,001 to $50,000	per application	$235 plus $3 for every $1,000 (or part thereof)	No	Legislative Requirements (Regulatory)
Estimated cost of works $50,001 to $250,000	per application	$488 plus $3.64 for every $1,000 (or part thereof) by which the estimated cost exceeds $50,000	No	Legislative Requirements (Regulatory)
Estimated cost of works $250,001 to $500,000	per application	$1,608 plus $2.34 for every $1,000 (or part thereof) by which the estimated cost exceeds $250,000	No	Legislative Requirements (Regulatory)
Estimated cost of works $500,001 to $1,000,000	per application	$2,420 plus $1.64 for every $1,000 (or part thereof) by which the estimated cost exceeds $500,000	No	Legislative Requirements (Regulatory)
Estimated cost of works $1,000,001 to $10,000,000	per application	$3,625 plus $1.44 for every $1,000 (or part thereof) by which the estimated cost exceeds $1,000,000	No	Legislative Requirements (Regulatory)
Estimated cost of works more than $10,000,001	per application	$22,009 plus $1.19 for every $1,000 (or part thereof) by which the estimated cost exceeds $10,000,000	No	Legislative Requirements (Regulatory)
Strata subdivision	per application	$458 plus $65 for each additional lot created by the subdivision	No	Legislative Requirements (Regulatory)
Subdivision of land involving the opening of a public road	per application	$921 plus $65 for each additional lot created by the subdivision	No	Legislative Requirements (Regulatory)

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Subdivision of land not involving the opening of a public road	per application	$458 plus $53 for each additional lot created by the subdivision	No	Legislative Requirements (Regulatory)
Involving advertising signs	per application	$395 plus $93 for each additional sign in excess of one, or based on the estimated cost of works fees above, which ever is the greater	No	Legislative Requirements (Regulatory)
Modification of Consent - based on estimated costs and works of the original development application				
s4.55(1) - Involving minor error, incorrect description or miscalculation or no environmental impact (no fee charged if agreed Council error contained in notice of determination)	per application	$98.00	No	Legislative Requirements (Regulatory)
s4.55(1A) & s4.56(1) - Minor environmental impact	per application	50% of original fee or $894 whichever is the lesser	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Original application fee less than $119	per application	50% of original fee	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Change of use, involving no building work or demolition	per application	50% of original fee	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Dwelling house estimated construction cost less than $100,000	per application	$263.00	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works up to $5,000	per application	$76.00	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works $5,001 to $250,000	per application	$117 plus $1.50 for every $1,000 (or part thereof)	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works $250,001 to $500,000	per application	$694 plus $0.85 for every $1,000 (or part thereof) by which the estimated cost exceeds $250,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works $500,001 to $1,000,000	per application	$988 plus $0.50 for every $1,000 (or part thereof) by which the estimated cost exceeds $500,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works $1,000,001 to $10,000,000	per application	$1,368 plus $0.40 for every $1,000 (or part thereof) by which the estimated cost exceeds $1,000,000	No	Legislative Requirements (Regulatory)
s4.55(2) & s4.56(1) - Estimated cost of works more than $10,000,001	per application	$6,568 plus $0.27 for every $1,000 (or part thereof) by which the estimated cost exceeds $10,000,000	No	Legislative Requirements (Regulatory)
Other Fees				
Deferred commencement review	per application	$370.00	No	Partial Cost Recovery
State Significant Development or Housing Development Authority development meeting to present proposal. (A Pre-lodgement meeting will be required if specific expert advice is requied)	per meeting/ report	$1,000.00	No	Full Cost Recovery
Complying Development Certificate Variation Certificate	per application	$1,000.00	No	Full Cost Recovery
Pre-Lodgement Services				
Written advice on a single planning issue	per application	$335.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Pre-Lodgement Meeting - development with an estimated construction cost up to $500,000 (excluding development required to be referred to DSAP)	per application	$1,040.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost between $500,001 - $2,000,000 (excluding development required to be referred to DSAP)	per application	$1,365.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost between $2,000,001 - $5,000,000 or subdivision up to 5 lots (excluding development required to be referred to DSAP)	per application	$1,705.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost between $5,000,001 - $20,000,000 or subdivision between 6 - 20 lots (excluding development required to be referred to DSAP)	per application	$2,035.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting - development with an estimated construction cost more than $20,000,001 or subdivision more than 20 lots (excluding development required to be referred to DSAP)	per application	$2,705.00	Yes	Partial Cost Recovery
Pre-Lodgement Meeting and Design & Sustainability Advisory Panel (DSAP) Meeting Service - Includes 2 meetings (with DSAP and second with Council staff). Discounted design review panel fee available at DA lodgement stage if Pre-Lodgement/DSAP meeting is attended.	per application	$3,665.00	Yes	Partial Cost Recovery
Review of Determination				
Involving no physical work or demolition	per application	50% of original fee	No	Legislative Requirements (Regulatory)
Dwelling house estimated construction cost less than $100,000	per application	$263.00	No	Legislative Requirements (Regulatory)
Estimated cost of works up to $5,000	per application	$76.00	No	Legislative Requirements (Regulatory)
Estimated cost of works $5,001 - $250,000	per application	$119 plus $1.50 for every $1,000 (or part thereof) of the estimated cost	No	Legislative Requirements (Regulatory)
Estimated cost of works $250,001 - $500,000	per application	$694 plus $0.85 for every $1,000 (or part thereof) by which the estimated cost exceeds $250,000	No	Legislative Requirements (Regulatory)
Estimated cost of works $500,001 - $1,000,000	per application	$988 plus $0.50 for every $1,000 (or part thereof) by which the estimated cost exceeds $500,000	No	Legislative Requirements (Regulatory)
Estimated cost of works $1,000,001 - $10,000,000	per application	$1,368 plus $0.40 for every $1,000 (or part thereof) by which the estimated cost exceeds $1,000,000	No	Legislative Requirements (Regulatory)
Estimated cost of works more than $10,000,001	per application	$6,584 plus $0.27 for every $1,000 (or part thereof) by which the estimated cost exceeds $10,000,000	No	Legislative Requirements (Regulatory)
Review of a Modification of Consent Application - s8.9	per application	50% of original fee	No	Legislative Requirements (Regulatory)
Strategic & Place Planning				
Aboriginal Heritage Office - Private Institutions, Business and Corporate (within AHO partnered LGA's) Entities seeking AHO services that fall outside partner council LGA boundaries will incur a 50% increase of set fees				
Training & Professional Learning (Schools) - Initial Consultation	per hour	$275.00 Understanding Client Needs And Scope	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $		GST Applicable	Pricing Methodology
Training & Professional Learning (Schools) - Cultural Awareness Training (Staff)	per person	$176.00	Introduction to Aboriginal histories, culture and perspectives - Duration 1/2 Day (3-4 hours)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Curriculum Support	per subject	$1,980.00	Embedding Aboriginal perspectives across curriculum areas - Duration 1/2 Day (3-4 hours)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Student Workshops - Age-appropriate cultural learning sessions, topic focused (up to 30 students)	per session	$660.00	Duration (60-90 minutes)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Student Workshops - As above-Groups of 30-60 students	per session	$880.00	Duration (60-90 minutes)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Student Workshops - As above-Whole School Engagement	per session	$2,200.00	Duration (60-90 minutes)	Yes	Full Cost Recovery
Ongoing Consultation	per hour	$165.00	As negotiated with school	Yes	Full Cost Recovery
Business & Corporate Programs - Business Workshop (incursion)	per session	$1,650.00	Cultural learning for business groups or organisations (up to 30 people)	Yes	Full Cost Recovery
Business & Corporate Programs - On Country Learning	per session	$1,980.00	Cultural learning on country (walk and talk where available 5-20 people)	Yes	Full Cost Recovery
Acknowledgement of Country	per event	$550.00	Cultural introduction for official gatherings and events	Yes	Full Cost Recovery
Site Data - Site Card Request	per hour	$275.00	AHO Officer to review request, assess, determine level of response, and issue report	Yes	Full Cost Recovery
Sign, Advertising, Promotional Writing (non-councils related)	per hour	$275.00	Understanding and concept review, investigation and research, writing copy	Yes	Full Cost Recovery
Aboriginal Heritage Office - Public Institutions and Community Groups (within AHO partnered LGA's) Entities seeking AHO services that fall outside partner council LGA boundaries will incur a 50% increase of set fees					
Training & Professional Learning (Schools) - Initial Consultation	per hour	$275.00	Understanding Client Needs And Scope	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Cultural Awareness Training (Staff)	per person	$154.00	Introduction to Aboriginal histories, culture and perspectives - Duration 1/2 Day (3-4 hours)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Curriculum Support	per subject	$1,650.00	Embedding Aboriginal perspectives across curriculum areas - Duration 1/2 Day (3-4 hours)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Student Workshops - Age-appropriate cultural learning sessions, topic focused (up to 30 students)	per session	$440.00	Duration (60-90 minutes)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Student Workshops - As above-Groups of 30-60 students	per session	$660.00	Duration (60-90 minutes)	Yes	Full Cost Recovery
Training & Professional Learning (Schools) - Student Workshops - As above-Whole School Engagement	per session	$1,320.00	Duration (60-90 minutes)	Yes	Full Cost Recovery
Ongoing Consultation	per hour	$132.00	As negotiated with school	Yes	Full Cost Recovery
Community & Group Programs - Community Workshop (incursion)	per session	$550.00	Cultural learning for community groups or organisations (up to 30 people)	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Community & Group Programs - On Country Learning	per session	$660.00 Cultural learning on country (walk and talk where available 5-20 people)	Yes	Full Cost Recovery
Acknowledgement of Country	per event	$495.00 Cultural introduction for official gatherings and events	Yes	Full Cost Recovery
Offer to Enter into a Planning Agreement				
Planning Portal Lodgement Fee	per application	$6.00	No	Legislative Requirements (Regulatory)
Application Fee only (Note: Land Valuation Report, Cost estimate of infrastructure by Quantity Surveyor and any other required reports for the assessment of the Offer is direct cost recovery in accordance with Council's adopted Planning Agreement Policy. Legal fees including Registration on Title of subject property is part of the Planning Agreement Obligations).	per application	$5,274.00	No	Full Cost Recovery
Planning Certificate (Section 10.7)				
Section 10.7 Part 2 Certificate	per certificate	$74.00	No	Legislative Requirements (Regulatory)
Section 10.7 Part 2 & Part 5 Certificate	per certificate	$185.00	No	Legislative Requirements (Regulatory)
Re-printing fee if certificate was issued less than 10 days prior	per certificate	$108.00	No	Full Cost Recovery
Planning Documents				
Certified copy of map or plan	per copy	$76.00	No	Full Cost Recovery
Planning Proposal Application - basic/standard seeking amendment/s to an LEP involving sites less than 5,000 sqm in area				
Lodgement fee. This applies to mapping changes, adding/removing a heritage item and changing the wording of a clause that does not require complex assessment or mapping changes on sites less than 5000sqm in area.	per proposal	$39,350.00	No	Partial Cost Recovery
Additional fee when a public hearing is required	per hearing	At cost	No	Full Cost Recovery
Refund of a percentage of lodgement fee if planning proposal does not progress past the Gateway Determination (s56 EP&A Act) and no application is made for a rezoning review	per proposal	Up to 30% of lodgement fee	No	Full Cost Recovery
Planning Proposal Application - complex/major seeking amendment/s to an LEP involving sites over 5,000 sqm in area or multiple sites or sites with complex planning issues				
Lodgement fee. This applies to mapping changes, adding/removing a heritage item, changing the wording of a clause or adding/removing a use in a zoning table that requires complex assessment or mapping changes. These fees also applies for sites with complex planning issues, proposals involving multiples sites or sites that are over 5000sqm in area.	per proposal	$85,268.00	No	Full Cost Recovery
Additional fee when a public hearing is required	per hearing	At cost	No	Full Cost Recovery
Additional fee when extra time or studies or work are required post gateway approval	per proposal	At cost	No	Full Cost Recovery
Refund of a percentage of lodgement fee if planning proposal does not progress past the Gateway Determination (s56 EP&A Act) and no application is made for a rezoning review	per proposal	Up to 30% of lodgement fee	No	Full Cost Recovery
Planning Proposal DCP Amendment				
Lodgement fee including advertising	per amendment	$39,350.00	No	Partial Cost Recovery
Pre-lodgement Meeting Services (Strategic Planning)				
Short meeting/discussion and written advice on a single strategic planning issue	per application	$335.00	Yes	Partial Cost Recovery
Pre-lodgement meeting and report - Offer to enter into a Planning Agreement	per application	$974.00	Yes	Partial Cost Recovery
Pre-lodgement meeting and report - Planning Proposal Application - basic/standard seeking amendment/s to an LEP involving sites less than 5,000 sqm in area	per meeting/ report	$2,622.00	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Pre-lodgement meeting and report - Planning Proposal Application - complex/major seeking amendment/s to an LEP involving sites over 5,000 sqm in area or multiple sites or sites with complex planning issues	per meeting/ report	$6,553.00	Yes	Partial Cost Recovery
Pre-lodgement meeting and report - Planning Proposal DCP Amendment	per meeting/ report	$2,622.00	Yes	Full Cost Recovery
Community, Arts & Culture				
Community Arts & Culture				
Arts market stallholder fee	per day	$75.00	Yes	Partial Cost Recovery
Marquee hire - fee passed on to single stall holder	per day	At Cost	Yes	Full Cost Recovery
Marquee hire split fee - fee passed on to multiple stall holders	per day	At Cost	Yes	Full Cost Recovery
Community Arts & Culture - Avalon Creative Space				
Workshop 1 - space hire hour	per hour	$30.00	Yes	Partial Cost Recovery
Workshop 1 - space hire half day (3hrs)	per half day	$50.00	Yes	Partial Cost Recovery
Workshop 1 - space hire day	per day	$80.00	Yes	Partial Cost Recovery
Workshop 2 - space hire hour	per hour	$15.00	Yes	Partial Cost Recovery
Workshop 2 - space hire half day (3hrs)	per half day	$40.00	Yes	Partial Cost Recovery
Workshop 2 - space hire day	per day	$60.00	Yes	Partial Cost Recovery
Studio 1	per week	$74.00	Yes	Partial Cost Recovery
Studio 1 - shared	per week	$43.00	Yes	Partial Cost Recovery
Studio 2	per week	$159.00	Yes	Partial Cost Recovery
Community Arts & Culture – Curl Curl Creative Space and Others				
Studio	per day	Zero	Yes	Zero Cost Recovery
Studio 1 - shared	per week	$48.00	Yes	Partial Cost Recovery
Studio 1 - large	per week	$85.00	Yes	Partial Cost Recovery
Studio 2	per week	$69.00	Yes	Partial Cost Recovery
Studio 3	per week	$69.00	Yes	Partial Cost Recovery
Studio 4	per week	$69.00	Yes	Partial Cost Recovery
Studio 5 - shared	per week	$37.00	Yes	Partial Cost Recovery
Studio 5 - outdoor	per week	$69.00	Yes	Partial Cost Recovery
Makers Shop - day	per day	$34.00	Yes	Partial Cost Recovery
Makers Shop - week (4-7days)	per week	$112.00	Yes	Partial Cost Recovery
Gallery Space hire – non-exhibition hourly	per hour	$24.00	Yes	Partial Cost Recovery
Gallery Space hire – non-exhibition half day	per half day	$46.00	Yes	Partial Cost Recovery
Exhibition half gallery	per week	$206.00	Yes	Partial Cost Recovery
Exhibition solo	per week	$286.00	Yes	Partial Cost Recovery
Exhibition group	per week	$407.00	Yes	Partial Cost Recovery
Exhibition commercial	per week	$1,130.00	Yes	Partial Cost Recovery
Community Arts & Culture – Mona Vale Creative Space				
Pop-up hire - Makers Shop	per week	$159.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Pop-up hire - Makers Shop	per day	$43.00	Yes	Partial Cost Recovery
Pop-up hire medium - Creative Pop-up	per day	$60.00	Yes	Partial Cost Recovery
Studio	per week	$74.00	Yes	Partial Cost Recovery
Studio - shared	per week	$43.00	Yes	Partial Cost Recovery
Exhibition – Solo	per week	$170.00	Yes	Partial Cost Recovery
Exhibition – Group	per week	$230.00	Yes	Partial Cost Recovery
Community Centres - Administration Charges				
Administration fee - minor changes or cancellations	per instance	$15.00	Yes	Market Based Pricing
Administration fee - applies when a booking that has already been confirmed is amended - Not for Profit	per charge	$33.00	Yes	Partial Cost Recovery
Administration fee - applies when a booking that has already been confirmed is amended - Concession	per charge	$15.00	Yes	Partial Cost Recovery
Administration fee - applies when a booking that has already been confirmed is amended - Hire and Function rates	per charge	$50.00	Yes	Partial Cost Recovery
Casual hirer - refundable bond - (a) low risk function or activity	per hire	$150.00	No	Partial Cost Recovery
Casual hirer - refundable bond - (b) medium risk function or activity	per hire	$500.00	No	Partial Cost Recovery
Casual hirer - refundable bond - (c) high risk function or activity	per hire	$1,000.00	No	Partial Cost Recovery
Casual hirer - refundable bond - (d) special event / high risk function	per hire	$1,500.00	No	Partial Cost Recovery
Extra bin required	per bin	$35.00	Yes	Partial Cost Recovery
Extra cleaning required	per hour	$91.00	Yes	Partial Cost Recovery
Extra key/swipe card - requested or replacement	per key	$110.00	Yes	Partial Cost Recovery
Meeting hire for community committees endorsed by Council (subject to availability) and internal Council meetings	per hire	Zero	Yes	Zero Cost Recovery
Penalty for hirer found using a centre outside of their booked time or without a booking. (Plus a minimum 1 hour booking charge)	per instance	$135.00	Yes	Partial Cost Recovery
Regular hirer - late payment fee	per instance	$50.00	Yes	Partial Cost Recovery
Non return of key (after 5 days of hire period completion)	per instance	$114.00	Yes	Partial Cost Recovery
Discount for not for profit organisations and groups	per hire	35% deduction off hire fee	Yes	Partial Cost Recovery
Discount for seniors/disability/support groups - application and approval process	per hire	70% deduction off hire fee	Yes	Partial Cost Recovery
Election rate	per day	$1,350.00	Yes	Partial Cost Recovery
Storage fee small	per year	$80.00	Yes	Partial Cost Recovery
Storage fee medium	per year	$130.00	Yes	Partial Cost Recovery
Storage fee large	per year	$180.00	Yes	Partial Cost Recovery
Storage fee extra large	per year	$350.00	Yes	Partial Cost Recovery
Art exhibition screen fee	per screen	$51.60	Yes	Partial Cost Recovery
Art exhibition/workshop per room	per day	Five x hire fee per room/hall	Yes	Partial Cost Recovery
Charge to open centre/ callout fee	per instance	$360.00	Yes	Partial Cost Recovery
Kiln firing Small	per firing	$57.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Kiln firing Medium	per firing	$68.00	Yes	Partial Cost Recovery
Kiln firing Large	per firing	$78.00	Yes	Partial Cost Recovery
Damage charge	per instance	Cost per instance	Yes	Partial Cost Recovery
Cancellation fee within two weeks of booking	per instance	Rental amount	Yes	Partial Cost Recovery
Cancellation fee outside two weeks of booking (not to exceed full booking fee) – Not for profit	per charge	$33.00	Yes	Partial Cost Recovery
Cancellation fee outside two weeks of booking (not to exceed full booking fee) – Concession	per charge	$15.00	Yes	Partial Cost Recovery
Cancellation fee outside two weeks of booking (not to exceed full booking fee) – Hire Fee and Function rates	per instance	$50.00	Yes	Partial Cost Recovery
Filming fee - low impact	per booking	No additional fee	Yes	Market Based Pricing
Filming fee - medium impact	per booking	$300.00	Yes	Market Based Pricing
Filming fee - high impact	per booking	$500.00	Yes	Market Based Pricing
Service fee	per hour	$80.00	Yes	Partial Cost Recovery
Projector Hire	per instance	$30.00	Yes	Market Based Pricing
Community Centres - Allambie Public Hall				
Concession	per hour	$9.00	Yes	Partial Cost Recovery
Not for profit	per hour	$19.00	Yes	Partial Cost Recovery
Hire fee	per hour	$29.00	Yes	Partial Cost Recovery
Function	per hour	$39.00	Yes	Partial Cost Recovery
Community Centres - Avalon Recreation Centre				
Main Hall - concession	per hour	$18.60	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$40.20	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$62.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$84.00	Yes	Partial Cost Recovery
Early Childhood Centre - concession	per hour	$8.70	Yes	Partial Cost Recovery
Early Childhood Centre - not for profit	per hour	$19.00	Yes	Partial Cost Recovery
Early Childhood Centre - hire fee	per hour	$29.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Avalon Annexe - concession	per hour	$10.50	Yes	Partial Cost Recovery
Avalon Annexe - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Avalon Annexe - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Avalon Annexe - function	per hour	$47.00	Yes	Partial Cost Recovery
Activity Room 1 - concession	per hour	$7.50	Yes	Partial Cost Recovery
Activity Room 1 - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Activity Room 1 - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Activity Room 1 - function	per hour	$35.00	Yes	Partial Cost Recovery
Activity Room 2 - concession	per hour	$10.50	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Activity Room 2 - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Activity Room 2 - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Activity Room 2 - function	per hour	$47.00	Yes	Partial Cost Recovery
Activity Room 3 - concession	per hour	$7.50	Yes	Partial Cost Recovery
Activity Room 3 - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Activity Room 3 - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Activity Room 3 - function	per hour	$34.00	Yes	Partial Cost Recovery
Activity Room 4 - concession	per hour	$10.50	Yes	Partial Cost Recovery
Activity Room 4 - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Activity Room 4 - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Activity Room 4 - function	per hour	$47.00	Yes	Partial Cost Recovery
Community Centres - Beacon Hill War Memorial Hall				
Main Hall - concession	per hour	$15.00	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$67.50	Yes	Partial Cost Recovery
Lower Hall - concession	per hour	$8.70	Yes	Partial Cost Recovery
Lower Hall - not for profit	per hour	$19.00	Yes	Partial Cost Recovery
Lower Hall - hire fee	per hour	$29.00	Yes	Partial Cost Recovery
Lower Hall - function	per hour	$39.00	Yes	Partial Cost Recovery
Office/Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Office/Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Office/Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Community Centres - Belrose Community Centre				
Concession	per hour	$9.60	Yes	Partial Cost Recovery
Not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Function	per hour	$43.00	Yes	Partial Cost Recovery
Belrose Children's Centre rate	per hour	$12.40	No	Partial Cost Recovery
Community Centres - Bilarong Community Hall				
Bilarong Community Hall - concession	per hour	$10.50	Yes	Partial Cost Recovery
Bilarong Community Hall - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Bilarong Community Hall - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Bilarong Community Hall - function	per hour	$47.00	Yes	Partial Cost Recovery
Bilarong Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Bilarong Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Bilarong Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Community Centres - Brookvale Community Centre				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
North and South Halls - concession	per hour	$7.50	Yes	Partial Cost Recovery
North and South Halls - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
North and South Halls - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
North and South Halls - function	per hour	$34.00	Yes	Partial Cost Recovery
North Hall - Community Northern Beaches	per notification	$728.00	Yes	Partial Cost Recovery
West Hall - concession	per hour	$5.40	Yes	Partial Cost Recovery
West Hall - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
West Hall - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
West Hall - Community Northern Beaches	per month	$416.00	Yes	Partial Cost Recovery
Community Centres - Collaroy Plateau Progress Hall				
Office	per week	$51.60	Yes	Partial Cost Recovery
Staffroom	per week	$51.60	Yes	Partial Cost Recovery
Community Centres - Collaroy Plateau Youth & Community Centre				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not-for-profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Railway Modellers	per week	$145.00	Yes	Partial Cost Recovery
Community Centres - Collaroy Swim Club				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Community Centres - Cromer Community Centre				
Main Hall - concession	per hour	$14.40	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$30.90	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$47.40	Yes	Partial Cost Recovery
Main Hall - function	per hour	$64.00	Yes	Partial Cost Recovery
Lounge - concession	per hour	$9.60	Yes	Partial Cost Recovery
Lounge - not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Lounge - hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Lounge - function	per hour	$43.00	Yes	Partial Cost Recovery
Art & Craft Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Art & Craft Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Art & Craft Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Art & Craft Room - function	per hour	$34.00	Yes	Partial Cost Recovery
Board Room - concession	per hour	$8.50	Yes	Partial Cost Recovery
Board Room - not for profit	per hour	$18.60	Yes	Partial Cost Recovery
Board Room - hire fee	per hour	$28.60	Yes	Partial Cost Recovery
Board Room - Community rate	per notification	$680.00	Yes	Partial Cost Recovery
Gallery - concession	per hour	$7.50	Yes	Partial Cost Recovery
Gallery - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Gallery - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Office /Meeting Rooms - concession	per hour	$15.00	Yes	Partial Cost Recovery
Office /Meeting Rooms - not for profit	per hour	$32.30	Yes	Partial Cost Recovery
Office /Meeting Rooms - hire fee	per hour	$49.60	Yes	Partial Cost Recovery
Office /Meeting Rooms - per week	per month	$1,500.00	Yes	Partial Cost Recovery
External showers / toilet	per season	$497.00	Yes	Partial Cost Recovery
Community Centres - Curl Curl Sports Centre				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Manly Warringah Netball Association rate	per hour	$9.00	Yes	Partial Cost Recovery
Community Centres - Curl Curl Youth & Community Centre				
Main Hall - concession	per hour	$18.60	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$40.20	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$62.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$84.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Community Centres - Elanora Heights Community Centre				
Main Hall - concession	per hour	$10.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$47.00	Yes	Partial Cost Recovery
Main Hall - Elanora Heights Community Preschool rate	per hour	$18.00	Yes	Partial Cost Recovery
Office	per month	$261.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Staffroom	per month	$261.00	Yes	Partial Cost Recovery
Community Centres - Forest Community Arts Centre				
Heather Flawith Meeting Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Heather Flawith Meeting Room - function	per hour	$34.00	Yes	Partial Cost Recovery
Classrooms/Studio - concession	per hour	$7.50	Yes	Partial Cost Recovery
Classrooms/Studio - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Classrooms/Studio - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Classrooms/Studio - function	per hour	$34.00	Yes	Partial Cost Recovery
Lorikeet Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Lorikeet Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Lorikeet Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Pottery Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Pottery Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Pottery Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Community Centres - Forest Youth Centre - Yoyos				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Community Centres - Forestville Community Hall				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Workshop	per week	$77.00	Yes	Partial Cost Recovery
Community Centres - Forestville Memorial Hall				
Concession	per hour	$15.00	Yes	Partial Cost Recovery
Not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Function	per hour	$67.50	Yes	Partial Cost Recovery
Meeting Room 2/Kitchen - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room 2/Kitchen - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room 2/Kitchen - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Warringah Aquatic Centre rate	per hour	$35.00	No	Partial Cost Recovery
Community Centres - Forestville Seniors Citizen Centre				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Main Hall - concession	per hour	$13.00	Yes	Partial Cost Recovery
Office - Early Education rate (two offices)	per office per week	$109.00	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$43.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$58.00	Yes	Partial Cost Recovery
Forest Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Forest Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Forest Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Community Centres - Griffith Park Sports Facility				
Community Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Community Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Community Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Community Centres - Harbord Literary Institute				
Main Hall - concession	per hour	$10.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$47.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Main Hall/Meeting Room - Harbord Community Kindergarten rate	per hour	$18.00	Yes	Partial Cost Recovery
Office	per month	$261.00	Yes	Partial Cost Recovery
Staffroom	per week	$50.00	Yes	Partial Cost Recovery
Community Centres - Lionel Watts Sports and Community Centre				
Concession	per hour	$9.60	Yes	Partial Cost Recovery
Not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Function	per hour	$43.00	Yes	Partial Cost Recovery
Community Centres - Manly Seniors Centre				
Hall - concession	per hour	$15.00	Yes	Partial Cost Recovery
Hall - not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Hall - hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Hall - function	per hour	$67.50	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Activity Room - concession	per hour	$13.00	Yes	Partial Cost Recovery
Activity Room - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Activity Room - hire fee	per hour	$43.00	Yes	Partial Cost Recovery
Activity Room - function	per hour	$58.00	Yes	Partial Cost Recovery
Computer Pals Rate	per month	$151.00	Yes	Partial Cost Recovery
Community Centres - Manly Vale Community Centres				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Manly Vale Community Kindergarten rate	per hour	$15.00	Yes	Partial Cost Recovery
Warringah Print Workshop	per notification	$875.00	Yes	Partial Cost Recovery
Office	per month	$216.00	Yes	Partial Cost Recovery
Staffroom	per month	$216.00	Yes	Partial Cost Recovery
Community Centres - Manly Youth & Community Centre				
Hall - concession	per hour	$13.00	Yes	Partial Cost Recovery
Hall - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Hall - hire fee	per hour	$43.00	Yes	Partial Cost Recovery
Hall - function	per hour	$58.00	Yes	Partial Cost Recovery
Activity Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Activity Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Activity Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Small Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Small Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Small Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Activity Room - function	per hour	$35.10	Yes	Partial Cost Recovery
Large Meeting Room - not for profit	per hour	$16.50	Yes	Partial Cost Recovery
Large Meeting Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Large Meeting Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Community Centres - Mona Vale Memorial Hall				
Main Hall - concession	per hour	$13.00	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$43.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Main Hall - function	per hour	$58.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Community Centres - Mona Vale Performance Space				
Performance Space - concession	per hour	$15.00	Yes	Partial Cost Recovery
Performance Space - not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Performance Space - hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Performance Space - function / performance / event	per hour	$87.50	Yes	Partial Cost Recovery
Control Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Control Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Control Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Performance Space Technician Weekends	per hour	$93.00	Yes	Partial Cost Recovery
Performance Space Technician Monday to Friday	per hour	$73.00	Yes	Partial Cost Recovery
Community Centres - Narraweena Community Centre				
Main Hall - concession	per hour	$10.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$47.00	Yes	Partial Cost Recovery
East or West Hall - concession	per hour	$8.70	Yes	Partial Cost Recovery
East or West Hall - not for profit	per hour	$19.00	Yes	Partial Cost Recovery
East or West Hall - hire fee	per hour	$29.00	Yes	Partial Cost Recovery
East or West Hall - function	per hour	$39.00	Yes	Partial Cost Recovery
Community Centres - Newport Community Centre				
Small Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Large Meeting Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Small Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Large Meeting Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Small Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Large Meeting Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Main Hall - concession	per hour	$15.00	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$67.50	Yes	Partial Cost Recovery
Activity Room 1 & 2- concession	per hour	$13.00	Yes	Partial Cost Recovery
Activity Room 1 & 2 - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Activity 1 & 2 - hire fee	per hour	$43.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Activity 1 & 2 - function	per hour	$58.00	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - court hire	per hour	$18.50	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - coaching rate	per hour	$25.30	Yes	Partial Cost Recovery
Community Centres - North Balgowlah Community Centre				
Top or Lower Hall - concession	per hour	$9.60	Yes	Partial Cost Recovery
Top or Lower Hall - not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Top or Lower Hall - hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Lower Hall - function	per hour	$43.00	Yes	Partial Cost Recovery
Craft Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Craft Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Craft Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Community Centres - North Curl Curl Community Centre				
Hall - concession	per hour	$15.00	Yes	Partial Cost Recovery
Hall - not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Hall - hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Hall - function	per hour	$67.50	Yes	Partial Cost Recovery
Community Centres - North Narrabeen Community & Tennis Centre				
Main Hall - concession	per hour	$10.50	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$47.00	Yes	Partial Cost Recovery
Main Hall and Middle Hall - Elanora Players production rate	per day	$86.00	Yes	Partial Cost Recovery
Middle Hall - concession	per hour	$7.50	Yes	Partial Cost Recovery
Middle Hall - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Middle Hall - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Middle Hall - Narrabeen Community Kindergarten rate	per hour	$12.40	Yes	Partial Cost Recovery
Small Hall - Narrabeen Community Kindergarten rate	per hour	$12.00	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - court hire	per hour	$18.50	Yes	Partial Cost Recovery
Tennis Court Hire - Tennis Courts 1 & 2 - coaching rate	per hour	$25.30	Yes	Partial Cost Recovery
Office	per month	$261.00	Yes	Partial Cost Recovery
Community Centres - Oxford Falls Peace Park				
Concession	per hour	$9.60	Yes	Partial Cost Recovery
Not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Function	per hour	$43.00	Yes	Partial Cost Recovery
Community Centres - Seaforth Community Centre				
Concession	per hour	$18.60	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Not for profit	per hour	$40.20	Yes	Partial Cost Recovery
Hire fee	per hour	$62.00	Yes	Partial Cost Recovery
Function	per hour	$84.00	Yes	Partial Cost Recovery
Community Centres - Seaforth Oval Sporting & Community Pavilion				
Concession	per hour	$10.50	Yes	Partial Cost Recovery
Not for profit	per hour	$23.00	Yes	Partial Cost Recovery
Hire fee	per hour	$35.00	Yes	Partial Cost Recovery
Function	per hour	$47.00	Yes	Partial Cost Recovery
Community Centres - Seaforth Village Community Centre				
Concession	per hour	$9.60	Yes	Partial Cost Recovery
Not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Function	per hour	$43.00	Yes	Partial Cost Recovery
Community Centres - Ted Blackwood Narrabeen Youth and Community Centre				
Main Hall - concession	per hour	$13.00	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$43.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$58.00	Yes	Partial Cost Recovery
Community Centres - Terrey Hills Community Centre				
Main Hall - concession	per hour	$9.60	Yes	Partial Cost Recovery
Main Hall - not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Main Hall - hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Main Hall - function	per hour	$43.00	Yes	Partial Cost Recovery
Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Helen Coleman Room	per week	$70.00	Yes	Partial Cost Recovery
Radio Northern Beaches	per month	$1,302.00	Yes	Partial Cost Recovery
Community Centres - Tramshed Community Arts Centre				
Tramshed Hall - concession	per hour	$9.60	Yes	Partial Cost Recovery
Tramshed Hall - not for profit	per hour	$21.00	Yes	Partial Cost Recovery
Tramshed Hall - hire fee	per hour	$32.00	Yes	Partial Cost Recovery
Tramshed Hall - function	per hour	$43.00	Yes	Partial Cost Recovery
Berry Hall - concession	per hour	$13.00	Yes	Partial Cost Recovery
Berry Hall - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
Berry Hall - hire fee	per hour	$43.00	Yes	Partial Cost Recovery
Berry Hall- function	per hour	$58.00	Yes	Partial Cost Recovery
Lakeview Hall - concession	per hour	$15.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Lakeview Hall - not for profit	per hour	$32.50	Yes	Partial Cost Recovery
Lakeview Hall - hire fee	per hour	$50.00	Yes	Partial Cost Recovery
Lakeview Hall - function	per hour	$67.50	Yes	Partial Cost Recovery
Lakeside Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Lakeside Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Lakeside Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Pottery Room - concession	per hour	$7.50	Yes	Partial Cost Recovery
Pottery Room - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
Pottery Room - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
Tramshed Meeting Room - concession	per hour	$5.40	Yes	Partial Cost Recovery
Tramshed Meeting Room - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
Tramshed Meeting Room - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
Computer Pals rate	per month	$628.00	Yes	Partial Cost Recovery
Community Centres - Warriewood Community Centre				
North Hall - hire fee	per hour	$60.00	Yes	Partial Cost Recovery
North Hall - not for profit	per hour	$39.00	Yes	Partial Cost Recovery
North Hall - concession	per hour	$18.00	Yes	Partial Cost Recovery
North Hall - function	per hour	$81.00	Yes	Partial Cost Recovery
North Hall - microphone	per instance	$25.00	Yes	Partial Cost Recovery
North Hall - portable stage	per instance	$25.00	Yes	Partial Cost Recovery
South Hall - hire fee	per hour	$43.00	Yes	Partial Cost Recovery
South Hall - not for profit	per hour	$28.00	Yes	Partial Cost Recovery
South Hall - concession	per hour	$13.00	Yes	Partial Cost Recovery
South Hall - function	per hour	$58.00	Yes	Partial Cost Recovery
West Room 1 - hire fee	per hour	$18.00	Yes	Partial Cost Recovery
West Room 2 - hire fee	per hour	$18.60	Yes	Partial Cost Recovery
West Room 1 - not for profit	per hour	$11.70	Yes	Partial Cost Recovery
West Room 2 - not for profit	per hour	$12.10	Yes	Partial Cost Recovery
West Room 1 - concession	per hour	$5.40	Yes	Partial Cost Recovery
West Room 2 - concession	per hour	$5.60	Yes	Partial Cost Recovery
West Room 1 - function	per hour	$24.30	Yes	Partial Cost Recovery
West Room 2 - function	per hour	$25.10	Yes	Partial Cost Recovery
East Hall - hire fee	per hour	$44.30	Yes	Partial Cost Recovery
East Hall - not for profit	per hour	$28.90	Yes	Partial Cost Recovery
East Hall - concession	per hour	$13.40	Yes	Partial Cost Recovery
East Hall - function	per hour	$60.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
West Hall Zone 2 - hire fee	per hour	$25.00	Yes	Partial Cost Recovery
West Hall Zone 2 - not for profit	per hour	$16.00	Yes	Partial Cost Recovery
West Hall Zone 2 - concession	per hour	$7.50	Yes	Partial Cost Recovery
Warringah Aquatic Centre rate	per hour	$37.00	No	Partial Cost Recovery
Community Development Fees: Beverage and Snack Sales				
Snack sales (chips etc.) at events	per item	$1.20	Yes	Full Cost Recovery
Drink sales at events	per item	$2.60	Yes	Full Cost Recovery
Community Development Fees: Community Events/Activities				
Minor scale event - community benefit event	per entry	Zero	Yes	Zero Cost Recovery
Minor scale event - small scale event	per entry	$5.00	Yes	Partial Cost Recovery
Minor scale event	per entry	$10.00	Yes	Partial Cost Recovery
Minor scale event - other	per entry	$15.00	Yes	Partial Cost Recovery
Medium scale event	per entry	$20.00	Yes	Partial Cost Recovery
Medium scale event - other	per entry	$25.00	Yes	Partial Cost Recovery
Large scale or complex event	per entry	$33.70	Yes	Partial Cost Recovery
Large scale or complex event - other	per entry	$35.00	Yes	Partial Cost Recovery
Major scale event / small workshop	per entry	$40.00	Yes	Partial Cost Recovery
Major scale event / small workshop - other	per entry	$50.00	Yes	Partial Cost Recovery
Team entry to event e.g. 24/7 film festival, band competitions	per entry	$50.00	Yes	Partial Cost Recovery
Community Development Fees: Equipment Hire				
Rental of Council equipment (safety barrier, PA, lighting etc.) - Not for profit	per item per day	$15.00	Yes	Partial Cost Recovery
Rental of Council equipment (safety barrier, PA, lighting etc.) - Commercial	per item per day	$30.00	Yes	Partial Cost Recovery
Community Development Fees: General				
Large workshop	per workshop	$10.00	Yes	Partial Cost Recovery
Conference (small)	per conference	$20.00	Yes	Partial Cost Recovery
Conference (large)	per conference	$30.00	Yes	Partial Cost Recovery
Community Development Fees: Merchandise Sales				
Small items e.g. DVD	per item	$5.00	Yes	Partial Cost Recovery
Medium items e.g. t-shirts	per item	$10.00	Yes	Partial Cost Recovery
Glen Street Theatre - Box Office - Ticket Sales				
Glen Street Theatre presents - ticket prices	per ticket	$0 - $220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	Yes	Market Based Pricing
Groups 19+ booking deposit	per booking	$100 upfront payment	No	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Northern Beaches Council staff tickets and Strategic Reference Group members	per ticket	$0 - $220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	Yes	Market Based Pricing
Special Event - members/concession/ groups	per ticket	$0 - $220 Price is set by a case-by case assessment of: the cost of service delivery, market competition, and the ability to attract adequate usage of the service.	Yes	Market Based Pricing
Glen Street Theatre - Box Office - Ticketing				
Mass Communication - Text	per item	Cost plus 10%	Yes	Rate of Return Pricing (IRR)
Postage fee	per booking	$2.40	Yes	Full Cost Recovery
Postage fee - 125g +	per booking	$4.60	Yes	Full Cost Recovery
Transaction fee - counter	per booking	$6.50	Yes	Market Based Pricing
Transaction fee - internet	per booking	$5.50	Yes	Market Based Pricing
Transaction fee - phone	per booking	$6.50	Yes	Market Based Pricing
SMS delivery fee	per SMS	$0.20	Yes	Full Cost Recovery
Glen Street Theatre - Box Office - Ticketing - (i) 1 July - 31 December				
Booking fees - tickets $0.00 (complimentary)	per ticket	$2.30	Yes	Market Based Pricing
Booking fees - tickets $0.01 - $20.00	per ticket	$2.60	Yes	Market Based Pricing
Booking fees - tickets $20.01 - $30.00	per ticket	$3.60	Yes	Market Based Pricing
Booking fees - tickets $30.01 - $40.00	per ticket	$5.70	Yes	Market Based Pricing
Booking fees - tickets $40.01 - $50.00	per ticket	$6.70	Yes	Market Based Pricing
Booking fees - tickets $50.01 and above	per ticket	$7.70	Yes	Market Based Pricing
Event promotion codes	per code	$79.40	Yes	Market Based Pricing
Event reschedule/cancellation fee	per ticket	$7.00	Yes	Market Based Pricing
Event Build	per event	$60.00	Yes	Market Based Pricing
Event build amendment fee	per change/amendment	$50.00	Yes	Market Based Pricing
Glen Street Theatre - Box Office - Ticketing - (ii) 1 January - 30 June				
Booking fees - tickets $0.00 (complimentary)	per ticket	$2.30	Yes	Market Based Pricing
Booking fees - tickets $0.01 - $20.00	per ticket	$2.60	Yes	Market Based Pricing
Booking fees - tickets $20.01 - $30.00	per ticket	$3.60	Yes	Market Based Pricing
Booking fees - tickets $30.01 - $40.00	per ticket	$5.70	Yes	Market Based Pricing
Booking fees - tickets $40.01 - $50.00	per ticket	$6.70	Yes	Market Based Pricing
Booking fees - tickets $50.01 and above	per ticket	$7.70	Yes	Market Based Pricing
Event promotion codes	per code	$79.40	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Event reschedule/cancellation fee	per ticket	$7.00	Yes	Market Based Pricing
Event Build	per event	$60.00	Yes	Market Based Pricing
Event build amendment fee	per change/amendment	$50.00	Yes	Market Based Pricing
Glen Street Theatre - Catering				
Bar sales	each	Market based pricing	Yes	Market Based Pricing
Bar sales transaction fee	each	0.5% fee as applied by Point of Sale system	Yes	Full Cost Recovery
Catering/Rider	per instance	Cost plus 20%	Yes	Rate of Return Pricing (IRR)
Glen Street Theatre - Equipment Hire - Audio				
Band Microphone Kit	per day	$293.00	Yes	Market Based Pricing
Band Microphone Kit	per week	$1,172.00	Yes	Market Based Pricing
Comms Unit Wired (inc Headset)	per day	$20.60	Yes	Market Based Pricing
Comms Unit Wired (inc Headset)	per week	$82.50	Yes	Market Based Pricing
Comms Unit Wireless (inc Headset)	per day	$62.00	Yes	Market Based Pricing
Comms Unit Wireless (inc Headset)	per week	$248.00	Yes	Market Based Pricing
Di	per day	$10.30	Yes	Market Based Pricing
Di	per week	$41.20	Yes	Market Based Pricing
Microphone - Condenser	per day	$20.60	Yes	Market Based Pricing
Microphone - Condenser	per week	$82.50	Yes	Market Based Pricing
Microphone - Radio Microphone - Handheld/Lapel	per day	$94.90	Yes	Market Based Pricing
Microphone - Radio Microphone - Handheld/Lapel	per week	$380.00	Yes	Market Based Pricing
Microphone - Radio Microphone - Headset/Instrument	per day	$106.00	Yes	Market Based Pricing
Microphone - Radio Microphone - Headset/Instrument	per week	$419.00	Yes	Market Based Pricing
Microphone - Dynamic	per day	$18.60	Yes	Market Based Pricing
Microphone - Dynamic	per week	$74.20	Yes	Market Based Pricing
Monitor - Foldback	per day	$62.00	Yes	Market Based Pricing
Monitor - Foldback	per week	$248.00	Yes	Market Based Pricing
Microphone Stand	per day	$7.20	Yes	Market Based Pricing
Microphone Stand	per week	$28.90	Yes	Market Based Pricing
Microphone Stand - Band Kit	per day	$138.00	Yes	Market Based Pricing
Microphone Stand - Band Kit	per week	$549.00	Yes	Market Based Pricing
Microphone Stand - Table	per day	$4.10	Yes	Market Based Pricing
Microphone Stand - Table	per week	$12.40	Yes	Market Based Pricing
Multitrack audio record	per recording	$232.00	Yes	Market Based Pricing
Sorlies Sound System Package	per day	$330.00	Yes	Market Based Pricing
Sorlies Sound System Package	per week	$1,320.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Sound Desk - Digital	per day	$258.00	Yes	Market Based Pricing
Sound Desk - Digital	per week	$1,031.00	Yes	Market Based Pricing
Stereo audio archival recording	per recording	$68.00	Yes	Market Based Pricing
Glen Street Theatre - Equipment Hire - AV				
Auditorium Presentation Package - Does not include operation labour	per day	$392.00	Yes	Market Based Pricing
Auditorium Presentation Package - Does not include operation labour	per week	$1,959.00	Yes	Market Based Pricing
Lectern and Microphone	per day	$52.00	Yes	Market Based Pricing
Lectern and Microphone	per week	$258.00	Yes	Market Based Pricing
MacBook Pro 13"	per day	$124.00	Yes	Market Based Pricing
MacBook Pro 13"	per week	$495.00	Yes	Market Based Pricing
MacBook Pro 16"	per day	$135.00	Yes	Market Based Pricing
MacBook Pro 16"	per week	$537.00	Yes	Market Based Pricing
QLab Computer Server	per day	$155.00	Yes	Market Based Pricing
QLab Computer Server	per week	$619.00	Yes	Market Based Pricing
USB - Thumb drive	per item	Cost plus 10%	Yes	Rate of Return Pricing (IRR)
Glen Street Theatre - Equipment Hire - Lighting				
Followspot	per day	$85.60	Yes	Market Based Pricing
Followspot	per week	$337.00	Yes	Market Based Pricing
Hazer - MDG C02	per day	$105.00	Yes	Market Based Pricing
Hazer - MDG C02	per week	$420.00	Yes	Market Based Pricing
Hazer - Unique 2.1	per day	$70.00	Yes	Market Based Pricing
Hazer - Unique 2.1	per week	$280.00	Yes	Market Based Pricing
LED Colour Strip Light	per day	$46.40	Yes	Market Based Pricing
LED Colour Strip Light	per week	$186.00	Yes	Market Based Pricing
Light - Conventional	per day	$15.50	Yes	Market Based Pricing
Light - Conventional	per week	$61.90	Yes	Market Based Pricing
Lighting Desk	per day	$258.00	Yes	Market Based Pricing
Lighting Desk	per week	$1,031.00	Yes	Market Based Pricing
Mirror ball	per day	$25.90	Yes	Market Based Pricing
Mirror ball	per week	$101.00	Yes	Market Based Pricing
Moving Light Package - Wash Lights - Above Stage	per day	$389.00	Yes	Market Based Pricing
Moving Light Package - Wash Lights - Above Stage	per week	$1,556.00	Yes	Market Based Pricing
Moving Light Package - Profile Lights - Above Stage	per day	$432.00	Yes	Market Based Pricing
Moving Light Package - Profile Lights - Above Stage	per week	$1,728.00	Yes	Market Based Pricing
Moving Light Package - Wash Lights - Floor Package	per day	$346.00	Yes	Market Based Pricing
Moving Light Package - Wash Lights - Floor Package	per week	$1,384.00	Yes	Market Based Pricing
Glen Street Theatre - Equipment Hire - Staging				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Dance Tarkett - Does not include set up or pack up labour	per day	$124.00	Yes	Market Based Pricing
Dance Tarkett - Does not include set up or pack up labour	per week	$495.00	Yes	Market Based Pricing
Drum Carpet	per week	$24.70	Yes	Market Based Pricing
Drum Carpet	per day	$6.20	Yes	Market Based Pricing
Music Stand (includes sconce light where required)	per day	$10.30	Yes	Market Based Pricing
Music Stand (includes sconce light where required)	per week	$41.20	Yes	Market Based Pricing
Piano - does not include tuning	per day	$135.00	Yes	Market Based Pricing
Piano - does not include tuning	per week	$531.00	Yes	Market Based Pricing
Piano Tuning	per request	Cost plus 10%	Yes	Market Based Pricing
Rostrum - adjustable height	per day	$68.10	Yes	Market Based Pricing
Rostrum - adjustable height	per week	$280.00	Yes	Market Based Pricing
Stage Curtain - black scrim	per day	$70.10	Yes	Market Based Pricing
Stage Curtain - black scrim	per week	$280.00	Yes	Market Based Pricing
Stage Curtain - white cyclorama	per day	$70.10	Yes	Market Based Pricing
Stage Curtain - white cyclorama	per week	$280.00	Yes	Market Based Pricing
Trestle table - clothed	per table	$8.00	Yes	Market Based Pricing
Trestle table - unclothed	per table	$5.50	Yes	Market Based Pricing
Glen Street Theatre - Equipment Hire - Vision				
Auditorium Multi Screen and Projector package	per day	$512.00	Yes	Market Based Pricing
Auditorium Multi Screen and Projector package	per week	$2,046.00	Yes	Market Based Pricing
Auditorium Projector package	per day	$396.00	Yes	Market Based Pricing
Auditorium Projector package	per week	$1,584.00	Yes	Market Based Pricing
Auditorium Side Screens	per day	$116.00	Yes	Market Based Pricing
Auditorium Side Screens	per week	$462.00	Yes	Market Based Pricing
Camera - extra unit on base package	per day	$107.00	Yes	Market Based Pricing
Camera - extra unit on base package	per week	$423.00	Yes	Market Based Pricing
Camera Accessories - Gimbal and camera	per day	$175.00	Yes	Market Based Pricing
Camera Accessories - Gimbal and camera	per week	$697.00	Yes	Market Based Pricing
Camera Base package	per day	$265.00	Yes	Market Based Pricing
Camera Base package	per week	$1,059.00	Yes	Market Based Pricing
Camera Complete package	per day	$853.00	Yes	Market Based Pricing
Camera Complete package	per week	$3,411.00	Yes	Market Based Pricing
Monitor - AV	per day	$20.60	Yes	Market Based Pricing
Monitor - AV	per week	$104.00	Yes	Market Based Pricing
Projector - 15,000 Lumen	per day	$242.00	Yes	Market Based Pricing
Projector - 15,000 Lumen	per week	$963.00	Yes	Market Based Pricing
Sorlies Vision Package - LCD - Does not include operation labour	per day	$503.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Sorlies Vision Package - LCD - Does not include operation labour	per week	$2,009.00	Yes	Market Based Pricing
Sorlies Vision Package - Projection - Does not include operation labour	per day	$1,812.00	Yes	Market Based Pricing
Sorlies Vision Package - Projection - Does not include operation labour	per week	$7,246.00	Yes	Market Based Pricing
Video Recorder Mini	per day	$51.60	Yes	Market Based Pricing
Video Recorder Mini	per week	$207.00	Yes	Market Based Pricing
Vision Signal Converter	per day	$10.30	Yes	Market Based Pricing
Vision Signal Converter	per week	$41.20	Yes	Market Based Pricing
Vision Switcher	per day	$104.00	Yes	Market Based Pricing
Vision Switcher	per week	$413.00	Yes	Market Based Pricing
Wireless HDMI Kit	per day	$30.90	Yes	Market Based Pricing
Wireless HDMI Kit	per week	$124.00	Yes	Market Based Pricing
Wireless SDI Kit	per day	$30.90	Yes	Market Based Pricing
Wireless SDI Kit	per week	$124.00	Yes	Market Based Pricing
Glen Street Theatre - Marketing				
Mandatory Marketing Levy	per event	$300.00	Yes	Market Based Pricing
Print and display charge - Carpark (subject to availability)	per banner	$545.00	Yes	Market Based Pricing
Display charge - Foyer - Up to 6 x A3 poster display in theatre vicinity (subject to availability)	per campaign	$30.90	Yes	Market Based Pricing
Display charge - Foyer - Up to 500 DL flyer display (subject to availability)	per campaign	$30.90	Yes	Market Based Pricing
Display charge - Foyer - A0 poster (subject to availability)	per poster	$104.00	Yes	Market Based Pricing
Display Charge - Foyer - Pull up banner (subject to availability)	per poster	$104.00	Yes	Market Based Pricing
Display Charge - Digital Screens	per campaign	$30.90	Yes	Market Based Pricing
Deduction for special offers	per offer	10%	Yes	Market Based Pricing
Marketing costs recovered	per item	Cost plus 20%	Yes	Rate of Return Pricing (IRR)
Glen Street Theatre - Marketing - (i) - 1 July - 31 December				
Feature Article in Newsletter EDM	per article	$207.00	Yes	Market Based Pricing
Targeted EDM	per publication	$361.00	Yes	Market Based Pricing
Glen Street Theatre - Marketing - (ii) - 1 January - 30 June				
Feature Article in Newsletter EDM	per article	$207.00	Yes	Market Based Pricing
Targeted EDM	per publication	$361.00	Yes	Market Based Pricing
Glen Street Theatre - Staff - as per Local Government (State) Award Conditions				
Box Office (min three hour call) Monday - Friday	per hour	$60.00	Yes	Full Cost Recovery
Box Office (min three hour call) Saturday / Sunday	per hour	$76.00	Yes	Full Cost Recovery
Box Office (min three hour call) Public Holiday	per hour	$91.00	Yes	Full Cost Recovery
Front of House (min three hour call) Monday - Friday	per hour	$60.00	Yes	Full Cost Recovery
Front of House (min three hour call) Saturday / Sunday	per hour	$76.00	Yes	Full Cost Recovery
Front of House (min three hour call) Public Holiday	per hour	$91.00	Yes	Full Cost Recovery
Front of House Supervisor (min three hour call) Monday - Friday	per hour	$77.00	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Front of House Supervisor (min three hour call) Saturday / Sunday	per hour	$96.00	Yes	Full Cost Recovery
Front of House Supervisor (min three hour call) Public Holiday	per hour	$115.00	Yes	Full Cost Recovery
Security (min five hour call)	per hour	Cost plus 10%	Yes	Full Cost Recovery
Technician - Crew (min three hour call) Monday - Friday	per hour	$69.00	Yes	Full Cost Recovery
Technician - Crew (min three hour call) Saturday / Sunday	per hour	$83.00	Yes	Full Cost Recovery
Technician - Crew (min three hour call) Public Holiday	per hour	$102.00	Yes	Full Cost Recovery
Venue Supervisor (min three hour call) Monday - Friday	per hour	$77.00	Yes	Full Cost Recovery
Venue Supervisor (min three hour call) Saturday / Sunday	per hour	$96.00	Yes	Full Cost Recovery
Venue Supervisor (min three hour call) Public Holiday	per hour	$115.00	Yes	Full Cost Recovery
Technician - Operator (min three hour call) Monday - Friday	per hour	$77.00	Yes	Full Cost Recovery
Technician - Operator (min three hour call) Saturday / Sunday	per hour	$96.00	Yes	Full Cost Recovery
Technician - Operator (min three hour call) Public Holiday	per hour	$115.00	Yes	Full Cost Recovery
Transmission or Recording Allowance	per performance	Payable as per Live Performance Award	No	Full Cost Recovery
Glen Street Theatre - Venue Hire - Cancellation				
0 - 30 days prior to event start date	per event	100% of total venue hire and costs incurred as per venue hire agreement	Yes	Market Based Pricing
31 - 60 days prior to event start date	per event	75% of total venue hire and costs incurred as per venue hire agreement	Yes	Market Based Pricing
61 - 120 days prior to the event start date	per event	100% of deposit and costs incurred as per venue hire agreement	Yes	Market Based Pricing
120+ days prior to the event start date	per event	Costs already incurred as per venue hire agreement	Yes	Market Based Pricing
Glen Street Theatre - Venue Hire - Commercial - as per Glen Street Theatre Hire Information Guidelines				
Theatre Hire	per week	$20,559.00	Yes	Full Cost Recovery
Theatre Hire (Friday - Saturday) - Min 5 hr hire	per minimum hire	$3,881.00	Yes	Full Cost Recovery
Theatre Hire (Friday - Saturday) - Per hr after 5 hr min hire	per hour	$437.00	Yes	Full Cost Recovery
Theatre Hire (Sunday - Thursday) - Min 5 hr hire	per minimum hire	$3,498.00	Yes	Full Cost Recovery
Theatre Hire (Sunday - Thursday) - Per hr after 5 hr min hire	per hour	$421.00	Yes	Full Cost Recovery
Rehearsal Rate - Min 3 hr hire	per hour	$320.00	Yes	Full Cost Recovery
Crown Room Hire - Max 12 hr per day	per week	$1,277.00	Yes	Full Cost Recovery
Crown Room Hire - Max 12 hr	per day	$320.00	Yes	Full Cost Recovery
Crown Room Hire - Min 3 hr hire	per hour	$31.90	Yes	Full Cost Recovery
Foyer Hire - Min 3 hr hire	per hour	$108.00	Yes	Full Cost Recovery
Sorlies Hire - Min 3 hr hire	per hour	$31.90	Yes	Full Cost Recovery
Deposit - Venue Hire (All Spaces)	per hire	50% Venue Hire	No	Partial Cost Recovery
Glen Street Theatre - Venue Hire - Community - as per Glen Street Theatre Hire Information Guidelines				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Theatre Hire	per week	$13,442.00	Yes	Partial Cost Recovery
Theatre Hire (Friday - Saturday) - Min 5 hr hire	per minimum hire	$2,542.00	Yes	Partial Cost Recovery
Theatre Hire (Friday - Saturday) - P/hr after 5 hr min hire	per hour	$330.00	Yes	Partial Cost Recovery
Theatre Hire (Sunday - Thursday) - Min 5 hr hire	per minimum hire	$2,254.00	Yes	Partial Cost Recovery
Theatre Hire (Sunday - Thursday) - P/hr after 5 hr min hire	per hour	$315.00	Yes	Partial Cost Recovery
Rehearsal Rate - Min 3 hr hire	per hour	$177.00	Yes	Partial Cost Recovery
Crown Room Hire - Max 12 hr hire per day	per week	$1,277.00	Yes	Partial Cost Recovery
Crown Room Hire - Max 12 hr hire	per day	$320.00	Yes	Partial Cost Recovery
Crown Room Hire - Min 3 hr hire	per hour	$31.90	Yes	Partial Cost Recovery
Foyer Hire - Min 3 hr hire	per hour	$108.00	Yes	Partial Cost Recovery
Sorlies Hire - Min 3 hr hire	per hour	$31.90	Yes	Partial Cost Recovery
Deposit - Venue Hire (All Spaces)	per hire	50% Venue Hire	No	Partial Cost Recovery
Glen Street Theatre - Venue Hire - Miscellaneous				
Additional cleaning - commercial and community	per hour	Cost plus 10%	Yes	Rate of Return Pricing (IRR)
Consumables - extra	per item	Cost plus 20%	Yes	Rate of Return Pricing (IRR)
Equipment - external hire	per item	Cost plus 10%	Yes	Rate of Return Pricing (IRR)
Equipment - replacement	per item	Cost plus 20%	Yes	Rate of Return Pricing (IRR)
Late Administration Fee - Return of Information outside contract terms. This fee will be imposed every day the requirements are late.	per day	$52.00	Yes	Market Based Pricing
Merchandise - commission	per booking	12.5% of total sales	Yes	Market Based Pricing
Merchandise - flat fee - to be charged where sales to apply merchandise commission cannot be monitored.	per sales point	$52.00	Yes	Market Based Pricing
Storage fee	per instance	To be determined by Glen Street Theatre based on size and period of storage	Yes	Full Cost Recovery
Damage	per instance	To be determined by Glen Street Theatre based on cost of repair	Yes	Full Cost Recovery
Equipment - variation	per item	Discount to be determined by Glen Street Theatre based on venue operational requirement for variation to an item	Yes	Market Based Pricing
Internet Connection	per day	$85.10	Yes	Full Cost Recovery
Internet Connection	per week	$341.00	Yes	Full Cost Recovery
Photocopying/Printing - A4 Black and white	per page	$0.20	Yes	Full Cost Recovery
Photocopying/Printing - A3 Black and white	per page	$0.40	Yes	Full Cost Recovery
Photocopying/Printing - A4 Colour	per page	$2.00	Yes	Full Cost Recovery
Photocopying/Printing - A3 Colour	per page	$3.00	Yes	Full Cost Recovery
Manly Art Gallery and Museum				
Gallery admission fee	per person	Free entry	Yes	Zero Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Venue hire - community groups, concession	per hour	$125.00	Yes	Market Based Pricing
Venue hire	per hour	$175.00	Yes	Market Based Pricing
Venue hire - staff costs (2 staff)	per hour	$135.00	Yes	Full Cost Recovery
Venue hire - tablecloth dry cleaning	per item	$10.00	Yes	Full Cost Recovery
Venue hire bond - community groups, concession	per hire	$500.00	No	Full Cost Recovery
Venue hire bond	per hire	$1,000.00	No	Full Cost Recovery
Venue hire - floor damage charge	per instance	At cost	Yes	Full Cost Recovery
Venue hire - extra cleaning required	per hour	$91.00	Yes	Full Cost Recovery
Venue hire - cancellation fee between 3 - 14 days of the event	per instance	50% of venue hire fee	Yes	Partial Cost Recovery
Venue hire - cancellation fee between 2 days or less of the event	per instance	Venue hire fee plus staffing fee	Yes	Partial Cost Recovery
Venue hire - portable stage	per day	$155.00	Yes	Partial Cost Recovery
Commission on sales – artist represented by a gallery	per item	20% of sale price (Artist 60%, MAG&M 20%, Commercial Gallery 20%)	Yes	Market Based Pricing
Commission on sales – artist not represented by a gallery	per item	30% of sale price (Artist 70%, MAG&M 30%)	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - small touring exhibitions	per exhibition	$4,000.00	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - medium touring exhibitions	per exhibition	$7,000.00	Yes	Partial Cost Recovery
Hire fee for travel exhibitions - large or complex touring exhibitions	per exhibition	$10,000.00	Yes	Partial Cost Recovery
Collection artwork image use fee	each	$100.00	Yes	Partial Cost Recovery
Northern Beaches Art Exhibition				
Entrant registration fee - student/concession	per entry	$20.00	Yes	Partial Cost Recovery
Entrant registration fee - adult entrant	per entry	$40.00	Yes	Partial Cost Recovery
Public Program				
Public Program	per ticket	$10 - $100 (10% discount for MAG&M members and reciprocal members, and for Council staff at MAG&M Design Shop and on Public Programs)	Yes	Zero Cost Recovery
Public Program Masterclass				
Public Program Masterclass (multi-day)	per ticket	$260 - $400 (10% discount for MAG&M members and reciprocal members, and for Council staff at MAG&M Design Shop and on Public Programs)	Yes	Partial Cost Recovery
Public Program Masterclass	per ticket	$80 - $250 (10% discount for MAG&M members and reciprocal members, and for Council staff at MAG&M Design Shop and on Public Programs)	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Public Program group tour	per ticket	$114.00 10% discount for MAG&M members and reciprocal members, and for Council staff at MAG&M Design Shop and on public programs	Yes	Partial Cost Recovery
Early Learning				
Belrose Children's Centre				
Per child 0 - 2 year room	per day	$184.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	$170.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	$149.00	No	Market Based Pricing
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Brookvale Children's Centre				
Per child 0 - 2 year room	per day	$184.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	$170.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	$149.00	No	Market Based Pricing
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Dee Why Children's Centre				
Per child 0 - 2 year room	per day	$184.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	$170.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	$149.00	No	Market Based Pricing
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Family Day Care				
Provide training to family day care educators	per session	Up to $55.00	Yes	Full Cost Recovery
Late submission of Educator administration records	per event	$5.80	No	Full Cost Recovery
Parent Administration Levy to support the cost of care	per hour	$2.40	No	Full Cost Recovery
Safety Equipment Checks	each	$30.50	Yes	Market Based Pricing
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Harbour View Children's Centre				
Per child 0 - 2 year room	per day	$193.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	$182.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	$160.00	No	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Narrabeen Children's Centre				
Per child 0 - 2 year room	per day	$184.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	$170.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	$149.00	No	Market Based Pricing
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Occasional Care Centre				
Per child between 8.30am to 3.30pm	per hour	$26.00	No	Full Cost Recovery
Per child 8.30am to 3.30pm	per day	$138.00	No	Market Based Pricing
Cancellation before 8.30 AM on day of care	per charge	$20.20	No	Full Cost Recovery
Cancellation after 8.30 AM on day of care	per charge	full fee for booked care	No	Full Cost Recovery
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Preschool - school term only				
Child aged 3 years on or before 31 July receiving Start Strong Funding	per day	$21.70	No	Market Based Pricing
Child aged 4 years on or before 31 July receiving Start Strong Funding	per day	$12.00	No	Market Based Pricing
Child from low income and Aboriginal families (criteria apply)	per day	$11.20	No	Market Based Pricing
Child aged 3 years on or before 31 July	per day	$75.00	No	Market Based Pricing
Child aged 4 years on or before 31 July	per day	$72.00	No	Market Based Pricing
Late collection fee	per 5 minutes	$13.50	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$17.70	No	Full Cost Recovery
Child aged 4 years on or before 31 July receiving Start Strong Funding attending 3rd day enrolment	per day	$24.00	No	Market Based Pricing
Roundhouse Children's Centre				
Per child 0 - 2 year room	per day	$193.00	No	Market Based Pricing
Per child 2 - 3 year room	per day	$182.00	No	Market Based Pricing
Per child 3 - 5 year room	per day	$160.00	No	Market Based Pricing
Late collection fee	per 5 minutes	$17.70	No	Full Cost Recovery
Failed payment transaction attempt	each	$3.60	Yes	Full Cost Recovery
Late payment fee applied to accounts 28 days in arrears	each	$13.50	No	Full Cost Recovery
Environmental Compliance				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Animal Management (Companion Animals Registration)				
Assistance animal	per application	Zero	No	Legislative Requirements (Regulatory)
Cat born prior to 1 July 1999 where ownership has not changed	per application	Zero	No	Legislative Requirements (Regulatory)
Dog in the services of the State, for example, a police dog	per application	Zero	No	Legislative Requirements (Regulatory)
Greyhound currently registered under the Greyhound Racing Act 2009	per application	Zero	No	Legislative Requirements (Regulatory)
Working dog	per application	Zero	No	Legislative Requirements (Regulatory)
Cat - desexed (sold by pound/shelter)	per animal	Zero	No	Legislative Requirements (Regulatory)
Cat - desexed by 4 months of age (eligible pensioner)	per animal	$35.00	No	Legislative Requirements (Regulatory)
Cat - desexed by 4 months of age	per animal	$70.00	No	Legislative Requirements (Regulatory)
Cat - not desexed (not recommended) - eligible pensioner	per animal	$35.00	No	Legislative Requirements (Regulatory)
Cat - not desexed (not recommended)	per animal	$70.00	No	Legislative Requirements (Regulatory)
Cat - not desexed (recognised breeder)	per animal	$70.00	No	Legislative Requirements (Regulatory)
Dog - desexed (sold by pound/shelter)	per animal	Zero	No	Legislative Requirements (Regulatory)
Dog - desexed by 6 months of age (eligible pensioner)	per animal	$35.00	No	Legislative Requirements (Regulatory)
Dog - desexed by 6 months of age	per animal	$80.00	No	Legislative Requirements (Regulatory)
Dog - not desexed (not recommended) - eligible pensioner	per animal	$35.00	No	Legislative Requirements (Regulatory)
Dog - not desexed (not recommended)	per animal	$80.00	No	Legislative Requirements (Regulatory)
Dog - not desexed (recognised breeder)	per animal	$80.00	No	Legislative Requirements (Regulatory)

Fee	Units	2026 - 2027 Fee $		GST Applicable	Pricing Methodology
Dog - not desexed or desexed after relevant age (6 months)	per animal	$269.00		No	Legislative Requirements (Regulatory)
Late Fee (permit and registration)	per application	$23.00		No	Legislative Requirements (Regulatory)
Annual permit - cats not desexed by 4 months of age	per animal	$99.00		No	Legislative Requirements (Regulatory)
Annual permit - owners of dogs of a restricted breed or declared to be dangerous	per animal	$236.00		No	Legislative Requirements (Regulatory)
Animal Management (Companion Animals)					
Dog waste bags - 200 bags per roll	per roll	$6.60		Yes	Partial Cost Recovery
Daily maintenance charge	per day	$103.00		No	Partial Cost Recovery
Release fee for animals identified on the Companion Animals Register (includes the first day of maintenance)	per animal	$148.00		No	Partial Cost Recovery
Release fee for animals not identified on the Companion Animals Register (includes the first day of maintenance)	per animal	$160.00		No	Partial Cost Recovery
Dangerous Dog and Restricted Dog Enclosure Certificate of Compliance fee s58H(2)(b) (includes one inspection)	per certificate	$160.00		No	Partial Cost Recovery
Animal surrender fee	per animal	$463.00	**fee waived following declaration of menacing or dangerous dog	No	Partial Cost Recovery
Awnings					
Defective awning inspection; proactive or complaint	per inspection	$285.00		No	Full Cost Recovery
Cost compliance notice, non-compliance with order for awnings	per application	$500.00		No	Full Cost Recovery
Building Approval Inspections					
Construction site proactive inspection	per inspection	$240.00		Yes	Full Cost Recovery
Critical Stage Inspections Class 1 and 10 Buildings (per inspection)	per inspection	$345.00		Yes	Market Based Pricing
Critical Stage Inspections Class 2 - 9 Buildings	per inspection		$360 + $90 per additional unit	Yes	Market Based Pricing
Travel Fee to Great Mackerel Beach, Coasters Retreat, Towlers Bay, Morning Bay, Elvina Bay, Scotland Island, Lovett Bay and Currawong Beach due to certification inspections (including Building Information Certificate applications)	per application	$227.00		Yes	Full Cost Recovery
Building Approvals					
Peer review of an alternate solution associated with Construction Certificate and Complying Development Certificate	per application	$790.00		Yes	Market Based Pricing
Refund of Application Fees - Construction Certificate, Complying Development Certificate, Section 68 and Building Information Certificate	per application		50% where partial assessment carried out (including any one of the following; inspection, notification, assessment and/or correspondence).	Yes	Full Cost Recovery
Refund of Application Fees - Construction Certificate, Complying Development Certificate, Section 68 and Building Information Certificate	per application		100% where no assessment carried out	Yes	Full Cost Recovery
Building Compliance					
Cost Compliance Notice - non-compliance with Order for illegal and non-compliant building work	per application	$500.00		No	Full Cost Recovery
Building Information Certificate					
Building Information Certificate Application - Class 1 and 10 Buildings	per application	$750.00		No	Full Cost Recovery
Building Information Certificate Application - Class 2 - 9 Buildings - floor area not exceed 200m²	per application	$750.00		No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Building Information Certificate Application - Class 2 - 9 Buildings - floor area between 200m² and 2,000m²	per application	$750 + $0.50 per m2 over 200m2	No	Full Cost Recovery
Building Information Certificate Application - Class 2 - 9 Buildings - floor area > 2,000m²	per application	$1,165 + $0.75 per m2 over 2,000m2	No	Full Cost Recovery
Building Information Certificate Application - Where relates to external wall or area without floor area	per application	$750.00	No	Full Cost Recovery
Building Information Certificate Application - Unauthorised Works Building Information Certificate Applications incur additional costs equivalent to the Development Application, Construction Certificate, Complying Development Certificate, Section 94 contributions, and as applicable notification of neighbours per the approved fees and charges schedule, in addition to the base application fee	each	$750 plus additional cost	No	Full Cost Recovery
Building Information Certificate - additional inspection	per inspection	$285.00	No	Full Cost Recovery
Building Information Certificate notification	per notification	$394.00	No	Full Cost Recovery
Copy of Building Information Certificate	each	$13.00	No	Full Cost Recovery
Compliance Certificate				
Compliance Certificate Fee - where Council nominated as Principal Certifier	each	$395.00	Yes	Full Cost Recovery
Complying Development Applications				
Complying Development Applications - Class 1 and 10 - work value less than or equal to $50,000 (application fee based on value of works)	per application	$790.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value between $50,001 to $150,000	per application	$1,140.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value between $150,001 to $250,000	per application	$1,780.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value between $250,001 to $500,000	per application	$2,275.00	Yes	Market Based Pricing
Complying Development Applications- Class 1 and 10 - work value between $500,001 to $1 million	per application	$2,705.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value more than $1 million to $2 million	per application	$3,985.00	Yes	Market Based Pricing
Complying Development Applications - Class 1 and 10 - work value more than $2 million	per application	$4,295.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value less than or equal to $50,000 (application fee based on value of works)	per application	$975.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 -work value between $50,001 to $150,000	per application	$1,320.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between $150,001 to $250,000	per application	$1,875.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between $250,001 to $500,000	per application	$2,430.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between $500,001 to $1 million	per application	$2,845.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value between $1 million to $2 million	per application	$3,885.00	Yes	Market Based Pricing
Complying Development Applications - Class 2 - 9 - work value more than $2 million	per application	$4,295.00	Yes	Market Based Pricing
Notification fee for Complying Development Certificate application	per application	$365.00	Yes	Market Based Pricing
Modification of a Complying Development Certificate	per application	$575.00	Yes	Market Based Pricing
Construction Certificates				
Construction Certificates Class 1 and 10 Buildings - work value less than or equal to $150,000 (application fee based on value of works)	per application	$1,150.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between $150,001 to $250,000	per application	$1,430.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between $250,001 to $500,000	per application	$2,845.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between $500,001 to $1 million	per application	$3,130.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value between $1 million to $2 million	per application	$3,845.00	Yes	Market Based Pricing
Construction Certificates Class 1 and 10 Buildings - work value more than $2 million	per application	$4,440.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value less than or equal to $150,000 (application fee based on value of works)	per application	$1,710.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value between $150,001 to $250,000 (application fee based on value of works)	per application	$2,565.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Construction Certificates - Class 2 - 9 Buildings work value between $250,001 to $500,000	per application	$3,560.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value between $500,001 to $1 million	per application	$4,550.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value between $1 million to $2 million	per application	$4,985.00	Yes	Market Based Pricing
Construction Certificates - Class 2 - 9 Buildings - work value more than $2 million	per application	$5,545.00	Yes	Market Based Pricing
Modification of Construction Certificate - modification of Class 1 & 10 building	per application	$500 or 20% of original CC fee whichever is higher	Yes	Market Based Pricing
Modification of Construction Certificate - modification of Class 2 - 9 Buildings	per application	$1,200 or 20% of original CC fee whichever is higher	Yes	Market Based Pricing
Fire Safety				
Registration of Annual Fire Safety Statement	per statement	$125.00	Yes	Full Cost Recovery
Fire Safety Compliance Cost Notices	each	$532.00	No	Partial Cost Recovery
Annual Fire Safety Statement Inspection	each	$330.00	Yes	Full Cost Recovery
Annual Fire Safety Statement - request for a stay of penalty infringement notice (AFSS current)	per application	$450.00	Yes	Full Cost Recovery
Annual Fire Safety Statement - request for a stay of penalty infringement notice (AFSS overdue)	per application	$800.00	Yes	Full Cost Recovery
Re-issue of Fire Safety Schedule	per application	$140.00	Yes	Full Cost Recovery
Health Approvals - Food				
Temporary food stall/mobile application - charity/community with evidence	per application	Zero	No	Zero Cost Recovery
Temporary food stall application - amendment to approved application	per application	$80.00	No	Partial Cost Recovery
Temporary food stall approval - one off event	per application	$190.00	No	Partial Cost Recovery
Temporary food stall application - low risk food. Three year approval includes assessment fee and all routine inspections during the period of approval	per application	$316.00	No	Partial Cost Recovery
Temporary food stall application - Medium & High Risk. Two year approval includes assessment fee and all routine inspections during the period of approval	per application	$316.00	No	Partial Cost Recovery
Mobile food vendor application - amendment to approved application	per application	$80.00	No	Partial Cost Recovery
Mobile food – One (1) year mobile food vendor application - low risk food	per application	$451.00	No	Full Cost Recovery
Mobile food – One (1) year mobile food vendor application - medium and high risk	per application	$675.00	No	Full Cost Recovery
Mobile food – Three (3) year mobile food vendor application - low risk food	per application	$1,079.00	No	Full Cost Recovery
Mobile food – Three (3) year mobile food vendor application - medium and high risk	per application	$1,618.00	No	Full Cost Recovery
Event food stall inspection fee (minimum 2 hours booking) applies to non-approved stalls or stalls operating on private land. Including travel time	per hour	$223.00	No	Full Cost Recovery
Temporary food stall/mobile re-inspection fee	per inspection	$352.00	No	Full Cost Recovery
Health Approvals - Heaters				
Solid fuel heaters - application to install	per application	$465.00	No	Full Cost Recovery
Solid fuel heaters renewal, review or amendment	per application	$210.00	No	Partial Cost Recovery
Solid fuel heaters - inspection & re-inspection	per inspection	$346.00	No	Full Cost Recovery
Health Approvals - Other				
Application urgency Fee - 2 working days or less prior to required approval date	per application	$316.00	No	Full Cost Recovery
Application urgency fee - between 3-10 working days prior to required approval date	per application	$146.00	No	Full Cost Recovery
Staff time - including but not limited to advice, inspections, presentations and professional services	per hour	$112.00	No	Full Cost Recovery
Health Approvals - Wastewater				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Application for approval to operate sewer/wastewater treatment system (pensioner fee) - with evidence	per application	$119.00	No	Partial Cost Recovery
Application for approval to operate sewer/wastewater treatment system (pump to sewer/truck systems)	per application	$242.00	No	Partial Cost Recovery
Application to operate - sewer/wastewater treatment system - does not apply to pump to sewer systems, pensioner fees and non-accredited systems.	per application	$346.00	No	Partial Cost Recovery
Application to install a Domestic sewer/wastewater treatment system	per application	$465.00	No	Partial Cost Recovery
Application to install a Commercial/greater than 10 person onsite sewage/wastewater management system	per application	$556.00	No	Full Cost Recovery
Application to install a greywater treatment system	per application	$179.00	No	Partial Cost Recovery
Application to operate a greywater treatment system	per application	$125.00	No	Partial Cost Recovery
Application to operate commercial sewer/wastewater system not accredited by NSW health and/or serves greater than 10 persons	per application	$404.00	No	Full Cost Recovery
Sewer/wastewater system - re-inspection fee	per inspection	$346.00	No	Full Cost Recovery
Health Compliance				
Compliance Cost Notice - per officer per hour, plus all direct costs as incurred	per hour	$112.00	No	Full Cost Recovery
Sampling (this includes but is not limited to soil, water and asbestos) - includes analysts cost and officer time	per sample	$242.00	No	Partial Cost Recovery
Underground petroleum storage system re-inspection fee	per inspection	$352.00	No	Partial Cost Recovery
Underground Petroleum Storage System Inspection fee	per inspection	$478.00	No	Full Cost Recovery
Fee for prevention and noise control notices	each	$840.00	No	Legislative Requirements (Regulatory)
Fee for clean-up notice (excluding depositing litter or waste)	each	$840.00	No	Legislative Requirements (Regulatory)
Fee for clean-up notice for depositing litter or waste	each	$286.00	No	Legislative Requirements (Regulatory)
Health Inspections - Food				
Food premises sampling	per sample	$242.00	No	Partial Cost Recovery
Food premises pre-fitout consultancy inspection fee	per application	$370.00	No	Legislative Requirements (Regulatory)
Food premises re-inspection fee / secondary routine inspection fee- all risk categories	per inspection	$370.00	No	Legislative Requirements (Regulatory)
Food premises annual administration fee - charity/community organisations	each	Zero	No	Zero Cost Recovery
Food premises annual administration fee (up to & including 5 full time Food Handlers)	each	$443.00	No	Full Cost Recovery
Food premises annual administration fee (between 6 and 50 full time Food Handlers)	each	$908.00	No	Full Cost Recovery
Food premises annual administration fee (more than 50 full time Food Handlers)	each	$3,970.00	No	Full Cost Recovery
Food Handlers' Seminar - onsite group booking - minimum 10 persons (working hours)	per booking	$337.00	Yes	Partial Cost Recovery
Food Handlers' Seminar - onsite group booking - minimum 10 persons (after hours)	per booking	$505.00	Yes	Full Cost Recovery
Food premises annual administration fee - 5 star Scores on Doors premises (up to & including 5 full time Food Handlers)	each	$353.00	No	Partial Cost Recovery
Food premises annual administration fee - 5 star Scores on Doors premises (between 6 and 50 full time Food Handlers)	each	$725.00	No	Partial Cost Recovery
Food premises annual administration fee - 5 star Scores on Doors premises (more than 50 full time Food Handlers)	each	$3,176.00	No	Partial Cost Recovery
Scores on Doors review application (within 3 months of application)	per application	$439.00	No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Food Act - Fee for Certificate of Clearance	each	$500.00	No	Legislative Requirements (Regulatory)
Food Act - Fee for improvement notice	each	$565.00	No	Legislative Requirements (Regulatory)
Health Inspections - Public Health				
Notification of new skin penetration premises	per notification	$105.00	No	Legislative Requirements (Regulatory)
Notification of new public swimming pool or spa pool	per notification	$105.00	No	Legislative Requirements (Regulatory)
Notification of installation of regulated systems	per notification	$120.00	No	Legislative Requirements (Regulatory)
Inspection beauty premises, including hairdressers/barbers with no skin penetration	per inspection	$204.00	No	Partial Cost Recovery
Skin penetration pre-fitout consultancy inspection / public health advisory inspection fee	per application	$370.00	No	Full Cost Recovery
Skin penetration inspection	per inspection	$212.00	No	Full Cost Recovery
Inspection public swimming pools	per inspection	$478.00	No	Full Cost Recovery
Inspection of regulated system	per inspection	$478.00	No	Full Cost Recovery
Re-inspection fee (beauty salon/skin penetration/regulated system/public swimming pool)	per inspection	$352.00	No	Partial Cost Recovery
Re-inspection of Prohibition order Public Health Act	per inspection	$255.00	No	Legislative Requirements (Regulatory)
Regulated system - RMP and Certificate of Audit administration fee	each	$209.00	No	Full Cost Recovery
Regulated systems sampling	per sample	$242.00	No	Partial Cost Recovery
Boarding house inspection/re-inspection fee	per inspection	$478.00	No	Full Cost Recovery
Sex services - inspection/re-inspection	per inspection	$478.00	No	Full Cost Recovery
Notification of beauty salon/skin penetration/regulated system/public swimming pool - charity/community with evidence	per inspection	Zero	Yes	Zero Cost Recovery
Public Health Act - Fee for improvement notice and prohibition order (in any other case)	each	$309.00	No	Legislative Requirements (Regulatory)
Inspection/re-inspection fee (beauty salon/skin penetration/regulated system/public swimming pool) - charity/community with evidence	per inspection	Zero	No	Zero Cost Recovery
Public Health Act - Fee for improvement notice and prohibition order (regulated system)	each	$665.00	No	Legislative Requirements (Regulatory)
Mortuary inspection/re-inspection fee	per inspection	$212.00	No	Partial Cost Recovery
Occupation Certificates				
Occupation Certificate - Class 1 and 10 Buildings	per application	$400.00	Yes	Market Based Pricing
Occupation Certificate - Class 2 - 9 Buildings	per application	$550 + $110 per additional unit	Yes	Market Based Pricing
Out of Hours Building Works Applications				
Out of hours application for building works. One application required for each period of 24 hours in which out of hours working is to be conducted	per application	$845.00	No	Full Cost Recovery
Urgency fee for out of hours work application - at least 2 days notice is required to process an urgency application	per application	$1,125.00	No	Full Cost Recovery
Amendments to out of hours building works application - can only amend an existing permit prior to commencement	per application	$230.00	No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Outstanding Notices and Orders Certificates - Section 735A and 121ZP				
Outstanding notices and orders certificates application for Section 735A and 121ZP (Outstanding Notices) Certificate (5 day turn around)	per application	$245.00	No	Full Cost Recovery
Urgency fee - application for Section 735A and 121ZP Certificate (2 day turn around)	per application	$394.00	No	Full Cost Recovery
Parking Management Fee Private Property				
Existing contracts - per space per annum or as specified in contract	per space per annum	$71.00	Yes	Partial Cost Recovery
New contracts - per space per annum or as specified in contract	per space per annum	$142.00	Yes	Partial Cost Recovery
Part 6 (formerly Part 4A) Certificate				
Copy of Part 6 (formerly Part 4A) Certificate	each	$10.00	No	Full Cost Recovery
Principal Certifying Authority Appointment				
Appointment of Council as the PCA. Excludes forced appointment by the BPB, or appointment as replacement PCA.	per application	$394.00	Yes	Full Cost Recovery
Complaint inspection fee where Council has been appointed as Principal Certifier - inspection charge where complaint is justified (per complaint inspection)	per application	$394.00	Yes	Full Cost Recovery
Transfer of PCA role to Council - file review fee.	per application	$619.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value less than or equal to $250,000 (application fee based on value of works)	per application	$1,832.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value between $250,001 to $500,000	per application	$2,050.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value between $500,001 to $1 million	per application	$2,342.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value between $1 million to $2 million	per application	$2,999.00	Yes	Full Cost Recovery
Appointment of Council as the PCA to replace private certifier (transfer of PCA role to Council) work value more than $2 million	per application	$3,458.00	Yes	Full Cost Recovery
Private Certifier Certificate Registration				
Registration of Part 6 (formerly Part 4A) Certificate issued by Private Certifier of CDC	per application	$43.00	No	Legislative Requirements (Regulatory)
Registration of Part 6 (formerly Part 4A) Certificate issued by Private Certifier of CC, OC, compliance certificates and Strata Title (subdivision) certificates	per application	$48.00	No	Legislative Requirements (Regulatory)
Section 68 Applications - Caravan Parks or camping ground				
Approval to operate a caravan park or camping ground (includes renewal of expired approval) - fee also applies to flood liable land	per application	$750.00	Yes	Full Cost Recovery
Application to install a moveable dwelling in a caravan park or camping ground	per application	$300.00	Yes	Full Cost Recovery
Application to install relocatable home, rigid annexe or associated structure in a caravan park or camping ground	per application	$300.00	Yes	Full Cost Recovery
Application to modify existing dwelling or associated structure	per application	$350.00	Yes	Full Cost Recovery
Compliance inspection and reinspection fee for caravan park or camping ground (per inspection)	per inspection	$300.00	Yes	Full Cost Recovery
Issue a completion certificate for caravan park or camping ground (includes inspection fee)	per application	$295.00	Yes	Full Cost Recovery
Transfer of approval (change in ownership)	per application	$120.00	Yes	Full Cost Recovery
Approval to Install a Two Storey Relocatable Home	per application	$150.00	Yes	Full Cost Recovery
Application for Section 82 objection to LG Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings Regulation (Individual Site or Minor with Administration Fee)	per application	$300.00	Yes	Full Cost Recovery
Application for Section 82 objection to LG Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings Regulation (Multiple Sites or Major with Administration Fee)	per application	$750.00	Yes	Full Cost Recovery
Section 68 Applications - Manufactured or moveable dwelling ot associated structure on land other than in a carvan park or camping ground				
Application to install a manufactured (relocated) home or moveable dwelling on land other than in caravan parks or camping grounds	per application	$1,470.00	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Application to install associated structure on land other than in caravan parks or camping grounds	per application	$500.00	Yes	Full Cost Recovery
Application to modify manufactured home or associated structure	per application	$400.00		Full Cost Recovery
Issue a completion certificate for manufactured home; moveable dwelling or associated structure on land	per application	$295.00	Yes	Full Cost Recovery
Carry out inspection for manufactured home; moveable dwelling or associated structure on land	per inspection	$300.00	Yes	Full Cost Recovery
Strata Applications				
Signing of legal documents including Strata Plan and other legal documents	per application	$485.00	Yes	Full Cost Recovery
Strata Plan - Assessment of a request to terminate a Strata Plan	per application	$500.00	No	Full Cost Recovery
Strata application review	per application	$970.00	Yes	Full Cost Recovery
Strata Title Certificate Application				
Strata Title Certificate Application - additional inspections or re-inspections, if required	per inspection	$335.00	Yes	Full Cost Recovery
Strata Title Certificate Application for buildings erected prior to introduction of Ordinance 70 or under BCA, per application plus price per unit and one inspection	per application	$1,020 plus $220 per unit	Yes	Full Cost Recovery
Swimming Pools				
Swimming Pool Registration	per application	$10.00	Yes	Legislative Requirements (Regulatory)
Swimming Pool CPR Sign	each	$23.40	Yes	Market Based Pricing
Proactive re-inspection fee of swimming pool as part of Council's adopted statutory inspection program	per inspection	$100.00	No	Legislative Requirements (Regulatory)
Re-inspection of swimming pool for Compliance Certificate application	per inspection	$100.00	Yes	Legislative Requirements (Regulatory)
Re-inspection of private swimming pool (per re-inspections) - Exemption application	per inspection	$100.00	No	Legislative Requirements (Regulatory)
Re-inspection fee of swimming pool as a result of a 22E Notice issued by private Accredited Certifier	per inspection	$100.00	No	Legislative Requirements (Regulatory)
Initial inspection fee of swimming pool as a result of a 22E Notice issued by private Accredited Certifier	per inspection	$150.00	No	Legislative Requirements (Regulatory)
Initial Inspection of swimming pool for Compliance Certificate application	per inspection	$150.00	Yes	Legislative Requirements (Regulatory)
Proactive initial inspection of swimming pool as part of Council's adopted statutory inspection program	per inspection	$150.00	No	Legislative Requirements (Regulatory)
Application (including inspection) for Section 22 Exemption - Swimming Pools Act	per application	$250.00	No	Legislative Requirements (Regulatory)
Unattended Animals In Public (other than companion animals)				
Conveyance fee	per animal	$83.00	No	Partial Cost Recovery
Holding, sustenance and veterinary care fee	per animal	$99.00	No	Partial Cost Recovery
Notice/administration fee	per animal	$221.00	No	Partial Cost Recovery
Unattended Property - Large Articles that can not be readily transported in a Ranger vehicle (excluding those for which another fee is already specified)				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Conveyance, storage and notice/administration fee - first 28 day period - additional $180 for 28 days	per article	$158.00	No	Partial Cost Recovery
Unattended Property - Shopping Trolleys and Bikes				
Conveyance, storage and notice/administration fee - 28 day holding period only	per article	$158.00	No	Partial Cost Recovery
Unattended Property - Small Articles that can be readily transported in a Ranger vehicle (excluding those articles for which another fee is already specified)				
Conveyance, storage and notice/administration fee - 28 day holding period only	per article	$112.00	No	Partial Cost Recovery
Unattended Property - Vehicles (incl cars, boats over 5m, boat trailers, box trailers, caravans etc.)				
Storage fee - held at a Council owned facility - per day or actual cost to Council, whichever is the higher	per day	$53.80	No	Partial Cost Recovery
Conveyance fee - includes collection, storage and notice/administration fee - or actual cost to Council - whichever is the higher	per article	$218.00	No	Partial Cost Recovery
Unattended Property - Watercraft (5m and under)				
Storage fee - watercraft held at a contractor's facility - per day or actual cost to Council - whichever is the higher	per day	$72.00	No	Partial Cost Recovery
Additional storage fee - watercraft held at a Council owned facility - applied for each day over 28 days	per day	$53.80	No	Partial Cost Recovery
Conveyance fee - includes collection, storage and notice/administration fee - or actual cost to Council - whichever is the higher	per article	$218.00	No	Partial Cost Recovery
Transport & Civil Infrastructure				
Beach and Reserve Paid Parking				
Parking App transaction fee - charged by the Parking App provider	per charge	At cost	Yes	Full Cost Recovery
Paid parking spaces occupied as part of a traffic control plan	per charge	Applicable to either day or hourly rates	Yes	Market Based Pricing
Beach and Reserve Paid Parking - Ocean Beach (Manly) to Queenscliff				
Off peak season - general parking (1 May to 30 Sep inclusive)	per hour	$8.00	Yes	Market Based Pricing
Beach and Reserve Paid Parking - Church Point, Pittwater Park, Woorak/Iluka Reserve				
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	$8.00	Yes	Market Based Pricing
Off peak season - 24 hour rate (1 May to 30 Sep inclusive)	per day	$35.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	$10.00	Yes	Market Based Pricing
Peak season - 24 hour rate (1 Oct to 30 Apr inclusive)	per day	$40.00	Yes	Market Based Pricing
Beach and Reserve Paid Parking - Clontarf, Shelly Beach, Sandy Bay & Spit Bridge				
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	$8.00	Yes	Market Based Pricing
Off peak season - daily rate (1 May to 30 Sep inclusive)	per day	$35.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	$10.00	Yes	Market Based Pricing
Peak season - daily rate (1 Oct to 30 Apr inclusive)	per day	$40.00	Yes	Market Based Pricing
Beach and Reserve Paid Parking - Freshwater to Narrabeen including Manly Dam				
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	$8.00	Yes	Market Based Pricing
Off peak season - daily rate (1 May to 30 Sep inclusive)	per day	$35.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	$10.00	Yes	Market Based Pricing
Peak season - daily rate (1 Oct to 30 Apr inclusive)	per day	$40.00	Yes	Market Based Pricing
Beach and Reserve Paid Parking - North Narrabeen to Palm Beach				
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	$8.00	Yes	Market Based Pricing
Off peak season - daily rate (1 May to 30 Sep inclusive)	per day	$35.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	$10.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Peak season - daily rate (1 Oct to 30 Apr inclusive)	per day	$40.00	Yes	Market Based Pricing
Beach and Reserve Paid Parking - Ocean Beach (Manly) to Queenscliff				
Off peak season - buses 8+ seats (1 May to 30 Sep inclusive)	per hour	$35.00	Yes	Market Based Pricing
Peak season - general parking (1 Oct to 30 Apr inclusive)	per hour	$10.00	Yes	Market Based Pricing
Peak season - buses 8+ seats (1 Oct to 30 Apr inclusive)	per hour	$40.00	Yes	Market Based Pricing
Beach and Reserve Paid Parking - Rowland Reserve				
Off peak season - hourly rate (1 May to 30 Sep inclusive)	per hour	$6.50	Yes	Market Based Pricing
Off peak season - 24 hour rate (1 May to 30 Sep inclusive)	per day	$27.00	Yes	Market Based Pricing
Peak season - hourly rate (1 Oct to 30 Apr inclusive)	per hour	$8.00	Yes	Market Based Pricing
Peak season - 24 hour rate (1 Oct to 30 Apr inclusive)	per day	$30.50	Yes	Market Based Pricing
Bicycle parking in pay stations e.g. Whistler Street and PCYC				
New application fee (non-refundable)	per application	$79.00	Yes	Market Based Pricing
Annual renewal fee	per application	$79.00	Yes	Market Based Pricing
Replacement card	per card	$36.00	Yes	Market Based Pricing
Replacement permit	per permit	$35.50	Yes	Market Based Pricing
Building Waste Container (Skips)				
Application fee including first 7 days rental	per application	$252.00	No	Full Cost Recovery
Placement fee after the first 7 days (per week or part thereof)	per week	$234.00	No	Full Cost Recovery
Late application fee - when containers/skips delivered prior to obtaining a Permit	per bin	$1,148.00	No	Full Cost Recovery
Civil Works				
Civil works - provision of Council works undertaken on behalf of third party	per request	Cost plus 10%	Yes	Full Cost Recovery
Community information blade				
Recovery from applicants for the cost of the manufacture and installation of community information blade	per application	$673.00	Yes	Full Cost Recovery
Crane airspace approval				
Crane airspace approval	per application	$380.00	No	Full Cost Recovery
Driveway Delineation				
A single residential driveway	per set of lines	$888.00	No	Full Cost Recovery
A single commercial or industrial driveway	per set of lines	$1,450.00	No	Full Cost Recovery
Electric Vehicle Charging				
Price per kWh (AC charger)	per charge	$0.30	Yes	Market Based Pricing
Connection fee	per charge	$0.50	Yes	Market Based Pricing
Idle fee per minute	per charge	$0.10	Yes	Market Based Pricing
Idle fee grace period	per charge	30 minutes	Yes	Market Based Pricing
Electric Vehicle Charging Space				
Application fee for a dedicated public electric vehicle charging space	per application	$1,722.00	No	Partial Cost Recovery
Annual fee for a dedicated public electric vehicle charging space	per annum	$2,059.00	No	Partial Cost Recovery
Event parking - overstay timed restriction				
Hourly charge - first three hours into overstay of timed restriction	each	$6.10	Yes	Market Based Pricing
Hourly charge - after first three hours into overstay of timed restriction	per hour per vehicle	$12.30	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Processing administrative fee	each	$50.00	Yes	Market Based Pricing
Event parking - permit application paid parking				
Processing administrative fee - for businesses or individuals applying for permits	each	$60.90	Yes	Market Based Pricing
Parking - Car Share				
Initial car share fee - licence administration	per application	$672.00	No	Partial Cost Recovery
Initial car share fee - parking space	each	$2,059.00	No	Partial Cost Recovery
Car share annual fee - maintenance per each authorised space	each	$2,059.00	No	Partial Cost Recovery
Parking - Dee Why PCYC Parking Station				
Monday - Sunday (5:30am-12am midnight) 0 - 3 hours	per time limit	Zero	Yes	Zero Cost Recovery
Monday - Sunday (5:30am -12am midnight) 3 - 4 hours	per time limit	$5.00	Yes	Market Based Pricing
Monday - Sunday (5:30am-12am midnight) 4 -5 hours	per time limit	$6.00	Yes	Market Based Pricing
Monday - Sunday (5:30am-12am midnight) 5+ hours	per time limit	$7.00	Yes	Market Based Pricing
Overnight rate	per time limit	$7.00	Yes	Market Based Pricing
Additional after hours charge for release of vehicles locked in the parking station - charged by the security company	per occasion	At Cost	Yes	Full Cost Recovery
Parking - Dee Why PCYC Parking Station - Prepaid Accounts				
Daily rate up to 1 week	per day	$10.00	Yes	Market Based Pricing
Daily rate between 1 and 2 weeks	per day	$9.50	Yes	Market Based Pricing
Daily rate from 2 weeks	per month	$130.00	Yes	Market Based Pricing
PCYC overnight parking permit (access between 5:00pm and 8:00am). For parking outside these hours, the casual fee and charges apply.	per month	$65.00	Yes	Market Based Pricing
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Daily Rates				
Monday - Sunday (6:30am-7pm) 0 - 2 hour	per time limit	Zero	Yes	Zero Cost Recovery
Monday - Sunday (6:30am-7pm) 2 - 2.5 hours	per time limit	$13.50	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 2.5 - 3 hours	per time limit	$18.00	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 3 - 3.5 hours	per time limit	$22.00	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 3.5 - 4 hours	per time limit	$26.00	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 4 - 5 hours	per time limit	$40.50	Yes	Market Based Pricing
Monday - Sunday (6:30am-7pm) 5+ hours	per time limit	$55.00	Yes	Market Based Pricing
Late Night Worker - flat fee everyday. Entry after 5pm, exit before 6:30am. Normal fees and charges apply from 6:30am the following day.	each	$5.50	Yes	Market Based Pricing
Operational commercial vehicle - daily flat fee weekends only	each	$32.00	Yes	Market Based Pricing
Top up card and replacement card	each	$50.00	Yes	Market Based Pricing
Manly National only - early bird - in by 9am out after 3pm Mon-Fri	per time limit	$27.50	Yes	Market Based Pricing
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Evening Rates				
Every day - evening 7pm-12 midnight (flat rate fee)	per time limit	$5.50	Yes	Market Based Pricing
Overnight rate - all parking stations (including exiting after midnight Friday - Saturday Whistler Street only)	per time limit	$5.50	Yes	Market Based Pricing
Additional after hours charge for release of vehicles locked in the parking station - charged by the security company	per occasion	At Cost	Yes	Full Cost Recovery
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Prepaid Accounts				
2 days per week (monthly)	per month	$121.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
3 days per week (monthly)	per month	$181.00	Yes	Market Based Pricing
4 days per week (monthly)	per month	$240.00	Yes	Market Based Pricing
5 days (Mon-Fri) (monthly)	per month	$301.00	Yes	Market Based Pricing
7 days (Mon-Sun) (monthly)	per month	$480.00	Yes	Market Based Pricing
2 days per week (yearly)	per year	$1,438.00	Yes	Market Based Pricing
3 days per week (yearly)	per year	$2,156.00	Yes	Market Based Pricing
4 days per week (yearly)	per year	$2,875.00	Yes	Market Based Pricing
5 days (Mon-Fri) (yearly)	per year	$3,594.00	Yes	Market Based Pricing
7 days (Mon-Sun) (yearly)	per year	$5,749.00	Yes	Market Based Pricing
Overnight Access fob - Manly National only	per instance	$50.00	Yes	Partial Cost Recovery
Overnight Access fob - Manly National only - Replacement of lost or damaged fob	per instance	$50.00	Yes	Partial Cost Recovery
Parking - Whistler Street, Peninsula, Pacific Waves and Manly National Parking Stations - Prepaid Accounts - Motorcycles (applicable only in motorcycle designated areas)				
2 days per week (monthly)	each	$57.00	Yes	Market Based Pricing
3 days per week (monthly)	each	$86.00	Yes	Market Based Pricing
4 days per week (monthly)	each	$115.00	Yes	Market Based Pricing
5 days per week (monthly)	each	$144.00	Yes	Market Based Pricing
7 days per week (monthly)	each	$227.00	Yes	Market Based Pricing
2 days per week (yearly)	each	$675.00	Yes	Market Based Pricing
3 days per week (yearly)	each	$1,012.00	Yes	Market Based Pricing
4 days per week (yearly)	each	$1,348.00	Yes	Market Based Pricing
5 days per week (yearly)	each	$1,684.00	Yes	Market Based Pricing
7 days per week (yearly)	each	$2,693.00	Yes	Market Based Pricing
Parking Permit Scheme Manly				
Special issue not for profit organisation permit	per permit	$30.00	No	Partial Cost Recovery
1st permit - residential	per permit	$57.00	No	Partial Cost Recovery
1st permit - residential - Concession	per permit	$28.50	No	Partial Cost Recovery
2nd permit - residential	per permit	$125.00	No	Full Cost Recovery
2nd permit - residential - Concession	per permit	$62.50	No	Partial Cost Recovery
3rd permit - residential (Extenuating circumstances only)	per permit	$316.00	No	Market Based Pricing
Business permit	per permit	$259.00	No	Market Based Pricing
Car share permit	per permit	$259.00	No	Market Based Pricing
Multi-use Permit - 24 hour paid session	per permit	$5.00	No	Partial Cost Recovery
Support worker permit	per permit	$59.00	No	Partial Cost Recovery
Parking Permits - Beach				
Ratepayer permits. The first two permits are free	per permit	Free	No	Zero Cost Recovery
Additional ratepayer permits (Max. of two)	per permit	$250.00	No	Partial Cost Recovery
Resident permits (Max. of two)	per permit	$250.00	No	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Parking Permits - Church Point Reserve & Precinct				
LGA Residents only 12 month permits	per permit	$659.00	No	Market Based Pricing
LGA Residents only 6 month permits	per permit	$330.00	No	Market Based Pricing
LGA Residents only 12 month permits - Concession	per permit	$330.00	No	Market Based Pricing
LGA Residents only 6 month permits - Concession	per permit	$170.00	No	Market Based Pricing
LGA Residents Church Point support worker 12 month permit - Concession	per permit	$330.00	No	Market Based Pricing
Non-residents (outside of LGA) only full year permits	per permit	$1,341.00	No	Market Based Pricing
Church Point carpark reserved parking space (Coupon) by direct debit or invoice	per space per annum	$6,494.00	Yes	Market Based Pricing
Church Point carpark reserved parking space (Coupon) by direct debit or invoice	per space per month	$542.00	Yes	Market Based Pricing
LGA residents only – 28 days temporary permit	per permit	$35.00	No	Market Based Pricing
Replacement coupon fee/temporary coupon fee	per permit	$25.00	Yes	Market Based Pricing
Bollard key replacement bond	per key	$200.00	No	Full Cost Recovery
Parking Permits - Postage and Handling				
Permit holder	per occasion	Free	Yes	Full Cost Recovery
Standard post	per occasion	Free	Yes	Full Cost Recovery
Postage and handling (registered post)	per occasion	$16.00	Yes	Full Cost Recovery
Parking Permits - Rowland Reserves, Woorak Reserves and Iluka Park				
12 month permit	per permit	$230.00	No	Partial Cost Recovery
12 month permit - Concession	per permit	$116.00	No	Partial Cost Recovery
Parking Permits - Western Foreshore				
Parking Permit - 12 months - Only available to property owners or tenants from Great Mackerel Beach and Coasters Retreat	per permit	$90.00	No	Partial Cost Recovery
Permit To Stand Plant on Council Road Reserve				
Application fee when application lodged more than 2 business days prior to permit being required	per application	$238.00	No	Full Cost Recovery
Additional urgency fee for applications lodged within 2 business days of date permit is required	per application	$472.00	No	Full Cost Recovery
Rental rate (per lane x per day or part thereof)	per day per lane	$337.00	No	Full Cost Recovery
Restoration Charges				
Late fee where permit not obtained before road opened or inadequate permit obtained	each	$1,053.00	No	Full Cost Recovery
Restoration Charges - Footpaths and Driveways				
The Corso and Manly CBD only. This fee is charged in addition to the standard "Segmental Paving - Lay Only" rate where specialised paving is required.	per square metre	$292.00	No	Full Cost Recovery
Cement concrete footpath - 1-3 m2 (1.5 m2 min.)	per square metre	$571.00	No	Full Cost Recovery
Cement concrete footpath - 3-10 m2	per square metre	$453.00	No	Full Cost Recovery
Cement concrete footpath - 10-50 m2	per square metre	$329.00	No	Full Cost Recovery
Cement concrete footpath - > 50 m2	per square metre	$229.00	No	Full Cost Recovery
Commercial/CBD Pavers/Shopping Centres/Restaurant precincts - charge in addition to the standard Segmental Paving - Lay Only rate	per square metre	$260.00	No	Full Cost Recovery
Concrete commercial/industrial driveways - 0-5 sqm per m2 (1 m2 min.)	per square metre	$855.00	No	Full Cost Recovery
Concrete commercial/industrial driveways - greater than 5 m2 per m2	per square metre	$708.00	No	Full Cost Recovery
Concrete residential driveways, multi-occupancy units - 0-5 sqm per m2 (1 m2 min.)	per square metre	$796.00	No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Concrete residential driveways, multi-occupancy units - greater than 5 m2 per m2	per square metre	$636.00	No	Full Cost Recovery
Formed or grassed area per m2	per square metre	$219.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - 1 -3 m2	per square metre	$969.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - 3 - 10 m2	per square metre	$718.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - 10 - 50 m2	per square metre	$548.00	No	Full Cost Recovery
Segmental Paving - Lay only (Original Pavers returned to Council on pallet) - paving including 30mm sand bedding and 75mm concrete base. - >50 m2 negotiation	per square metre	$508.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - 1 - 3 m2	per square metre	$1,354.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - 3 - 10 m2	per square metre	$829.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - 10-50 m2	per square metre	$668.00	No	Full Cost Recovery
Segmental Paving - Supply & Lay paving including 30mm sand bedding and 75mm concrete base - >50 m2 negotiation	per square metre	$627.00	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - 1-3 sqm (1.5 sqm min.)	per square metre	$702.00	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - 3-10 sqm	per square metre	$556.00	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - 10-50 sqm	per square metre	$404.00	No	Full Cost Recovery
Concrete Shared Pathway (130mm thick slab >2.5m wide with SL72 mesh) - > 50 sqm	per square metre	$282.00	No	Full Cost Recovery
Concrete kerb/pram ramp (to NBC standards)	each	$3,369.00	No	Full Cost Recovery
Top Soil and Grass Seed	per square metre	$96.00	No	Full Cost Recovery
Restoration Charges - Kerb and Gutter				
Drainage pit lintels (including 1.8m-3.6m)	each	Cost plus 10%	No	Full Cost Recovery
Kerb and Gutter - 1-3 m (Minimum 1 linear metre)	per linear metre	$749.00	No	Full Cost Recovery
Kerb and gutter - 3-10 m2	per linear metre	$670.00	No	Full Cost Recovery
Kerb and Gutter - 10-50 m2	per linear metre	$635.00	No	Full Cost Recovery
Kerb and gutter 50 m2 negotiation (cost plus)	per linear metre	$578.00	No	Full Cost Recovery
Restoration Charges - Roads				
High Traffic Locations Surcharge (CBD/Commercial Centres, Regional or State Roads)	each	Cost plus 10%	No	Full Cost Recovery
Line Marking Establishment Cost	each	$1,685.00	No	Full Cost Recovery
Plant Opening Fee (Concrete or Asphalt Plants)	each	$2,807.00	No	Full Cost Recovery
Work outside normal hours (e.g night works, weekend work)	per hour	$562.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 1 - 5 per m2 - Cost recoveries - allowing for 100mm min AC due to Pavement defects	per square metre	$521.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 5 - 25 per m2 - Cost recoveries - allowing for 100mm min AC due to Pavement defects	per square metre	$410.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 25 - 50 per m2 - Cost recoveries - allowing for 100mm min AC due to Pavement defects	per square metre	$292.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - 50 - 150 per m2 - Cost recoveries - allowing for 100mm min AC due to Pavement defects	per square metre	$260.00	No	Full Cost Recovery
Hot mix asphaltic concrete on fine crushed rock (50mm min AC DGB) - > 150 (or neg at cost plus 20%) per m2 - Cost recoveries - allowing for 100mm min AC due to Pavement defects	per square metre	$215.00	No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Line marking	per square metre	Cost plus 10%	No	Full Cost Recovery
Traffic control - additional charges as determined by Council	per site	Cost plus 10%	No	Full Cost Recovery
Unsealed shoulders	per square metre	Cost plus 10%	No	Full Cost Recovery
Restoration Charges - Saw Cutting				
Saw cutting	per metre	$48.80	No	Full Cost Recovery
Restoration Charges - Utility Authorities only				
Work quality sign off inspection fee	per location	$214.00	No	Full Cost Recovery
Quotation scoping and work quality sign off fee	per location	$325.00	No	Full Cost Recovery
Restorations - fixed price quotations for repairs to Council assets	per location	Fixed price - cost plus 10%	No	Full Cost Recovery
Road Act Approval - Minor Encroachments				
Application for minor encroachments (private works and minor structures) on Road Reserve not associated with a Development Application	per application	$320.00	No	Full Cost Recovery
Road Openings - Permit Fees				
Road Opening Permit Fee (Utility Authorities excepted) in addition to required restoration fees	per location	$382.00	No	Full Cost Recovery
Road Works Inspection				
Additional site inspections - 1 inspection	per inspection	$214.00	No	Full Cost Recovery
Shared Mobility Operator Authorisation				
Application Fee	per application	$1,423.30	No	Partial Cost Recovery
Annual Zone (Category A) Fee	per application	$5,000.00	No	Partial Cost Recovery
Annual Zone (Category B) Fee	per application	$3,500.00	No	Partial Cost Recovery
Annual Zone (Category C) Fee	per application	$2,100.00	No	Partial Cost Recovery
Storage and materials on footpaths and road reserve				
Rental rate for storage of materials on a footpath or public road reserve	per square metre per week	$38.30	No	Partial Cost Recovery
Stand container, work shed or building materials on footpath or public road reserve related to development activities	per application	$258.00	No	Full Cost Recovery
Late fee (additional fee) for container/work shed permit (container/work shed delivered prior to obtaining permit)	per application	$1,150.00	No	Partial Cost Recovery
Street Renaming				
New road naming (signposting additional as per fees and charges)	per location	$1,846.00	No	Full Cost Recovery
Road renaming (renaming of existing street including consultation and statutory processes	per location	$2,274.00	No	Full Cost Recovery
Traffic Control/Traffic Management				
Application to apply traffic control plan	per application	$346.00	No	Full Cost Recovery
Assessment of full road closure and associated traffic management plan	per application	$594.00	No	Full Cost Recovery
Traffic Facilities - Safety Mirror				
Application fee	per application	$987.00	No	Full Cost Recovery
Installation fee for standard 450mm mirror	per application	$1,349.00	No	Full Cost Recovery
Annual rental/inspection fee	per annum	$422.00	No	Full Cost Recovery
Works Contribution - Contribution by adjoining owners towards 1/2 cost of works under Sec 217 Roads Act				
Kerb and Gutter - primary frontage	per metre	$445.00	No	Market Based Pricing
Kerb and Gutter - secondary frontage	per metre	$226.00	No	Partial Cost Recovery
Workzone Primary Zone				
Workzone Primary Zone application fee	per application	$1,722.00	No	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Rental charge - Workzone Primary Zone rental fee	per metre per week	$55.90	No	Partial Cost Recovery
Workzone Standard				
Workzone Standard Zone application fee	per application	$1,150.00	No	Partial Cost Recovery
Rental charge - Workzone Standard Zone rental fee	per metre per week	$37.40	No	Partial Cost Recovery
Parks & Open Space				
Memorial				
Installation of plaque on existing seat	each	$835.00	No	Full Cost Recovery
Installation of Olympic Plaque (Manly)	each	$2,104.00	No	Full Cost Recovery
Installation of plaque, seat	each	$3,402.00	No	Full Cost Recovery
Installation of plaque, seat & concrete slab	each	$5,608.00	No	Full Cost Recovery
Memorial Tree with Digital Plaque only				
Planting, maintenance (12 months) and installation of Memorial Tree with Digital plaque only	per item	$1,700.00	No	Full Cost Recovery
Memorial Tree with Physical and Digital Plaque				
Planting, maintenance (12 months) and installation of Memorial Tree with Physical (& Digital) plaque	per item	$2,500.00	No	Full Cost Recovery
Tree Removal Application - Permit to Remove or Prune Trees on Private Property				
Application to request the removing or pruning of trees (includes the assessment of first tree)	per item	$201.00	No	Partial Cost Recovery
Assessment of additional tree/s	per item	$58.50	No	Partial Cost Recovery
Request for onsite meeting with Council Officer	per application	$116.00	No	Partial Cost Recovery
Environment & Resilience				
Authorisation of legal documents - under Conveyancing Act 1919 Part 6 and s88				
Signing and extinguishment fee for easements, positive covenants and restrictions as per user including, but not limited to, on-site stormwater detention system inspection for all other development (i.e. residential, flat buildings)	per application	$905.00	No	Full Cost Recovery
Signing and extinguishment fee for easements, positive covenants and restrictions as per user including, but not limited to, on-site stormwater detention system inspection for single residential dwellings	per application	$685.00	No	Full Cost Recovery
Resigning fee	per application	$338.00	No	Full Cost Recovery
Registered post of documents	per application	$6.20	Yes	Full Cost Recovery
Bonds and guarantees				
Bond/guarantee to cover the cost and/or maintenance of road and drainage, footpath works etc. excluding Road Damage Bond	per approval	Determined on application	No	Full Cost Recovery
Coastal Environment Centre - Community Education				
Walks and talks - per adult including 2 children under 18yrs when accompanied by an adult	per charge	$15.00	Yes	Partial Cost Recovery
Walks and talks - per adult attending - single ticket	per charge	$15.00	Yes	Partial Cost Recovery
Coastal Environment Centre - Conference Room Hire (600W HDTV cinema hire inc high speed internet iPod/iPhone compatible)				
Not for profit use - 15% discount for permanent hirers (2 or more bookings)	per hour	$27.50	Yes	Partial Cost Recovery
Not for profit use - 15% discount for permanent hirers (2 or more bookings)	per half day	$113.00	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Not for profit use - 15% discount for permanent hirers (2 or more bookings)	per day	$209.00	Yes	Partial Cost Recovery
Commercial use - 15% discount for permanent hirers (2 or more bookings)	per hour	$55.00	Yes	Full Cost Recovery
Commercial function rate - 15% discount for permanent hirers (2 or more bookings)	per hour	$112.00	Yes	Full Cost Recovery
Kitchen facilities	per hire	$34.10	Yes	Full Cost Recovery
Cleaning after function	per hire	$79.00	Yes	Full Cost Recovery
After hours security and access control	per hire	$188.00	Yes	Full Cost Recovery
Refundable bond - Functions and special events	per hire	$669.00	No	Full Cost Recovery
Key deposit (payable at time of booking)	per hire	$114.00	No	Full Cost Recovery
Coastal Environment Centre - Educator				
CEC Educator	per hour	$114.00	Yes	Full Cost Recovery
Coastal Environment Centre - High School Excursion				
High School Excursion half day - for first 20 students	minimum charge	$545.00	Yes	Partial Cost Recovery
High School Excursion half day - additional students	per student	$27.20	Yes	Partial Cost Recovery
High School Excursion full day - for first 20 students	minimum charge	$667.00	Yes	Partial Cost Recovery
High School Excursion full day - additional students	per student	$33.30	Yes	Partial Cost Recovery
Additional staff member for school excursions when requested	per charge	$305.00	Yes	Full Cost Recovery
Coastal Environment Centre - Online Presentations				
Delivery of virtual presentation	per hour	$114.00	Yes	Partial Cost Recovery
Coastal Environment Centre - Pre-School				
Coast and Bush Programs - for first 20 children	minimum charge	$269.00	Yes	Partial Cost Recovery
Coast and Bush Programs - additional children	per child	$13.40	Yes	Partial Cost Recovery
Coastal Environment Centre - Primary School Excursion				
Primary School Excursion half day - for first 20 students	minimum charge	$423.00	Yes	Partial Cost Recovery
Primary School Excursion half day - additional students	per student	$21.10	Yes	Partial Cost Recovery
Primary School Excursion full day - for first 20 students	minimum charge	$526.00	Yes	Partial Cost Recovery
Primary School Excursion full day - additional students	per student	$26.30	Yes	Partial Cost Recovery
Additional staff member for school excursions when requested	per charge	$305.00	Yes	Full Cost Recovery
Coastal Environment Centre - School Holiday Program Activities				
Kids on the Coast (ages 6 - 18)	per student	$85.00	Yes	Partial Cost Recovery
Kids on the Coast - Vacation Care group rate (minimum 20)	group rate, per student	$32.60	Yes	Partial Cost Recovery
Kids on the Coast - Extended day	per student	$110.00	Yes	Partial Cost Recovery
Coastal Environment Centre - University/TAFE Excursion				
Full Day - for first 20 students	minimum charge	$753.00	Yes	Partial Cost Recovery
Full Day - additional students	per student	$37.60	Yes	Full Cost Recovery
Coastal Environment Centre - University/TAFE Incursion				
Community Educators (by agreement)	per hour	$119.00	Yes	Full Cost Recovery
Coastal Environment Centre - Workshops				
Workshops include presenter costs, external experts and/or training materials	per person	up to $150.00	Yes	Full Cost Recovery
Compliance Certificates - On-site detention - Environmental Planning and Assessment Act 1979 (Part 6)				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Single dwelling (includes up to 2 separate OSD tanks or basins)	per certificate	$686.00	No	Full Cost Recovery
Multi-unit dwelling and industrial (includes up to 2 separate OSD tanks or basins)	per certificate	$1,262.00	No	Full Cost Recovery
Compliance certificate for each additional OSD tank or basin	per certificate	$402.00	No	Full Cost Recovery
Compliance Certificates - Subdivision Final - Environmental Planning and Assessment Act 1979 (Part 6)				
Partial compliance per certificate e.g. compliance certificate for a stage of works silt and sediment control works	per certificate	$668.00	No	Full Cost Recovery
Final certificate per allotment e.g. 10 allotments is 10 x fee	per lot	$668.00	No	Full Cost Recovery
Corporate Volunteering and Education				
Half Day Program - Bushcare, Tree Planting, Environmental Clean-Ups & Field Trips - minumum 10 participants	per person	$107.00	Yes	Full Cost Recovery
Documents				
Copy of Strategies, Plans or Environmental Reports on CD e.g. Plans of Management	per copy	$41.70	No	Full Cost Recovery
Copy of Strategies, Plans or Environmental Reports on Hard copy e.g. Plans of Management	per copy	$86.00	No	Full Cost Recovery
Drainage system / easement investigation				
Investigation of drainage system in relation to development (i.e. extinguishment, future use etc.). Applicants are encouraged to obtain independent Engineering Consultant advice on drainage issues.	per hour	$349.00	No	Full Cost Recovery
Driveway Application/Assessment Fee				
Application and assessment fee for new and/or amended driveways	per application	$554.00	No	Full Cost Recovery
Application and assessment fee for driveways in the same location and same dimensions	per application	$251.00	No	Full Cost Recovery
Assessment fee for driveways constructed not in accordance with Council specifications (e.g. NOT plain concrete).	per application	$694.00	No	Full Cost Recovery
Driveway Form Work and Final Inspection Fee				
Formwork and final inspections for driveways (2 inspections)	per application	$642.00	No	Full Cost Recovery
Enquiry or Request				
For matters outside a current development application	per hour	$349.00	Yes	Full Cost Recovery
Environmental education and sustainability				
Workshop attendance fee	per family	$12.90	Yes	Partial Cost Recovery
Feral Animal Management				
Wild rabbit cage trap bond	per trap	$160.00	No	Full Cost Recovery
Flood Risk Information Request				
Basic (see Flood Information Request form)	per request	$141.00	No	Market Based Pricing
Comprehensive - (see Flood Information Request form)	per request	$316.00	No	Market Based Pricing
Licence for individuals or organisations to use available models for specific (large scale) projects	per year per model	$4,426.00	No	Market Based Pricing
Hoardings				
Application fee	per application	$464.00	No	Full Cost Recovery
Permits - building/footpath - Type A/metre/month - Type A fencing and scaffolding	per metre per month	$47.20	No	Rate of Return Pricing (IRR)
Permits - building/footpath - Type B/metre/month - Type B overheads	per metre per month	$85.00	No	Rate of Return Pricing (IRR)
Permits - building/footpath - Type C/metre/month - Type C overheads with offices, sheds and/or storage	per metre per month	$97.00	No	Rate of Return Pricing (IRR)
Late fee (additional fee) when work commenced prior to obtaining permit	per application	$1,150.00	No	Full Cost Recovery
House Renumbering				
Application fee	per application	$204.00	No	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Processing fee	per application	$465.00	No	Partial Cost Recovery
Infrastructure works on Council roadway (works other than minor encroachments) Roads Act 1993 s138 and139				
Inspection or re-inspection of construction works. Roadworks, footpath, drainage works (LGA land)	per inspection	$694.00	No	Full Cost Recovery
Re-submission of engineering plans	per application	$918.00	No	Full Cost Recovery
Cost of infrastructure works between $0 and $50,000	per application	$1,650.00	No	Full Cost Recovery
Cost of infrastructure works between $50,001 and $250,000	per application	$2,172.00	No	Full Cost Recovery
Cost of infrastructure works between $250,001 and $1,000,000	per application	$3,552.00	No	Full Cost Recovery
Cost of infrastructure works greater than $1,000,000	per application	$4,245.00	No	Full Cost Recovery
Positive Covenant Certificate - Conveyancing Act 1919 Section 88G				
Certificate for positive covenants for on-site stormwater detention systems	each	$35.00	No	Legislative Requirements (Regulatory)
Urgency fee (48 hours)	each	$188.00	No	Partial Cost Recovery
Road Damage Fee and Bond (Development Application or Complying Development Certificate)				
Bond where the cost of works is between $0 - $25,000	per application	Zero	No	Full Cost Recovery
Bond where the cost of works is between $25,001 - $1,000,000	per application	$2,000.00	No	Full Cost Recovery
Bond where the cost of works is between $25,001 - $1,000,000 and includes full demolition	per application	$5,000.00	No	Full Cost Recovery
Bond where the cost of works is greater than $1,000,000	per application	$10,000.00	No	Full Cost Recovery
Inspection fee	per inspection	$422.00	No	Full Cost Recovery
Stormwater Drainage Pre-lodgement Meeting				
Investigation into the applicable development requirements specifically relating to stormwater drainage	each	$521.00	Yes	Partial Cost Recovery
Stormwater drainage systems - Local Government Act 1993 Section 68				
Provision of stormwater asset data - per hour (Minimum of 1 hour, followed by 15 minute increments)	per hour	$196.00	No	Full Cost Recovery
Cost of stormwater DRAINS model	per request	$2,784.00	No	Market Based Pricing
Re-inspection	per application	$694.00	No	Full Cost Recovery
Resubmission of plans	per application	$895.00	No	Full Cost Recovery
Cost of stormwater drainage works between $0 to $50,000	per application	$874.00	No	Full Cost Recovery
Cost of stormwater drainage works between $50,001 to $250,000	per application	$1,307.00	No	Full Cost Recovery
Cost of stormwater drainage works between $250,001 to $1,000,000	per application	$2,052.00	No	Full Cost Recovery
Cost of stormwater drainage works greater than $1,000,000	per application	$4,103.00	No	Full Cost Recovery
Subdivision Certificates (Linen Plan Release) - Environmental Planning and Assessment Act 1979 Division 6.4				
Creation of 2 lots	per certificate	$2,565.00	No	Full Cost Recovery
Creation of 3 lots	per certificate	$3,378.00	No	Full Cost Recovery
Creation of 4 lots	per certificate	$4,102.00	No	Full Cost Recovery
Creation of 5 lots	per certificate	$4,736.00	No	Full Cost Recovery
Creation of 6 lots	per certificate	$5,389.00	No	Full Cost Recovery
Creation of 7 lots	per certificate	$5,934.00	No	Full Cost Recovery
Creation of 8 lots	per certificate	$6,463.00	No	Full Cost Recovery
Creation of 9 lots	per certificate	$7,032.00	No	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Creation of 10 lots	per certificate	$7,655.00	No	Full Cost Recovery
Creation of lot(s) in excess of 10 lots (Cost per lot in addition to the cost of 10 lots)	per lot	$418.00	No	Full Cost Recovery
Boundary alterations plan	per application	$1,344.00	No	Full Cost Recovery
Consolidation plans	per application	$1,563.00	No	Full Cost Recovery
Plans of subdivision road dedication and easement	per application	$1,594.00	No	Full Cost Recovery
Resigning fee	per certificate	$513.00	No	Full Cost Recovery
Subdivision Works Certificates - Environment and Planning Assessment Act 1979 Division 6.2				
For 2 lots	per certificate	$1,977.00	No	Full Cost Recovery
For 3 lots	per certificate	$2,790.00	No	Full Cost Recovery
For 4 lots	per certificate	$3,503.00	No	Full Cost Recovery
For 5 lots	per certificate	$4,221.00	No	Full Cost Recovery
For 6 lots	per certificate	$4,697.00	No	Full Cost Recovery
For 7 lots	per certificate	$4,937.00	No	Full Cost Recovery
For 8 lots	per certificate	$5,333.00	No	Full Cost Recovery
For 9 lots	per certificate	$6,210.00	No	Full Cost Recovery
For 10 lots	per certificate	$6,686.00	No	Full Cost Recovery
Per lot in excess of 10 lots	per certificate	$377.00	No	Full Cost Recovery
Inspection or reinspection of construction works per inspection	per inspection	$431.00	No	Full Cost Recovery
Temporary ground anchors - Roads Act 1993 S138 and 139				
Temporary ground anchors application	per application	$1,782.00	No	Full Cost Recovery
Temporary ground anchors permit	per anchor	$1,027.00	No	Full Cost Recovery
Water management structures and reports				
Special structures report assessment including water management reports and inspections	per hour	$349.00	No	Partial Cost Recovery
Property, Buildings & Beach Services				
Avalon Golf Course				
Function room hire (Monday - Thursday)	per hour	$120.00	Yes	Market Based Pricing
Function room hire (Friday - Sunday)	per hour	$150.00	Yes	Market Based Pricing
Green fees - adults - 9 holes	each	$25.00	Yes	Market Based Pricing
Green fees - adults - 18 holes	each	$32.00	Yes	Market Based Pricing
Green fees - children (18 years and under) - 9 Holes	each	$14.00	Yes	Market Based Pricing
Green fees - children (18 years and under) - 18 Holes	each	$14.00	Yes	Market Based Pricing
Green fees - seniors - 9 Holes	each	$21.00	Yes	Market Based Pricing
Green fees - seniors - 18 Holes	each	$25.00	Yes	Market Based Pricing
Green fees - twilight (after 3.30pm or after 4.30pm during day light savings)	each	$16.00	Yes	Market Based Pricing
Golf Clubs Hire	each	$20.00	Yes	Market Based Pricing
Marketing and/or promotional offer at Council's discretion	each	up to 100% discount	Yes	Market Based Pricing
Golf Pull Buggy Hire	each	$7.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Beach Services				
Hourly Rate for hire of staff for events - weekday	per hour per staff member	$81.00	Yes	Partial Cost Recovery
Hourly Rate for hire of staff for events - weekend	per hour per staff member	$105.00	Yes	Partial Cost Recovery
Jet ski daily rate for hire	per day	$292.00	Yes	Partial Cost Recovery
Currawong Beach Cottages - Accommodation - High Season (December to January and Easter)				
High season - Original Cottages - midweek per night	per night	$302.00	Yes	Market Based Pricing
High season - Platypus Cottage - midweek per night	per night	$322.00	Yes	Market Based Pricing
High season - Kookaburra, Wallaby, Possum and Echidna Cottages - midweek per night	per night	$378.00	Yes	Market Based Pricing
High season - Goanna Cottage - midweek per night	per night	$417.00	Yes	Market Based Pricing
High season - Bluetongue Cottage - midweek per night	per night	$454.00	Yes	Market Based Pricing
High season - 2 bedroom Cottage - midweek per night	per night	$492.00	Yes	Market Based Pricing
High season - The Lodge - midweek per night	per night	$680.00	Yes	Market Based Pricing
High season - Midholme - midweek per night	per night	$1,020.00	Yes	Market Based Pricing
High season - Original Cottages - weekend Fri & Sat (2 nights)	per weekend	$698.00	Yes	Market Based Pricing
High season - Platypus Cottage - weekend Fri & Sat (2 nights)	per weekend	$706.00	Yes	Market Based Pricing
High season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekend Fri & Sat (2 nights)	per weekend	$831.00	Yes	Market Based Pricing
High season - Goanna Cottage - weekend Fri & Sat (2 nights)	per weekend	$914.00	Yes	Market Based Pricing
High season - Bluetongue Cottage - weekend Fri & Sat (2 nights)	per weekend	$996.00	Yes	Market Based Pricing
High season - 2 bedroom Cottage - weekend Fri & Sat (2 nights)	per weekend	$1,376.00	Yes	Market Based Pricing
High season - The Lodge - weekend Fri & Sat (2 nights)	per weekend	$2,174.00	Yes	Market Based Pricing
High season - Midholme - weekend Fri & Sat (2 nights)	per weekend	$4,076.00	Yes	Market Based Pricing
High season - Original Cottages - weekly (7 nights)	per week	$1,811.00	Yes	Market Based Pricing
High season - Platypus Cottage - weekly (7 nights)	per week	$1,925.00	Yes	Market Based Pricing
High season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekly (7 nights)	per week	$2,264.00	Yes	Market Based Pricing
High season - Goanna Cottage - weekly (7 nights)	per week	$2,490.00	Yes	Market Based Pricing
High season - Bluetongue Cottage - weekly (7 nights)	per week	$2,718.00	Yes	Market Based Pricing
High season - 2 bedroom Cottage - weekly (7 nights)	per week	$2,944.00	Yes	Market Based Pricing
High season - The Lodge - weekly (7 nights)	per week	$4,754.00	Yes	Market Based Pricing
High season - Midholme - weekly (7 nights)	per week	$7,131.00	Yes	Market Based Pricing
Currawong Beach Cottages - Accommodation - Low Season (June to August)				
Low season - Original Cottages - midweek per night	per night	$138.00	Yes	Market Based Pricing
Low season - Platypus Cottage - midweek per night	per night	$147.00	Yes	Market Based Pricing
Low season - Kookaburra, Wallaby, Possum and Echidna Cottages - midweek per night	per night	$172.00	Yes	Market Based Pricing
Low season - Goanna Cottage - midweek per night	per night	$190.00	Yes	Market Based Pricing
Low season - Bluetongue Cottage - midweek per night	per night	$207.00	Yes	Market Based Pricing
Low season - 2 bedroom Cottage - midweek per night	per night	$224.00	Yes	Market Based Pricing
Low season - The Lodge - midweek per night	per night	$310.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Low season - Midholme - midweek per night	per night	$464.00	Yes	Market Based Pricing
Low season - Original Cottages - weekend Fri & Sat (2 nights)	per weekend	$413.00	Yes	Market Based Pricing
Low season - Platypus Cottage - weekend Fri & Sat (2 nights)	per weekend	$439.00	Yes	Market Based Pricing
Low season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekend Fri & Sat (2 nights)	per weekend	$516.00	Yes	Market Based Pricing
Low season - Goanna Cottage - weekend Fri & Sat (2 nights)	per weekend	$567.00	Yes	Market Based Pricing
Low season - Bluetongue Cottage - weekend Fri & Sat (2 nights)	per weekend	$619.00	Yes	Market Based Pricing
Low season - 2 bedroom Cottage - weekend Fri & Sat (2 nights)	per weekend	$713.00	Yes	Market Based Pricing
Low season - The Lodge - weekend Fri & Sat (2 nights)	per weekend	$1,174.00	Yes	Market Based Pricing
Low season - Midholme - weekend Fri & Sat (2 nights)	per weekend	$1,853.00	Yes	Market Based Pricing
Low season - Original Cottages - weekly (7 nights)	per week	$713.00	Yes	Market Based Pricing
Low season - Platypus Cottage - weekly (7 nights)	per week	$760.00	Yes	Market Based Pricing
Low season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekly (7 nights)	per week	$893.00	Yes	Market Based Pricing
Low season - Goanna Cottage - weekly (7 nights)	per week	$983.00	Yes	Market Based Pricing
Low season - Bluetongue Cottage - weekly (7 nights)	per week	$1,071.00	Yes	Market Based Pricing
Low season - 2 bedroom Cottage - weekly (7 nights)	per week	$1,338.00	Yes	Market Based Pricing
Low season - The Lodge - weekly (7 nights)	per week	$2,161.00	Yes	Market Based Pricing
Low season - Midholme - weekly (7 nights)	per week	$3,241.00	Yes	Market Based Pricing
Currawong Beach Cottages - Accommodation - Mid Season (February to May & September to November (excluding Easter))				
Mid season - Original Cottages - midweek per night	per night	$207.00	Yes	Market Based Pricing
Mid season - Platypus Cottage - midweek per night	per night	$220.00	Yes	Market Based Pricing
Mid season - Kookaburra, Wallaby, Possum and Echidna Cottages - midweek per night	per night	$258.00	Yes	Market Based Pricing
Mid season - Goanna Cottage - midweek per night	per night	$285.00	Yes	Market Based Pricing
Mid season - Bluetongue Cottage - midweek per night	per night	$310.00	Yes	Market Based Pricing
Mid season - 2 bedroom Cottage - midweek per night	per night	$336.00	Yes	Market Based Pricing
Mid season - The Lodge - midweek per night	per night	$464.00	Yes	Market Based Pricing
Mid season - Midholme - midweek per night	per night	$697.00	Yes	Market Based Pricing
Mid season - Original Cottages - weekend Fri & Sat (2 nights)	per weekend	$577.00	Yes	Market Based Pricing
Mid season - Platypus Cottage - weekend Fri & Sat (2 nights)	per weekend	$614.00	Yes	Market Based Pricing
Mid season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekend Fri & Sat (2 nights)	per weekend	$722.00	Yes	Market Based Pricing
Mid season - Goanna Cottage - weekend Fri & Sat (2 nights)	per weekend	$793.00	Yes	Market Based Pricing
Mid season - Bluetongue Cottage - weekend Fri & Sat (2 nights)	per weekend	$865.00	Yes	Market Based Pricing
Mid season - 2 bedroom Cottage - weekend Fri & Sat (2 nights)	per weekend	$1,005.00	Yes	Market Based Pricing
Mid season - The Lodge - weekend Fri & Sat (2 nights)	per weekend	$1,761.00	Yes	Market Based Pricing
Mid season - Midholme - weekend Fri & Sat (2 nights)	per weekend	$2,780.00	Yes	Market Based Pricing
Mid season - Original Cottages - weekly (7 nights)	per week	$1,133.00	Yes	Market Based Pricing
Mid season - Platypus Cottage - weekly (7 nights)	per week	$1,203.00	Yes	Market Based Pricing
Mid season - Kookaburra, Wallaby, Possum and Echidna Cottages - weekly (7 nights)	per week	$1,417.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Mid season - Goanna Cottage - weekly (7 nights)	per week	$1,557.00	Yes	Market Based Pricing
Mid season - Bluetongue Cottage - weekly (7 nights)	per week	$1,699.00	Yes	Market Based Pricing
Mid season - 2 bedroom Cottage - weekly (7 nights)	per week	$2,007.00	Yes	Market Based Pricing
Mid season - The Lodge - weekly (7 nights)	per week	$3,241.00	Yes	Market Based Pricing
Mid season - Midholme - weekly (7 nights)	per week	$4,863.00	Yes	Market Based Pricing
Currawong Beach Cottages - Administration Fee				
Charge for cancellation or any other situation where extra work is created to facilitate the request	per occasion	$53.00	Yes	Partial Cost Recovery
Currawong Beach Cottages - Discounts Available				
Allowance for extenuating circumstances affecting the amenity and enjoyment of the site (at Manager's discretion)	per occasion	up to 50% discount	Yes	Market Based Pricing
Allowance for marketing and/or promotional offer	per occasion	up to 100% discount	Yes	Market Based Pricing
Currawong Beach Cottages - Tennis Court and Firewood				
Tennis Court Hire at Currawong Beach (non-guest)	per hour	$18.00	Yes	Market Based Pricing
Supply of Firewood	per Bag	$28.00	Yes	Market Based Pricing
Display of Articles on Footpaths				
Application fee & 2 year approval portable signs & embellishments	per application	$250.00	No	Market Based Pricing
Application fee & 2 year approval merchandise stands - not including signs & embellishments i.e. pot plants	per application	$580.00	No	Market Based Pricing
Lease or other dealing of Public Land/Road Reserve/Crown Reserves/Community Buildings				
Licence fee for Market Lane Waste Facility	per year	$585.00	Yes	Partial Cost Recovery
Internal legal preparation fee for lease/licence/easement/road reserve encroachment or other dealing in respect of land (other than as prohibited by the Retail Leases Act) - not for profit organisations	per application	$1,780 for up to 6 hours then $191 per hour	Yes	Full Cost Recovery
Internal legal preparation fee for lease/licence/easement/road reserve encroachment or other dealing in respect of land (other than as prohibited by the Retail Leases Act) - other entities	per application	$4,480 for up to 12 hours then $191 per hour	Yes	Full Cost Recovery
Legal preparation fee in respect of attending a customer request where council requires external legal services (other than as prohibited by the Retail Leases Act)	per application	Cost plus 10%	Yes	Market Based Pricing
Annual rental for use of unused sections of public land	per square metre per year	$119 per square metre (*minimum fee $692 per annum)	Yes	Full Cost Recovery
Application fee for land dealings over Council land etc (e.g. purchase of operational land, easements, covenants, caveats etc)	per application	$3,085.00	No	Full Cost Recovery
Application fee for landowners consent for DA etc	per application	$766.00	No	Full Cost Recovery
Application fee for landowners consent for DA etc - not for profit organisations	per application	$103.00	No	Partial Cost Recovery
Application fee for lease assignment (not including legal fees)	per application	$3,085.00	Yes	Full Cost Recovery
Application fee for road reserve closure (note - application to purchase is additional)	per application	$11,235.00	No	Full Cost Recovery
Application fee for road reserve consent (Sect 138/139 Roads Act 1993) or lease of Council road reserve	per application	$1,845.00	Yes	Full Cost Recovery
Compensation fee for the creation/modification/release of easement/covenant/right of way etc where Council is the Property Owner or is the Authority	each	$14,920 or an amount determined by valuation (whichever is greater)	Yes	Rate of Return Pricing (IRR)
Former Manly LGA - access / driveway - Pursuant to Sect 138/139 Roads Act 1993	per year	0.5% of Precinct Value (P.V.) + GST per annum (minimum rate $692)	Yes	Full Cost Recovery
Former Manly LGA - garage/carport/landscaped garden/enclosed - Pursuant to Sect 138/139 Roads Act 1993	per year	1.0% of Precinct Value (P.V.) + GST per annum (minimum rate $692)	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Minimum annual lease/licence fee to community groups (not for profit) for use of Council buildings (excluding SES, RFS and SLS)	per year	$781.00	Yes	Partial Cost Recovery
Minor lease/licence/activation administration/application fee (as determined by Council)	per application	$507.00	Yes	Partial Cost Recovery
Plan preparation fee (if required) - complex (max 5 hours then hourly rate)	per application	$1,815.00	Yes	Full Cost Recovery
Community Storage space on reserves / in buildings - 10m2 or less	per year	$316.00	Yes	Partial Cost Recovery
Community Storage space on reserves / in buildings - more than 10m2 and less than 20m2	per year	$505.00	Yes	Partial Cost Recovery
Community Storage space on reserves / in buildings - more than 20m2	per year	$685.00	Yes	Partial Cost Recovery
Activation Permit (up to six months) - Popup activation of food and beverage premises for adjoining public land or road (inc. laneway)	per application	Fee(s) to be determined upon assessment of application	Yes	Rate of Return Pricing (IRR)
Lease/licence fee for Council owned or managed residential and commercial property	per application	Market rate	Yes	Rate of Return Pricing (IRR)
Manly Cemetery - Ashes Placement/Removal				
Place ash remains in interment site - (no attendance)	each	$828.00	Yes	Partial Cost Recovery
Transfer of interment rights within 12 months of ashes placement)Prepare ash remains and supply standard container for interment	each	$188.00	Yes	Partial Cost Recovery
Removal of ash remains from interment site	each	$555.00	Yes	Partial Cost Recovery
Place ash remains and supply bronze plaque -184mm x 152mm or 230mm x 152mm - 8 lines - Manly Columbarium Wall	each	$1,373.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque - 330mm x 152mm - 8 lines - Manly Columbarium Wall	each	$1,467.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque - 210mm x 210mm - 8 lines - Manly Granite Columbarium Wall	each	$1,459.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque -178mm x 102mm - 8 lines - Dedication seat or garden memorial	each	$1,474.00	Yes	Partial Cost Recovery
Discount on the second plaque/placement fee where placement of multiple ashes occurs at the same time	per instance	20%	Yes	Market Based Pricing
Additional fee for plaque placement/removal on granite wall or other specialist works where a mason or other specialist trade is required.	each	Cost plus 10%	Yes	Full Cost Recovery
Manly Cemetery - Burial Fees				
Interment (Burial) - Excavate grave for burial - weekday 9am to 2pm (hand dug - without machine)	each	$4,580.00	Yes	Market Based Pricing
Interment (Burial) - Excavate grave for burial - Weekdays 9am to 2pm - Manly	each	$2,864.00	Yes	Market Based Pricing
Interment (Burial) - Saturday - booking surcharge (from 9am to 11am only) - in addition to applicable weekday interment fee	each	$1,524.00	Yes	Partial Cost Recovery
Interment (Burial) - Stillborn or infant	each	Zero	No	Zero Cost Recovery
Interment (Burial) - Child aged 1-18 (50% first interment fee)	each	50% of current standard interment fee	Yes	Partial Cost Recovery
Interment (Burial) - shallow burial surcharge - in addition to interment fee	each	$1,120.00	Yes	Partial Cost Recovery
Bariatric burial excavation surcharge - in addition to interment fee	each	$1,525.00	Yes	Partial Cost Recovery
Manly Cemetery - Burial Site Care				
Soiling and planting for a grave	each	$440.00	Yes	Partial Cost Recovery
Manly Cemetery - Council buyback				
Council buyback of unused interment site	each	50% of current standard fee	No	Market Based Pricing
Manly Cemetery - Exhumation (subject to site inspection and Health Department approval)				
Preparation of documents and application to Health Department	each	Cost plus 50%	Yes	Market Based Pricing
Excavation of site and recovery of remains to surface	each	Cost plus 50%	Yes	Market Based Pricing
Manly Cemetery - Interment Rights				
Full monumental burial site -purchase interment rights for 2 burials and up to 6 ashes containers	each	$20,080.00	No	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Manly Columbarium Wall - purchase of interment Right - single niche in wall - standard - row 5 or lowest row	each	$2,361.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - single niche in wall - superior - middle rows 3 & 4	each	$3,186.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - single niche in wall - premium - top rows 1 & 2	each	$4,011.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - double niche in wall - standard - row 5 or lowest row	each	$4,722.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - double niche in wall - superior - middle rows 3 & 4	each	$6,372.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - double niche in wall - premium - top rows 1 & 2	each	$8,022.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - single niche in column - standard - row 5 or lowest row	each	$2,568.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - single niche in column - superior - middle rows 3 & 4	each	$3,392.00	No	Market Based Pricing
Manly Columbarium Wall - purchase of Interment Right - single niche in column - premium - top rows 1 & 2	each	$4,217.00	No	Market Based Pricing
Manly Granite Columbarium Wall - purchase of Interment Right - single niche in wall - standard - row 5 or lowest row	each	$4,722.00	No	Market Based Pricing
Manly Granite Columbarium Wall - purchase of Interment Right - single niche in wall - superior - middle rows 3 & 4	each	$5,547.00	No	Market Based Pricing
Manly Granite Columbarium Wall - purchase of Interment Right - single niche in wall - premium - top rows 1 & 2	each	$6,372.00	No	Market Based Pricing
Manly Cemetery - Interment Services levy				
Interment - Burials	each	$171.60	Yes	Legislative Requirements (Regulatory)
Interment - Ashes	each	$69.30	Yes	Legislative Requirements (Regulatory)
Manly Cemetery - Memorials/Dedications (at Trustee discretion)				
Memorial plaques - additional line of text	each	$63.00	Yes	Partial Cost Recovery
Memorial plaques - photo - True to Life/Lifetime image - black and white - 30mm x 40mm	each	$510.00	Yes	Partial Cost Recovery
Memorial plaques - photo - True to Life/Lifetime image - colour - 30mm x 40mm	each	$726.00	Yes	Partial Cost Recovery
Memorial plaques - other photo sizes/materials or decorative items	each	Cost plus 50%	Yes	Market Based Pricing
Memorial plaques - emblems	each	$106.00	Yes	Partial Cost Recovery
Memorial plaques - Perpetual flowers	each	$174.00	Yes	Partial Cost Recovery
Memorial plaques - 1 hour meeting to design memorial plaque	each	$174.00	Yes	Partial Cost Recovery
Dedication seat - supply and install "Park" or similar timber and aluminium seat in cemetery at Trustee discretion	each	$5,090.00	Yes	Partial Cost Recovery
Tree Memorial - purchase position on plinth - standard	each	$3,078.00	Yes	Partial Cost Recovery
Manly Cemetery - Miscellaneous Fees				
Application for Interment order	each	$174.00	No	Partial Cost Recovery
Transfer of burial or niche interment right - including issue of new certificate per site	each	$174.00	No	Partial Cost Recovery
Cancellation fee - cancel reservation of interment rights (within 12 mths of purchase)/General administration fee	each	$174.00	No	Partial Cost Recovery
Manly Cemetery - Monumental Work				
Permission to add inscription to headstone or bronze plaque on plinth	per burial site	$179.00	No	Partial Cost Recovery
Permission to repair/upgrade monument or install landscaping treatment	per burial site	$354.00	No	Partial Cost Recovery
Application for permission to construct new monument - includes first inscription - per site	per burial site	$604.00	No	Partial Cost Recovery
Application for permission to erect tomb, vault, sculpture or monuments over 1.5m	each	$941.00	No	Partial Cost Recovery
Mona Vale Cemetery - Ashes Placement/Removal (includes transfer of interment rights within 12 months of ashes placement)				
Place ash remains in interment site - Mona Vale (no attendance)	each	$828.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Prepare ash remains and supply standard container for interment	each	$188.00	Yes	Partial Cost Recovery
Removal of ash remains from interment site	each	$555.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque - 178mm x 102mm - 8 lines - Garden Beds A -D, grave border, family rock, seat or tree memorials	each	$1,474.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque - 137mm x 102mm - 8 lines - SO Reynolds Memorial Wall	each	$1,188.00	Yes	Market Based Pricing
Place ash remains and supply memorial plaque - 230mm x 230mm - 10 lines - Bedrock memorial - small - 2 ashes	each	$1,515.00	Yes	Market Based Pricing
Place ash remains and supply memorial plaque - 355mm x 230mm - 10 lines - Bedrock memorial - large - 3 ashes	each	$2,075.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque - 185mm x 185mm - 10 lines - Pittwater Memorial Wall Niche or Gum Tree Grove Gardens E - H	each	$1,454.00	Yes	Market Based Pricing
Place ash remains and supply bronze plaque - 158mm - Decorative Cylinder Memorial	each	$1,255.00	Yes	Market Based Pricing
Discount on the second plaque/placement fee where placement of multiple ashes occurs at the same time	each	20%	Yes	Market Based Pricing
Mona Vale Cemetery - Burial Fees (includes transfer of interment rights within 12 months of interment)				
Interment (Burial) - Excavate grave for burial - Weekdays 9am to 2pm - Mona Vale	each	$2,370.00	Yes	Market Based Pricing
Interment (Burial) - Second (or Third) Interment - Excavate grave for burial - Weekdays 9am to 2.30pm - Mona Vale	each	$2,370.00	Yes	Market Based Pricing
Interment (Burial) - Saturday - booking surcharge (from 9am to 11am only) - in addition to applicable weekday interment fee	each	$1,584.00	Yes	Market Based Pricing
Interment (Burial) - Stillborn or infant	each	Zero	No	Zero Cost Recovery
Interment (Burial) - Child aged 1-18 (50% first interment fee)	each	50% of current first interment fee	Yes	Market Based Pricing
Interment (Burial) - shallow burial surcharge - in addition to interment fee	each	$1,120.00	Yes	Partial Cost Recovery
Interment (Burial) - bottom or top of grave - half filled with sand/premium soil (as part of cultural burial requirement)	each	$630.00	Yes	Market Based Pricing
Interment (Burial) - Use of lowering device on grave for coffins/casket (new graves/reserved graves with no monumental work and unimpeded access around site)	each	$496.00 additional to applicable interment fee	Yes	Market Based Pricing
Bariatric burial excavation surcharge - in addition to interment fee	each	$1,525.00	Yes	Partial Cost Recovery
Mona Vale Cemetery - Burial Site Care				
Annual care (1 x visit per month)	each	$870.00	Yes	Market Based Pricing
Clean inscription plate, remove weeds and spray, cover with mulch	each	$210.00	Yes	Market Based Pricing
Renovate monument	each	Cost plus 50%	Yes	Market Based Pricing
Mona Vale Cemetery - Council buyback				
Council buyback of unused interment site	each	50% of current standard equivalent price	No	Market Based Pricing
Mona Vale Cemetery - Exhumation (subject to site inspection and Health Department approval)				
Preparation of documents and application to Health Department	each	Cost plus 50%	Yes	Market Based Pricing
Excavation of site and recovery of remains to surface	each	$11,341.00	Yes	Market Based Pricing
Mona Vale Cemetery - Interment Rights				
Full monumental burial site -purchase interment rights for 2 burials and up to 6 ashes containers	each	$13,911.00	No	Market Based Pricing
Lawn Burial Site - purchase interment rights for 2 burials and up to 6 ashes - includes lawn marker memorial (inscriptions not included)	each	$11,269.00	No	Market Based Pricing
Pittwater Memorial Wall - purchase Interment Right - single niche in granite wall - standard (lower rows 5 & 6)	each	$2,232.00	No	Market Based Pricing
Pittwater Memorial Wall - purchase Interment Right - single niche in granite wall - superior (mid rows 3 & 4)	each	$2,487.00	No	Market Based Pricing
Pittwater Memorial Wall - purchase Interment Right - single niche in granite wall - premium (upper rows 1 & 2)	each	$2,737.00	No	Market Based Pricing
Gum Tree Grove Garden Memorial - purchase of interment right - for single position - includes granite memorial plinth	each	$3,308.00	No	Market Based Pricing
Gum Tree Grove Granite Garden Estate - purchase of Double Interment Right	each	$5,292.00	No	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Memorial Garden Bed - (Mona Vale) - purchase of Interment Right - for single position - Garden A and B	each	$1,988.00	No	Market Based Pricing
Memorial Garden Bed - (Mona Vale) - purchase of Interment Right - for single position - Garden C	each	$1,988.00	No	Market Based Pricing
Memorial Garden Bed - (Mona Vale) - purchase of Interment Right - for single position - Garden D	each	$2,476.00	No	Market Based Pricing
S.O. Reynolds Memorial Wall - purchase of Interment Right - single niche in memorial wall	each	$1,242.00	No	Market Based Pricing
Bedrock memorials - purchase interment right - Small memorial - up to 2 ashes	each	$2,363.00	No	Market Based Pricing
Bedrock memorials - purchase interment right - Large memorial - up to 3 ashes	each	$4,586.00	No	Market Based Pricing
Family rock estate - purchase interment right - Standard - (up to 2 Ash Remains) - including bronze family name plate - (placed in cemetery or memorial gardens at Trustee discretion)	each	$7,259.00	No	Market Based Pricing
Family rock estate -purchase interment right - Superior - (up to 4 Ash Remains) - including bronze family name plate - (placed in cemetery or memorial gardens at Trustee discretion)	each	$10,427.00	No	Market Based Pricing
Decorative Cylinder Memorial - purchase interment right for single position	each	$3,308.00	No	Market Based Pricing
Mona Vale Cemetery - Interment Services levy				
Interment - Burials	each	$171.60	Yes	Legislative Requirements (Regulatory)
Interment - Ashes	each	$69.30	Yes	Legislative Requirements (Regulatory)
Mona Vale Cemetery - Memorials/Dedications				
Dedication seat - supply and install "Park" or similar timber and aluminium seat in cemetery at Trustee discretion	each	$5,090.00	No	Market Based Pricing
Pittwater Memorial Wall Panel - purchase position on memorial wall 110mm x 110mm - standard (lower rows 5 & 6)	each	$410.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - purchase position on memorial wall 110mm x 110mm - superior (mid rows 3 & 4)	each	$471.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - purchase position on memorial wall 110mm x 110mm - premium (upper rows 1 & 2)	each	$589.00	Yes	Market Based Pricing
Pittwater Memorial Wall Panel - supply memorial plaque and attach to wall - 110mm x 110mm	each	$511.00	Yes	Market Based Pricing
Memorial plaques - conical vase - attached to plaque	each	$173.00	Yes	Market Based Pricing
Memorial plaques - conical vase - attached to memorial wall	each	$229.00	Yes	Market Based Pricing
Memorial plaques - detachable name plate for Bedrock Memorial Plaques	each	Cost plus 50%	Yes	Market Based Pricing
Memorial plaques - photo - True to Life/Lifetime image - black and white - 30mm x 40mm	each	$515.00	Yes	Market Based Pricing
Memorial plaques - photo - True to Life/Lifetime image - colour - 30mm x 40mm	each	$726.00	Yes	Market Based Pricing
Memorial plaques - photos - photos or decorative items - other materials or sizes	each	Cost plus 50%	Yes	Market Based Pricing
Memorial plaques - emblems	each	$106.00	Yes	Market Based Pricing
Memorial plaques - perpetual flowers	each	$174.00	Yes	Market Based Pricing
Memorial plaques - Upgrade plaque for Memorial Gardens A - D or supply for dedication seat - 178mm x 102mm	each	$759.00	Yes	Market Based Pricing
Memorial plaques - upgrade plaque from engraved to embossed for SO Reynolds Memorial Wall	each	$727.00	Yes	Market Based Pricing
Memorial plaques - additional line of text	each	$63.00	Yes	Partial Cost Recovery
Memorial plaques - 1 hour meeting to design memorial plaque	each	$174.00	Yes	Partial Cost Recovery
Tree Memorial - Mona Vale Cemetery - family (up to 4 positions)	each	$11,239.00	Yes	Market Based Pricing
Tree Memorial - Mona Vale Cemetery - shared (per position on border)	each	$2,491.00	Yes	Market Based Pricing
Purchase Granite sloper and bronze plaque for burial site - (concrete footing not included)	each	$2,740.00	Yes	Market Based Pricing
Sculptural item - installed in cemetery grounds at discretion of trustee	each	Cost plus 50%	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Mona Vale Cemetery - Miscellaneous Fees				
Application for interment order	each	$174.00	No	Partial Cost Recovery
Transfer of burial or niche interment right - including issue of new certificate per site	each	$174.00	No	Market Based Pricing
Late or early arrival or departure fee - Weekdays - every 30 minute interval (late departure fees after 3.30pm or for funeral bookings over 60 mins duration)	each	$580.00	Yes	Market Based Pricing
Late or early arrival or departure fee - Saturdays - every 30 minute interval (late departure fees after 12.30pm or for funeral bookings over 60 mins duration)	each	$700.00	Yes	Market Based Pricing
Cancellation fee - cancel reservation of interment rights (within 12mths of purchase) / General administration fee	each	$174.00	No	Market Based Pricing
Small events booking - not for profit use - Mona Vale Cemetery site office courtyard area for commemorations/memorial services	per hour or part thereof	$29.20	Yes	Partial Cost Recovery
Administrative fee to implement tax rulings to refund the GST component of a fee for goods and services	per amendment	$174.00	No	Partial Cost Recovery
Mona Vale Cemetery - Monumental Work				
Permission to add inscription	per burial site	$179.00	No	Market Based Pricing
Permission to repair/upgrade monument or install landscaping treatment	per burial site	$354.00	No	Market Based Pricing
Permission to construct new monument - includes first inscription - per site (Manly or Mona Vale)	per burial site	$604.00	No	Market Based Pricing
Outdoor Dining				
Initial application fee (non-refundable)	per application	$450.00	No	Market Based Pricing
New owner transfer fee	each	$285.00	No	Market Based Pricing
Renewal of an approval (no changes)	each	$86.00	No	Partial Cost Recovery
Bonds - security and performance (to be paid for each new approval & returned at cessation of approval)	each	Three months approval fee	No	Full Cost Recovery
Administration fee - late payment	each	$110.00	No	Market Based Pricing
Avalon	per square metre per year	$375.00	No	Market Based Pricing
Collaroy - Pittwater Road strip	per square metre per year	$405.00	No	Market Based Pricing
Collaroy - other areas	per square metre per year	$255.00	No	Market Based Pricing
Curl Curl and Queenscliff	per square metre per year	$275.00	No	Market Based Pricing
Dee Why Beachfront (The Strand)	per square metre per year	$745.00	No	Market Based Pricing
Dee Why - other areas	per square metre per year	$440.00	No	Market Based Pricing
Forestville Shopping Centre	per square metre per year	$430.00	No	Market Based Pricing
Freshwater	per square metre per year	$480.00	No	Market Based Pricing
Manly - CBD Central - Area 1 - The Corso (between Darley Road & North Steyne incl. cnr Sydney Road)	per square metre per year	$900.00	No	Market Based Pricing
Manly - CBD Central - Area 1 - South Steyne (the Corso - Wentworth Street)	per square metre per year	$900.00	No	Market Based Pricing
Manly - CBD Central - Area 2 - The Corso (between East/West Esplanade & Darley Road)	per square metre per year	$800.00	No	Market Based Pricing
Manly - CBD - Area 3 - North Steyne (The Corso to Raglan Street, Market Lane, Short Street Plaza, Sydney Road Plaza and Rialto Square)	per square metre per year	$700.00	No	Market Based Pricing
Manly - CBD - Area 4 - Darley Road (The Corso & Wentworth Street), North Steyne (North of Raglan Street and South of Carlton Street) and South Steyne (South of Wentworth)	per square metre per year	$700.00	No	Market Based Pricing
Manly - CBD - Area 5 - Victoria Parade (including the corner with South Steyne), Wentworth Street (between South Steyne & Darley Road), Darley Road, North Steyne (North of Carlton Street), Marine Parade and Belgrave St & Whistler Street, Raglan St, Short St & Central Avenue	per square metre per year	$630.00	No	Partial Cost Recovery
Manly - Non CBD - Beatrice Street, Balgowlah Heights, Sydney Road, Seaforth and Sydney Road, Fairlight, (includes Fairlight, Balgowlah, Balgowlah Heights, Seaforth & Clontarf) and all other local shopping strips	per square metre per year	$393.00	No	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Manly - Non CBD - Pittwater Road	per square metre per year	$465.00	No	Market Based Pricing
Mona Vale	per square metre per year	$375.00	No	Market Based Pricing
Narrabeen	per square metre per year	$415.00	No	Market Based Pricing
Newport	per square metre per year	$350.00	No	Market Based Pricing
North Balgowlah, Brookvale, Frenchs Forest and Narraweena	per square metre per year	$320.00	No	Market Based Pricing
North Narrabeen	per square metre per year	$295.00	No	Market Based Pricing
Palm Beach	per square metre per year	$345.00	No	Market Based Pricing
Warriewood	per square metre per year	$295.00	No	Market Based Pricing
Whale Beach	per square metre per year	$290.00	No	Market Based Pricing
Unspecified other areas	per square metre per year	$255.00	No	Market Based Pricing
Minimum annual usage fee for outdoor dining approvals	each	$500.00	No	Market Based Pricing
Pittwater Golf Centre				
Driving Range - child/adult - disability - 25 balls	each	$12.00	Yes	Market Based Pricing
Driving Range - child/adult - disability - 50 balls	each	$15.00	Yes	Market Based Pricing
Driving Range - child/adult - disability - 100 balls	each	$21.00	Yes	Market Based Pricing
Driving Range balls - adult - 25 balls	each	$15.00	Yes	Market Based Pricing
Driving Range balls - adult - 50 balls	each	$19.00	Yes	Market Based Pricing
Driving Range balls - adult - 100 balls	each	$26.00	Yes	Market Based Pricing
Driving Range child (U18) / seniors (with card) / student (with card) - 25 balls	each	$14.00	Yes	Market Based Pricing
Driving Range child (U18) / seniors (with card) / student (with card) - 50 balls	each	$17.00	Yes	Market Based Pricing
Driving Range child (U18) / seniors (with card) / student (with card) - 100 balls	each	$24.00	Yes	Market Based Pricing
Driving Range balls - adult - 500 balls (with 12 months expiry)	each	$115.00	Yes	Market Based Pricing
Driving Range balls - adult - 1,000 balls (with 12 months expiry)	each	$205.00	Yes	Market Based Pricing
Driving Range balls - adult - 5,000 balls (with 12 months expiry)	each	$830.00	Yes	Market Based Pricing
Driving Range - VIP area user fee per calendar month (unlimited play per calendar month)	per month	$16.00	Yes	Market Based Pricing
Mini Golf fees - adult - 18 holes	each	$22.00	Yes	Market Based Pricing
Mini Golf fees - adult - 36 holes	each	$25.00	Yes	Market Based Pricing
Mini Golf fees - adult - unlimited play (same day only)	each	$28.00	Yes	Market Based Pricing
Mini Golf fees - birthday parties - self-catered party per child	each	$20.90	Yes	Market Based Pricing
Mini Golf fees - birthday parties - special package party per child	each	$29.90	Yes	Market Based Pricing
Mini Golf fees - birthday parties - super package party per child	each	$32.90	Yes	Market Based Pricing
Mini Golf fees - birthday parties - supreme package party per child	each	$35.90	Yes	Market Based Pricing
Mini Golf fees - child (U18)/seniors (with card)/student (with card) - 18 holes	each	$17.00	Yes	Market Based Pricing
Mini Golf fees - child (U18)/seniors (with card)/student (with card) - 36 holes	each	$20.00	Yes	Market Based Pricing
Mini Golf fees - child (U18)/seniors (with card)/student (with card) - unlimited play (same day only)	each	$23.00	Yes	Market Based Pricing
Mini Golf fees - child/adult - disability - 18 holes	each	$13.00	Yes	Market Based Pricing
Mini Golf fees - child/adult - disability - 36 holes	each	$16.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Mini Golf fees - family (2A + 2C) - 18 holes	each	$56.00	Yes	Market Based Pricing
Mini Golf fees - family (2A + 2C) - 36 holes	each	$68.00	Yes	Market Based Pricing
Mini Golf fees - family (2A + 2C) - unlimited play (same day only)	each	$80.00	Yes	Market Based Pricing
Mini Golf fees - family upgrade (same day only)	each	$12.00	Yes	Market Based Pricing
Mini Golf fees - preschool (U5) - 18 holes	each	$13.00	Yes	Market Based Pricing
Mini Golf fees - preschool (U5) - 36 holes	each	$16.00	Yes	Market Based Pricing
Mini Golf fees - preschool (U5) - unlimited play (same day only)	each	$19.00	Yes	Market Based Pricing
Marketing and/or promotional offer at Council's discretion	each	up to 100% discount	Yes	Market Based Pricing
Property - Additional Fees - for access and management of Council buildings				
Standard key (single differ) issue or access pass	each	$111.00	Yes	Partial Cost Recovery
Master key issue	each	$428.00	Yes	Partial Cost Recovery
Loss or non-return of standard key (single differ)	each	$711.00	Yes	Partial Cost Recovery
Loss or non-return of master key	each	$14,129.00	Yes	Partial Cost Recovery
Re-keying or replacement of locks where keys have been lost. Does not include cost of replacement keys	each	Cost plus 20%	Yes	Rate of Return Pricing (IRR)
Charge out rate for staff - Steward	per hour per staff member	$130.00	Yes	Partial Cost Recovery
Charge out rate for staff - Facilities Officer	per hour per staff member	$194.00	Yes	Partial Cost Recovery
Charge out rate for staff - Senior Facilities Officer	per hour per staff member	$229.00	Yes	Partial Cost Recovery
Charge out rate for staff - Facilities Manager	per hour per staff member	$328.00	Yes	Partial Cost Recovery
Supply of goods and services - cost recovery for goods and services supplied to third parties	each	Cost plus 15%	Yes	Rate of Return Pricing (IRR)
Property Officers Time Charge out rate				
Staff charge out rate: Property Officer (minimum 1 hour)	per hour	$194.00	Yes	Full Cost Recovery
Staff charge out rate: Senior Property Officer (minimum 1 hour)	per hour	$229.00	Yes	Full Cost Recovery
Staff charge out rate: Property Manager/Team Leader (minimum 1 hour)	per hour	$328.00	Yes	Full Cost Recovery
Public notification of application required by statute				
Public notification of applications required by statute, including but not limited to newspaper and internet advertisements, signage and letters.	per application	Cost plus 10%	No	Full Cost Recovery
Sydney Lakeside Holiday Park - Accommodation - Low Season				
Low season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people)	per week	$2,003.00	Yes	Market Based Pricing
Low season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$397.00	Yes	Market Based Pricing
Low season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$303.00	Yes	Market Based Pricing
Low season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	$1,859.00	Yes	Market Based Pricing
Low season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night	$369.00	Yes	Market Based Pricing
Low season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	$281.00	Yes	Market Based Pricing
Low season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	$1,293.00	Yes	Market Based Pricing
Low season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$240.00	Yes	Market Based Pricing
Low season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$204.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Low season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	$2,463.00	Yes	Market Based Pricing
Low season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$471.00	Yes	Market Based Pricing
Low season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$381.00	Yes	Market Based Pricing
Low season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$1,249.00	Yes	Market Based Pricing
Low season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$235.00	Yes	Market Based Pricing
Low season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$196.00	Yes	Market Based Pricing
Low season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$1,351.00	Yes	Market Based Pricing
Low season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$252.00	Yes	Market Based Pricing
Low season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$212.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - adults (16 years and over)	per week	$168.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - adults (16 years and over)	per night	$24.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - children (4 - 15 years)	per week	$133.00	Yes	Market Based Pricing
Low season - Villa/Cabin Extras - children (4 - 15 years)	per night	$19.00	Yes	Market Based Pricing
Low season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week	$609.00	Yes	Market Based Pricing
Low season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night	$101.00	Yes	Market Based Pricing
Low season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	$460.00	Yes	Market Based Pricing
Low season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night	$77.00	Yes	Market Based Pricing
Low season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night	$59.00	Yes	Market Based Pricing
Low season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	$356.00	Yes	Market Based Pricing
Low Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per night	$94.00	Yes	Full Cost Recovery
Low Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per week	$562.00	Yes	Full Cost Recovery
Low season - Site Extras - adults (16 years and over)	per week	$105.00	Yes	Market Based Pricing
Low season - Site Extras - adults (16 years and over)	per night	$15.00	Yes	Market Based Pricing
Low season - Site Extras- children (4-15 years)	per week	$70.00	Yes	Market Based Pricing
Low season - Site Extras -children (4-15 years)	per night	$10.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Accommodation - Mid Season				
Mid season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people)	per week	$2,426.00	Yes	Market Based Pricing
Mid season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$466.00	Yes	Market Based Pricing
Mid season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$374.00	Yes	Market Based Pricing
Mid season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	$2,244.00	Yes	Market Based Pricing
Mid season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)- Friday - Saturday	per night	$433.00	Yes	Market Based Pricing
Mid season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	$344.00	Yes	Market Based Pricing
Mid season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	$1,605.00	Yes	Market Based Pricing
Mid season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$292.00	Yes	Market Based Pricing
Mid season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$256.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Mid season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	$2,798.00	Yes	Market Based Pricing
Mid season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$527.00	Yes	Market Based Pricing
Mid season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$436.00	Yes	Market Based Pricing
Mid season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$1,588.00	Yes	Market Based Pricing
Mid season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$292.00	Yes	Market Based Pricing
Mid season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$252.00	Yes	Market Based Pricing
Mid season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$1,675.00	Yes	Market Based Pricing
Mid season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$307.00	Yes	Market Based Pricing
Mid season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$265.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - adults (16 years and over)	per week	$168.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - adults (16 years and over)	per night	$24.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - children (4 - 15 years)	per week	$133.00	Yes	Market Based Pricing
Mid season - Villa/Cabin Extras - children (4 - 15 years)	per night	$19.00	Yes	Market Based Pricing
Mid season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week	$713.00	Yes	Market Based Pricing
Mid season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night	$119.00	Yes	Market Based Pricing
Mid season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	$562.00	Yes	Market Based Pricing
Mid season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night	$94.00	Yes	Market Based Pricing
Mid Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per night	$112.00	Yes	Full Cost Recovery
Mid Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per week	$673.00	Yes	Full Cost Recovery
Mid season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	$443.00	Yes	Market Based Pricing
Mid season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night	$74.00	Yes	Market Based Pricing
Mid season - Site Extras - adults (16 years and over)	per week	$105.00	Yes	Market Based Pricing
Mid season - Site Extras - adults (16 years and over)	per night	$15.00	Yes	Market Based Pricing
Mid season - Site Extras- children (4-15 years)	per week	$70.00	Yes	Market Based Pricing
Mid season - Site Extras- children (4-15 years)	per night	$10.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Accommodation - Peak (High) Season				
High season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people)	per week	$2,668.00	Yes	Market Based Pricing
High season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$499.00	Yes	Market Based Pricing
High season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$418.00	Yes	Market Based Pricing
High season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	$2,464.00	Yes	Market Based Pricing
High season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)- Friday - Saturday	per night	$465.00	Yes	Market Based Pricing
High season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	$383.00	Yes	Market Based Pricing
High season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	$1,817.00	Yes	Market Based Pricing
High season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$323.00	Yes	Market Based Pricing
High season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$294.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
High season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	$3,056.00	Yes	Market Based Pricing
High season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$563.00	Yes	Market Based Pricing
High season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$482.00	Yes	Market Based Pricing
High season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$1,783.00	Yes	Market Based Pricing
High season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$319.00	Yes	Market Based Pricing
High season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$286.00	Yes	Market Based Pricing
High season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$1,877.00	Yes	Market Based Pricing
High season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$334.00	Yes	Market Based Pricing
High season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$301.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - adults (16 years and over)	per week	$168.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - adults (16 years and over)	per night	$24.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - children (4 - 15 years)	per week	$133.00	Yes	Market Based Pricing
High season - Villa/Cabin Extras - children (4 - 15 years)	per night	$19.00	Yes	Market Based Pricing
High season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week	$784.00	Yes	Market Based Pricing
High season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night	$131.00	Yes	Market Based Pricing
High season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	$619.00	Yes	Market Based Pricing
High season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night	$103.00	Yes	Market Based Pricing
High season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	$479.00	Yes	Market Based Pricing
High season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night	$80.00	Yes	Market Based Pricing
High Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per night	$122.00	Yes	Full Cost Recovery
High Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per week	$735.00	Yes	Full Cost Recovery
High season - Site Extras - adults (16 years and over)	per week	$105.00	Yes	Market Based Pricing
High season - Site Extras - adults (16 years and over)	per night	$15.00	Yes	Market Based Pricing
High season - Site Extras- children (4-15 years)	per week	$70.00	Yes	Market Based Pricing
High season - Site Extras- children (4-15 years)	per night	$10.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Accommodation - Premium Season				
Premium season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people)	per week	$4,638.00	Yes	Market Based Pricing
Premium season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$662.00	Yes	Market Based Pricing
Premium season - Avalon Cabin / Avalon Cabin - Access Friendly / Narrabeen Cabin/ Palm Cabin / Turimetta Cabin (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$662.00	Yes	Market Based Pricing
Premium season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people)	per week	$4,233.00	Yes	Market Based Pricing
Premium season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Friday - Saturday	per night	$605.00	Yes	Market Based Pricing
Premium season - Bungalow / Collaroy Cabin (rates for 4 people, max occupancy 5 people) - Sunday - Thursday	per night	$605.00	Yes	Market Based Pricing
Premium season - Bunkhouse (rates for 4 people, max occupancy 4 people)	per week	$2,516.00	Yes	Market Based Pricing
Premium season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$359.00	Yes	Market Based Pricing
Premium season - Bunkhouse (rates for 4 people, max occupancy 4 people) - Sunday - Thursday	per night	$359.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Premium season - Lakeview Villa (rates for 4 people, max occupancy 4 people)	per week	$5,513.00	Yes	Market Based Pricing
Premium season - Lakeview Villa (rates for 4 people, max occupancy 4 people) - Friday - Saturday	per night	$788.00	Yes	Market Based Pricing
Premium season - Lakeview Villa (rates for 4 people, max occupancy 4 people)- Sunday - Thursday	per night	$788.00	Yes	Market Based Pricing
Premium season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$2,428.00	Yes	Market Based Pricing
Premium season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$348.00	Yes	Market Based Pricing
Premium season - Standard Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$348.00	Yes	Market Based Pricing
Premium season - Studio Cabin (rates for 2 people, max occupancy 2 people)	per week	$2,560.00	Yes	Market Based Pricing
Premium season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Friday - Saturday	per night	$366.00	Yes	Market Based Pricing
Premium season - Studio Cabin (rates for 2 people, max occupancy 2 people) - Sunday - Thursday	per night	$366.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - adults (16 years and over)	per week	$168.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - adults (16 years and over)	per night	$24.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - children (4 - 15 years)	per week	$133.00	Yes	Market Based Pricing
Premium season - Villa/Cabin Extras - children (4 - 15 years)	per night	$19.00	Yes	Market Based Pricing
Premium season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per week	$1,213.00	Yes	Market Based Pricing
Premium season - Ensuite Site (rates for 2 people, max occupancy 6 people)	per night	$174.00	Yes	Market Based Pricing
Premium season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per week	$1,040.00	Yes	Market Based Pricing
Premium season - Powered Site (North, South, Tent) (rates for 2 people, max occupancy 6 people)	per night	$149.00	Yes	Market Based Pricing
Premium season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per week	$828.00	Yes	Market Based Pricing
Premium Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per night	$168.00	Yes	Full Cost Recovery
Premium Season - Premium Powered Site (rates for 2 people, max occupancy 6 people)	per week	$1,175.00	Yes	Full Cost Recovery
Premium season - Unpowered Tent Only Site (Small Sites) (rates for 2 people, max occupancy 2 people)	per night	$119.00	Yes	Market Based Pricing
Premium season - Site Extras - adults (16 years and over)	per week	$105.00	Yes	Market Based Pricing
Premium season - Site Extras - adults (16 years and over)	per night	$15.00	Yes	Market Based Pricing
Premium season - Site Extras- children (4-15 years)	per week	$70.00	Yes	Market Based Pricing
Premium season - Site Extras- children (4-15 years)	per night	$10.00	Yes	Market Based Pricing
Sydney Lakeside Holiday Park - Discounts Available				
Discount of 10% on group bookings of 10 or more cabins/sites and discount of 15%, for group bookings of 15 or more cabins/sites may be available at Management discretion (dependent upon season and occupancy)	per booking	up to 15% discount	Yes	Partial Cost Recovery
Extenuating circumstances affecting the amenity and enjoyment of the site (at Manager's discretion)	per instance	up to 50% discount	Yes	Partial Cost Recovery
Marketing and/or promotional offer	per instance	up to 100% discount	Yes	Partial Cost Recovery
Discount depending on occupancy levels	per night	up to 50% discount	Yes	Partial Cost Recovery
Sydney Lakeside Holiday Park - Permanent Residents				
Application for modifications to existing dwelling or installation of new moveable home	each	$372.00	No	Full Cost Recovery
Bond to cover damage costs due to installation of new dwellings or renovations to existing dwellings	per approval	5% of value of works or min $2,500	No	Full Cost Recovery
Telecommunications facility on Council controlled land				
Microwave or Wi-Fi antenna, small street cabinet, small cell installation or similar installation on Council's land, light pole or building etc. single user only, no co-user fee	per year	$11,678.00	Yes	Rate of Return Pricing (IRR)

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Installation of equipment on a Council building - rental to install equipment on a Council building, this rental excludes any equipment shelter	per year	$58,546.00	Yes	Rate of Return Pricing (IRR)
Pole rental - rental for access for antennae on existing Council owned pole/small structure light pole etc., no co-user fee	per year	$15,058.00	Yes	Rate of Return Pricing (IRR)
Typical site - co-user charge (i.e. another carrier within the existing lease area)	per year	$29,274.00	Yes	Rate of Return Pricing (IRR)
Co-user charge (i.e. another carrier within the existing lease area)	per year	$29,274.00	Yes	Rate of Return Pricing (IRR)
Typical site - small equipment cabinets or site for monopole	per year	$58,546.00	Yes	Rate of Return Pricing (IRR)
High impact site - co-user charge (i.e. another carrier within the existing lease area)	per year	$41,822.00	Yes	Rate of Return Pricing (IRR)
High impact site - additional rental for small shelter adjoining a large tower	per year	$41,822.00	Yes	Rate of Return Pricing (IRR)
High impact site - large shelter, monopole or tower	per year	$83,637.00	Yes	Rate of Return Pricing (IRR)
Waste Management & Cleansing				
Avalon Car Boot Sale				
Stallholder fee	per stall	$66.00	Yes	Partial Cost Recovery
Bags to Riches Travelling Flea Market				
Stallholder fee	per stall	$18.80	Yes	Partial Cost Recovery
Youth Stallholder fee - refundable on attendance	per stall	$18.80	Yes	Partial Cost Recovery
Domestic Waste Management Service Charge				
Waste availability charge	per annum	$130.00	No	Full Cost Recovery
Standard Domestic Waste Service Charge	per annum	$652.00	No	Full Cost Recovery
Domestic Waste Management Service Charge - Additional Services				
Additional 80L volume red lid rubbish service (cap of 3 additional red lid bins per household)	per annum	$365.00	No	Full Cost Recovery
First additional 140L blue lid recycling service	per annum	$40.00	No	Full Cost Recovery
First additional 140L yellow lid recycling service	per annum	$40.00	No	Full Cost Recovery
Subsequent additional 140L blue lid recycling service	per annum	$137.00	No	Full Cost Recovery
Subsequent additional 140L yellow lid recycling service	per annum	$137.00	No	Full Cost Recovery
Third or Fourth green lid vegetation (cap of 4 per household)	per annum	$40.00	No	Full Cost Recovery
Wheelie bin tow hitch	each	$44.80	No	Full Cost Recovery
Out of Zone - 'queue jump' - bulky goods service	each	$133.00	Yes	Full Cost Recovery
Domestic Waste Management Service Charge - Clean Up and Contamination - Cost Recovery				
Clean up contaminated or excessive booked bulky goods collection in excess of the permitted 3 cubic metres - per excess cubic metre	per cubic metre	$91.40	No	Full Cost Recovery
Empty contaminated bin	per bin	$37.60	No	Full Cost Recovery
Clean up excessive or incorrectly presented waste - per hour plus cost recovery on landfill disposal charges	per instance	$237.60	No	Full Cost Recovery
Litterbin Services				
Deliver and remove bins (excludes emptying the bin) - 240 litre bin	per bin	$12.90	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 660 litre bin	per bin	$12.90	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Deliver and remove bins (excludes emptying the bin) - 1,100 litre bin	per bin	$12.90	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 1,500 litre bin	per bin	$84.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 3,000 litre bin	per bin	$96.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 4,000 litre bin	per bin	$121.00	Yes	Full Cost Recovery
Deliver and remove bins (excludes emptying the bin) - 10,000 litre bin	per bin	$285.00	Yes	Full Cost Recovery
Empty bins at functions and events - 240 litre bin - includes tipping and disposal	per bin	$18.50	Yes	Full Cost Recovery
Empty bins at functions and events - 660 litre bin - includes tipping and disposal	per bin	$98.00	Yes	Full Cost Recovery
Empty bins at functions and events - 1,100 litre bin (tipping and disposal costs may apply)	per bin	$154.00	Yes	Full Cost Recovery
Empty bins at functions and events - 1,500 litre bin (tipping and disposal costs may apply)	per bin	$183.00	Yes	Full Cost Recovery
Empty bins at functions and events - 3,000 litre bin (tipping and disposal costs may apply)	per bin	$359.00	Yes	Full Cost Recovery
Empty bins at functions and events - 4,000 litre bin (tipping and disposal costs may apply)	per bin	$467.00	Yes	Full Cost Recovery
Empty bins at functions and events - 10,000 litre bin (tipping and disposal costs may apply)	per bin	$1,180.00	Yes	Full Cost Recovery
Tipping and Disposal	per bin	At cost	Yes	Full Cost Recovery
Vintage + Pre-Loved Night Market				
Stallholder fee	per stall	$66.00	Yes	Partial Cost Recovery
Sports & Recreation				
Access, Use and Occupation of a Reserve including on site storage or compound				
Not for profit use access for works on private property - low impact vehicles only	per day	$50.00	Yes	Market Based Pricing
Third party access for works on private property (i.e. Contractor) - low impact vehicles only	per day	$120.00	Yes	Market Based Pricing
Not for profit - access for works - per venue	per day	$80.00	Yes	Market Based Pricing
Commercial - access for works - per venue	per day	$240.00	Yes	Market Based Pricing
Pre or post bond inspection - per inspection required - as assessed by Council	per application	$90.00	Yes	Partial Cost Recovery
Dilapidation report for major impact projects (includes pre and post bond inspections) - as assessed by Council	per application	$516.00	Yes	Partial Cost Recovery
Bollards - unlocking at commercial centres and other locations - 6am to 3pm weekdays	per instance	$108.00	Yes	Full Cost Recovery
Bollards - unlocking at commercial centres and other locations - 3pm to 6am weekdays and any time on weekends	per instance	$155.00	Yes	Full Cost Recovery
Long term access - providing access or occupation on reserve for maximum 12 months	per year	Fee(s) to be determined upon assessment of application	Yes	Partial Cost Recovery
Vehicle access for an event/ sporting activities - does not include parking - waived for allocated sporting groups for game/ training days only.	per application	$176.00	Yes	Partial Cost Recovery
Administration and Ancillary Fees				
Assessment - third party commercial provider - Not for profit - smaller casual events - includes mobile food vans & caterers, amusement devices and games and animal farms	per item	$57.00	Yes	Partial Cost Recovery
Assessment - third party commercial provider - Commercial and larger events - includes following item types: mobile food vans & caterers, fireworks, amusement devices & games and animals - as assessed by Council	per item	$160.00	Yes	Partial Cost Recovery
Additional administration (including cancellation, alterations and additional requests for approved bookings)	per hour	$55.00	Yes	Market Based Pricing
Urgent assessment - as determined by Council - with less than 5 days notice	per booking	$155.00	Yes	Partial Cost Recovery
Service Provision Fee - includes facility and ground preparation before and/or after the event as determined by Council	per hour	Fee(s) based on cost of service plus 10%	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Call out (weekend, public holidays, after hours)	per instance	$488.00	Yes	Full Cost Recovery
Recovery of costs of utilities, additional services and cleaning related to usage of open space	per booking	Fee(s) based on cost of service plus 10%	Yes	Full Cost Recovery
Cancellation fee - if booking cancelled 3-10 business days prior to the booking	per booking	50% of venue hire fee	Yes	Partial Cost Recovery
Cancellation fee - if booking cancelled 2 days business days or less prior to the booking	per booking	100% of venue hire and service fee	Yes	Partial Cost Recovery
Cancellation fee for approved wedding booking - if cancelled between 3 months and 11 business days prior to the booking.	per booking	25% of venue hire fee	Yes	Partial Cost Recovery
Use of power at Council sites (unless the site is already metered) - for lower impact use including sports use per venue	per hour	$5.00	Yes	Partial Cost Recovery
Site meetings &/or call outs during office hours - on day of booking - as assessed by Council	per visit	Fee(s) based on cost of service plus 10%	Yes	Full Cost Recovery
Fee for playing music without own Onemusic licence at small scale event - as assessed by Council	per day	$7.50	Yes	Partial Cost Recovery
Fee for playing music without own Onemusic licence at medium scale event - as assessed by Council	per day	$55.00	Yes	Partial Cost Recovery
Fee for playing music without own Onemusic licence at large scale event - as assessed by Council	per day	$130.00	Yes	Partial Cost Recovery
Use of power at Council sites (unless the site is already metered) - for events - per venue - fee determined on assessment by Council	per application		Yes	Partial Cost Recovery
Administration fee for management of seasonal/ annual bookings - groups with zero fee venue hire - as assessed by Council	per year	$25 to $150 as assessed by Council	Yes	Partial Cost Recovery
Banner Hire - maximum of two weeks				
Council managed sites- not for profit purpose	per site	$75.00	Yes	Market Based Pricing
At selected Council managed sites - commercial purpose	per site	$290.00	Yes	Market Based Pricing
Bonds				
Key bond - temporary use of a key for selected Council venues	each	Bond for temporary use of a key for selected Council venues. Determined on application. Bond based on cost of replacing key(s) and/or lock(s).	No	Full Cost Recovery
Bond to cover damage to venue as part of a booking	per booking	Bond to be determined upon assessment of application based on potential impact on Council assets.	No	Full Cost Recovery
Commercial Activities - Regular Use - includes learn to schools, hire services, fitness trainers				
Ultra low impact	per month	$70.00	Yes	Partial Cost Recovery
Low impact	per month	$140.00	Yes	Partial Cost Recovery
Medium impact	per month	$290.00	Yes	Partial Cost Recovery
High impact	per month	$440.00	Yes	Partial Cost Recovery
Major impact	per month	$700.00	Yes	Partial Cost Recovery
Significant impact	per month	$850.00	Yes	Partial Cost Recovery
Ultra low impact - (1 August - 31 July)	per year	$800.00	Yes	Partial Cost Recovery
Low impact - (1 August - 31 July)	per year	$810 to $1,680 as assessed	Yes	Partial Cost Recovery
Medium impact - (1 August - 31 July)	per year	$1,700 to $3,460 as assessed	Yes	Partial Cost Recovery
High impact - (1 August - 31 July)	per year	$3,500 to $5280 as assessed	Yes	Partial Cost Recovery
Major impact (1 August - 31 July)	per year	$5300 to $8400 as assessed	Yes	Partial Cost Recovery
Significant impact - (1 August - 31 July)	per year	$8450 to $10,200 as assessed	Yes	Partial Cost Recovery
Commercial Activities - Regular Use - Sports Clinics - Term time only				

Fee	Units	2026 - 2027 Fee $		GST Applicable	Pricing Methodology
Low impact - as assessed by Council	per quarter	$798.00	For new requests or trials divide by 3 for a monthly fee	Yes	Partial Cost Recovery
Medium impact - as assessed by Council	per quarter	$1,595.00	For new requests or trials divide by 3 for a monthly fee	Yes	Partial Cost Recovery
High impact - as assessed by Council	per quarter	$3,189.00	For new requests or trials divide by 3 for a monthly fee	Yes	Partial Cost Recovery
Commercial food trucks - Permits					
Mobile vehicles - Low impact	per month	$250.00		Yes	Partial Cost Recovery
Mobile vehicles - Medium impact	per month	$375.00		Yes	Partial Cost Recovery
Mobile vehicles - High impact	per month	$500.00		Yes	Partial Cost Recovery
Mobile vehicles - Low impact - (1 August - 31 July)	per year	$3,000.00		Yes	Partial Cost Recovery
Mobile vehicles - Medium impact - (1 August - 31 July)	per year	$4,500.00		Yes	Partial Cost Recovery
Mobile vehicles - High impact - (1 August - 31 July)	per year	$6,000.00		Yes	Partial Cost Recovery
Permanent (including overnight) on site food vendor - as assessed by Council	per year	$10,000.00		Yes	Partial Cost Recovery
Commercial Markets					
50 stalls & under	per day	$1,179.00		Yes	Market Based Pricing
51 to 100 stalls	per day	$1,958.00		Yes	Market Based Pricing
101+ stalls	per day	$2,964.00		Yes	Market Based Pricing
Wet weather hold (not refundable)	per day	$454.00		Yes	Market Based Pricing
Commercial onsite activations and product launches, samplings and giveaways - impact determined by Council					
Commercial activation - wet weather option - non refundable	per application		50% of assessed fee	Yes	Partial Cost Recovery
Commercial activation - Low impact	per hour	$120.00	Additional 50% per hour on weekend	Yes	Partial Cost Recovery
Commercial activation - Medium impact	per hour	$239.00	Additional 50% per hour on weekend	Yes	Partial Cost Recovery
Commercial activation - High impact	per hour	$476.00	Additional 50% per hour on weekend	Yes	Partial Cost Recovery
Commercial activities - for extended period (less than 12 months in any one instance) of a complex, large and significant nature	per booking		Fee(s) to be determined upon assessment of application	Yes	Partial Cost Recovery
Commercial activation - Medium impact - Manly venues - as assessed by Council	per hour	$500.00	Additional 50% per hour on weekend	Yes	Partial Cost Recovery
Commercial activation - High impact - Manly venues - as assessed by Council	per hour	$750.00	Additional 50% per hour on weekend	Yes	Partial Cost Recovery
Commercial activation - Low impact - Manly venues - as assessed by Council	per hour	$250.00	Additional 50% per hour on weekend	Yes	Partial Cost Recovery
Filming and Photography					
Application Fee (non refundable) excludes ultra low filming as assessed by Council	per application	$104.00		No	Partial Cost Recovery
Filming fee - No impact	per booking		Zero	No	Legislative Requirements (Regulatory)
Filming fee - Low impact	per booking	$184.00		No	Legislative Requirements (Regulatory)
Filming fee - Medium impact	per booking	$397.00		No	Legislative Requirements (Regulatory)
Filming fee - High impact	per booking	$691.00		No	Legislative Requirements (Regulatory)

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
News/current affairs/educational/community service/student/Council benefit - as assessed by Council	per booking	Zero	No	Legislative Requirements (Regulatory)
Low impact filming permit - extended period (as assessed)	per week	$266.00	No	Partial Cost Recovery
Large scale filming permit - extended period (as assessed)	per week	$1,282.00	No	Partial Cost Recovery
Medium scale filming permit - extended period (as assessed)	per week	$916.00	No	Partial Cost Recovery
Facility hire for filming - buildings & facilities without a specific hire fee - as assessed by Council	per application		No	Partial Cost Recovery
Late application fee (5 business days before filming date) – Low impact	per application	$464.00	No	Partial Cost Recovery
Late application fee (7 business days before filming date) – Medium impact	per application	$993.00	No	Partial Cost Recovery
Late application fee (15 business days before filming date) – High impact	per application	$1,727.00	Yes	Partial Cost Recovery
Annual filming permit - ongoing/ regular filming permit - as assessed by Council	per application	Fee(s) to be determined upon assessment of application	No	Partial Cost Recovery
Commercial Photography - use of venue for business purposes - (Family and group photos, artistic shots) - per venue - Low Impact - as assessed by Council	per day	$160.00	No	Partial Cost Recovery
Commercial Photography - use of venue for business purposes - (Family and group photos, artistic shots) - per venue - Medium Impact - as assessed by Council	per day	$320.00	No	Partial Cost Recovery
Commercial Photography - use of venue for business purposes - (Family and group photos, artistic shots) - per venue - High Impact	per day	$532.00	No	Partial Cost Recovery
Major Events, Special Events				
ANZAC Day, Remembrance Day & related events	per booking	Zero	Yes	Zero Cost Recovery
Christmas related - venue hire for day of the event only - small scale events open to the community hosted by groups based in the LGA excludes large scale events & those with major infrastructure, third party commercial providers - includes selling Christmas trees - as assessed by Council	per day	Zero	Yes	Zero Cost Recovery
Event on Road Closure - higher impact locations - per section as assessed by Council	per hour	$300.00	Yes	Partial Cost Recovery
Event on Road Closure - lower impact locations - per section - as assessed by Council	per hour	$150.00	Yes	Partial Cost Recovery
Event on Road Closure - significant impact locations - per section - as assessed by Council	per hour	$500.00	Yes	Partial Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Admission				
Children under 4 years / Coaches and School Teachers accompanying group booking / DVA Card	per session	Zero	Yes	Zero Cost Recovery
Spectator	per session	$4.60	Yes	Market Based Pricing
Swim - Child (4-17yrs) /Concession	per session	$8.40	Yes	Market Based Pricing
Family weekend pass valid 3 months including public holidays (A family is a maximum of 5 members of one immediate family)	each	$183.00	Yes	Market Based Pricing
Swim - Adult	per session	$10.40	Yes	Market Based Pricing
Swim - Family (A family is a maximum of 5 members of one immediate family)	per session	$31.90	Yes	Market Based Pricing
Swim, spa, steam, sauna combo Adult	per session	$16.80	Yes	Market Based Pricing
Swim, spa, steam, sauna combo Concession	per session	$13.60	Yes	Market Based Pricing
Marketing and/or promotional offer for Centre Events at Council's discretion	each	Zero	Yes	Zero Cost Recovery
Manly SES 125 free entries per annum	per year	Zero	Yes	Zero Cost Recovery
All access casual visit - Adult	per session	$32.00	Yes	Market Based Pricing
All access casual visit - Concession	per session	$27.50	Yes	Market Based Pricing
Crèche (1.5 hours) - non-member	per child	$7.70	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Crèche (1.5 hours) - member	per child	$4.00	Yes	Partial Cost Recovery
Crèche 10 visit pass - member	each	$36.00	Yes	Market Based Pricing
Crèche 10 visit pass - non-member	each	$69.30	Yes	Market Based Pricing
Pool inflatable - entry upgrade	each	$2.90	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Carnival Packages				
School Carnivals 25m outdoor pool - hourly rate whole pool (handheld) - Includes Pool entry	per hour	$368.00	Yes	Partial Cost Recovery
School Carnivals 25m indoor pool - hourly rate whole pool (handheld) - Includes Pool Entry	per hour	$490.00	Yes	Partial Cost Recovery
Carnivals 25m outdoor pool - hourly rate whole pool	per hour	$432.00	Yes	Partial Cost Recovery
Carnivals 25m indoor pool - hourly rate whole pool	per hour	$556.00	Yes	Partial Cost Recovery
School Carnivals 50m pool - hourly rate whole pool (handheld) - Includes Pool Entry	per hour	$726.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool	per hour	$849.00	Yes	Partial Cost Recovery
Carnival participant	each	$3.70	Yes	Partial Cost Recovery
Manly Swimming club additional carnivals	each	25% discount	Yes	Partial Cost Recovery
Manly Swimming club 1 x free carnival per annum	per year	Zero	Yes	Zero Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Commercial Hire Filming				
Staff member after hours	per hour	$136.00	Yes	Full Cost Recovery
Filming fees - application fee	each	$394.00	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Fitness Centre				
Fitness Centre visit	per session	$28.00	Yes	Market Based Pricing
Fitness Centre visit - Concession	per session	$22.80	Yes	Market Based Pricing
Group fitness class - Adult	per session	$28.00	Yes	Market Based Pricing
Group fitness class - Concession	per session	$22.80	Yes	Market Based Pricing
Rehab 10 visit pass (health providers only)	each	$110.50	Yes	Market Based Pricing
Health assessment fee	each	$81.00	Yes	Market Based Pricing
Fitness Body Scan	each	$24.00	Yes	Market Based Pricing
1 x 60 minute personal training session	each	$113.00	Yes	Market Based Pricing
5 x 60 minute personal training session	each	$508.50	Yes	Market Based Pricing
10 x 60 minute personal training session	each	$1,017.00	Yes	Market Based Pricing
8 Week Fitness Challenge	each	$260.00	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Memberships				
6 month Swim Membership Concession - renewal only	per half season	$318.45	Yes	Market Based Pricing
6 month Swim Membership Adult - renewal only	per half season	$530.45	Yes	Market Based Pricing
6 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family) - renewal only	per half season	$769.45	Yes	Market Based Pricing
12 month Swim Membership Concession - renewal only	per season	$581.90	Yes	Market Based Pricing
12 month Swim Membership Adult - renewal only	per season	$916.90	Yes	Market Based Pricing
12 Month Swim Only Family Membership (a family is a maximum of 5 members of one immediate family) - renewal only	per season	$1,434.90	Yes	Market Based Pricing
12 month Fitness Centre Membership Adult	each	$1,741.50	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
12 month Fitness Centre Membership - Concession	each	$1,538.90	Yes	Market Based Pricing
12 month Family Membership for 2 members with access to all aquatic centre facilities conditions apply	each	$3,028.90	Yes	Market Based Pricing
12 month Family Membership for 3 members access to all aquatic centre facilities conditions apply	each	$3,229.90	Yes	Market Based Pricing
12 month Family Membership for 4 members with access to all aquatic centre facilities conditions apply	each	$3,406.90	Yes	Market Based Pricing
12 month Family Membership for 5 members with access to all aquatic centre facilities conditions apply	each	$3,643.90	Yes	Market Based Pricing
Membership replacement card fee	each	$13.10	Yes	Full Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Multi Centre Swim Only Memberships - Includes unlimited access to Manly Andrew Boy Charlton Aquatic Centre and Warringah Aquatic Centre				
6 month Swim Membership Concession	per half season	$482.45	Yes	Market Based Pricing
6 month Swim Membership Adult	per half season	$639.45	Yes	Market Based Pricing
6 Month Swim Family Membership (a family is a maximum of 5 members of one immediate family)	per half season	$1,334.45	Yes	Market Based Pricing
12 month Swim Membership Concession	per season	$715.90	Yes	Market Based Pricing
12 month Swim Membership Adult	per season	$944.90	Yes	Market Based Pricing
12 Month Swim Family Membership (a family is a maximum of 5 members of one immediate family)	per season	$1,966.90	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Multi-Visit Passes				
10 visit pass Child (4-17yrs) /Concession swim only	each	$75.60	Yes	Market Based Pricing
10 visit pass Adult swim only	each	$93.60	Yes	Market Based Pricing
20 visit pass Child (4-17yrs) /Concession swim only	each	$151.20	Yes	Market Based Pricing
20 visit pass Adult swim only	each	$187.20	Yes	Market Based Pricing
50 visit pass Adult swim only	each	$468.00	Yes	Market Based Pricing
50 visit pass Child (4-17yrs) /Concession swim only	each	$378.00	Yes	Market Based Pricing
10 visit pass Fitness Centre - Adult	each	$252.00	Yes	Market Based Pricing
10 visit pass Fitness Centre - Concession	each	$205.20	Yes	Market Based Pricing
10 visit pass group fitness - Adult	each	$252.00	Yes	Market Based Pricing
10 visit pass group fitness - Concession	each	$205.20	Yes	Market Based Pricing
20 visit pass Fitness Centre - Adult	each	$504.00	Yes	Market Based Pricing
20 visit pass Fitness Centre - Concession	each	$410.40	Yes	Market Based Pricing
10 visit Concession swim, spa, steam/sauna	each	$122.40	Yes	Market Based Pricing
10 visit pass Adult swim, spa, steam/sauna	each	$151.20	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Other Charges				
Locker hire - single use	per session	$2.00	Yes	Full Cost Recovery
Outdoor locker hire - 6 months	per half year	$52.20	Yes	Full Cost Recovery
Outdoor locker hire - 12 months	per year	$107.00	Yes	Full Cost Recovery
Outdoor locker key replacement	each	$20.00	Yes	Full Cost Recovery
Marketing and/or promotional offer for Northern Beaches LGA Primary Schools at Council's discretion	each	Up to 100% discount	Yes	Market Based Pricing
School Learn to Swim program	per student	$14.00	No	Partial Cost Recovery
Failed payment transaction attempt	each	$6.00	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Room hire crèche	per hour	$52.30	Yes	Full Cost Recovery
Room hire group fitness room	per hour	$120.00	Yes	Full Cost Recovery
Room hire - Demountable/Party Room (minimum 2 hours)	per hour	$24.00	Yes	Full Cost Recovery
Staff Member hire	per hour	$76.00	Yes	Full Cost Recovery
Cleaning fee	per hour	$229.00	Yes	Full Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Pool Hire				
25 metre indoor pool - Manly Diggers Swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
25 metre indoor pool - Manly Ladies & Associates Swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
25 metre indoor pool - Manly swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
25 metre outdoor pool - Manly Diggers Swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
25 metre outdoor pool - Manly Ladies & Associates Swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
50 metre pool - Manly Ladies & Associates Swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
50 metre pool - Manly swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
Department of Education special swimming scheme LGA Schools - Lane hire only	per hour per lane	Zero	Yes	Zero Cost Recovery
Manly SES 2 free lane hire sessions per annum	per year	Zero	Yes	Partial Cost Recovery
25 metre indoor pool - Not for Profit and Schools	per hour per lane	$35.40	Yes	Partial Cost Recovery
Indoor program pool - commercial	per hour per lane	$38.90	Yes	Full Cost Recovery
25 metre indoor pool - commercial	per hour per lane	$70.90	Yes	Full Cost Recovery
25 metre outdoor pool - Manly swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
25 metre outdoor pool - Not for Profit and Schools	per hour per lane	$26.70	Yes	Partial Cost Recovery
25 metre outdoor pool - commercial	per hour per lane	$54.00	Yes	Full Cost Recovery
50 metre pool - Manly Diggers swimming club	per hour per lane	25% discount	Yes	Partial Cost Recovery
50 metre outdoor pool water polo (8x50m) not for profit and schools	per hour per lane	$32.00	Yes	Partial Cost Recovery
50 metre outdoor pool - Not for Profit and Schools	per hour per lane	$55.80	Yes	Partial Cost Recovery
50 metre outdoor pool - commercial	per hour per lane	$111.80	Yes	Full Cost Recovery
Manly Andrew Boy Charlton Aquatic Centre - Recreation Program				
Birthday party with inflatable - No food supplied	per child	$32.00	Yes	Market Based Pricing
Manly Andrew Boy Charlton Aquatic Centre - Swim Programs				
School holiday intensive swim program - per child, per day	per day	$25.70	No	Market Based Pricing
Learn To Swim child	per session	$25.70	No	Market Based Pricing
Learn To Swim adult	per session	$27.40	No	Market Based Pricing
Squads 1 x session	per week	$25.15	Yes	Full Cost Recovery
Learn to Swim suspension fee	per week	$5.00	No	Full Cost Recovery
Squads 2 x session	per week	$38.45	Yes	Full Cost Recovery
Squads 3 x session	per week	$43.45	Yes	Full Cost Recovery
Squads 4 x session	per week	$51.95	Yes	Full Cost Recovery
Unlimited squads membership	per week	$57.45	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $		GST Applicable	Pricing Methodology
Private Learn To Swim lesson - max 2 person - 30 minutes	per session	$92.00		No	Market Based Pricing
Squads fitness membership	per week	$25.45		Yes	Market Based Pricing
Adult Swim Fit Squad	each	$25.30		Yes	Full Cost Recovery
Adult Swim Fit Squad 10 Visit pass	each	$227.70		Yes	Full Cost Recovery
Adult Swim Fit Squad 10 Visit pass - Members	each	$113.85		Yes	Full Cost Recovery
Squad suspension fee	per week	$5.00		Yes	Market Based Pricing
Concession Swim Fit Squad	each	$21.50		Yes	Market Based Pricing
Concession Swim Fit Squad 10 Visit pass	each	$193.50		Yes	Market Based Pricing
Manly Dam and Stony Range Botanic Garden					
Manly Dam - Hire of uncovered picnic table	per day	$57.00		Yes	Partial Cost Recovery
Manly Dam - Hire of covered picnic table	per day	$86.00		Yes	Partial Cost Recovery
Manly Dam - Events - Not for profit user - per area - before 8am and after 5.30pm	per hour	$65.00		Yes	Partial Cost Recovery
Manly Dam - Events - Commercial user - per area - before 8am and after 5.30pm	per hour	$145.00		Yes	Partial Cost Recovery
Manly Dam - Events - Not for Profit user - per area - From 8am to 5.30pm	per day	$300.00		Yes	Partial Cost Recovery
Manly Dam - Events - Commercial user - per area - From 8am to 5.30pm	per day	$700.00		Yes	Partial Cost Recovery
Manly Dam - Camping - Not for profit only - (also covers other venues that are approved for camping)	per day	$108.00		Yes	Partial Cost Recovery
Stony Range - Building hire - Not for profit user	per hour	$31.00		Yes	Partial Cost Recovery
Stony Range - Building hire - Commercial user	per hour	$92.00		Yes	Partial Cost Recovery
Netball / Basketball/ Hard Court hire - per court					
School or Local Sports Club	per hour	$8.60		Yes	Partial Cost Recovery
Not for profit user	per hour	$11.10		Yes	Partial Cost Recovery
Commercial user	per hour	$19.20		Yes	Partial Cost Recovery
Open spaces - Community use of - including parks, reserves, beaches, rock pools, sportsgrounds					
Local Club and District Surf Life saving group events only - (excludes major events, special club fundraising & events operated by third parties & other not for profit groups). Does not cover any service provision costs & bonds	per booking	Zero		Yes	Zero Cost Recovery
Local surfing/boardrider group events only - (excludes major events, special club fundraising & events operated by third parties & other not for profit groups). Does not cover any service provision costs & bonds	per booking	Zero		Yes	Zero Cost Recovery
Swimming Clubs based in LGA (excludes major events - rockpool hire only)	per booking	Zero		Yes	Zero Cost Recovery
Emergency, medical and defence force training and excercises only	per booking	Zero		Yes	Zero Cost Recovery
Beach clean ups & other services directly benefiting the Northern Beaches environment - as determined by Council	per booking	Zero		Yes	Zero Cost Recovery
Meet you neighbour program as endorsed by Council - venue hire only	per booking	Zero		Yes	Zero Cost Recovery
Pool & beach wheel chair	per booking	Zero		Yes	Partial Cost Recovery
Open spaces - hire of - including parks, reserves, beaches, rock pools, sportsgrounds					
Casual hire - Not for profit user - per venue/ field - (excludes major and significant events and promotional activations)	per hour	$31.00		Yes	Partial Cost Recovery
Casual hire - Commercial user - per facility/ field - (excludes major and significant events and promotional activations)	per hour	$92.00		Yes	Partial Cost Recovery
Casual hire - High Impact Event - Not for profit user - per venue/ field - as assessed by Council	per hour	$55.00	Excludes all Manly Beach venues	Yes	Partial Cost Recovery
Casual hire - High impact Event - Commercial user - per venue/ field - as assessed by Council	per hour	$150.00	Excludes all Manly Beach venues	Yes	Partial Cost Recovery
Casual Hire - High Impact Events - Manly Beach venues - Commercial - as assessed by Council	per hour	$210.00		Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Casual Hire - High Impact Events - Manly Beach venues - Not for profit - as assessed by Council	per hour	$85.00	Yes	Partial Cost Recovery
Circus and carnivals - large scale	per week	$6,491.00	Yes	Full Cost Recovery
Event bump in/bump out per venue - as assessed by Council	per hour	50% of applicable rate	Yes	Partial Cost Recovery
Stalls - Not for Profit - ultra low impact - as assessed by Council	per hour	$11.00	Yes	Partial Cost Recovery
Stalls - Commercial - ultra low impact - as assessed by Council	per hour	$40.00	Yes	Partial Cost Recovery
Synthetic sportsfields - Casual hire - Community based (not for profit) - per field	per hour	$65.00	Yes	Partial Cost Recovery
Casual hire - School use - cross country and other events using more than one venue/ area - includes one backup/ wet weather day only	per booking	$155.00	Yes	Partial Cost Recovery
Synthetic sportsfields - Casual hire - Commercial user - per field	per hour	$204.00	Yes	Full Cost Recovery
Synthetic sportsfields - Casual hire - mini synthetic sportsfields - Commercial user	per hour	$103.00	Yes	Partial Cost Recovery
Synthetic sportsfields - Casual hire - mini synthetic sportsfields - Community based (not for profit)	per hour	$35.00	Yes	Partial Cost Recovery
School use - per term - per sports field (including mini fields) & per one beach location, one rockpool - per day of week - (minimum 4 dates on same day to be eligible)	per item	$50.00	Yes	Partial Cost Recovery
School Use - per term - synthetic sportsfield - per field (includes mini fields) - per day of the week - (minimum 4 dates on same day to be eligible)	per item	$90.00	Yes	Partial Cost Recovery
Synthetic sportsfields - Casual hire - mini synthetic sportsfields - Not for Profit Provider	per hour	$50.00	Yes	Partial Cost Recovery
Annual/ seasonal - Not for profit user - up to 12 months - more than one location/ venue - ultra low impact (as assessed by Council)	per year	$500.00	Yes	Partial Cost Recovery
Synthetic sportsfields - Casual hire - Not for Profit Provider - per field	per hour	$100.00	Yes	Partial Cost Recovery
Annual/ seasonal - Not for profit user - up to 12 months - per non premier venue - per day of the week	per year	$350.00	Yes	Partial Cost Recovery
Annual/ seasonal - Not for profit user - up to 12 months - per premier venue - per day of the week	per item	$500.00	Yes	Partial Cost Recovery
Regional Facilities and Sportsground hire				
Brookvale Park - Entire facility booking (incl bump in/out) - Commercial User - significant sporting competitions (where tickets are sold for the event). Costs such as cleaning, rubbish collection, on-call plumber & electrician will be at the hirer's expense. Hirer will receive all income derived from eventl	per booking	Booking Fee $45,000 + GST. A $2,000 charge per Booking Period will apply for cost of utilities (including power, floodlighting, water, gas as required) where applicable.	Yes	Partial Cost Recovery
Brookvale Park - Entire or partial facility booking (incl bump in/out) - Not for profit user - significant sporting competitions (where tickets are sold for the event). Costs such as - cleaning, waste collection, on-call plumber & electrician at the hirer's expense. Hirer will receive all income derived from event	per booking	A Booking Fee is to be determined by Council, based on the user's apportioned usage of the Entire Facility. A $2,000 charge per Booking Period will apply for cost of utilities (power, floodlighting, water, gas etc.) where applicable.	Yes	Partial Cost Recovery
Brookvale Park, Manly Oval & Pittwater Rugby Park - Hire of premium sportsfield - Not for profit user	per hour	$91.00	Yes	Partial Cost Recovery
Brookvale Park, Manly Oval & Pittwater Rugby Park - Hire of premium sportsfield - Commercial user	per hour	$358.00	Yes	Partial Cost Recovery
Brookvale Park, Manly Oval & Pittwater Rugby Park - Hire of community spaces such as function rooms, grandstands, BBQ areas, change rooms and amenities - per facility - commercial user	per hour	$106.00	Yes	Partial Cost Recovery
Brookvale Park, Manly Oval & Pittwater Rugby Park- Hire of community spaces such as function rooms, grandstands, BBQ areas & change rooms/ amenities- per facility - not for profit user	per hour	$35.60	Yes	Partial Cost Recovery
Brookvale Park, Manly Oval & Pittwater Rugby Park - Lighting fees (for use outside of any Council agreements)	per hour	See fees for sportsground lighting	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Manly Oval & Pittwater Rugby Park - Entire complex - Significant scale event - Fee determined upon assessment of application	per booking	Fee(s) to be determined upon assessment of application	Yes	Partial Cost Recovery
Pittwater Rugby Park - Equipment storage space - per location	per month	$62.00	Yes	Partial Cost Recovery
Regional sportsground - Seasonal major users as per agreement	per month	$3,338.00	Yes	Partial Cost Recovery
Manly Oval - Entire complex - Sporting purpose - Not for profit	per day	$2,100.00	Yes	Partial Cost Recovery
Manly Oval - Entire complex - Sporting Purpose - Commercial	per day	$6,250.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - Entire complex - Sporting Purpose - Commercial	per day	$8,700.00	Yes	Partial Cost Recovery
Pittwater Rugby Park - Entire complex - Sporting Purpose - Not for profit	per day	$2,800.00	Yes	Partial Cost Recovery
Turf Wicket - Hire - Commercial user	per booking	$1,577.00	Yes	Full Cost Recovery
Turf Wicket - Hire - Not for profit user	per booking	$792.00	Yes	Partial Cost Recovery
Turf Wicket - Preparation	per booking	Cost plus 10%	Yes	Full Cost Recovery
Bare Creek Bike Park - Hire fee for each section of the facility for a major event or commercial use - as assessed by Council	per booking	Range $1,000 to $9,500 maximum as assessed	Yes	Partial Cost Recovery
Forest High School - Use of change rooms and sports hall	per hour	$55.00	Yes	Full Cost Recovery
Seasonal Sportsground User Fees - Summer 2025/ 26 and Winter 2026				
Junior Players - Fee for seasonal use of a sportsground by a sports group (including schools) - long season (more than 12 weeks)	per player	$18.00	Yes	Partial Cost Recovery
Junior Players - Fee for seasonal use of a sportsground by a sports group (including schools) - short season (for an allocation for up to a maximum of 12 weeks)	per player	$11.00	Yes	Partial Cost Recovery
Senior Players - Fee for seasonal use of a sportsground by a sports group - (including schools) - long season (more than 12 weeks)	per player	$24.00	Yes	Partial Cost Recovery
Senior Players - Fee for seasonal use of a sportsground by a sports group - (including schools) - short season (up to a maximum of 12 weeks)	per player	$15.00	Yes	Partial Cost Recovery
Sportsground Lighting Fees				
Allambie Heights Oval - Field 1 - F1	per hour or part thereof	$11.30	Yes	Partial Cost Recovery
Aquatic Reserve No.1 Baseball - Infield - F1	per hour or part thereof	$13.30	Yes	Partial Cost Recovery
Aquatic Reserve No.1 Baseball - Batting Pen - F2	per hour or part thereof	$4.10	Yes	Partial Cost Recovery
Aquatic Reserve No.1 Baseball - Outfield - F3	per hour or part thereof	$6.50	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 1 - F1	per hour or part thereof	$3.70	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 2 - F2	per hour or part thereof	$3.50	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 3 - F3	per hour or part thereof	$3.50	Yes	Partial Cost Recovery
Ararat Reserve - Field 1 Pole 4 - F4	per hour or part thereof	$3.50	Yes	Partial Cost Recovery
Avalon Beach Netball - Netball Court South - C1	per hour or part thereof	$2.20	Yes	Partial Cost Recovery
Avalon Beach Netball - Shared Court North - C2	per hour or part thereof	$2.20	Yes	Partial Cost Recovery
Avalon Beach Netball - Grass netball court - C3	per hour or part thereof	$2.20	Yes	Partial Cost Recovery
Avalon Beach Netball - Half Court Basketball - C4	per hour or part thereof	$1.20	Yes	Partial Cost Recovery
Balgowlah Oval - Balgowlah - F1 Low	per hour or part thereof	$8.90	Yes	Partial Cost Recovery
Balgowlah Oval - Balgowlah - F1 High	per hour or part thereof	$12.90	Yes	Partial Cost Recovery
Bantry Reserve - Field 1 Low - F1	per hour or part thereof	$5.20	Yes	Partial Cost Recovery
Bantry Reserve - Field 1 High - F2	per hour or part thereof	$7.60	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Beacon Hill Reserve - Field 1 Low - F4	per hour or part thereof	$4.00	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 1 High - F5	per hour or part thereof	$5.20	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 2 Low - F1	per hour or part thereof	$8.90	Yes	Partial Cost Recovery
Beacon Hill Reserve - Field 2 High - F2	per hour or part thereof	$16.10	Yes	Partial Cost Recovery
Belrose Oval (Bambara Oval) - Field 1 - F1	per hour or part thereof	$5.60	Yes	Partial Cost Recovery
Beverley Job Park - Field 1 - F1	per hour or part thereof	$6.10	Yes	Partial Cost Recovery
Beverley Job Park - Field 1 - F1Hi	per hour or part thereof	$12.30	Yes	Partial Cost Recovery
Boondah multi courts - Courts 3 & 4 North - C1	per hour or part thereof	$2.20	Yes	Partial Cost Recovery
Boondah multi courts - Courts 1 & 2 South - C2	per hour or part thereof	$2.20	Yes	Partial Cost Recovery
Boondah multi courts - Basketball Half Court - C3	per hour or part thereof	$2.20	Yes	Partial Cost Recovery
Boondah Reserve - Field 1 - F1	per hour or part thereof	$14.00	Yes	Partial Cost Recovery
Boondah Reserve 2,3 & 4 lighting - Zone 1	per hour or part thereof	$2.60	Yes	Partial Cost Recovery
Boondah Reserve 5 Netball lighting - Zone 1	per hour or part thereof	$10.30	Yes	Partial Cost Recovery
Boondah Reserve - Fields 6 & 7 - F67	per hour or part thereof	$2.60	Yes	Partial Cost Recovery
Brookvale Park - Competition East	per hour or part thereof	$42.40	Yes	Partial Cost Recovery
Brookvale Park - Competition West	per hour or part thereof	$41.50	Yes	Partial Cost Recovery
Brookvale Park - Grandstand	per hour or part thereof	$18.50	Yes	Partial Cost Recovery
Brookvale Park - Training East	per hour or part thereof	$16.60	Yes	Partial Cost Recovery
Brookvale Park - Training West	per hour or part thereof	$14.80	Yes	Partial Cost Recovery
Brookvale Park - TV East	per hour or part thereof	$86.70	Yes	Partial Cost Recovery
Brookvale Park - TV West	per hour or part thereof	$86.70	Yes	Partial Cost Recovery
Careel Bay - Field 1 - F1	per hour or part thereof	$10.50	Yes	Partial Cost Recovery
Careel Bay - Field 2 - F2	per hour or part thereof	$10.50	Yes	Partial Cost Recovery
Careel Bay - Field 3 mini - F3	per hour or part thereof	$12.30	Yes	Partial Cost Recovery
Collaroy Plateau Park - Field 1 - F1	per hour or part thereof	$5.70	Yes	Partial Cost Recovery
Collaroy Plateau Park - Field 1 - F1Hi	per hour or part thereof	$11.30	Yes	Partial Cost Recovery
Collaroy Plateau Park - Cricket Nets - CN	per hour or part thereof	$5.20	Yes	Partial Cost Recovery
Cromer High - Low	per hour or part thereof	$3.30	Yes	Partial Cost Recovery
Cromer High - Hi	per hour or part thereof	$5.60	Yes	Partial Cost Recovery
Cromer Park - Cromer 2 synthetic - F2	per hour or part thereof	$8.60	Yes	Partial Cost Recovery
Cromer Park - Cromer 2 synthetic - F2Hi	per hour or part thereof	$12.30	Yes	Partial Cost Recovery
Cromer Park - Cromer 345 - F3	per hour or part thereof	$16.90	Yes	Partial Cost Recovery
Cromer Park - Cromer 345 - F3Hi	per hour or part thereof	$27.20	Yes	Partial Cost Recovery
David Thomas Reserve - Field 1 - F1	per hour or part thereof	$4.70	Yes	Partial Cost Recovery
David Thomas Reserve - Field 2 - F2	per hour or part thereof	$12.30	Yes	Partial Cost Recovery
David Thomas Reserve - Field 3 - F3	per hour or part thereof	$12.30	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
David Thomas Reserve - Mini Field - F4	per hour or part thereof	$5.70	Yes	Partial Cost Recovery
Dee Why Park - Field 1 - F1	per hour or part thereof	$8.70	Yes	Partial Cost Recovery
Dee Why Park - Field 1 - F1Hi	per hour or part thereof	$12.90	Yes	Partial Cost Recovery
Dee Why Park - Field 2 - F2	per hour or part thereof	$4.30	Yes	Partial Cost Recovery
Forestville Park - Field 1 Low - F1	per hour or part thereof	$8.70	Yes	Partial Cost Recovery
Forestville Park - Field 1 High - F2	per hour or part thereof	$12.90	Yes	Partial Cost Recovery
Forestville Park - Field 1 Training area - F3	per hour or part thereof	$4.40	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Courts 123 - F2	per hour or part thereof	$2.50	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Margaret Cliff Courts 456 - F1	per hour or part thereof	$2.50	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Synthetic 1 & 2 Low - F3	per hour or part thereof	$15.90	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Synthetic 1 & 2 High - F4	per hour or part thereof	$30.80	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Field 3 - F5	per hour or part thereof	$4.40	Yes	Partial Cost Recovery
Forestville War Memorial Playing Fields - Rugby Field - F6	per hour or part thereof	$13.30	Yes	Partial Cost Recovery
Griffith Park - Field 1 - F1	per hour or part thereof	$8.90	Yes	Partial Cost Recovery
Harbord Park - Field 1 - F1	per hour or part thereof	$7.50	Yes	Partial Cost Recovery
Harbord Park - Field 1 - F1Hi	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
Harbord Park - Field 2 - F2	per hour or part thereof	$7.50	Yes	Partial Cost Recovery
Harbord Park - Field 2 - F2Hi	per hour or part thereof	$11.10	Yes	Partial Cost Recovery
Hews Reserve - Field 1 - F1	per hour or part thereof	$7.50	Yes	Partial Cost Recovery
Hitchcock Park - Training field - F2	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Hitchcock Park - Field 1 - F1	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX race track - F1	per hour or part thereof	$4.90	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX race track - F1Hi	per hour or part thereof	$7.50	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX pump track - F2	per hour or part thereof	$1.90	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - BMX pump track - F2Hi	per hour or part thereof	$3.10	Yes	Partial Cost Recovery
J.J. Melbourne Hills Memorial Reserve - Equestrian - F3	per hour or part thereof	$5.70	Yes	Partial Cost Recovery
James Morgan Reserve - Field 1 - F1	per hour or part thereof	$13.30	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 2 Pole 1 - F1	per hour or part thereof	$1.70	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 2 Pole 2 - F2	per hour or part thereof	$1.70	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 1 Pole 3 - F3	per hour or part thereof	$1.70	Yes	Partial Cost Recovery
John Fisher Park Abbott Road Softball - Diamond 1 Pole 4 - F4	per hour or part thereof	$1.70	Yes	Partial Cost Recovery
John Fisher Park Abbott Road - Field 3 - F3	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
John Fisher Park Abbott Road - Field 4 - F4	per hour or part thereof	$13.30	Yes	Partial Cost Recovery
John Fisher Park Abbott Road - Field 5 - F5	per hour or part thereof	$14.50	Yes	Partial Cost Recovery
John Fisher Park Adam Street Ground - Field 1 - F1	per hour or part thereof	$1.80	Yes	Partial Cost Recovery
John Fisher Park Denzil Joyce Oval - Field - F3	per hour or part thereof	$4.60	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
John Fisher Park Denzil Joyce Oval - Field - F3Hi	per hour or part thereof	$8.30	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 2-7 - F1	per hour or part thereof	$9.10	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 8-10 - F2	per hour or part thereof	$5.60	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 11-16 - F3	per hour or part thereof	$8.60	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 17-20 - F4	per hour or part thereof	$8.60	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 21-25 - F5	per hour or part thereof	$7.40	Yes	Partial Cost Recovery
John Fisher Park Netball - Courts 27-28 - F6	per hour or part thereof	$3.90	Yes	Partial Cost Recovery
John Fisher Park Old Reub Hudson Oval - Old Reub - F1	per hour or part thereof	$3.90	Yes	Partial Cost Recovery
John Fisher Park Old Reub Hudson Oval - Old Reub - F1Hi	per hour or part thereof	$6.20	Yes	Partial Cost Recovery
John Fisher Park Reub Hudson Oval - Reub - F2	per hour or part thereof	$4.60	Yes	Partial Cost Recovery
John Fisher Park Reub Hudson Oval - Reub - F2Hi	per hour or part thereof	$8.30	Yes	Partial Cost Recovery
John Fisher Park Weldon Oval - Low - F1	per hour or part thereof	$19.80	Yes	Partial Cost Recovery
John Fisher Park Weldon Oval - High - F2	per hour or part thereof	$40.30	Yes	Partial Cost Recovery
Keirle Park - Keirle North - F1	per hour or part thereof	$11.30	Yes	Partial Cost Recovery
Keirle Park - Keirle South - F2	per hour or part thereof	$8.90	Yes	Partial Cost Recovery
Killarney Heights Oval - Killarney - F1	per hour or part thereof	$8.20	Yes	Partial Cost Recovery
Killarney Heights Oval - Killarney - F1Hi	per hour or part thereof	$12.10	Yes	Partial Cost Recovery
Kitchener Park - Field 1 - F1	per hour or part thereof	$4.80	Yes	Partial Cost Recovery
Kitchener Park - Field 1 - F1Hi	per hour or part thereof	$8.20	Yes	Partial Cost Recovery
Kitchener Park - Field 2 - F2	per hour or part thereof	$4.90	Yes	Partial Cost Recovery
Kitchener Park - Field 2 - F2Hi	per hour or part thereof	$8.20	Yes	Partial Cost Recovery
L M Grahams Reserve - Low 50 Lux - F1	per hour or part thereof	$14.20	Yes	Partial Cost Recovery
L M Grahams Reserve - High 100 lux - F2	per hour or part thereof	$27.00	Yes	Partial Cost Recovery
L M Grahams Reserve - High 200 lux - F3	per hour or part thereof	$36.80	Yes	Partial Cost Recovery
Lake Park Oval - Field 1 - F1	per hour or part thereof	$10.50	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 1 - F1	per hour or part thereof	$8.30	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 1 - F1Hi	per hour or part thereof	$12.40	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 2 - F2	per hour or part thereof	$8.30	Yes	Partial Cost Recovery
Lionel Watts Reserve - Field 2 - F2Hi	per hour or part thereof	$10.50	Yes	Partial Cost Recovery
Lionel Watts Reserve - Synthetic - AFL	per hour or part thereof	$14.50	Yes	Partial Cost Recovery
Lionel Watts Reserve - Synthetic - AFLHi	per hour or part thereof	$24.60	Yes	Partial Cost Recovery
Lionel Watts Reserve - Hard Courts West - N1	per hour or part thereof	$3.30	Yes	Partial Cost Recovery
Lionel Watts Reserve - Hard Courts East - N2	per hour or part thereof	$3.30	Yes	Partial Cost Recovery
Macfarlane Reserve - Field - F1	per hour or part thereof	$3.10	Yes	Partial Cost Recovery
Manly Oval - Low - F1	per hour or part thereof	$9.90	Yes	Partial Cost Recovery
Manly Oval - Lux Level 2 - F2	per hour or part thereof	$13.20	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Manly Oval - Lux Level 3 - F3	per hour or part thereof	$22.00	Yes	Partial Cost Recovery
Manly Oval - Hi - F4	per hour or part thereof	$46.00	Yes	Partial Cost Recovery
Manly West Park - Manly - F1	per hour or part thereof	$5.80	Yes	Partial Cost Recovery
Miller Reserve - Field 1 - F1	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Miller Reserve - Field 1 - F1Hi	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
Miller Reserve - Field 2 - F2	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Miller Reserve - Field 2 - F2Hi	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
Miller Reserve - Field 3 - F3	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Miller Reserve - Field 3 - F3Hi	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
Miller Reserve - Mini Field - F4	per hour or part thereof	$8.90	Yes	Partial Cost Recovery
Narrabeen Sports High School - Field 2 - F1	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Narrabeen Sports High School - Field 2 - F1Hi	per hour or part thereof	$10.30	Yes	Partial Cost Recovery
Narrabeen Sports High School - Synthetic Field 1 - F1	per hour or part thereof	$10.40	Yes	Partial Cost Recovery
Newport Oval - Field 1 - F1	per hour or part thereof	$4.40	Yes	Partial Cost Recovery
Newport Oval - Field 1 - F1Hi	per hour or part thereof	$8.70	Yes	Partial Cost Recovery
Nolan Reserve - Nolans 7 - F1	per hour or part thereof	$12.30	Yes	Partial Cost Recovery
Nolan Reserve - Field 1 - F3	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Nolan Reserve - Field 1 - F3Hi	per hour or part thereof	$11.60	Yes	Partial Cost Recovery
Nolan Reserve - Field 2 - F4	per hour or part thereof	$7.90	Yes	Partial Cost Recovery
Nolan Reserve - Junior Field - F5	per hour or part thereof	$4.50	Yes	Partial Cost Recovery
Nolan Reserve - Riverside 2 = Nolans 6 - F7	per hour or part thereof	$8.90	Yes	Partial Cost Recovery
Nolan Reserve - Riverside 3 = Nolans 3 4 5 - F8	per hour or part thereof	$21.20	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 3 - F1	per hour or part thereof	$5.60	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 3 - F1Hi	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 4 - F2	per hour or part thereof	$5.60	Yes	Partial Cost Recovery
North Narrabeen Reserve - Field 4 - F2Hi	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
North Narrabeen Reserve - Fields 3,4 & touch - F3	per hour or part thereof	$9.20	Yes	Partial Cost Recovery
North Narrabeen Reserve - Fields 3,4 & touch - F3Hi	per hour or part thereof	$18.30	Yes	Partial Cost Recovery
North Narrabeen Reserve - AFL - AFL	per hour or part thereof	$20.50	Yes	Partial Cost Recovery
Passmore Reserve - Field 1 - F1	per hour or part thereof	$3.90	Yes	Partial Cost Recovery
Passmore Reserve - Field1 - F1Hi	per hour or part thereof	$4.90	Yes	Partial Cost Recovery
Passmore Reserve - Field 2 - F2	per hour or part thereof	$3.90	Yes	Partial Cost Recovery
Passmore Reserve - Field 2 - F2Hi	per hour or part thereof	$8.00	Yes	Partial Cost Recovery
Passmore Reserve - Field 3 - F3	per hour or part thereof	$3.10	Yes	Partial Cost Recovery
Passmore Reserve - Field 3 - F3Hi	per hour or part thereof	$4.90	Yes	Partial Cost Recovery
Pittwater Rugby Park - Training Field 2 east - T1	per hour or part thereof	$6.60	Yes	Partial Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Pittwater Rugby Park - Training Field 2 west - T2	per hour or part thereof	$6.60	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole NE - F1	per hour or part thereof	$19.20	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole NW - F2	per hour or part thereof	$19.20	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole SE - F3	per hour or part thereof	$19.20	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 Pole SW - F4	per hour or part thereof	$19.20	Yes	Partial Cost Recovery
Pittwater Rugby Park - Field 1 - Hi	per hour or part thereof	$77.40	Yes	Partial Cost Recovery
Porter Reserve - Low - F1	per hour or part thereof	$3.90	Yes	Partial Cost Recovery
Porter Reserve - High - F2	per hour or part thereof	$7.60	Yes	Partial Cost Recovery
Porter Reserve - Training field - F3	per hour or part thereof	$1.40	Yes	Partial Cost Recovery
Seaforth Oval - South - F1	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
Seaforth Oval - East - F2	per hour or part thereof	$5.20	Yes	Partial Cost Recovery
Seaforth Oval - North - F3	per hour or part thereof	$11.20	Yes	Partial Cost Recovery
Seaforth Oval - West - F4	per hour or part thereof	$4.20	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 1 League - F1	per hour or part thereof	$2.70	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 1 League - F1Hi	per hour or part thereof	$6.30	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Fields 2 & 3 - F23	per hour or part thereof	$7.90	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Fields 2 & 3 - F23Hi	per hour or part thereof	$13.10	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 4 - F4	per hour or part thereof	$3.90	Yes	Partial Cost Recovery
St. Matthews Farm Reserve - Field 4 - F4Hi	per hour or part thereof	$7.40	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 1 East - F1	per hour or part thereof	$6.10	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 1 East - F1Hi	per hour or part thereof	$9.20	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 2 West - F2	per hour or part thereof	$6.10	Yes	Partial Cost Recovery
Terrey Hills Oval - Field 2 West - F2Hi	per hour or part thereof	$9.20	Yes	Partial Cost Recovery
Warriewood Valley Sportsground - Field 1 - F1	per hour or part thereof	$8.70	Yes	Partial Cost Recovery
Warriewood Valley Sportsground - Field 2 - F2	per hour or part thereof	$8.70	Yes	Partial Cost Recovery
Warriewood Valley Sportsground - Mini field - F3	per hour or part thereof	$3.70	Yes	Partial Cost Recovery
Wyatt Reserve - Wyatt - F1	per hour or part thereof	$7.60	Yes	Partial Cost Recovery
Wyatt Reserve - Wyatt - F1Hi	per hour or part thereof	$11.30	Yes	Partial Cost Recovery
Warringah Aquatic Centre - Admission				
Pool inflatable - entry upgrade	each	$2.90	Yes	Market Based Pricing
Children under 4 years / Coaches and School Teachers accompanying group booking / DVA card	per visit	Zero	No	Zero Cost Recovery
Spectator	per entry	$4.60	Yes	Market Based Pricing
Swim - Child (4-17yrs) /Concession	per session	$8.40	Yes	Market Based Pricing
Swim - Adult	per session	$10.40	Yes	Market Based Pricing
Swim - Family (A family is a maximum of 5 members of one immediate family)	per session	$32.00	Yes	Market Based Pricing
Family weekend pass valid 3 months including public holidays (A family is a maximum of 5 members of one immediate family)	each	$183.00	Yes	Market Based Pricing
Marketing and/or promotional offer for Centre Events at Council's discretion	each	Zero	Yes	Zero Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Warringah Pittwater SES 120 free entries per annum	per year	Zero	Yes	Zero Cost Recovery
Warringah Aquatic Centre - Carnival Packages				
Carnival Participant	per entry	$3.70	Yes	Partial Cost Recovery
Carnivals 25m indoor pool - hourly rate (handheld)	per hour	$669.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool (handheld)	per hour	$826.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool -double ended timing (handheld)	per hour	$907.00	Yes	Partial Cost Recovery
Carnivals 25m pool - hourly rate (touchpad)	per hour	$826.00	Yes	Partial Cost Recovery
Carnivals 50m pool - hourly rate whole pool (touchpad)	per hour	$987.00	Yes	Partial Cost Recovery
Meeting room (carnivals on weekends) not for profit rate	per hour	$37.80	Yes	Partial Cost Recovery
Scoreboard Operator	per hour	$75.00	Yes	Partial Cost Recovery
Warringah Amateur Swimming Association and Warrinagh Aquatic Swim Club additional carnival discount	each	25% discount	Yes	Partial Cost Recovery
Warringah Masters carnival discount	each	10% discount	Yes	Partial Cost Recovery
Warringah Amateur Swimming Association and Warrinagh Aquatic Swim Club 1 x free carnival per annum	per year	Zero	No	Zero Cost Recovery
Warringah Aquatic Centre - Commercial Hire Filming				
25m lane in addition to filming fee	per hour	$211.00	No	Full Cost Recovery
50m lane in addition to filming fee	per hour	$308.00	No	Full Cost Recovery
Diving Pool in addition to filming fee	per hour	$371.00	No	Full Cost Recovery
Filming fee	each	$393.00	No	Market Based Pricing
Warringah Aquatic Centre - Memberships - Includes unlimited entries during standard operating hours for swimming and all classes				
6 months Membership Concession	each	$628.45	Yes	Market Based Pricing
6 months Membership Adult	each	$845.45	Yes	Market Based Pricing
12 months Membership Concession	each	$942.90	Yes	Market Based Pricing
12 months Membership Adult	each	$1,211.90	Yes	Market Based Pricing
Warringah Aquatic Centre - Multi Centre Swim Only Memberships - Includes unlimited access to Warringah Aquatic Centre and Manly Andrew Boy Charlton Aquatic Centre				
6 month Swim Membership Concession	each	$482.45	Yes	Market Based Pricing
6 month Swim Membership Adult	each	$639.45	Yes	Market Based Pricing
6 Month Swim Family Membership (a family is a maximum of 5 members of one immediate family)	each	$1,334.45	Yes	Market Based Pricing
12 month Swim Membership Concession	each	$715.90	Yes	Market Based Pricing
12 month Swim Membership Adult	each	$944.90	Yes	Market Based Pricing
12 Month Swim Family Membership (a family is a maximum of 5 members of one immediate family)	each	$1,966.90	Yes	Market Based Pricing
Warringah Aquatic Centre - Multi-Visit Passes				
Spectator 10 visit	each	$41.40	Yes	Market Based Pricing
Monthly Swim Only Child pass	each	$80.00	Yes	Market Based Pricing
20 visit pass child (4-17yrs) / concession swim only	each	$151.20	Yes	Market Based Pricing
20 visit adult swim only	each	$187.20	Yes	Market Based Pricing
50 visit adult swim only	each	$468.00	Yes	Market Based Pricing
50 visit pass child (4-17yrs) / concession swim only	each	$378.00	Yes	Market Based Pricing

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
10 visit pass adult swim only	each	$93.60	Yes	Market Based Pricing
10 visit pass child (4-17yrs) / concession swim only	each	$75.60	Yes	Market Based Pricing
Warringah Aquatic Centre - Other				
Failed payment transaction attempt	each	$6.00	Yes	Full Cost Recovery
Warringah Aquatic Centre - Other Charges				
Lockers	per locker per session	$2.00	Yes	Full Cost Recovery
Staff member hire - normal hours	per hour	$76.00	Yes	Full Cost Recovery
Staff member hire - after hours	per hour	$136.00	Yes	Full Cost Recovery
Cleaning fee	per hour or part thereof	$229.00	Yes	Full Cost Recovery
Marketing and/or promotional offer for Northern Beaches LGA Primary Schools at Council's discretion	each	Up to 100% discount	Yes	Zero Cost Recovery
Warringah Aquatic Centre - Pool Hire				
25m lane - not for profit and schools	per hour or part thereof	$32.00	Yes	Partial Cost Recovery
Diving pool - not for profit and schools	per hour or part thereof	$43.00	Yes	Partial Cost Recovery
50m lane - not for profit and schools	per hour or part thereof	$65.00	Yes	Partial Cost Recovery
Water Polo (8 x 25m lanes) not for profit and schools	per hour per lane	$32.00	Yes	Partial Cost Recovery
25m lane - commercial	per hour or part thereof	$65.00	Yes	Full Cost Recovery
Diving pool - commercial	per hour or part thereof	$81.00	Yes	Full Cost Recovery
50m lane - commercial	per hour or part thereof	$129.00	Yes	Full Cost Recovery
Studio/meeting room not for profit normal hours	per hour or part thereof	$37.80	Yes	Partial Cost Recovery
Studio/meeting room commercial normal hours	per hour or part thereof	$79.00	Yes	Full Cost Recovery
Department of Education special swimming scheme LGA Schools - Lane hire only	per hour per lane	Zero	Yes	Zero Cost Recovery
Warringah Pittwater SES 2 free lane hire sessions per annum	per year	Zero	Yes	Zero Cost Recovery
Special Olympics 4 x 25m lanes x 1 hour - 1 lane free	per hour per lane	Zero	Yes	Zero Cost Recovery
Warringah Masters and Warringah Aquatic Swim Club not for profit lane hire discount	per hour per lane	25% discount	Yes	Partial Cost Recovery
Rainbow Sunday 4 x 25m lanes x 3.5 hours plus entries and carers	per hour per lane	Zero	Yes	Zero Cost Recovery
Warringah Aquatic Centre - Recreation Program				
Group fitness class concession	per person	$22.80	Yes	Market Based Pricing
Group fitness class adult	per person	$28.00	Yes	Market Based Pricing
10 visit pass group fitness concession	each	$205.20	Yes	Market Based Pricing
10 visit pass group fitness adult	each	$252.00	Yes	Market Based Pricing
Active Seniors Gentle Exercise	per person	$12.80	Yes	Partial Cost Recovery
Active Seniors Gentle Exercise - 10 visit pass	each	$115.20	Yes	Partial Cost Recovery
Birthday party with inflatable - no food supplied	per person	$32.00	Yes	Market Based Pricing
Warringah Aquatic Centre - Swim Program				
Learn to Swim/Dive suspension fee	each	$5.00	Yes	Market Based Pricing
School learn to swim program	per student	$14.00	No	Market Based Pricing
Learn to swim child	per person	$25.70	No	Market Based Pricing
Learn to Swim refund fee	each	$31.30	Yes	Full Cost Recovery

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Learn to swim adult	per session	$27.40	No	Market Based Pricing
School holiday intensive swim program - per child, per day	per person	$25.70	No	Market Based Pricing
School holiday intensive dive program - per child, per day	per person	$26.35	Yes	Market Based Pricing
Holiday swim clinics - 1 hour	per person	$36.00	Yes	Market Based Pricing
Holiday swim clinics - package of 5 classes	each	$162.00	Yes	Market Based Pricing
Holiday activity program - 1 hour	per person	$13.50	Yes	Market Based Pricing
Concession Swim Fit Squad	per session	$21.50	Yes	Market Based Pricing
Concession Swim Fit Squad 10 visit pass	each	$193.50	Yes	Market Based Pricing
Adult Swim Fit Squad	per session	$25.30	Yes	Market Based Pricing
Adult Swim Fit Squad 10 visit pass	each	$227.70	Yes	Market Based Pricing
Learn to dive child	per person	$26.35	Yes	Market Based Pricing
Private learn to swim lessons - max 2 person - 30 minutes	per session	$92.00	No	Market Based Pricing
Card replacement fee	per card	$12.90	Yes	Full Cost Recovery
Water Transport Operator				
Ferry - capacity up to 60 persons - per vessel - annual permit	per year	$1,583.00	Yes	Partial Cost Recovery
Ferry - capacity 61 to 80 persons - per vessel - annual permit	per year	$3,163.00	Yes	Partial Cost Recovery
Ferry - capacity 81 to 150 persons - per vessel - annual permit	per year	$6,328.00	Yes	Partial Cost Recovery
Ferry - capacity over 150 persons - per vessel - annual permit	per year	$7,858.00	Yes	Partial Cost Recovery
Water taxi - full year - annual permit - per vessel	per year	$300.00	Yes	Partial Cost Recovery
Commercial private charter operators - daily rate per wharf or ramp	per day	$81.00	Yes	Partial Cost Recovery
Watercraft - Wharf usage and watercraft storage				
Late payment of annual permit fees - as determined by Council	per item	$60.00	Yes	Partial Cost Recovery
Wharf boat tie-up facilities - Full year - March to February	per year	$341.00	Yes	Partial Cost Recovery
Wharf boat tie-up facilities - Full year - March to February – Identified shallow sites Bell and Carols Wharves only	per year	$171.00	Yes	Partial Cost Recovery
Wharf boat tie-up facilities - Half year - September to February	per half year	$171.00	Yes	Partial Cost Recovery
Wharf boat tie-up facilities - Half year - September to February - Identified shallow sites Bell and Carols Wharves only	per half year	$86.00	Yes	Partial Cost Recovery
Wharf boat tie-up facilities - Second permit for Scotland Island and Western Foreshores residents (must have a mainland permit to be eligible for this fee) - March to February	per year	$128.00	Yes	Partial Cost Recovery
Waitlist fee - Watercraft storage and wharf tie-up - per location - non refundable	per vessel	$63.00	Yes	Partial Cost Recovery
Storage within a specifically zoned area at selected locations - per vessel - as determined by Council	per year	$155.00	Yes	Partial Cost Recovery
Access to wharf/boat ramp - commercial user - per wharf - up to 30 days	per month	$160.00	Yes	Partial Cost Recovery
Access to wharf or ramp - commercial operator/user - annual permit per wharf	per year	$1,587.00	Yes	Partial Cost Recovery
Access to wharf - commercial operator - maximum bond - to be determined upon assessment of application and potential impact	per application	$6,000.00	Yes	Full Cost Recovery
Rowland Reserve closure of ramp - per day - maximum 7 hours	per day	$412.00	Yes	Partial Cost Recovery
Rowland Reserve Waterways Facility - commercial hire of space - small compound (6m x 3m)	per week	$91.00	Yes	Partial Cost Recovery
Rowland Reserve Waterways Facility - commercial hire of space (per month) - small compound (6m x 3m)	per month	$263.00	Yes	Partial Cost Recovery
Pump out facility use	per year	$749.00	Yes	Partial Cost Recovery
Watercraft storage at non - harbour locations				

Fee	Units	2026 - 2027 Fee $	GST Applicable	Pricing Methodology
Ratepayer/ resident fee - per vessel - October to September	per year	$266.00	Yes	Partial Cost Recovery
Ratepayer/ resident fee - per vessel - April to September	per half year	$133.00	Yes	Partial Cost Recovery
Non ratepayer/ non resident fee - per vessel - October to September	per year	$405.00	Yes	Partial Cost Recovery
Non ratepayer/ non resident fee - per vessel - April to September	per half year	$203.00	Yes	Partial Cost Recovery
Second craft in same bay (upon assessment only) - October to September	per year	$123.00	Yes	Partial Cost Recovery
Large boat facilities (Outrigger Canoes, Surf Boats & Dragon Boats) - per vessel - October to September	per year	$266.00	Yes	Partial Cost Recovery
Watercraft storage at Sydney Harbour Locations				
Ratepayer/resident fee - October to September	per year	$389.00	Yes	Partial Cost Recovery
Ratepayer/resident fee - April to September	per half year	$196.00	Yes	Partial Cost Recovery
Non-resident fee - October to September	per year	$646.00	Yes	Partial Cost Recovery
Non-resident fee - April to September	per half year	$325.00	Yes	Partial Cost Recovery
Weddings				
Wedding ceremony - up to 3 hours	per booking	$498.00	Yes	Partial Cost Recovery
Wedding ceremony - after first 3 hours	per hour	$154.00	Yes	Partial Cost Recovery
Wedding related events and activities - including receptions, photo sessions and proposals	per hour	$154.00	Yes	Partial Cost Recovery
Wedding ceremony - up to 10 people ceremony under one hour	per hour	$154.00	Yes	Partial Cost Recovery
Wedding wet weather back up venue - non refundable	per location	$154.00	Yes	Partial Cost Recovery
Planning and Place				
Busking Permits				
Junior permit - under 16 years (other than Manly CBD)	per permit	Zero	No	Zero Cost Recovery
Daily permit Manly CBD (Junior - 18 years and under)	per permit	$20.10	No	Market Based Pricing
Daily permit Manly CBD (Adult)	per permit	$38.70	No	Market Based Pricing
Monthly permit Manly CBD (7 days per week for 1 month)	per permit	$69.00	No	Market Based Pricing
Quarterly Permit Manly CBD (7 days per week for 3 months)	per permit	$154.00	No	Market Based Pricing
Annual permit - over 16 years (other than Manly CBD)	per permit	$35.10	No	Market Based Pricing
Group busking fee – Manly per quarter (10 people maximum)	per permit	$154.00	No	Market Based Pricing
Group busking fee – LGA (excluding Manly) per annum (10 people maximum)	per permit	$35.10	No	Market Based Pricing
Manly Markets				
Manly Arts & Crafts Market	per charge	Plus Stall Fee (25% of participating stall rental fees)	Yes	Market Based Pricing
Manly Arts & Crafts Market	per month	Fixed Fee (per month as per contract)	Yes	Market Based Pricing
Manly Fresh Produce Market	per charge	Plus Stall Fee (20% of participating stall rental fees)	Yes	Market Based Pricing
Manly Fresh Produce Market	per month	Fixed Fee (per month as per contract)	Yes	Market Based Pricing

Long-Term Financial Plan

2026-2036

2026/310818 - June 2026

northern beaches council

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Executive summary

This Long-Term Financial Plan sets out a sustainable financial pathway for Northern Beaches Council, addressing long-standing infrastructure underfunding due to income constraints while managing heightened cost pressures through an IPART-approved special variation to increase rates.

Northern Beaches Council, like many NSW councils, has faced increasing financial pressure as rate income growth under the NSW Government's rate peg has not kept pace with rising costs driven by inflation, severe weather events, COVID-19 impacts and sharp increases in expenses such as construction, insurance and the Emergency Services Levy. Despite sustained efficiency measures, a persistent funding gap emerged, with inflation over 4 years outstripping rates income by 12.6% ($24 million), permanently reducing Council's financial capacity without intervention.

In response, the Independent Pricing and Regulatory Tribunal (IPART) approved a two-year Special Variation to rates. A 12.1% increase in 2025/26 ($16 million) and a further 11.7% increase in 2026/27, which generates a further $17 million above the 4.1% rate peg. Together, this delivers a sustained uplift of $35 million per annum, materially improving capacity to address asset renewal and maintenance shortfalls, restore working capital following multiple years of shocks and manage natural hazards.

While the Special Variation significantly strengthens Council's financial position, cost volatility remains a key risk, particularly from fuel prices affecting waste services, transport, civil works and contracts. These pressures reinforce the need for ongoing efficiency improvements, prudent capital phasing, careful management of working capital and close monitoring of market conditions.

The Council's Long-Term Financial Plan (LTFP) is reviewed and updated each year as a rolling 10-year projection of income and expenditure, assets and liabilities and cashflow. This update incorporates revised assumptions and indexation through to 2036 along with financial modelling for 2 scenarios:

- Scenario 1 'Delivery Program Model – IPART approved special variation' – this is the primary and recommended scenario. It reflects a material strengthening of Council's financial capacity, driven primarily by the IPART-approved Special Variation. This is timely in light of cost pressures from escalating fuel prices. Consistent with the IPART-endorsed two-year pathway, rates income will increase by 11.7% in 2026/27 - equivalent to $17 million above the 4.1% rate peg - bringing the total Special Variation fund to $35 million. The model directly addresses the infrastructure funding gap identified in the Asset Management Plans and enables an expansion of environmental programs.

- Scenario 2 'Alternative Model – rate peg only' – rates only increase by the rate peg, meaning the funding gap created when rate increases were only half the inflation rate, will remain unresolved. Under this scenario, income levels are insufficient - even with the additional $16 million generated from the first year of the Special Variation in 2025/26 - to cover operating costs, maintain infrastructure assets, and provide adequate working capital to respond to unforeseen events. This situation is not sustainable and, without intervention, will inevitably lead to further reductions in community services.

1. Introduction

The Long-Term Financial Plan forms part of our ten-year Resourcing Strategy, supporting Council's achievement of Long-Term goals in the Community Strategic Plan 2040. It ensures that we can sustainably deliver our related programs in our Delivery Program and Operational Plan.

What is the Long-Term Financial Plan?

The Long-Term Financial Plan (LTFP) explains how we will deliver services and assets now and in the future.

In forecasting ahead, we consider a range of economic factors likely to affect our performance and finances and also make assumptions about how levels of service delivery to the community may change over time.

The Long-Term Financial Plan is important because it:

- assesses the financial sustainability of delivering service levels defined in the Delivery Program
- allows the costs of Long-Term strategic decisions to be quantified and debated
- determines the risk of future strategic directions
- allows scenario testing of different policies and service levels
- enables testing of sensitivity and robustness of key assumptions

The LTFP seeks to fully fund the infrastructure renewal program, as well as additional maintenance costs and depreciation that result from major facilities upgrades.

A key element of the Resourcing Strategy

The LTFP is a key part of our 10-year Resourcing Strategy within our integrated planning and reporting framework. The Community Strategic Plan 2040 (CSP) captures our community's long term needs and aspirations. The Resourcing Strategy supports the CSP, by setting out how we will resource what Council provides in a sustainable way.

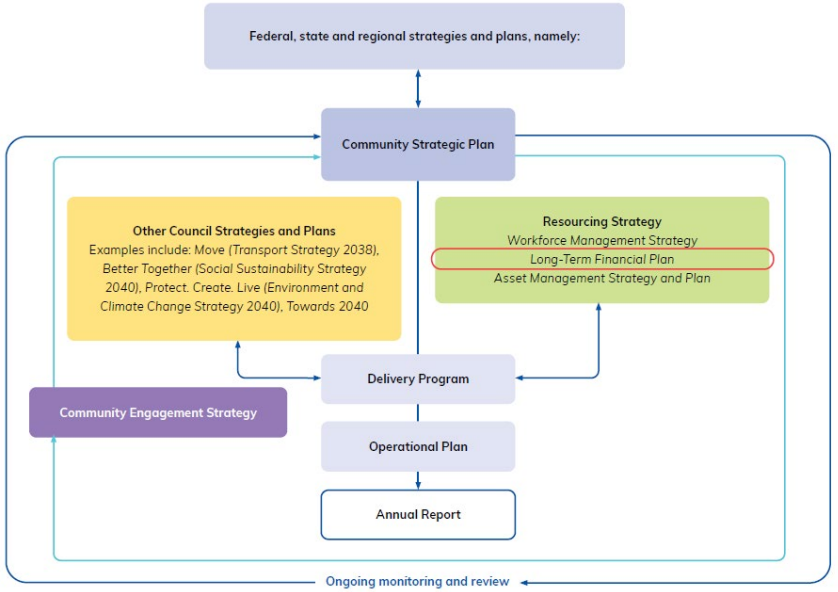
It is comprised of three interrelated elements:

- The LTFP enables us to understand the funding required to deliver services and build financial resilience to be able to withstand future shocks. It sets out how we will fund commitments such as infrastructure renewal, maintaining services, paying down debt and funding capital projects.
- The Workforce Management Strategy shapes the capacity and capability of our workforce to deliver quality services and outcomes for you. It sets out priorities for developing and enabling staff.
- Our Asset Management Strategy sets out how we will maintain our facilities and other assets, and create new ones. It covers assets such as infrastructure for stormwater, transport, parks and recreation, buildings and is supported by Asset Management Plans.

The Resourcing Strategy plans ahead, anticipating the changing demographics and needs of our community, along with other trends and challenges that may impact the services we deliver. Together all elements of the Resourcing Strategy ensure that our commitments for services and capital works are achievable in our four year Delivery Program and annual Operational Plan.

While other elements of the Resourcing Strategy are reviewed every 4 years with a new Council, the LTFP and Asset Management Plans are reviewed annually to ensure financial planning for the annual Operational Plan and Budget are sound.

Figure 1. Integrated Planning and Reporting Framework



2. Strategic alignment

The community is at the centre of what drives us, starting with the Long-Term community vision captured in the Community Strategic Plan 2040: *Northern Beaches - a safe, diverse, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.*

This is supported by Council's purpose: ***Partnering with the community to protect, improve and create our future.***

Figure 2 – Strategic line of sight

The Community Strategic Plan captures our community's goals across environmental, social, economic and civic leadership outcomes. The Long-Term Financial Plan addresses the outcome of Good Governance, and its Goal 19: *'Our Council is transparent and trusted to make decisions that reflect the values of the community'*, including our financial planning and accountability.

Our lead strategies and plans set out what Council will do to meet our community's needs and priorities.

They address our functions such as urban planning, environment, transport, community services, arts and events, childcare, libraries, sportsfields, open space and the local economy. These have implications for our service levels as well as resourcing through our finances, facilities and other assets.

The Resourcing Strategy considers these priorities as well as service levels, constraints, external pressures and risks over the coming 10 years. These are factored into the planning for our workforce, assets and finances so associated costs are considered. The LTFP then sets out how we will fund commitments such as delivering our services, renewing our infrastructure, paying down debt, and funding new capital projects.

The LTFP provides the financial horizon for the Delivery Program, paired with capital works planned in the Asset Management Plans. These are then devolved into the annual Operational Plan and its budget across all services. The LTFP is renewed each year to ensure the four-year and annual plans are based on current and robust financial planning.

3. Principles and objectives

Financial management principles and objectives provide the framework for the development of Council's Long-Term Financial Plan and support consistent and informed decision-making by Council.

Under the *Local Government Act 1993* (the Act), councils must apply sound financial management principles that require responsible and sustainable spending and investment and ensure that future decisions consider intergenerational effects and equity.

These principles are applied in the Council's financial and asset management funding decisions and risk management practices.

Principles of sound financial management

The following principles of sound financial management apply to councils and are prescribed under the Act (section 8B):

a) Council spending should be responsible and sustainable, aligning general revenue and expenses.

b) Councils should invest in responsible and sustainable infrastructure for the benefit of the local community.

c) Councils should have effective financial and asset management, including sound policies and processes for the following:
   a. performance management and reporting,
   b. asset maintenance and enhancement,
   c. funding decisions,
   d. risk management practices.

d) Councils should have regard to achieving intergenerational equity, including ensuring the following:
   a. policy decisions are made after considering their financial effects on future generations,
   b. the current generation funds the cost of its services.

These financial principles are consistent with and support Council's Asset Management Policy.

Financial objectives

Financial objectives provide the framework for the development of Council's Long-Term Financial Plan and annual budget. The objectives enable consistent and informed decision-making by Council including funding options for infrastructure projects such as borrowings which impact our present and future financial position. These financial objectives are also consistent with our Asset Management Policy.

1. Financial sustainability:

Generate sufficient income to fund ongoing services, renew and replace assets, meet future commitments, and maintain sufficient cash levels to support liquidity needs and unplanned events.

To do this we will:

- integrate asset management, Long-Term financial and strategic resource planning
- continually seek time, cost and quality service improvements and efficiencies and opportunities to increase income
- consider lifecycle costs in decisions relating to new and upgraded services and assets
- maintain sufficient cash and investments to ensure short-term working capital requirements are met
- limit the use of loan funds in the main to income producing assets and new infrastructure projects where intergenerational equity considerations justify spreading the cost between generations of ratepayers who benefit from the expenditure
- maintain a sound financial position, reflected in Council's performance ratios.

2. Safeguard financial legacy:

Create and safeguard our financial legacy by making prudent and responsible decisions that consider the financial impact on future generations.

To do this we will:

- ensure the current generation covers the cost of its services through a fully funded operating budget
- aim to achieve equity between generations of ratepayers where the mechanisms to fund specific capital expenditure and operations consider the ratepayers who benefit from the expenditure.

3. Deliver a balanced budget:

Council must achieve a fully funded operating position reflecting that Council collects enough revenue to fund operational expenditure, the repayment of debt and depreciation.

To do this we will:

- have a fully funded capital program, where the source of funding is identified and secured for both capital renewal and new capital works
- manage the immediate and ongoing financial impacts of shocks like a pandemic and weather events, to safeguard Long-Term financial sustainability
- maintain an unrestricted current ratio of greater than 1.5 to ensure the required level of cash is maintained to meet operational requirements as well as build cash reserves for contingencies that may arise. Strengthening this position over the years of the LTFP is a priority.

4. Fund current service levels:

The operating budget is designed to deliver current services and service levels.

To do this we will:

- maintain existing service levels to the community
- continuously review our services to assess the efficiency, effectiveness, and relevance of the services provided, ensuring they meet community needs, align with strategic goals, manage resources responsibly, and adapt to evolving circumstances while fostering transparency and accountability.

5. Fund infrastructure renewal:

A disciplined approach is undertaken in fully using depreciation for the renewal of assets, informed by asset management plans and the prioritisation of assets in poor condition.

To do this we will:

- fully use depreciation for the renewal of assets and provide the appropriate level of funding for their scheduled and reactive maintenance – i.e. prioritise asset renewal needs over new assets
- continually monitor asset conditions to minimise the likelihood of infrastructure backlogs
- link the Asset Management Plans to the LTFP
- when funding is available:
  - provide well-maintained community assets that are fit for purpose and provide best possible community benefit
  - focus adaptation and mitigation investment on critical assets and infrastructure to ensure they are resilient to natural disasters and climate change impacts.

6. Responsible funding of new community assets:

Surplus funds and other funding sources are sought to meet additional infrastructure needs of the community in a prudent, ethical and responsible manner.

To do this we will:

- achieve operating surpluses (excluding grants and contributions provided for capital purposes) which can be used to provide new assets when there are insufficient development contributions or grant funding
- fund capital expenditure in a prudent, ethical and responsible manner. Council will seek and accept external funding contributions to a project where the acceptance of the funding will not compromise Council's principles or objectives
- when funding is available, ensure the community has access to the required infrastructure to meet community needs within a framework of LGA-wide priorities
- ensure asset management decisions consider sustainability and adaptability, based on full life cycle costs through acquisition, operation, maintenance, renewal, adaptation and disposal.

Borrowing policy

Borrowings, where appropriate and financially responsible, can be an important funding source for income-generating projects and the delivery of significant new infrastructure to support intergenerational equity. The following is to be considered before entering a new loan arrangement.

- Borrowings should only be used as the last resort to finance projects of the highest priority to Council which are unable to be funded from income.
- The use of loan funds will, in the main, be limited to income producing assets and new infrastructure projects where intergenerational equity considerations justify spreading the cost between generations of ratepayers who benefit from the expenditure.
- Loans are not a funding source for operating expenditure.
- The total amount of loan borrowings must be sustainable in terms of ability to meet future repayments and budgetary obligations. The funding source to meet repayments must be identified before entering any new loan arrangement.
- The term of any loan is not to exceed the expected economic life of the asset being funded.

Council also maintains an overdraft facility of $5 million as an integral and prudent part of cash management in responding to unexpected events without the need for the early redemption of term deposits.

Restricted and allocated cash and investments

Restricted and allocated cash and investments, otherwise known as 'Reserves', are allocations set aside for specific purposes in later years. Reserves form an important source of funding for the Long-Term Financial Plan. There are 2 types of reserves:

External restrictions: Funds received where Council is bound by legislation or a third-party contractual agreement that restricts the use of funds held. These funds must be fully expended for the specific purpose defined and cannot be used by Council for its general operations.

Internal allocations: Funds Council has allocated by resolution or policy to identified programs of works and any forward plans identified by Council, including the management of Long-Term liabilities. The Council may, at its discretion, resolve to change the purpose of these reserves.

Information on the balance of reserves is available in the annual financial statements and 10-year projections of balances is available in this Plan.

Externally restricted reserves

Reserve	Purpose
Development contributions	Cash from development contributions along with interest earned on these funds is held as restricted cash in accordance with legislation until the funds are expended on works in accordance with contribution plans.
Specific purpose unexpended grants	Grants already recognised as revenue which are not yet expended for the purposes for which the grants were obtained.
Domestic Waste	Any cash surplus from the Domestic Waste Management Charge, after funding the service, is held as a restricted asset in accordance with legislation to fund future capital expenditure including bin replacements, unexpected shocks and to progress multi-year projects to improve the domestic waste service.
Stormwater Management	Funds received through the Stormwater Management Service Charge is held, in accordance with legislation, as restricted cash to fund future stormwater improvements.
Balgowlah Area Improvements – Special Rate	This special rate is for providing ongoing and proposed capital and maintenance works, within the Balgowlah town centre around Sydney Rd and Condamine St including the off-street carparks in Condamine Street. Funds are restricted in accordance with legislation until they are utilised.
Manly Business Centre Improvements - Special Rate	This special rate is for providing ongoing and proposed capital and maintenance works, including the Manly Business Centre, The Corso and ocean beachfront. Any surplus funds from the Special Rate are set aside to be used on future works in the Manly Business Centre, in accordance with legislation.

Internally allocated reserves

Reserve	Purpose
Bible Gardens Reserve	Any cash surplus from the Bible Garden Public Reserve is restricted to fund future maintenance at the site, in accordance with the Plan of Management for the Bible Garden.
Carry over works	To ensure uninterrupted progress on multi-year projects by reallocating committed funds across financial years.
Cemetery Reserve - Mona Vale	Any cash surplus from Mona Vale Cemetery operations is held as a restricted asset to fund perpetual maintenance once new burial sites have been exhausted. Interest is earned on the balance of the reserve each year.
Deposits, Retentions & Bonds	Deposits, retentions and bonds received from customers are held as restricted funds to return to the customer.
Employee Leave Entitlements	20% of the employee leave entitlements provision is set aside to fund extraordinary movements of staff.
Environmental Levy - Former Manly	Unexpended funds received through the environmental component of the former Manly Council's rates have been set aside to be used to fund various environmental programs around the Manly area.
Grants Tied - Capital	Tied grants relate to any funds received where revenue recognition is deferred until obligations are satisfied. Interest is required to be restricted under funding agreements for some grants.
Information and digital technology	To fund periodic major upgrades and renewal of information and digital systems and hardware.
Kimbriki Landfill Remediation	Funds set aside to remediate the Kimbriki landfill site, in accordance with the remediation plan. Interest is earned on the funds.
Manly Art Gallery - Theo Batten	Bequest funds and interest earned on these funds from Mr Theodore Batten to fund youth art award programs and other items in consultation with the Liaison Committee.
Manly Art Gallery and Museum (MAGM) Gift Fund	Donations received through the Deductible Gift Recipient status of MAGM. The funds are utilised to improve the collection including purchasing art works.

Reserve	Purpose
Merger Savings Fund	Amalgamation savings reserved to fund various capital and operational projects.
Plant and fleet replacement	Funds set aside for future plant and fleet replacement, in accordance with the 10-year replacement plan.
Property Improvement	Established alongside the Property Management Framework, the financial benefits of the framework are to be restricted, including ongoing income from commercial developments or one-off land sales. The funds can be utilised to support the delivery of community infrastructure, environmental land acquisitions and commercial development.
Resilience fund	To support emergency response efforts and invest in adaptation and mitigation initiatives that strengthen Long-Term resilience.
Road Reserve	The Roads Act (s43) states that money received by a Council from the proceeds of a sale of public road is not to be used by the Council except for acquiring land for public roads or for carrying out road work on public roads. Funds are restricted and commonly used to fund road renewal works.
Scotland Island Emergency Water Trust	Cash set aside as a contribution towards the future replacement of pipeline and ongoing maintenance to the Scotland Island non-potable emergency water supply.
Special Rates Variation - Northern Beaches	IPART approved a 2-year Special Rate Variation commencing in 2025/26 to raise an additional 8.3% of rates income in both 2025/26 and 2026/27, generating a sustained increase of $35 million per year from 2026/27 onward. These funds will be directed toward infrastructure maintenance and renewal, environmental initiatives, and strengthening Long-Term financial sustainability. All Special Variation funds are restricted to ensure transparent tracking of income and expenditure across the 10-year Special Variation program.
Unexpended Loans	Any borrowings received by Council are restricted to enable transparency in reporting and tracking of the utilisation of these funds.

4. Northern Beaches context

When preparing the Long-Term Financial Plan, many factors are taken into consideration and a vast array of research and statistics are analysed to forecast the likely revenue that will be available to meet the community's long-term objectives.

The Northern Beaches local government area (LGA) covers 254km^2 of urban and natural environment and is located to the north of the Sydney CBD. There is 80 km of coastline and several national parks in the area, as well as 4 coastal lagoons, Manly Dam and many other Council reserves. Apart from housing there are also large areas for commercial and retail, light industry and rural land uses.

4.1 Community[1]

The population is 272,656 people (Estimated Resident Population 2025) living across 105,016 dwellings.

Other characteristics include:

- the largest age group is 45-49 years old, with over 20,500 people and comprising 8% of our population
- an ageing population: those aged 60+ years will grow by 21% by 2031, another 13,000 people
- living arrangements include 37% of the population as couples with children, 26% couples, 22% single, 9% single parents and 3% in group living situations such as nursing homes
- 4% of residents have a disability that needs daily assistance, and 11% provide unpaid assistance to a person with disability, long term illness or elderly.

4.2 Economy[2]

Our local economy features over 33,500 local businesses and:

- 58% of our working population work full time, 41% part time
- 54% of working residents work locally
- 113,412 local jobs with 16% in healthcare and social assistance, 14% in construction and 12% in retail
- construction is our fastest growing industry
- Gross Regional Product was estimated at over $22 billion in 2025.

[1] Community data obtained from ID Planning - Northern Beaches Community Profile https://profile.id.com.au/northern-beaches

[2] Economy data obtained from ID Economy - Northern Beaches Economic Profile https://economy.id.com.au/northern-beaches

4.3 Council's role and partners

Council provides a range of services and facilities to the community and local businesses across social services, arts, culture and events, a theatre and museum, libraries, early learning services, environment and waste management, parks and recreation, beaches and pools, planning and place management, local transport networks, economic development, cemeteries, holiday facilities, customer service and community engagement. We work together with the NSW Government on some of these functions to ensure our community's needs are recognised – such as in planning and development, social and affordable housing, community safety, public transport and major roads, natural hazards and emergency management.

Some of key agencies and other bodies we work with include:

NSW Government:

- Department of Planning, Housing and Infrastructure
- Infrastructure NSW
- Department of Primary Industries and Regional Development
- Office of Local Government
- Office of Sport
- Destination NSW
- Transport for NSW
- Department of Education
- Department of Communities and Justice
- Rural Fire Service and Fire and Rescue

Not for Profits:

- Aboriginal Heritage Office
- Surf Life Saving Northern Beaches
- Community housing providers
- LocalKind Northern Beaches
- Disability advocates
- Charities, churches and shelters
- Easylink Community Services
- Cycling NSW
- Pedestrian Council of Australia
- Green Building Council of Australia
- Floodplain Management Australia

Other:

- Local resident associations
- Cultural and sporting groups
- Local businesses
- Chambers of Commerce
- Kimbriki Environmental Enterprises
- Utility providers
- TAFE and universities
- Sydney Coastal Councils
- Cities Power Partnership
- Resilient Cities Network

We also partner with our community, community groups and others to deliver the best outcomes. This includes the use of our facilities by community groups, schools and not for profit organisations such as community centres and hubs, creative art spaces, sportsfields, surf club and sports club buildings, aquatic centres and the Coastal Environment Centre. This may involve the charging of a fee, or a subsidised lease for exclusive use. Various open spaces are hired for filming, sporting or major events as the Northern Beaches provides many stunning locations.

Council manages $2.7 billion of land assets, $4.1 billion of infrastructure assets and $0.2 billion of others such as IT equipment, plant and fleet, Kimbriki assets and work-in-progress. Our infrastructure assets include the stormwater network, transport network (local roads, paths, cycleways, bus shelters, wharves, bridges, retaining walls), sportsfields and other parks and recreation assets, some foreshore and coastal protection structures and a wide range of buildings and public amenities. Each year Council plans ahead to understand investment levels required to ensure our assets meet the needs of our changing community, are well maintained, accessible, safe and operational, and upgraded when needed.

While around 60% of Council's income is sourced from rates and annual charges from property ratepayers, our services and infrastructure works are also funded from grants, statutory contributions, interest on investments, dividends from the Kimbriki waste facility and fees and charges. At times new major assets are provided by Council, often with the assistance of Government grants. We also work together with bodies such as sports clubs, Surf Life Saving and the Rural Fire Service to fund upgrades to related buildings where needed.

4.4 Financial issues and risks

An analysis of financial issues and risks that impact Council's ability to meet its objectives has been undertaken.

Risks

- Regulatory financial management restrictions placed on Council and its ability to raise revenue limit Council's ability to forward plan with certainty, when the largest funding source is reliant on the annual rate peg announcement
- Ongoing economic instability results in further uncertainty in estimating costs and setting prices.
- Pressures from climate change, population growth and increased property values will drive increased exposure to our entire community, from a safety, wellbeing, and financial perspective unless we take active steps to manage these risks. The Northern Beaches area is particularly vulnerable to natural hazards including bush fire, flooding, landslip, coastal erosion and storms. As the climate changes, exposure to natural hazards such as heatwaves, heavy rainfall, severe bush fire conditions, storm surges, sea-level rise and flooding will increase. Efforts to increase resilience in the community and natural and built environments are needed along with measures to reduce carbon emissions and increase efficiencies in managing energy, water and waste. Increased investment in infrastructure renewal and resilience is a key deliverable through the Special Variation Program.
- Many projects are funded through grants. It is often not possible to submit grant applications several years in advance, and a subsequent failure to receive grant funding may severely affect the ability of the Council to deliver a project. Grants that are not recurring in nature or secured are not included in the LTFP for this reason.
- Political decisions at the State and Commonwealth level that change policy and legislation that Council operates under could negatively impact on our revenue generating capability, transfer greater service delivery responsibility to Council or result in population growth with insufficient planning and funding.

At the same time, the economic environment has shifted dramatically during the finalisation of this LTFP. Fuel-related costs have risen sharply, driven by geopolitical disruptions and higher global oil prices. These increases are now flowing through to Council's operating costs, particularly in:

- Waste collection and processing
- Road and civil works
- Fleet operations and transport-dependent services
- Contracted services with fuel escalation clauses

We will continue to monitor this situation, which may result in unfavourable adjustments to the financial performance and position forecast in this LTFP.

Issues

- The key financial issue in recent years has been the growing disparity between rates income and costs, largely due to flaws in the calculation of the rate peg during the recent period of high inflation. To address this, IPART introduced a revised rate peg methodology in 2024/25 and recommended that councils resolve the issues stemming from the previous approach through the Special Variation process.
- Other recent issues that placed pressure on Council's budget include the COVID-19 pandemic, storms and increases in the Emergency Services Levy. This resulted in the re-prioritisation of many programs and capital expenditure projects to ensure Council had the capacity to respond to these issues. Rebuilding working capital and focusing on reducing the infrastructure renewal backlog are a priority.
- The Asset Management Plans published in 2025 identified infrastructure challenges that will require an additional investment of $15.1 million per year to renew and maintain existing assets along with an additional $10.4 million per year to invest in service uplifts and new assets.

Category	10 yr gap ($m)*
Renewal Gap	$117
Maintenance Gap	$34
Uplift in Service Gap	$67
New Asset Gap	$37
Total unfunded Asset Management Plans	**$255m**

* 10 year gap is expressed in present values (as at 30 June 2023)

- To address these issues and meet growing expectations, Council explored options with the community and resolved in January 2025 to apply to IPART for a Special Variation to rates. IPART has approved the first 2 years of the 3-year application, with the second and final year of the increase occurring in the 2026/27 year.

5. Risk management

Council has a cautious risk appetite for financial risks and will manage risks that have the potential to adversely impact on its Long-Term sustainable future.

This section outlines Council's overall risk appetite and financial risk controls. Council's activities expose it to a variety of risks which are considered in preparing the LTFP. Council recognises the importance of a risk framework to strengthen its capacity to effectively identify, understand and capitalise on challenges and pursue opportunities. Council has different levels of risk that it is prepared to accept before mitigation action is deemed to be necessary.

Council has a cautious risk appetite for financial risks and its preference is for safe options that are very low risk, tightly controlled, and which only pursue a potential for reward when it safely outweighs the risk/s taken. Council manages its budgets and financial commitments prudently to remain within its approved annual and Long-Term plans. Budgets are considered through effective short, medium and Long-Term financial planning and investment strategies and Long-Term asset management plans to maintain a disciplined approach to financial sustainability.

The risk of Council's financial position becoming unsustainable has been identified as a Strategic Risk Area for the organisation. There are likely causes, both external and internal, that could lead to this situation without the presence of risk controls. Controls are in place to mitigate this risk including the preparation of this LTFP informed by Council's Asset Management Plans.

However, long term planning in a dynamic environment has some level of uncertainty. Structural and event-based risks outlined in the previous section could materially change the outcome and projected results of this plan. The Sensitivity Analysis within this LTFP tests the impact of inherent economic risks.

6. Current financial position

Council's financial results in recent years largely reflect the impact of COVID-19 pandemic restrictions on operations, the support measures in place for the community and the recovery process. The net cost to Council of the COVID-19 pandemic was $41 million.

Other significant events placing pressure on Council include storms, flooding and bushfire threats. In the past 7 years the Northern Beaches experienced 10 natural disasters at a cost of $17 million, of which $11 million has been recovered to date from the Federal Government Disaster Recovery Funding Arrangements.

In 2023/24 the Emergency Services Levy increased by $3 million to $9 million, equivalent to a $30 increase per ratepayer. The Council was required to reduce infrastructure spending by $3 million per year to fund this cost increase.

As stated in the Executive Summary, high inflation and price volatility, combined with the historical lag in the rate peg, resulted in a growing divergence between costs and rates income. Over the 4 years to 30 June 2024 the difference between the increase in the cost of infrastructure indicated by the Producer Price Index for Roads and Bridge Construction compared to rates income was equivalent to a cumulative gap of $24 million (12.6%) in rates income.[3] This gap is now built into Council's ongoing rates income, meaning the rate base would be permanently lower without intervention. This reduces Council's capacity to address unfunded elements of its Asset Management Plan.

These issues resulted in key financial and asset management performance ratios weakening. Income levels were no longer sufficient to fund operating expenses, invest in the ongoing renewal of infrastructure assets required by the Asset Management Plans and provide the necessary working capital to manage unexpected events. Council is well on the way to addressing this situation, with an approval from IPART for a Special Variation to increase rates over 2 years from 1 July 2025.

It is important to note Kimbriki Environmental Enterprises Pty Limited's financial performance and position are consolidated with Council's position, as Council is the majority shareholder (96.16%) of the company. This includes cash and investments which are held for operational purposes, future capital expenditure and the future remediation of the landfill site. These funds are held for the management of the facility and are governed by an independent Board. If Kimbriki's financial position were excluded Council's performance against most benchmarks would be weaker.

Council's Financial Statements provide a summary of our financial performance and are available on our website.

[3] 4 year period from July 2020 to 30 June 2024 – Sydney CPI 21.3%, NSW Producer Price Index Roads and Bridges 23.7%, rates increase 11.1%

7. Forecasting future budgets

In planning for the financial year 2026/27, and beyond, we have made assumptions on factors outside of our control such as inflation, wage increases and the rate peg.

In other words, our current budget and long-term outlook is based on the most likely scenarios.

To illustrate how further negative movements in these factors could affect our budgets in coming years, we have included a separate sensitivity analysis.

7.1. Revenue forecasts

In determining the likely revenue that will be available to meet the community's long-term objectives, we have considered the following items.

7.1.1 Capacity for rating

Income from rates is a major component of Council's revenue base. The community's capacity and willingness to pay rates and whether there is potential for changes to the rate path are an important consideration when determining a rating structure.

In making that judgement, Council considers information related to:

- the potential to reduce the reliance on rates through increased revenues from other sources
- the projected impact of the rate cap
- changes in rating revenues from changing demographics and industry makeup
- opportunities for a special variation to general income
- any need to increase the reliance on rating due to a reduction of revenues from other sources such as a decline in grants and subsidies

No change in the rating categories and sub-categories is proposed for the 2026/27 year, nor the method of rating. Scenario 1 is consistent with Council's IPART approved Special Variation to rates to address unfunded requirements of the Asset Management Plan and improve environmental and natural risk reduction programs.

Socio-economic analysis and rates affordability

The following analysis assists in undertaking this assessment of the community's capacity and willingness to pay rates.

Residential properties

In the 2025/26 financial year, there are 97,065 properties across Northern Beaches Council rated as 'Residential'. These properties include single dwellings, social housing and multi-unit dwellings.

Housing tenure

In the Northern Beaches Council area, 68.0% of households were purchasing or fully owned their home, 24.5% were renting privately, and 1.6% were in social housing in 2021 (ABS).

The median monthly mortgage repayment across the Northern Beaches was $3,124 and the median weekly rent was $650[4].

Household income and employment status

According to the 2021 Census the median weekly income of households across the Northern Beaches was $2,592 which was $515 more than the Greater Sydney area.

In December 2025 Northern Beaches had an unemployment rate of 3.8% (5,955 people), lower than the Greater Sydney rate of 4.2%[5].

Wellbeing Index

The annual SGS Cities and Regions Wellbeing Index measures the economic wellbeing of local government areas based on a range of criteria. In 2024 Northern Beaches was ranked as the highest in the nation for overall wellbeing. The Northern Beaches was one of the highest performing regions in terms of income and wealth with the report stating, "The relationships between a region's economic resources and labour market trends is no doubt related to key measures of financial security, such as individual and household income and wealth."[6]

Index of Relative Socio-Economic Disadvantage (IRSED)

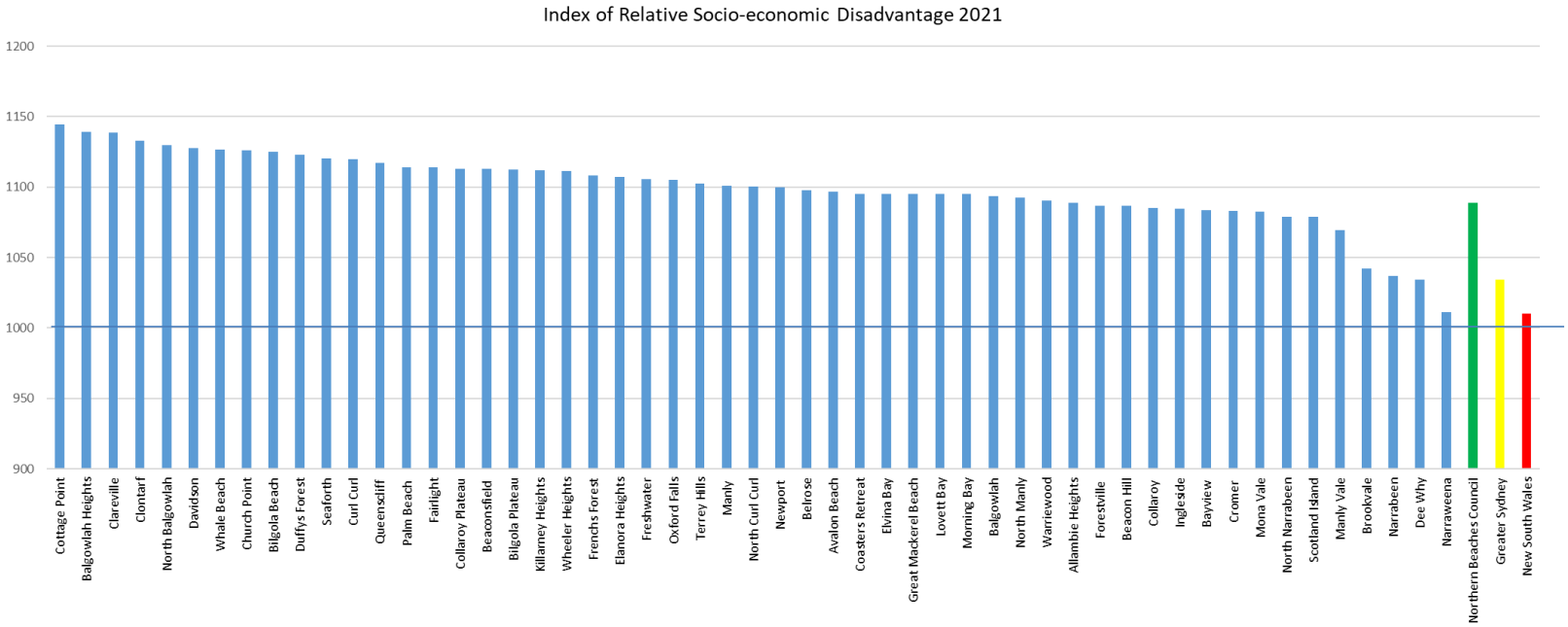
The Index of Relative Socio-Economic Disadvantage (IRSED) is based on the 2021 Census and is useful in identifying geographic areas that are relatively disadvantaged. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment and jobs in relatively unskilled occupations.

An area with an IRSED of 1,000 is considered average while a lower score indicates that the area is experiencing more disadvantage.

[4] Australian Bureau of Statistics, Census of Population and Housing 2021 https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA15990
[5] Jobs and Skills Australia, Small Area Labour Markets, Dec quarter 2025 https://www.jobsandskills.gov.au/data/small-area-labour-markets
[6] SGS Cities and Regions Wellbeing Index, May 2024 https://sgsep.com.au/assets/main/SGS-Economics-and-Planning_SGS-Cities-and-Regions-Wellbeing-Index_2024_Website.pdf

The IRSED for the Northern Beaches is higher than the average at 1,089. This indicates relatively lower levels of socio-economic disadvantage as compared to other LGAs. An analysis undertaken by Morrison Low[7] shows 93% of Local Government Areas in Australia are more disadvantaged compared to the Northern Beaches.

The IRSED index by suburb is illustrated below. Whilst there is some variation across the LGA, no area falls below 1,000.



Source: Australian Bureau of Statistics, Socio-Economic Indexes for Areas (SEIFA), Australia 2021

[7] Morrison Low, 'Capacity to Pay Report Northern Beaches', Dec 2024, p14

Capacity to pay report

To assess the affordability of a rate increase within the Northern Beaches, Council engaged an independent analysis by Morrison Low in 2024. The analysis considered a wide range of socio-economic factors and other data and evaluated the general financial capacity of ratepayers to pay the proposed rate changes. It also considers the financial vulnerability and exposure of different community groups within the local government area.

Overall, the report found that there is capacity to absorb the additional rates payable proposed under the Special Variation proposed under Scenario 1 in this LTFP, particularly if this is supported by an appropriate hardship policy.

Morrison Low's '*Capacity to Pay Report - Northern Beaches Council December 2024*' was presented to Council at an Extraordinary Meeting on 28 January 2025 and is available on Council's website.

Outstanding rates and annual charges

On 30 June 2025, 3.54% of rates and annual charges levied remained outstanding which remains well under the industry benchmark of 5%. This is an important consideration in setting options for funding within this plan and is one of the indicators of our ratepayers' capacity and willingness to pay for the services of Council. About 20% of ratepayers pay their rates in full in August each year, while the remainder pay by instalments, with collection rates remaining stable year to year.

Financial hardship and rebates

Council understands that individual ratepayers may experience financial hardship and has options available to provide support through the Rates and Annual Charges Hardship Policy.

Concessions are also available to eligible pensioners.

Rate peg and Special Variations

The maximum amount councils can collect in income from rates is determined each year by the Independent Pricing and Regulatory Tribunal (IPART) through their rate peg methodology.

A council can apply to IPART for a Special Variation (SV) to the rate peg – which enables a Council to establish an increase in rates income above the rate peg. Scenario 1 in this LTFP is consistent with Council's approved Special Variation to address financial sustainability issues and provide capacity to respond to shocks. More information on Council's Special Variation application is available on our website https://yoursay.northernbeaches.nsw.gov.au/funding-our-future.

Willingness to pay

In August 2024 Council conducted a random telephone survey of residents living in the Northern Beaches to identify community priorities, overall level of satisfaction with Council performance, residents' satisfaction with the services and facilities, their experience of contact with Council as well as the support for paying more to improve the level of services, facilities and infrastructure.

The survey found the top 5 priority areas for Council to focus on are roads, development and planning, environment and sustainability, traffic management/road safety and improve/maintain services and facilities.

Council also surveyed the community as to its support to pay more for improvements in the environment, facilities, infrastructure, user services and maintenance. Over 60% of residents surveyed indicated that they are at least somewhat supportive of paying more for such improvements demonstrating that a level of willingness exists in the community to fund improvements moving forward.

7.1.2 Fees and charges

A number of the services Council provides are offered on a user pays basis. In preparing the LTFP, possible future income from fees and charges, including opportunities to reduce reliance on other forms of income, has been considered.

7.1.3 Grants and subsidies

Council receives an annual Financial Assistance Grant allocation from the Commonwealth as well as grants for specific programs. We have assumed we will continue to receive grants of this nature that are recurring. Should these grants and subsidies be reduced, our ability to provide the same level of service will be impacted.

The Financial Assistance Grant has been paid partially in advance for a number of years, with the advance payment for the following year generally occurring in the last quarter. We have assumed this will continue.

7.2. Borrowings

No new external borrowing is proposed.

7.3. Cash reserves

Detailed modelling has been undertaken to manage Council's restricted cash reserves including development contributions, domestic waste and the Kimbriki landfill remediation reserves.

Working capital needs to be maintained at sufficient levels to provide against unforeseen and unbudgeted expenditures. This includes storm events, the need to undertake works unbudgeted in the current financial year which may impact the safety of the community, service delivery and the protection of community assets. The events of the last few years now mean Council needs to rebuild working capital. Future operating surpluses are required to reinstate working capital levels.

7.4. Expenditure forecasts

In developing expenditure forecasts, new expenditure items and ongoing commitments have been considered. This has included costs for capital and recurrent expenditures such as maintenance costs and capital renewals for infrastructure assets. Consideration has also been given to appropriate phasing of when the costs are expected to be incurred including expenditure for planning, construction, implementation and ongoing maintenance.

Increased maintenance expenditure has been included within the plan for new assets.

Expenditure forecasts also include uplifts in line with the Special Variation program. More information on the expenditure program and IPART-endorsed special variation is available within the Delivery Program.

7.5. Financial modelling

The development process for the LTFP has included financial modelling taking account of different scenarios. This has been presented in the sensitivity analysis.

8. Financial planning assumptions

In preparing the budget, consideration was given to a range of economic and political factors that affect our finances. This impacts our capability to maintain existing levels of service and Long-Term financial sustainability.

Council has made assumptions in putting together this year's budget and Long-Term financial outlook. The assumptions are detailed below:

8.1 Market driven planning assumptions

As part of financial modelling, a set of key assumptions underpins projections. The assumptions applied in the LTFP are outlined below. Year 1 is developed in greater detail through the Operational Plan, with these assumptions primarily informing the outer years of the LTFP. Council staff undertake quarterly budget reviews, supported by monthly financial reporting, to ensure effective oversight and enable timely corrective actions where required.

Growth

Demographic trends and projections influence planning for housing, jobs, infrastructure, facilities and other services.

The Northern Beaches population is projected to increase to over 290,000 people in 2036, at an average of 0.6% per annum, or approximately 1,600 extra persons per year.[8]

Inflation (Consumer Price Index (CPI))

Inflation has been assumed as follows:

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Consumer Price Index (CPI)	**2.50%**	2.51%	2.43%	2.30%	2.30%	2.41%	2.49%	2.50%	2.50%	2.50%

Source: Deloitte Access Economics Business Outlook – Underlying CPI – June 2025 quarter update.

Fuel costs have increased materially since the draft assumptions were prepared, reflecting global oil price volatility and supply disruptions.

While the LTFP models materials and services increasing broadly in line with CPI over the long term, actual outcomes may vary in the short term if fuel prices remain elevated.

The potential impact is being monitored and will be addressed as required through budget reviews.

[8] Source: .id – March 2026 https://forecast.id.com.au/northern-beaches

8.2 Income assumptions

Rates

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Scenario 1 'Delivery Program Model – IPART approved 2-year special variation'	**11.7%**	4.00%	3.10%	2.80%	2.70%	2.70%	2.80%	2.80%	2.80%	2.80%
Scenario 2 'Alternative Model – rate peg only'	**4.1%**									
Rates and annual charges growth	**0.08%**	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%

2026/27 is based on IPART's endorsed special variation of 11.7% for Northern Beaches and the alternative rate peg of 4.1%.

Subsequent years are an estimation of the Rate Peg, based on IPART's methodology. Specifically, 39% of costs being Employee Costs, 18% being the Producer Price Index (Roads and Bridges) and 43% being CPI with an estimate for the Emergency Services Levy adjustment factor.

Scenario 1 is the second year of an IPART endorsed 2-year Special Variation to rates (following a 12.1% increase in 2025/26) to close the asset renewal and maintenance gap, strengthen working capital and improve environmental services.

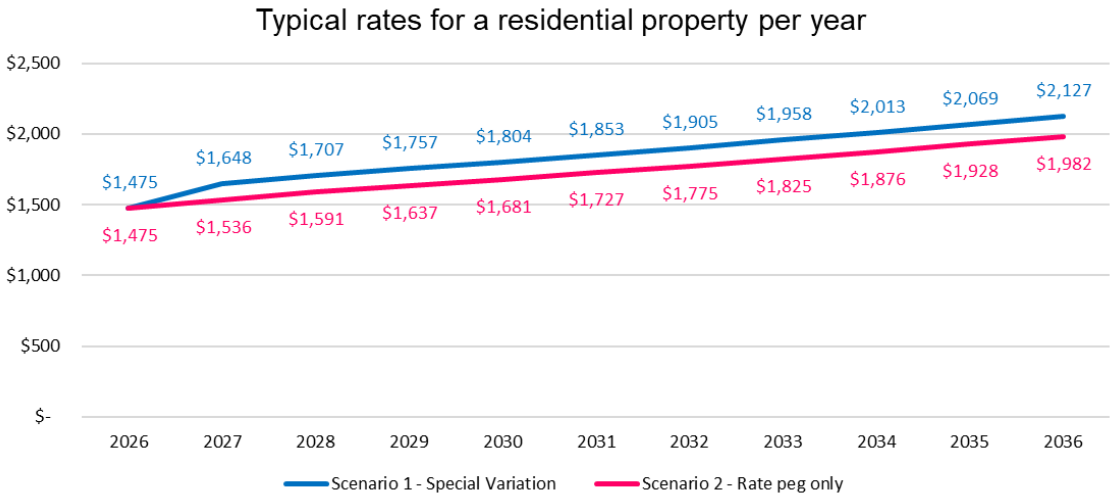
Rates growth represents the average annual growth in income (measured over five years) due to supplementary valuations and anticipated population growth. This is also applied to annual charges for domestic waste and stormwater.

Scenario 1 is the primary model and is the basis upon which the Delivery Program and budget was prepared. It assumes that rates income will increase by the rate peg each year, except for a higher increase in 2026/27 through an IPART-endorsed Special Variation to fund asset maintenance gaps, enhance environmental programs and improve working capital levels.

More information on the Council's Special Variation to Rates is available on the 'Funding our Future' engagement page: https://yoursay.northernbeaches.nsw.gov.au/funding-our-future

Typical rates

The below table outlines the impact on a typical (median) ratepayer, by major rating categories, as a consequence of the proposed rates increases.



The typical rate is based on the median (midpoint) 2025 residential land value of $1.37 million.

Annual charges - domestic waste management charge

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Waste charge	**2.2%** **+ 6.6%* temporary additional increase**	3.1%	3.2%	3.1%	3.1%	3.0%	3.1%	3.1%	3.0%	3.1%

* In 2026/27 waste charges are recommended to increase 8.8%, of which 6.6% ($40 of the increase in the standard waste charge) relates to the impact of the conflict in the Middle East on fuel costs, which is not expected to be required in following years.

We calculate the domestic waste management charges (DWMC) to ensure the income generated can fund the costs associated with providing the service including provisions for the future replacement of bins.

This also includes planning for future improvements to the service and capacity to respond to unplanned events such as a storm.

It has been assumed that costs and therefore the DWMC will primarily increase in line with underlying inflation, with adjustments for items such as known contract 'rise and fall' factors including fuel and changes to the Waste Levy.

The NSW Government passed legislation in February 2025 to mandate food and garden organics collection and processing by 2030. This will lead to changes in the cost structure in the future. Council is considering options and undertaking pilot models which will help inform the service design and the extent of additional costs in a future iteration of the LTFP.

Annual charges – stormwater management services charge

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Stormwater charge	**0%**	0%	0%	0%	0%	0%	0%	0%	0%	0%

We have assumed there is no change in the Stormwater Management Services Charge, as the charge is capped by legislation and has not changed since it was introduced in 2006/07.

User fees and charges

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Fees and charges – statutory	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI
Fees and charges – Kimbriki & community centres	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI
Fees and charges – Parking Areas	**0%**	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fees and charges – non-statutory	**3.10%**	5.10%	3.30%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%

User fees and charges that are controlled by other levels of government under legislation are assumed to increase by CPI. We have also assumed Kimbriki and community centre hire income will increase by CPI. No growth in income from pay and display beach parking and car parks is forecast due to the high elasticity of demand and volatility in this income stream.

Non-statutory charges such as childcare and aquatic centre fees, are determined by applying our Pricing Methodology which incorporates the Local Government Competitive Neutrality Guidelines. Projected income growth is based on 75% of related costs being employee costs and 25% being other expenses (CPI).

Other revenues

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Fines	**0%**	0%	0%	0%	0%	0%	0%	0%	0%	0%
Other revenues	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Other Revenue principally comprises income from fines, sale of recycled materials and licences. CPI has been used to project future income from Other Revenues except for fines. Fines are set by the NSW Government and are not forecast to increase.

Grants and contributions - operating purposes

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Grants and Contributions - Operating (recurring)	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Council receives a number of operational grants from various Government agencies. The largest of these being the Financial Assistance Grant and we have assumed that this will continue (and be paid partially paid in advance).

We have also assumed we will continue to receive other operating grants in relation to ongoing operations e.g., salary grants and that these will increase annually in line with CPI. Other operating grants received for specific project related purposes have been included in the year we anticipate they will be received.

Grants and contributions - capital purposes

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Development contributions	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI
Other grants and contributions - capital	**0%**	0%	0%	0%	0%	0%	0%	0%	0%	0%

Local infrastructure contributions are a significant source of capital revenue. Predicting the amount of revenues received from this source is extremely difficult as it is essentially market driven and depends on the timing of developments. We have assumed $8.5 million in contributions in the 2026/27 financial year and these will increase annually in line with CPI with some adjustments for the expected timing of Warriewood Valley s7.11 payments.

We have also assumed we will continue to receive other capital grants in relation to ongoing programs for road resheeting however we have not assumed any further growth in this income outside of the 5-year Roads to Recovery funding agreement which ends 30 June 2029 and anticipated grants for coastal management. Other capital grants received for specific project related purposes have been included in the year we anticipate they will be received only where the grant funding has been confirmed.

Interest and investment revenues

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Return on investment portfolio	**4.00%**	3.20%	3.20%	3.20%	3.20%	3.10%	3.10%	3.20%	3.20%	3.20%

We have used information provided by our Investment Advisor and Deloitte Access Economics to determine forecast projections for interest on investments based on forecast cash balances over the 10-year period.

Other income

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Other income	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Other income comprises rental income from leased properties. CPI has been used to project future income.

Gain / (loss) on disposal of assets

Gains or losses on the disposal of assets are predominantly received from the sale of plant and fleet. Future years are based on the plant and fleet replacement program. Infrastructure-related disposals are based on the Asset Management Plans for the renewal program.

8.3 Expenditure assumptions

Employee benefits and on costs

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Industry Award base increase	**4.50%**	3.50%	3.0%	2.75%	2.72%	2.76%	2.70%	2.66%	2.66%	2.66%
Industry Award step increase	**0.63%**	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%
Super guarantee levy	**12.00%**	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%

The Local Government State Award provides for an annual increase as well as salary band step increases. The current Award expires on 30 June 2026.

We have assumed increases will be consistent with the current award for the next 3 year period. A Wage Price Index forecast informs the remainder of the LTFP.

Other assumptions include:

- A stable vacancy rate in establishment permanent positions in each financial year.
- The average increase as a result of award-based salary band step increases will be 0.63% per annum.
- Superannuation expenditure based on the statutory contribution rate of 12%.

Borrowing costs

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Interest rate on loans	6.60%	6.40%	5.90%	5.70%	5.70%	5.70%	5.70%	5.70%	5.70%	5.70%

Council's borrowing costs over the ten-year period comprise a number of components:

- Interest on loans - Where borrowings have already been undertaken the interest rate identified in the Loan Agreement has been used. For variable loans or new borrowings the proposed interest rate has been calculated based on the forecast 10 year swap rate along with a 2% loan margin based on advice from Council's Investment Advisor.
- Lease interest charges - rates are forecast in accordance with the lease documents.
- Tip remediation discount - this relates to the remediation of the waste landfill site at Kimbriki. A discount rate is utilised to adjust the landfill remediation provision each year so that it reflects the present value of the estimated future expenditure to remediate the site.

Materials and services

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Materials and services	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Materials and services, including Domestic Waste Management costs and other expenses which represent the principal costs used to deliver services to the community, are forecast to increase in line with the CPI. While the rate of growth projected is uneven it is forecast to average 2.5% per annum.

Depreciation and amortisation

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Depreciation – Producer Price Index (Roads and Bridges)	**CPI + 0.3%**	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%	CPI + 0.3%

Depreciation is forecast to increase by the Producer Price Index (Roads and Bridges). The index is estimated as CPI + 0.3%, being the 10 year average of the difference between the CPI and the PPI.

The depreciation methodology can be found in the Notes to the Financial Statements. The depreciation expense assumed in the LTFP has been calculated in accordance with this methodology. Estimates have also been included for the projected depreciation cost of new assets which have been identified within the proposed Capital Works Program along with the impact of revaluations.

Other expenses

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Other expenses	**CPI**	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

Other Expenses primarily relate to statutory charges (including the Emergency Services Levy and Waste Disposal Levy) and grants and donations provided by Council. These are generally forecast to increase in line with CPI. However, the Emergency Services Levy is forecast to increase by 8% per year, which is informed by increases in recent years (the average annual increase in the levy over the past 5 years is 10%).

8.4 Future and ongoing financial challenges, opportunities and efficiency savings

Through the first year of the Special Variation program, Council has taken important steps to strengthen its financial position and improve Long-Term sustainability. The SV has begun to address the structural gap that had emerged between constrained rate revenue growth under the NSW rate peg and the sustained increase in underlying cost pressures. This has placed Council in a more resilient position compared to recent years, however, cost escalation remains a key risk.

Infrastructure investment priorities continue to be guided by Council's Asset Management Plans. Despite the improved revenue position, a funding gap remains between available resources and the cost of maintaining assets and service levels. The Plans identify a requirement for an additional $15.1 million per annum for asset maintenance and renewal, and $10.4 million per annum to improve service levels and deliver high-priority new assets. Addressing this gap will rely on a combination of increased revenue capacity, efficiency improvements, staged delivery and ongoing service reviews.

While the SV represents a critical step in restoring financial sustainability, Council will continue to face ongoing pressures from inflation, asset renewal demands and community expectations, requiring prudent management and continuous improvement.

Council remains focused on achieving ongoing efficiency savings and reinvesting those savings to support financial sustainability and community outcomes. Efficiencies continue to be delivered through system and process improvements, optimisation of plant and fleet, and improved asset and resource management, building on savings achieved since the establishment of Northern Beaches Council.

Further efficiencies are anticipated through service rationalisation, workforce management, property and fleet optimisation and energy efficiency initiatives. These initiatives are captured in the Productivity Journey and Improvement Plan 2024 which is available on the Council's website at https://yoursay.northernbeaches.nsw.gov.au/funding-our-future.

Savings achieved through these initiatives will be could be used in a number of ways including supporting the rebuilding of working capital, improvements in services, accelerating the renewal of aging infrastructure or reducing rates. The Long-Term Financial Plan will be updated as outcomes are realised.

9. Sensitivity analysis

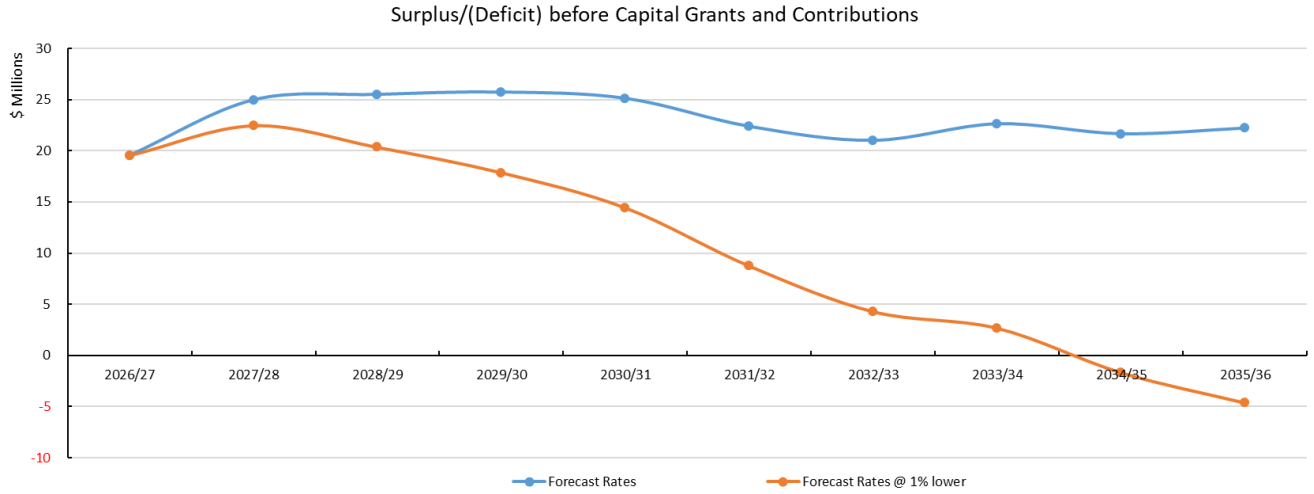
Although the assumptions listed in the previous section are our current informed estimate based on a range of reliable sources, Long-Term Financial Plans are inherently uncertain.

They contain a wide range of assumptions about interest rates and the potential effect of inflation on revenues and expenditures which are largely outside our control. Developing our LTFP includes financial modelling to demonstrate the impact on our finances if trends worsen. Modelling analyses 'Scenario 1 – Delivery Program Model', as this is the base case for the Council's 2026/27 budget.

9.1 Rates

Rates comprise 49% of our total income (2026/27 Budget). Rates are capped by the NSW Government and we can only increase rates if we apply for a Special Variation through IPART.

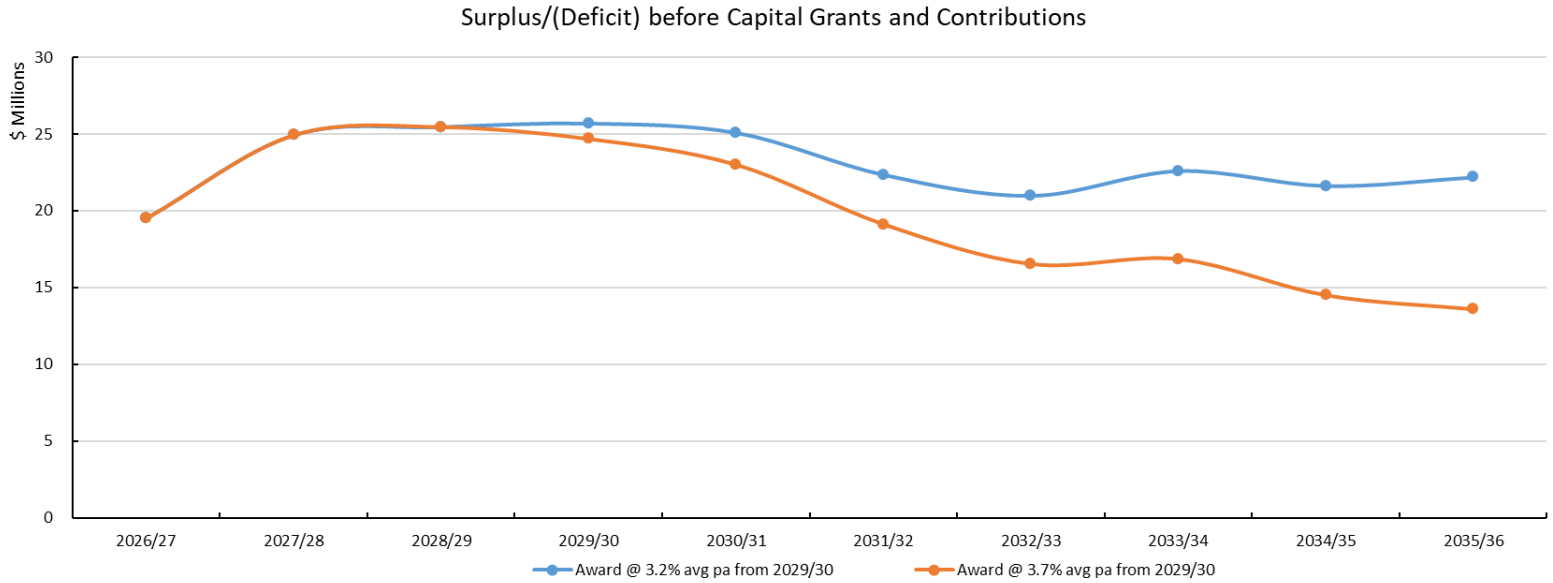
If, after the Special Variation in 2026/27, the rate peg is 1.0% pa lower than forecast from year 2 the budget would quickly track towards a future deficit position.



9.2 Employee costs

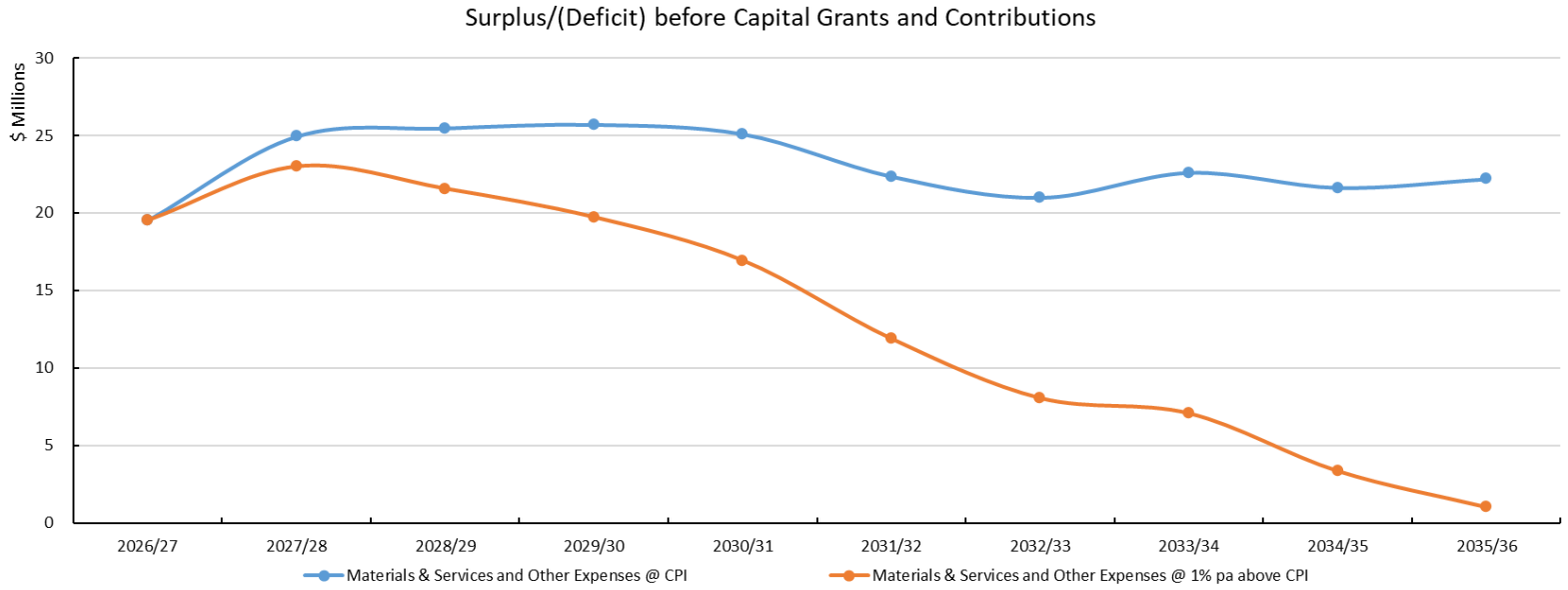
Salary growth is largely subject to the NSW Local Government Award. The current Award expires on 30 June 2026 and we have assumed an annual Award increases for each year of the LTFP.

If the future Award increase beyond 2029/30 was an additional 0.5% higher each year the budget would remain in surplus for each year of the Long-Term Financial Plan, but the result would be weaker, growing to an $8.6 million difference in the result by 2035/36.



9.3 Materials, services and other expenses

Fluctuating market conditions could affect the price of certain materials and services. The chart shows the impact of a 1.0% per annum increase in materials, services and other expenses above the CPI. The budget remains in surplus each year, but the position quickly weakens if no corresponding change in income or expenditure is made.



10. Scenario modelling

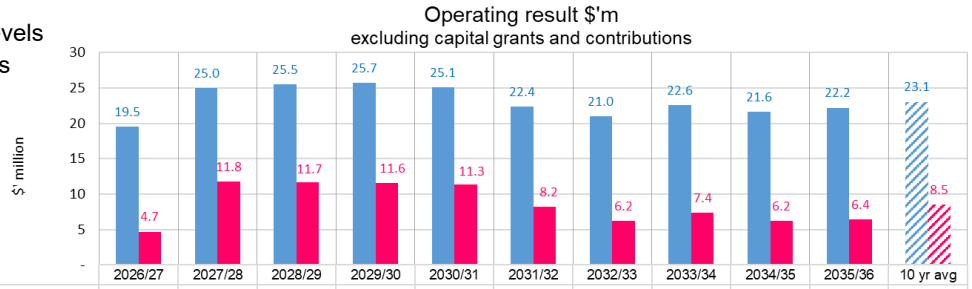
The Long-Term Financial Plan is a rolling 10-year projection of Council's income and expenditure, assets and liabilities and cashflow. Updates have been made alongside the revision of Council's Delivery Program, Operational Plan and Asset Management Plan. This includes revised assumptions, indexation and financial modelling for scenarios.

Scenario 1: Delivery Program model – IPART approved special variation

- This is the primary model and is consistent with the Delivery Program 2026-2030. This is the recommended approach.
- The model addresses the maintenance and renewal funding gap for existing assets outlined in the Asset Management Plans and provides funding to support environmental and natural risk reduction programs.
- Infrastructure expenditure is increased and working capital is strengthened to provide the capacity to respond to unexpected events. This produces a stronger operating result and asset management ratios.
- To provide funding for this model, rates income increases by 11.7% in 2026/27 (rather than the 4.1% rate peg), providing an additional $17 million in income per year (which is retained in future years).
- This model primarily offsets the impact of higher inflation levels in recent years and the increase in the Emergency Services Levy.

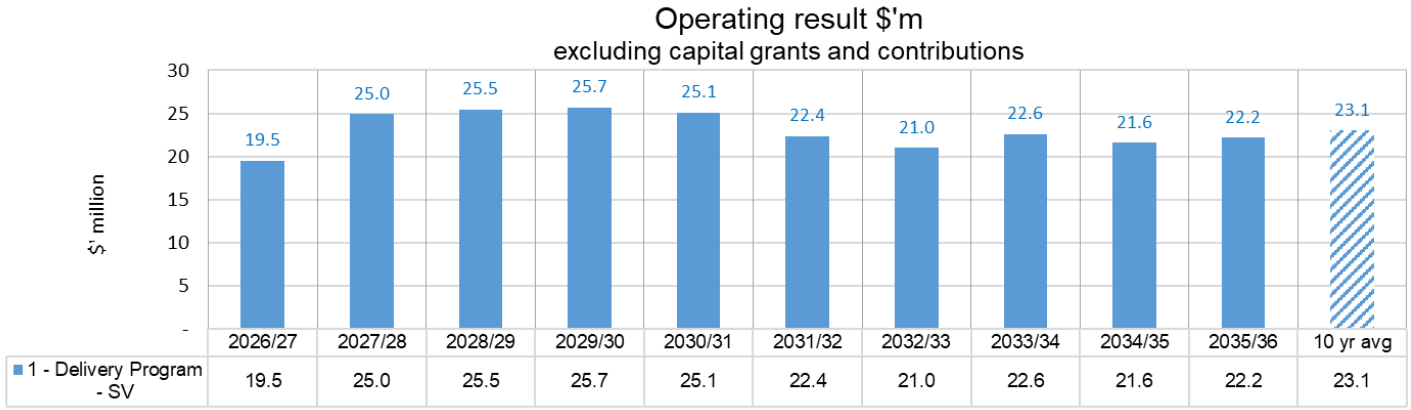
Scenario 2: Alternative model – rate peg only

- Under this model, rates increase by the rate peg in each year, which is intended to be a CPI for local government. As a result, the funding gap created over the 4-year period during which rate increases were only half the inflation rate, remains unresolved.
- Income levels are not sufficient to fund operating expenses, invest in the ongoing renewal of infrastructure and provide the necessary working capital to manage unexpected events. Performance benchmarks are weakening or not met, especially regarding asset management and operating performance.
- This is not sustainable and will continue to reduce services to the community. This model demonstrates the consequences of inaction and is not a recommended approach.



	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	10 yr avg
1 - Delivery Program - SV	19.5	25.0	25.5	25.7	25.1	22.4	21.0	22.6	21.6	22.2	23.1
2 - Alternative - Rate Peg	4.7	11.8	11.7	11.6	11.3	8.2	6.2	7.4	6.2	6.4	8.5

10.1 Scenario 1: Delivery Program model - IPART approved special variation



Scenario 1: Delivery Program model – IPART approved special variation

Income statement

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Income from continuing operations													
Rates and annual charges	246,432	259,800	285,355	317,186	325,513	336,127	346,133	356,213	366,601	377,612	388,993	400,640	412,615
User charges and fees	99,931	104,477	102,713	106,445	109,968	112,715	115,250	117,985	120,850	123,836	126,873	130,035	133,288
Other revenues	21,620	25,015	22,643	22,819	23,170	23,519	23,857	24,202	24,572	24,964	25,367	25,781	26,204
Grants and contributions provided for operating purposes	26,529	24,526	23,418	23,127	23,398	22,709	24,297	23,791	25,429	24,997	26,687	26,289	28,011
Grants and contributions provided for capital purposes	29,218	44,330	34,493	24,567	19,983	18,357	11,951	12,148	12,360	12,584	12,815	13,051	13,051
Interest and investment revenue	11,083	11,739	11,416	9,956	6,514	7,030	7,322	6,880	6,968	7,135	7,744	7,850	8,632
Other Income	6,915	7,664	6,947	7,181	7,361	7,540	7,713	7,891	8,081	8,282	8,489	8,701	8,919
Net gain from the disposal of assets	-	-	1,006	592	738	870	324	1,760	446	1,358	1,464	574	1,607
Total income from continuing operations	**441,728**	**477,551**	**487,990**	**511,871**	**516,646**	**528,868**	**536,846**	**550,869**	**565,308**	**580,769**	**598,432**	**612,921**	**632,328**
Expenses from continuing operations													
Employee benefits and on-costs	159,331	166,906	175,685	189,890	195,540	202,322	209,143	215,263	221,870	228,823	235,993	243,387	250,841
Materials and services	163,471	172,188	188,378	195,746	190,987	195,219	200,121	205,229	212,001	218,373	224,036	229,010	236,025
Borrowing costs	2,689	2,565	2,998	2,900	2,447	2,362	2,300	2,277	2,252	2,224	2,195	2,167	2,169
Depreciation, amortisation and impairment for non-financial assets	48,975	53,471	55,414	56,973	59,482	60,682	61,912	63,801	65,967	67,716	69,063	70,171	72,645
Other expenses	22,569	20,397	21,936	22,271	23,255	24,450	25,708	27,051	28,499	30,056	31,720	33,500	35,403
Net loss from the disposal of assets	545	532	-	-	-	-	-	-	-	-	-	-	-
Total expenses from continuing operations	**397,580**	**416,059**	**444,412**	**467,779**	**471,710**	**485,035**	**499,185**	**513,620**	**530,588**	**547,193**	**563,008**	**578,234**	**597,083**
Operating result - Surplus / (Deficit)	**44,148**	**61,492**	**43,578**	**44,092**	**44,935**	**43,833**	**37,662**	**37,249**	**34,719**	**33,577**	**35,424**	**34,687**	**35,245**
Operating result before grants and contributions provided for capital purposes	**14,930**	**17,162**	**9,086**	**19,526**	**24,952**	**25,476**	**25,711**	**25,101**	**22,359**	**20,993**	**22,609**	**21,636**	**22,193**

Scenario 1: Delivery Program model – IPART approved special variation

Balance sheet

As at 30 June:	Result 2024 $ '000	Result 2025 $ '000	Forecast 2026 $ '000	Budget 2027 $ '000	Year 2 2028 $ '000	Year 3 2029 $ '000	Year 4 2030 $ '000	Year 5 2031 $ '000	Year 6 2032 $ '000	Year 7 2033 $ '000	Year 8 2034 $ '000	Year 9 2035 $ '000	Year 10 2036 $ '000
ASSETS													
Current assets													
Cash and cash equivalents	17,541	13,973	10,925	12,114	11,284	11,684	12,068	12,298	12,604	13,600	13,731	13,567	12,875
Investments	182,096	216,000	206,393	183,278	180,014	195,418	203,876	189,380	197,620	202,253	214,186	216,721	240,363
Receivables	25,958	22,531	25,051	25,679	23,264	24,110	24,797	25,056	25,758	26,422	27,240	27,899	28,971
Inventories	392	381	391	400	410	420	430	440	450	462	473	485	497
Prepayments	4,984	3,036	3,112	3,190	3,270	3,349	3,426	3,505	3,590	3,679	3,771	3,865	3,962
Total current assets	**230,971**	**255,921**	**245,871**	**224,661**	**218,242**	**234,981**	**244,597**	**230,679**	**240,022**	**246,416**	**259,402**	**262,537**	**286,668**
Non-Current Assets													
Investments	577	503	403	283	163	43	-	-	-	-	-	-	-
Receivables	952	857	938	1,048	1,090	1,124	1,155	1,186	1,218	1,253	1,288	1,324	1,361
Infrastructure, property, plant and equipment	5,643,257	5,958,228	6,140,785	6,337,441	6,512,830	6,673,857	6,833,800	7,017,577	7,192,668	7,375,384	7,566,138	7,771,485	7,967,401
Investment property	6,565	7,140	7,715	8,290	8,865	9,440	10,015	10,590	11,165	11,740	12,315	12,890	13,465
Right of use assets	6,544	5,277	3,947	2,686	1,424	163	108	54	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Total non-current assets	**5,657,895**	**5,972,005**	**6,153,789**	**6,349,747**	**6,524,372**	**6,684,627**	**6,845,079**	**7,029,408**	**7,205,052**	**7,388,377**	**7,579,740**	**7,785,699**	**7,982,227**
Total assets	**5,888,866**	**6,227,926**	**6,399,659**	**6,574,409**	**6,742,614**	**6,919,608**	**7,089,676**	**7,260,087**	**7,445,074**	**7,634,793**	**7,839,142**	**8,048,236**	**8,268,895**

Scenario 1: Delivery Program model – IPART approved special variation

Balance sheet (continued)

As at 30 June:	Result 2024 $ '000	Result 2025 $ '000	Forecast 2026 $ '000	Budget 2027 $ '000	Year 2 2028 $ '000	Year 3 2029 $ '000	Year 4 2030 $ '000	Year 5 2031 $ '000	Year 6 2032 $ '000	Year 7 2033 $ '000	Year 8 2034 $ '000	Year 9 2035 $ '000	Year 10 2036 $ '000
LIABILITIES													
Current liabilities													
Payables	55,607	57,676	57,602	58,924	59,985	60,984	61,946	62,905	63,915	64,976	66,068	67,190	68,342
Contract Liabilities	20,102	17,511	8,593	6,159	6,337	6,543	6,743	6,949	7,162	7,381	7,607	7,840	7,984
Lease Liabilities	1,279	1,318	1,347	1,388	1,430	63	66	70	-	-	-	-	-
Borrowings	2,178	2,579	1,584	1,640	1,772	1,500	1,576	1,655	1,738	1,825	1,585	-	-
Employee benefit provisions	35,901	37,132	37,138	39,032	40,633	42,100	43,511	44,865	46,262	47,702	49,187	50,718	52,297
Provisions	1,193	1,705	1,705	8,890	1,916	1,985	7,178	2,153	7,382	2,341	5,808	2,489	2,560
Total current liabilities	**116,260**	**117,921**	**107,968**	**116,034**	**112,074**	**113,176**	**121,021**	**118,598**	**126,458**	**124,224**	**130,254**	**128,236**	**131,183**
Non-current liabilities													
Payables	50	-	-	-	-	-	-	-	-	-	-	-	-
Contract Liabilities	10,053	6,144	6,353	6,133	6,037	5,941	5,846	5,750	5,654	5,558	5,462	5,367	5,367
Lease Liabilities	5,717	4,399	3,018	1,630	200	137	70	-	-	-	-	-	-
Borrowings	6,984	14,869	13,289	11,650	9,878	8,377	6,802	5,147	3,410	1,585	-	-	-
Employee benefit provisions	2,001	2,361	2,361	2,482	2,584	2,678	2,768	2,855	2,944	3,036	3,131	3,229	3,330
Provisions	45,433	45,648	48,112	43,100	45,273	47,300	44,283	46,385	43,238	45,247	40,432	45,656	47,572
Total non-current liabilities	**70,238**	**73,421**	**73,134**	**64,995**	**63,972**	**64,434**	**59,769**	**60,137**	**55,246**	**55,427**	**49,025**	**54,251**	**56,268**
Total liabilities	**186,498**	**191,342**	**181,103**	**181,028**	**176,046**	**177,609**	**180,791**	**178,734**	**181,704**	**179,651**	**179,279**	**182,487**	**187,451**
Net assets	**5,702,368**	**6,036,584**	**6,218,557**	**6,393,380**	**6,566,568**	**6,741,999**	**6,908,885**	**7,081,353**	**7,263,369**	**7,455,142**	**7,659,863**	**7,865,749**	**8,081,444**
EQUITY													
Accumulated Surplus	5,024,590	5,085,928	5,129,391	5,173,367	5,218,184	5,261,896	5,299,434	5,336,556	5,371,146	5,404,589	5,439,877	5,474,424	5,509,526
IPP&E Revaluation Surplus	677,778	950,656	1,089,166	1,220,013	1,348,383	1,480,102	1,609,451	1,744,796	1,892,223	2,050,552	2,219,986	2,391,325	2,571,918
Total equity	**5,702,368**	**6,036,584**	**6,218,557**	**6,393,380**	**6,566,568**	**6,741,999**	**6,908,885**	**7,081,353**	**7,263,369**	**7,455,142**	**7,659,863**	**7,865,749**	**8,081,444**

Scenario 1: Delivery Program model – IPART approved special variation

Cashflow statement

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Cash flows from operating activities													
Receipts:													
Rates and annual charges	245,463	260,600	284,939	315,992	325,111	335,803	345,831	355,914	366,294	377,285	388,657	400,294	412,260
User charges and fees	104,315	109,404	109,077	112,675	116,299	119,297	121,989	124,883	127,914	131,074	134,286	137,633	141,074
Interest received	9,052	12,223	7,698	10,225	6,512	6,690	7,117	7,105	6,766	6,997	7,467	7,748	8,133
Grants and contributions	48,521	50,936	49,607	44,930	46,595	41,382	36,514	36,202	38,071	37,861	39,801	39,638	41,378
Bonds, deposits and retentions received	8,143	8,319	6,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742
Other	44,656	50,099	48,970	52,014	50,150	48,815	49,796	53,145	51,932	53,326	54,061	56,206	55,689
Payments:													
Payments to employees	(156,343)	(163,771)	(175,448)	(187,410)	(193,445)	(200,403)	(207,295)	(213,491)	(220,043)	(226,938)	(234,050)	(241,382)	(248,774)
Payments for materials and services	(182,311)	(192,323)	(213,233)	(217,315)	(225,501)	(219,463)	(225,611)	(237,204)	(237,009)	(247,988)	(247,356)	(255,120)	(257,189)
Borrowing costs	(924)	(667)	(1,039)	(848)	(718)	(584)	(471)	(395)	(315)	(232)	(145)	(58)	-
Bonds, deposits and retentions refunded	(5,867)	(6,945)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)
Other	(21,914)	(22,314)	(21,148)	(21,791)	(22,803)	(24,025)	(25,307)	(26,657)	(28,081)	(29,619)	(31,274)	(33,046)	(34,942)
Net Cash flows from operating activities	**92,791**	**105,561**	**88,422**	**108,473**	**102,201**	**107,513**	**102,563**	**99,502**	**105,528**	**101,765**	**111,447**	**111,912**	**117,628**

Scenario 1: Delivery Program model – IPART approved special variation

Cashflow statement (continued)

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Cash flows from investing activities													
Receipts:													
Sale of investments	269,831	328,693	307,533	318,870	312,100	309,400	309,800	312,610	311,210	317,300	274,920	280,620	283,725
Proceeds from sale of IPPE	2,513	2,006	2,292	2,180	2,413	2,605	2,228	3,733	2,216	3,371	3,252	2,986	3,971
Payments:													
Purchase of investment securities	(276,178)	(362,505)	(297,826)	(295,635)	(308,716)	(324,684)	(318,215)	(298,114)	(319,450)	(321,933)	(286,853)	(283,155)	(307,367)
Payments for IPPE	(73,302)	(84,177)	(99,548)	(129,728)	(105,759)	(91,191)	(92,974)	(114,364)	(97,346)	(97,565)	(100,599)	(110,797)	(98,501)
Net Cash flows from investing activities	**(77,136)**	**(115,983)**	**(87,549)**	**(104,313)**	**(99,962)**	**(103,870)**	**(99,161)**	**(96,135)**	**(103,370)**	**(98,827)**	**(109,280)**	**(110,346)**	**(118,172)**
Cash flows from financing activities													
Receipts:													
Proceeds from borrowings	2,500	12,850	-	-	-	-	-	-	-	-	-	-	-
Payments:													
Repayment of borrowings	(5,863)	(4,564)	(2,575)	(1,584)	(1,640)	(1,772)	(1,500)	(1,576)	(1,655)	(1,738)	(1,825)	(1,585)	-
Lease liabilities (principal repayments)	(1,241)	(1,278)	(1,231)	(1,269)	(1,307)	(1,347)	(1,388)	(1,430)	(63)	(66)	(70)	-	-
Dividends paid to minority interest	(115)	(154)	(115)	(119)	(122)	(125)	(128)	(131)	(134)	(138)	(141)	(145)	(148)
Net Cash flows from financing activities	**(4,719)**	**6,854**	**(3,922)**	**(2,971)**	**(3,069)**	**(3,244)**	**(3,017)**	**(3,137)**	**(1,852)**	**(1,942)**	**(2,036)**	**(1,730)**	**(148)**
Net change in cash and cash equivalents	**10,936**	**(3,568)**	**(3,048)**	**1,190**	**(830)**	**400**	**385**	**230**	**305**	**997**	**131**	**(164)**	**(692)**
Cash and cash equivalents at beginning of year	6,605	17,541	13,973	10,925	12,114	11,284	11,684	12,068	12,298	12,604	13,600	13,731	13,567
Cash and cash equivalents at end of year	**17,541**	**13,973**	**10,925**	**12,114**	**11,284**	**11,684**	**12,068**	**12,298**	**12,604**	**13,600**	**13,731**	**13,567**	**12,875**
Investments at year end	182,673	216,503	206,796	183,561	180,177	195,461	203,876	189,380	197,620	202,253	214,186	216,721	240,363
Cash, cash equivalents and investments at end of year	***200,214***	***230,476***	***217,721***	***195,675***	***191,461***	***207,145***	***215,944***	***201,678***	***210,224***	***215,853***	***227,917***	***230,288***	***253,238***
Net change in cash, cash equivalents and investments		***30,262***	***(12,755)***	***(22,045)***	***(4,215)***	***15,684***	***8,800***	***(14,266)***	***8,545***	***5,629***	***12,064***	***2,371***	***22,950***

Scenario 1: Delivery Program model – IPART approved special variation

Cash and investments statement

As at 30 June:	Result 2024 $ '000	Result 2025 $ '000	Forecast 2026 $ '000	Budget 2027 $ '000	Year 2 2028 $ '000	Year 3 2029 $ '000	Year 4 2030 $ '000	Year 5 2031 $ '000	Year 6 2032 $ '000	Year 7 2033 $ '000	Year 8 2034 $ '000	Year 9 2035 $ '000	Year 10 2036 $ '000
Total Cash and Investments	**200,214**	**230,476**	**217,721**	**195,675**	**191,461**	**207,145**	**215,944**	**201,678**	**210,224**	**215,853**	**227,917**	**230,288**	**253,238**
Represented by:													
Externally Restricted													
Developer Contributions	47,386	43,944	46,684	29,170	27,848	30,615	29,133	29,823	32,075	31,876	29,400	31,717	34,631
Unexpended Grants - not tied to liability	573	895	-	-	-	-	-	-	-	-	-	-	-
Domestic Waste Management	13,176	17,170	20,347	21,884	26,770	29,684	30,597	17,906	19,643	21,828	24,485	27,556	31,112
Other externally restricted reserves	1,130	1,618	1,693	587	712	944	1,062	1,186	717	854	1,000	1,098	1,252
Total Externally Restricted	**62,264**	**63,627**	**68,724**	**51,642**	**55,331**	**61,243**	**60,791**	**48,915**	**52,434**	**54,558**	**54,884**	**60,371**	**66,995**
Internally Restricted													
Deposits, Retentions & Bonds	19,527	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783
Employee Leave Entitlement	7,580	7,899	7,899	7,899	8,242	8,593	8,954	9,323	9,702	10,090	10,487	10,895	11,313
Kimbriki Landfill Remediation	18,207	20,747	23,525	25,995	21,372	23,811	26,379	23,873	26,487	23,993	26,692	26,084	28,963
Unexpended Grants - tied to liability	26,118	18,900	10,099	7,441	7,366	7,420	7,479	7,543	7,607	7,675	7,755	7,839	7,930
Special Variation - future works	227	202	65	2,895	1,723	4,585	4,038	1,831	3,379	6,855	11,121	2,845	7,761
Mona Vale Cemetery	5,964	6,155	6,101	6,204	6,636	6,938	7,250	7,571	7,895	7,879	7,676	7,433	7,170
Resilience funds	-	2,534	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932	2,932
Carry over works	-	28,350	16,385	5,585	156	-	-	-	-	-	-	-	-
Other	10,961	11,527	8,432	7,311	9,059	11,102	13,879	14,027	13,491	13,018	13,052	13,108	14,765
Total Internally Restricted	**88,585**	**122,097**	**101,222**	**92,045**	**83,268**	**91,164**	**96,694**	**92,883**	**97,275**	**98,226**	**105,497**	**96,919**	**106,617**
Total Restricted Cash	**150,849**	**185,724**	**169,946**	**143,687**	**138,599**	**152,407**	**157,485**	**141,798**	**149,709**	**152,784**	**160,380**	**157,290**	**173,612**
Total Unrestricted Cash	**49,365**	**44,752**	**47,775**	**51,988**	**52,861**	**54,737**	**58,460**	**59,881**	**60,515**	**63,069**	**67,537**	**72,998**	**79,626**
Unrestricted cash breakdown:													
Unrestricted - Northern Beaches	**42,971**	**35,299**	**39,313**	**44,015**	**45,209**	**45,093**	**46,685**	**49,028**	**50,703**	**51,240**	**53,494**	**56,895**	**61,199**
Unrestricted - Kimbriki	**6,394**	**9,453**	**8,462**	**7,973**	**7,652**	**9,645**	**11,775**	**10,852**	**9,811**	**11,829**	**14,043**	**16,103**	**18,427**

Scenario 1: Delivery Program model – IPART approved special variation

Capital budget statement

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Capital Funding													
Working Capital	5,645	3,492	3,764	5,689	4,152	1,560	1,567	4,575	4,583	1,591	1,600	1,609	1,512
Depreciation	31,876	27,131	36,788	44,904	43,970	45,053	46,075	46,835	48,303	49,703	50,979	52,665	53,790
Capital grants and contributions													
Grants and contributions	12,791	31,737	23,681	16,087	11,783	9,957	3,357	3,357	3,357	3,357	3,357	3,357	3,357
Externally restricted reserves													
- Developer contributions	14,527	17,787	7,969	27,027	10,401	6,529	10,997	9,006	7,672	10,379	12,878	8,313	8,040
- Domestic Waste	-	-	-	-	-	-	-	14,048	-	-	-	-	-
- Other	1,757	1,715	2,070	3,253	2,017	1,904	2,012	2,000	2,588	1,976	1,964	2,006	1,950
Internally restricted reserves													
- Special rate variation	2	24	9,422	21,449	22,136	20,194	24,127	25,453	22,461	20,952	20,703	33,877	21,351
- Borrowings	-	9,935	515	-	-	-	-	-	-	-	-	-	-
- Other	4,357	4,566	12,970	9,139	8,888	3,387	2,610	5,357	6,166	6,235	5,866	5,984	4,530
Income from sale of assets													
- Plant and equipment	2,513	1,886	2,292	2,180	2,413	2,605	2,228	3,733	2,216	3,371	3,252	2,986	3,971
Total funding	**73,468**	**98,274**	**99,470**	**129,728**	**105,759**	**91,191**	**92,974**	**114,364**	**97,346**	**97,565**	**100,599**	**110,797**	**98,501**

Scenario 1: Delivery Program model – IPART approved special variation

Capital budget statement (continued)

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Capital Expenditure													
Buildings	9,681	22,721	15,445	24,989	21,161	18,667	16,751	15,674	14,518	13,653	13,931	13,694	15,063
Community Land	160	4,360	-	-	-	-	-	-	-	-	-	-	-
Furniture & Fittings	65	75	53	116	36	36	36	36	36	36	36	36	36
Library Books	707	805	752	771	790	810	829	849	870	892	914	937	961
Office Equipment	2,569	3,208	2,068	2,650	2,563	2,625	2,688	2,753	4,022	2,892	2,964	3,038	3,114
Open Space / Recreational	14,008	14,961	12,707	21,143	11,714	10,053	13,834	14,852	10,960	10,149	12,025	10,709	10,031
Other Assets	357	30	104	334	395	-	-	-	-	-	-	-	-
Other Structures	1,606	3,965	5,323	9,352	7,431	3,270	2,344	2,386	2,429	2,473	2,517	2,561	2,634
Plant & Equipment	6,673	6,166	9,756	8,393	5,609	6,332	5,268	23,178	7,403	9,860	9,225	9,299	8,451
Road, Bridges & Footpaths	23,385	19,599	40,123	44,577	30,077	30,580	31,799	32,777	33,992	37,013	34,026	31,348	32,157
Stormwater Drainage	8,686	17,562	7,386	11,157	18,015	14,436	14,599	14,611	14,990	15,357	19,597	33,688	20,543
Swimming Pools	620	1,485	1,047	1,698	3,395	2,385	2,805	1,686	2,519	2,590	2,664	2,742	2,821
Other Kimbriki Assets	4,951	3,336	4,704	4,548	4,573	1,997	2,022	5,563	5,607	2,652	2,699	2,747	2,690
Total expenditure	**73,468**	**98,274**	**99,470**	**129,728**	**105,759**	**91,191**	**92,974**	**114,364**	**97,346**	**97,565**	**100,599**	**110,797**	**98,501**

Scenario 1: Delivery Program model – IPART approved special variation

Statement of borrowings

The Long-Term Financial Plan recognises debt can be an important source of funds for large capital projects. Spreading these costs over a number of years facilitates inter-generational equity and smooths out long term expenditure peaks and troughs, where financially sustainable.

When Council seeks a loan, these are sourced from authorised financial institutions licensed by the Australian Prudential Regulatory Authority (APRA) to carry on banking business (Authorised Deposit Taking Institutions or NSW Treasury Corporation) and secured over rates income.

No new borrowings are anticipated over the 10-year period of the Long-Term Financial Plan.

Scenario 1: Delivery Program model – IPART approved special variation
Statement of performance measures

	OLG Benchmark	Result 2023/24	Result 2024/25	Forecast 2025/26	Budget 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Budget Performance														
Operating Performance Ratio *measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.*	> 0%	3.7%	4.0%	1.8%	3.9%	4.9%	4.8%	4.9%	4.4%	4.0%	3.5%	3.6%	3.5%	3.3%
Own Source Operating Revenue Ratio *measures fiscal flexibility. It is the degree of reliance on external funding sources.*	> 60%	87.4%	85.6%	88.1%	90.7%	91.6%	92.2%	93.2%	93.5%	93.3%	93.5%	93.4%	93.6%	93.5%
Operational Liquidity														
Unrestricted Current Ratio *represents a council's ability to meet short-term obligations as they fall due.*	> 1.5x	2.18x	2.53x	2.56x	2.27x	2.28x	2.43x	2.34x	2.41x	2.28x	2.42x	2.42x	2.48x	2.63x
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage *expressed as a percentage of total rates and charges available for collection in the financial year.*	< 5%	3.8%	3.5%	3.4%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Cash Expense Cover Ratio *liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash inflow.*	> 3mths	6.4mths	7.0mths	6.2mths	5.4mths	5.1mths	5.5mths	5.5mths	5.0mths	5.1mths	5.0mths	5.2mths	5.1mths	5.5mths
Liability and Debt Management														
Debt Service Cover Ratio *measures the availability of operating cash to service loan repayments.*	> 2x	6.9x	8.7x	12.1x	17.7x	21.3x	21.4x	23.7x	23.7x	23.2x	23.0x	23.4x	25.1x	44.7x

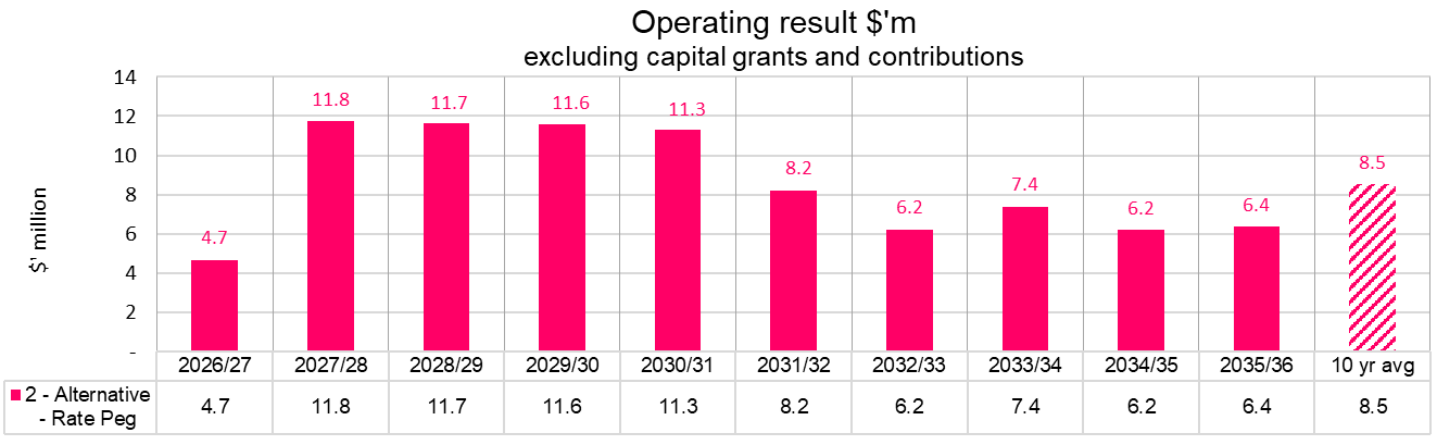
Scenario 1: Delivery Program model – IPART approved special variation
Statement of performance measures (continued)

	OLG Benchmark	Result 2023/24	Result 2024/25	Forecast 2025/26	Budget 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Asset Management														
Building and Infrastructure Renewals Ratio *assesses the rate at which these assets are being renewed against the rate at which they are depreciating.*	> 100%	94.6%	87.9%	123.0%	163.2%	125.7%	122.6%	123.6%	118.6%	113.1%	115.9%	120.0%	138.5%	113.8%
	*	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Infrastructure Backlog Ratio *ratio shows what proportion the infrastructure backlog is against the total net carrying amount of a council's infrastructure.*	< 2%	1.52%	1.56%	1.54%	1.52%	1.52%	1.52%	1.52%	1.53%	1.53%	1.53%	1.53%	1.52%	1.52%
		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Asset Maintenance Ratio *ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing.*	> 100%	98.1%	91.4%	100.4%	100.5%	100.9%	100.5%	100.6%	100.8%	100.7%	100.8%	100.8%	100.9%	101.0%
		✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cost to bring assets to agreed service level *ratio shows what proportion the infrastructure backlog is against the total gross replacement cost of a council's infrastructure.*		1.17%	1.19%	1.19%	1.19%	1.20%	1.21%	1.22%	1.23%	1.24%	1.25%	1.26%	1.26%	1.26%
		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*The Building and Infrastructure Renewals Ratio is stronger in the early years of the LTFP, reflecting the delivery of a small number of significant renewal projects funded by grants and insurance proceeds, as well as multi-year projects in 2026/27 where funding has been carried forward from prior years.

Excluding these projects, the ratio would be lower but would continue to meet the benchmark across all 10 years.

10.2 Scenario 2: Alternative model - Rate peg only



Scenario 2: Alternative model – Rate peg only

Income statement

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Income from continuing operations													
Rates and annual charges	246,432	259,800	285,355	300,378	308,033	318,106	327,607	337,187	347,061	357,525	368,344	379,412	390,793
User charges and fees	99,931	104,477	102,713	106,445	109,968	112,715	115,250	117,985	120,850	123,836	126,873	130,035	133,288
Other revenues	21,620	25,015	22,643	22,819	23,170	23,519	23,857	24,202	24,572	24,964	25,367	25,781	26,204
Grants and contributions provided for operating purposes	26,529	24,526	23,418	23,127	23,398	22,709	24,297	23,791	25,429	24,997	26,687	26,289	28,011
Grants and contributions provided for capital purposes	29,218	44,330	34,493	24,567	19,983	18,357	11,951	12,148	12,360	12,584	12,815	13,051	13,051
Interest and investment revenue	11,083	11,739	11,416	9,956	6,437	6,868	7,142	6,709	6,728	6,785	7,272	7,534	8,191
Other Income	6,915	7,664	6,947	7,181	7,361	7,540	7,713	7,891	8,081	8,282	8,489	8,701	8,919
Net gain from the disposal of assets	-	-	1,006	592	738	870	324	1,760	446	1,358	1,464	574	1,607
Total income from continuing operations	**441,728**	**477,551**	**487,990**	**495,064**	**499,089**	**510,685**	**518,140**	**531,672**	**545,528**	**560,332**	**577,310**	**591,378**	**610,065**
Expenses from continuing operations													
Employee benefits and on-costs	159,331	166,906	175,685	189,890	194,971	201,769	208,565	214,770	221,405	228,372	235,519	242,889	250,343
Materials and services	163,471	172,188	188,378	193,789	187,793	192,269	197,027	201,305	207,931	214,401	219,882	224,709	231,516
Borrowing costs	2,689	2,565	2,998	2,900	2,447	2,362	2,300	2,277	2,252	2,224	2,195	2,167	2,169
Depreciation, amortisation and impairment for non-financial assets	48,975	53,471	55,414	56,973	58,878	59,815	61,001	62,795	64,858	66,466	67,790	68,875	71,209
Other expenses	22,569	20,397	21,936	22,271	23,255	24,450	25,708	27,051	28,499	30,056	31,720	33,500	35,403
Net loss from the disposal of assets	545	532	-	-	-	-	-	-	-	-	-	-	-
Total expenses from continuing operations	**397,580**	**416,059**	**444,412**	**465,823**	**467,343**	**480,664**	**494,601**	**508,198**	**524,945**	**541,519**	**557,105**	**572,139**	**590,640**
Operating result - Surplus / (Deficit)	**44,148**	**61,492**	**43,578**	**29,241**	**31,747**	**30,020**	**23,538**	**23,474**	**20,583**	**18,813**	**20,205**	**19,238**	**19,425**
Operating result before grants and contributions provided for capital purposes	**14,930**	**17,162**	**9,086**	**4,675**	**11,763**	**11,663**	**11,588**	**11,326**	**8,223**	**6,229**	**7,390**	**6,187**	**6,374**

Scenario 2: Alternative model – Rate peg only

Balance sheet

As at 30 June:	Result 2024 $ '000	Result 2025 $ '000	Forecast 2026 $ '000	Budget 2027 $ '000	Year 2 2028 $ '000	Year 3 2029 $ '000	Year 4 2030 $ '000	Year 5 2031 $ '000	Year 6 2032 $ '000	Year 7 2033 $ '000	Year 8 2034 $ '000	Year 9 2035 $ '000	Year 10 2036 $ '000
ASSETS													
Current assets													
Cash and cash equivalents	17,541	13,973	10,925	12,114	11,272	11,692	12,085	12,334	12,661	13,712	13,928	13,845	13,259
Investments	182,096	216,000	206,393	181,699	177,618	190,361	198,240	184,052	189,884	190,964	199,450	206,854	226,594
Receivables	25,958	22,531	25,051	25,329	22,602	23,398	24,074	24,339	24,996	25,593	26,347	27,096	28,095
Inventories	392	381	391	400	410	420	430	440	450	462	473	485	497
Prepayments	4,984	3,036	3,112	3,190	3,270	3,349	3,426	3,505	3,590	3,679	3,771	3,865	3,962
Total current assets	**230,971**	**255,921**	**245,871**	**222,732**	**215,171**	**229,220**	**238,254**	**224,669**	**231,580**	**234,410**	**243,969**	**252,146**	**272,407**
Non-Current Assets													
Investments	577	503	403	283	163	43	-	-	-	-	-	-	-
Receivables	952	857	938	1,048	1,090	1,124	1,155	1,186	1,218	1,253	1,288	1,324	1,361
Infrastructure, property, plant and equipment	5,643,257	5,958,228	6,140,785	6,323,399	6,485,436	6,634,165	6,779,258	6,947,403	7,109,110	7,278,883	7,455,938	7,638,340	7,819,811
Investment property	6,565	7,140	7,715	8,290	8,865	9,440	10,015	10,590	11,165	11,740	12,315	12,890	13,465
Right of use assets	6,544	5,277	3,947	2,686	1,424	163	108	54	0	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Total non-current assets	**5,657,895**	**5,972,005**	**6,153,789**	**6,335,706**	**6,496,978**	**6,644,934**	**6,790,537**	**6,959,234**	**7,121,493**	**7,291,876**	**7,469,541**	**7,652,553**	**7,834,637**
Total assets	**5,888,866**	**6,227,926**	**6,399,659**	**6,558,438**	**6,712,150**	**6,874,155**	**7,028,791**	**7,183,902**	**7,353,073**	**7,526,286**	**7,713,509**	**7,904,699**	**8,107,044**

Scenario 2: Alternative model – Rate peg only
Balance sheet (continued)

As at 30 June:	Result 2024 $ '000	Result 2025 $ '000	Forecast 2026 $ '000	Budget 2027 $ '000	Year 2 2028 $ '000	Year 3 2029 $ '000	Year 4 2030 $ '000	Year 5 2031 $ '000	Year 6 2032 $ '000	Year 7 2033 $ '000	Year 8 2034 $ '000	Year 9 2035 $ '000	Year 10 2036 $ '000
LIABILITIES													
Current liabilities													
Payables	55,607	57,676	57,602	58,924	59,985	60,984	61,946	62,905	63,915	64,976	66,068	67,190	68,342
Contract Liabilities	20,102	17,511	8,593	6,159	6,337	6,543	6,743	6,949	7,162	7,381	7,607	7,840	7,984
Lease Liabilities	1,279	1,318	1,347	1,388	1,430	63	66	70	-	-	-	-	-
Borrowings	2,178	2,579	1,584	1,640	1,772	1,500	1,576	1,655	1,738	1,825	1,585	(0)	-
Employee benefit provisions	35,901	37,132	37,138	39,032	40,633	42,100	43,511	44,865	46,262	47,702	49,187	50,718	52,297
Provisions	1,193	1,705	1,705	8,890	1,916	1,985	7,178	2,153	7,382	2,341	5,808	2,489	2,560
Total current liabilities	**116,260**	**117,921**	**107,968**	**116,034**	**112,074**	**113,176**	**121,021**	**118,598**	**126,458**	**124,224**	**130,254**	**128,236**	**131,183**
Non-current liabilities													
Payables	50	-	-	-	-	-	-	-	-	-	-	-	-
Contract Liabilities	10,053	6,144	6,353	6,133	6,037	5,941	5,846	5,750	5,654	5,558	5,462	5,367	5,367
Lease Liabilities	5,717	4,399	3,018	1,630	200	137	70	-	-	-	-	-	-
Borrowings	6,984	14,869	13,289	11,650	9,878	8,377	6,802	5,147	3,410	1,585	-	-	-
Employee benefit provisions	2,001	2,361	2,361	2,482	2,584	2,678	2,768	2,855	2,944	3,036	3,131	3,229	3,330
Provisions	45,433	45,648	48,112	43,100	45,273	47,300	44,283	46,385	43,238	45,247	40,432	45,656	47,572
Total non-current liabilities	**70,238**	**73,421**	**73,134**	**64,995**	**63,972**	**64,434**	**59,769**	**60,137**	**55,246**	**55,427**	**49,025**	**54,251**	**56,268**
Total liabilities	**186,498**	**191,342**	**181,103**	**181,028**	**176,046**	**177,609**	**180,791**	**178,734**	**181,704**	**179,651**	**179,279**	**182,487**	**187,451**
Net assets	**5,702,368**	**6,036,584**	**6,218,557**	**6,377,409**	**6,536,104**	**6,696,545**	**6,848,000**	**7,005,168**	**7,171,369**	**7,346,635**	**7,534,230**	**7,722,212**	**7,919,593**
EQUITY													
Accumulated Surplus	5,024,590	5,085,928	5,129,391	5,158,516	5,190,145	5,220,044	5,243,458	5,266,806	5,287,258	5,305,939	5,326,007	5,345,106	5,364,388
IPP&E Revaluation Surplus	677,778	950,656	1,089,166	1,218,893	1,345,959	1,476,501	1,604,542	1,738,362	1,884,110	2,040,697	2,208,223	2,377,106	2,555,205
Total equity	**5,702,368**	**6,036,584**	**6,218,557**	**6,377,409**	**6,536,104**	**6,696,545**	**6,848,000**	**7,005,168**	**7,171,369**	**7,346,635**	**7,534,230**	**7,722,212**	**7,919,593**

Scenario 2: Alternative model – Rate peg only
Cashflow statement

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Cash flows from operating activities													
Receipts:													
Rates and annual charges	245,463	260,600	284,939	299,185	307,631	317,782	327,305	336,887	346,754	357,198	368,007	379,067	390,437
User charges and fees	104,315	109,404	109,077	112,675	116,299	119,297	121,989	124,883	127,914	131,074	134,286	137,633	141,074
Interest received	9,052	12,223	7,698	10,255	6,451	6,579	6,947	6,929	6,571	6,714	7,061	7,341	7,766
Grants and contributions	48,521	50,936	49,607	44,930	46,595	41,382	36,514	36,202	38,071	37,861	39,801	39,638	41,378
Bonds, deposits and retentions received	8,143	8,319	6,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742
Other	44,656	50,099	48,970	50,486	48,526	47,314	48,043	51,254	50,267	51,727	52,402	53,661	53,954
Payments:													
Payments to employees	(156,343)	(163,771)	(175,448)	(187,410)	(192,876)	(199,849)	(206,717)	(212,998)	(219,577)	(226,487)	(233,575)	(240,884)	(248,276)
Payments for materials and services	(182,311)	(192,323)	(213,233)	(214,201)	(221,258)	(215,533)	(221,210)	(231,851)	(231,652)	(242,575)	(241,539)	(248,282)	(251,077)
Borrowing costs	(924)	(667)	(1,039)	(848)	(718)	(584)	(471)	(395)	(315)	(232)	(145)	(58)	-
Bonds, deposits and retentions refunded	(5,867)	(6,945)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)	(7,742)
Other	(21,914)	(22,314)	(21,148)	(21,791)	(22,803)	(24,025)	(25,307)	(26,657)	(28,081)	(29,619)	(31,274)	(33,046)	(34,942)
Net Cash flows from operating activities	**92,791**	**105,561**	**88,422**	**93,282**	**87,848**	**92,362**	**87,094**	**84,254**	**89,950**	**85,661**	**95,023**	**95,068**	**100,313**

Scenario 2: Alternative model – Rate peg only
Cashflow statement (continued)

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Cash flows from investing activities													
Receipts:													
Sale of investments	269,831	328,693	307,533	320,449	312,917	312,061	310,379	312,302	313,618	320,853	278,367	275,751	287,627
Proceeds from sale of IPPE	2,513	2,006	2,292	2,180	2,413	2,605	2,228	3,733	2,216	3,371	3,252	2,986	3,971
Payments:													
Purchase of investment securities	(276,178)	(362,505)	(297,826)	(295,635)	(308,716)	(324,684)	(318,215)	(298,114)	(319,450)	(321,933)	(286,853)	(283,155)	(307,367)
Payments for IPPE	(73,302)	(84,177)	(99,548)	(116,115)	(92,235)	(78,680)	(78,076)	(98,789)	(84,155)	(84,959)	(87,537)	(89,004)	(84,982)
Net Cash flows from investing activities	**(77,136)**	**(115,983)**	**(87,549)**	**(89,121)**	**(85,621)**	**(88,698)**	**(83,684)**	**(80,867)**	**(87,771)**	**(82,668)**	**(92,771)**	**(93,422)**	**(100,751)**
Cash flows from financing activities													
Receipts:													
Proceeds from borrowings	2,500	12,850	-	-	-	-	-	-	-	-	-	-	-
Payments:													
Repayment of borrowings	(5,863)	(4,564)	(2,575)	(1,584)	(1,640)	(1,772)	(1,500)	(1,576)	(1,655)	(1,738)	(1,825)	(1,585)	-
Lease liabilities (principal repayments)	(1,241)	(1,278)	(1,231)	(1,269)	(1,307)	(1,347)	(1,388)	(1,430)	(63)	(66)	(70)	-	-
Dividends paid to minority interest	(115)	(154)	(115)	(119)	(122)	(125)	(128)	(131)	(134)	(138)	(141)	(145)	(148)
Net Cash flows from financing activities	**(4,719)**	**6,854**	**(3,922)**	**(2,971)**	**(3,069)**	**(3,244)**	**(3,017)**	**(3,137)**	**(1,852)**	**(1,942)**	**(2,036)**	**(1,730)**	**(148)**
Net change in cash and cash equivalents	**10,936**	**(3,568)**	**(3,048)**	**1,189**	**(842)**	**420**	**393**	**249**	**327**	**1,052**	**216**	**(83)**	**(586)**
Cash and cash equivalents at beginning of year	6,605	17,541	13,973	10,925	12,114	11,272	11,692	12,085	12,334	12,661	13,712	13,928	13,845
Cash and cash equivalents at end of year	**17,541**	**13,973**	**10,925**	**12,114**	**11,272**	**11,692**	**12,085**	**12,334**	**12,661**	**13,712**	**13,928**	**13,845**	**13,259**
Investments at year end	182,673	216,503	206,796	181,982	177,781	190,404	198,239	184,051	189,884	190,964	199,450	206,854	226,594
Cash, cash equivalents and investments at end of year	***200,214***	***230,476***	***217,721***	***194,096***	***189,052***	***202,096***	***210,324***	***196,385***	***202,544***	***204,676***	***213,378***	***220,699***	***239,853***
Net change in cash, cash equivalents and investments		***30,262***	***(12,755)***	***(23,625)***	***(5,043)***	***13,043***	***8,229***	***(13,939)***	***6,159***	***2,132***	***8,702***	***7,321***	***19,154***

Scenario 2: Alternative model – Rate peg only

Cash and investments statement

As at 30 June:	Result 2024 $ '000	Result 2025 $ '000	Forecast 2026 $ '000	Budget 2027 $ '000	Year 2 2028 $ '000	Year 3 2029 $ '000	Year 4 2030 $ '000	Year 5 2031 $ '000	Year 6 2032 $ '000	Year 7 2033 $ '000	Year 8 2034 $ '000	Year 9 2035 $ '000	Year 10 2036 $ '000
Total Cash and Investments	**200,214**	**230,476**	**217,721**	**194,096**	**189,052**	**202,096**	**210,324**	**196,385**	**202,544**	**204,676**	**213,378**	**220,699**	**239,853**
Represented by:													
Externally Restricted													
Developer Contributions	47,386	43,944	46,684	29,170	27,848	30,615	29,133	29,823	32,075	31,876	29,400	31,717	34,631
Unexpended Grants - not tied to liability	573	895	-	-	-	-	-	-	-	-	-	-	-
Domestic Waste Management	13,176	17,170	20,347	21,884	26,770	29,684	30,597	17,906	19,643	21,828	24,485	27,556	31,112
Other externally restricted reserves	1,130	1,618	1,693	587	712	944	1,062	1,186	717	854	1,000	1,098	1,252
Total Externally Restricted	**62,264**	**63,627**	**68,724**	**51,642**	**55,331**	**61,243**	**60,791**	**48,915**	**52,434**	**54,558**	**54,884**	**60,371**	**66,995**
Internally Restricted													
Deposits, Retentions & Bonds	19,527	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783	25,783
Employee Leave Entitlement	7,580	7,899	7,899	7,899	8,242	8,593	8,954	9,323	9,702	10,090	10,487	10,895	11,313
Kimbriki Landfill Remediation	18,207	20,747	23,525	25,995	21,372	23,811	26,379	23,873	26,487	23,993	26,692	26,084	28,963
Unexpended Grants - tied to liability	26,118	18,900	10,099	7,441	7,366	7,420	7,479	7,543	7,607	7,675	7,755	7,839	7,930
Special Variation - future works	227	202	65	1,706	433	1,399	1,045	19	58	866	2,623	175	2,194
Mona Vale Cemetery	5,964	6,155	6,101	6,204	6,636	6,938	7,250	7,571	7,895	7,879	7,676	7,433	7,170
Resilience funds	-	2,534	2,932	2,541	1,814	1,069	-	-	-	-	-	-	-
Carry over works	-	28,350	16,385	5,585	156	-	-	-	-	-	-	-	-
Other	10,961	11,527	8,432	7,311	9,059	11,102	13,879	14,027	13,491	13,018	13,052	13,108	14,765
Total Internally Restricted	**88,585**	**122,097**	**101,222**	**90,466**	**80,860**	**86,115**	**90,769**	**88,139**	**91,021**	**89,305**	**94,067**	**91,317**	**98,118**
Total Restricted Cash	**150,849**	**185,724**	**169,946**	**142,107**	**136,191**	**147,358**	**151,560**	**137,054**	**143,455**	**143,863**	**148,951**	**151,688**	**165,113**
Total Unrestricted Cash	**49,365**	**44,752**	**47,775**	**51,988**	**52,861**	**54,737**	**58,764**	**59,331**	**59,089**	**60,813**	**64,427**	**69,011**	**74,740**
Unrestricted cash breakdown:													
Unrestricted - Northern Beaches	**42,971**	**35,299**	**39,313**	**44,015**	**45,209**	**45,093**	**46,989**	**48,479**	**49,278**	**48,984**	**50,384**	**52,908**	**56,313**
Unrestricted - Kimbriki	**6,394**	**9,453**	**8,462**	**7,973**	**7,652**	**9,645**	**11,775**	**10,852**	**9,811**	**11,829**	**14,043**	**16,103**	**18,427**

Scenario 2: Alternative model – Rate peg only

Capital budget statement

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Capital Funding													
Working Capital	5,645	3,492	3,764	5,689	4,152	1,560	1,567	4,575	4,583	1,591	1,600	1,609	1,512
Depreciation	31,876	27,131	36,788	44,904	43,970	45,053	46,075	46,835	48,303	49,703	50,979	52,665	53,790
Capital grants and contributions													
Grants and contributions	12,791	31,737	23,681	16,087	11,783	9,957	3,357	3,357	3,357	3,357	3,357	3,357	3,357
Externally restricted reserves													
- Developer contributions	14,527	17,787	7,969	27,027	10,401	6,529	10,997	9,006	7,672	10,379	12,878	8,313	8,040
- Domestic Waste	-	-	-	-	-	-	-	14,048	-	-	-	-	-
- Other	1,757	1,715	2,070	3,253	2,017	1,904	2,012	2,000	2,588	1,976	1,964	2,006	1,950
Internally restricted reserves													
- Special rate variation	2	24	9,422	7,836	8,612	7,683	9,229	9,877	9,270	8,346	7,641	12,083	7,831
- Borrowings	-	9,935	515	-	-	-	-	-	-	-	-	-	-
- Other	4,357	4,566	12,970	9,139	8,888	3,387	2,610	5,357	6,166	6,235	5,866	5,984	4,530
Income from sale of assets													
- Plant and equipment	2,513	1,886	2,292	2,180	2,413	2,605	2,228	3,733	2,216	3,371	3,252	2,986	3,971
Total funding	**73,468**	**98,274**	**99,470**	**116,115**	**92,235**	**78,680**	**78,076**	**98,789**	**84,155**	**84,959**	**87,537**	**89,004**	**84,982**

Scenario 2: Alternative model – Rate peg only

Capital budget statement (continued)

Financial year:	Result 2023/24 $ '000	Result 2024/25 $ '000	Forecast 2025/26 $ '000	Budget 2026/27 $ '000	Year 2 2027/28 $ '000	Year 3 2028/29 $ '000	Year 4 2029/30 $ '000	Year 5 2030/31 $ '000	Year 6 2031/32 $ '000	Year 7 2032/33 $ '000	Year 8 2033/34 $ '000	Year 9 2034/35 $ '000	Year 10 2035/36 $ '000
Capital Expenditure													
Buildings	9,681	22,721	15,445	22,116	16,623	16,550	14,278	12,886	12,557	12,255	12,571	12,721	13,416
Community Land	160	4,360	-	-	-	-	-	-	-	-	-	-	-
Furniture & Fittings	65	75	53	116	36	36	36	36	36	36	36	36	36
Library Books	707	805	752	771	790	810	829	849	870	892	914	937	961
Office Equipment	2,569	3,208	2,068	2,650	2,563	2,625	2,688	2,753	4,022	2,892	2,964	3,038	3,114
Open Space / Recreational	14,008	14,961	12,707	20,556	11,131	9,455	11,129	11,838	9,638	9,337	11,190	9,850	9,383
Other Assets	357	30	104	334	395	-	-	-	-	-	-	-	-
Other Structures	1,606	3,965	5,323	8,118	5,715	1,675	1,399	1,428	1,443	1,467	1,499	1,532	1,575
Plant & Equipment	6,673	6,166	9,756	8,393	5,609	6,332	5,268	23,178	7,403	9,860	9,225	9,299	8,451
Road, Bridges & Footpaths	23,385	19,599	40,123	38,938	27,313	25,661	26,533	26,917	28,020	30,670	29,888	27,282	27,973
Stormwater Drainage	8,686	17,562	7,386	8,655	15,305	11,603	11,794	12,128	12,533	12,819	14,410	19,360	15,117
Swimming Pools	620	1,485	1,047	921	2,183	1,936	2,100	1,214	2,026	2,079	2,139	2,202	2,266
Other Kimbriki Assets	4,951	3,336	4,704	4,548	4,573	1,997	2,022	5,563	5,607	2,652	2,699	2,747	2,690
Total expenditure	**73,468**	**98,274**	**99,470**	**116,115**	**92,235**	**78,680**	**78,076**	**98,789**	**84,155**	**84,959**	**87,537**	**89,004**	**84,982**

Scenario 2: Alternative model – Rate peg only

Statement of borrowings

The Long-Term Financial Plan recognises debt can be an important source of funds for large capital projects. Spreading these costs over a number of years facilitates inter-generational equity and smooths out long term expenditure peaks and troughs, where financially sustainable.

When Council seeks a loan, these are sourced from authorised financial institutions licensed by the Australian Prudential Regulatory Authority (APRA) to carry on banking business (Authorised Deposit Taking Institutions or NSW Treasury Corporation) and secured over rates income.

No new borrowings are anticipated over the 10-year period of the Long-Term Financial Plan.

Scenario 2: Alternative model – Rate peg only
Statement of performance measures

	OLG Benchmark	Result 2023/24	Result 2024/25	Forecast 2025/26	Budget 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Budget Performance														
Operating Performance Ratio *measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.*	> 0%	3.7%	4.0%	1.8%	0.9%	2.3%	2.2%	2.2%	1.9%	1.5%	0.9%	1.1%	1.0%	0.8%
Own Source Operating Revenue Ratio *measures fiscal flexibility. It is the degree of reliance on external funding sources.*	> 60%	87.4%	85.6%	88.1%	90.4%	91.3%	91.9%	93.0%	93.2%	93.1%	93.3%	93.1%	93.3%	93.3%
Operational Liquidity														
Unrestricted Current Ratio *represents a council's ability to meet short-term obligations as they fall due.*	> 1.5x	2.18x	2.53x	2.56x	2.25x	2.24x	2.35x	2.26x	2.33x	2.17x	2.27x	2.24x	2.35x	2.45x
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage *expressed as a percentage of total rates and charges available for collection in the financial year.*	< 5%	3.8%	3.5%	3.4%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Cash Expense Cover Ratio *liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash inflow.*	> 3mths	6.4mths	7.0mths	6.2mths	5.4mths	5.1mths	5.4mths	5.5mths	4.9mths	5.0mths	4.8mths	5.0mths	5.0mths	5.3mths
Liability and Debt Management														
Debt Service Cover Ratio *measures the availability of operating cash to service loan repayments.*	> 2x	6.9x	8.7x	12.1x	14.4x	17.9x	17.9x	19.7x	19.8x	19.3x	18.9x	19.3x	20.6x	36.8x

Scenario 2: Alternative model – Rate peg only

Statement of performance measures (continued)

	OLG Benchmark	Result 2023/24	Result 2024/25	Forecast 2025/26	Budget 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Asset Management														
Building and Infrastructure Renewals Ratio *assesses the rate at which these assets are being renewed against the rate at which they are depreciating.*	> 100% *	94.6%	87.9%	123.0%	135.6%	109.2%	106.1%	105.1%	101.8%	99.8%	102.5%	102.8%	106.9%	97.2%
Infrastructure Backlog Ratio *ratio shows what proportion the infrastructure backlog is against the total net carrying amount of a council's infrastructure.*	< 2%	1.52%	1.56%	1.54%	1.53%	1.53%	1.54%	1.55%	1.56%	1.57%	1.57%	1.58%	1.58%	1.58%
Asset Maintenance Ratio *ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing.*	> 100%	98.1%	91.4%	100.4%	100.5%	100.9%	100.5%	100.6%	100.8%	100.7%	100.8%	100.8%	100.9%	101.0%
Cost to bring assets to agreed service level *ratio shows what proportion the infrastructure backlog is against the total gross replacement cost of a council's infrastructure.*		1.17%	1.19%	1.19%	1.19%	1.20%	1.22%	1.23%	1.24%	1.26%	1.27%	1.28%	1.28%	1.29%

*The Building and Infrastructure Renewals Ratio is stronger in the early years of the LTFP, reflecting the delivery of a small number of significant renewal projects funded by grants and insurance proceeds, as well as multi-year projects in 2026/27 where funding has been carried forward from prior years.

Excluding these projects, the ratio would be weaker and would not the benchmark.

10.3 Performance monitoring

Council monitors its performance against financial health check performance indicators. The statement of performance measures is in accordance with Local Government Code of Accounting Practice and Financial Reporting and the benchmarks set by the NSW Office of Local Government.

Indicator	Measure	Definition	Benchmarks
Operating Performance Ratio	Measures a council's ability to contain operating expenditure within operating revenue.	Operating revenue (excluding capital grants and contributions less operating expenses)/Operating revenue (excluding capital grants and contributions)	> 0%[9]
Own Source Operating Revenue Ratio	Measures the level of a council's fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.	Total operating revenue (inclusive of capital grants and contributions) / Total operating revenue	> 60%
Unrestricted Current Ratio	This ratio is specific to local government and is designed to assess the adequacy of working capital and the ability to satisfy obligations in the short term for unrestricted activities of council.	Current assets less all external restrictions/current liabilities less specific purpose liabilities	> 1.5x
Rates and Annual Charges Outstanding Percentage	To assess the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts.	Rates, Annual and Extra Charges Outstanding / Rates, Annual and Extra Charges Collectible	< 5.0%

[9] While the OLG's benchmark for the Operating Performance Ratio is 0%, Northern Beaches Council requires a stronger ratio within a range of 4% to 6% to ensure adequate funds are available to respond to natural disasters, unexpected shocks, failure of infrastructure, unexpected cost shifting from other levels of government, and to set aside funding for future needs including the remediation of the Kimbriki landfill site. The Northern Beaches area is particularly vulnerable to natural hazards including bush fire, flooding, landslip, coastal erosion and storms. Additional funding above this level provides the capacity to invest in improvements to community infrastructure.

Indicator	Measure	Definition	Benchmarks
Cash Expense Cover Ratio	This liquidity ratio indicates the number of months a council can continue to pay for its immediate expenses without additional cash inflow.	Current year's cash and cash equivalents/Payments from cashflow of operating and financing activities multiplied by 12	> 3 months
Debt Service Cover Ratio	The availability of operating cash to service debt including interest, principal and lease payments.	Operating Result before capital grants excluding interest and depreciation / Principal Repayments (from the Statement of Cash Flows + Borrowing Interest Costs (from the Income Statement)	> 2x
Building and Infrastructure Renewals Ratio	Compares the proportion spent on infrastructure asset renewals and the assets deterioration.	Asset renewals/Depreciation of building and infrastructure assets	> 100%
Infrastructure Backlog Ratio	This ratio shows what proportion the backlog is against total value of a council's infrastructure.	Estimated cost to bring assets to a satisfactory condition/total infrastructure assets (carrying value)	< 2%
Asset Maintenance Ratio	Compares actual versus required annual asset maintenance.	Actual maintenance / Required asset maintenance	> 100%
Cost to Bring Assets to Agreed Service Level	This ratio shows what proportion the backlog is against total replacement value of a council's infrastructure.	Estimated cost to bring assets to a satisfactory condition/total infrastructure assets (replacement cost)	N/A

IPART Independent Pricing and Regulatory Tribunal | NSW

Special Variation
Local Government

Instrument Under Section 508A of the Local Government Act 1993

Special Variation for Northern Beaches Council for 2025-26 to 2026-27

14 May 2025

This instrument is made by the Independent Pricing and Regulatory Tribunal (**IPART**) as delegate for the Minister administering the *Local Government Act 1993* (**Act**) (delegation of 6 September 2010).

IPART determines under section 508A of the Act that:

1. The percentage by which Northern Beaches Council (**Council**) may increase its general income for the period from Year 2025-26 to Year 2026-27 (inclusive) is 25.2%, consisting of annual increases as set out in the table below:

Year	Annual increase in general income	Cumulative increase in general income
Year 2025-26	12.1%	12.1%
Year 2026-27	11.7%	25.2%

[Note: The Council is required to reduce its income in accordance with the conditions of any previous special variation instrument before it increases its general income in accordance with clause 1.]

2. The percentage increase set out in clause 1 is subject to the following conditions:
   a. The Council use the Additional Income for the purpose of funding the Proposed Program.
   b. The Council report in its annual report for each Year from Year 2025-26 to Year 2031-32 (inclusive):
      i the program of expenditure that was actually funded by the Additional Income, and any differences between this program and the Proposed Program;
      ii any significant differences between the Council's actual revenues, expenses and operating balance and the projected revenues, expenses and operating balance as outlined in its Long-Term Financial Plan, and the reasons for those differences;
      iii the outcomes achieved as a result of the Additional Income;
      iv whether or not the Council has implemented the Productivity Improvements, and
         (1) if so, the annual savings achieved through these measures, and what these equate to as a proportion of the Council's total annual expenditure; and
         (2) if not, the rationale for not implementing them; and
      v any other productivity and cost containment measures the Council has in place, the annual savings achieved through these measures, and what these savings equate to as a proportion of the Council's total annual expenditure.

IPART acknowledges the Traditional Custodians of the lands where we work and live. We pay respect to Elders both past and present. We recognise the unique cultural and spiritual relationship and celebrate the contributions of First Nations peoples.

3. In this instrument:
   a. **Additional Income** means:
      i the additional general income raised in accordance with clause 1, less
      ii the additional general income that would otherwise have been available to the Council under section 506 of the Act.
   b. **Long-Term Financial Plan** means the long term financial plan of the Council summarised in Appendix B of the Report.
   c. **Productivity Improvements** means the productivity improvements and cost containment strategies summarised in Appendix B of the Report.
   d. **Proposed Program** means the proposed program of expenditure set out in Appendix B of the Report.
   e. **Report** means IPART's report entitled 'Northern Beaches Council – Special Variation Application for 2025-26 – Final Report'.
   f. **Year** means the period from 1 July to the following 30 June.

14/05/2025

X

Signed by: carmel.donnelly@ipart.nsw.gov.au

Carmel Donnelly PSM
Chair
On behalf of the Independent Pricing and Regulatory Tribunal
As delegate for the Minister administering the *Local Government Act 1993*

Information Pack –

Operational Plan 2026/27

2026/298563 - June 2026

northern beaches council

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Northern Beaches Council

Budget Overview

Financial objectives for budget and long term financial plan

1. Financial sustainability
2. Safeguard financial legacy
3. Deliver a balanced budget
4. Fund current service levels
5. Fund infrastructure renewal
6. Responsible funding of new community assets

Key messages - 2026/27

- **Continuation of Special Variation program:** This budget has been prepared based on year 2 of the IPART endorsed Special Variation income and associated expenditure program. Funding provided through the Special Variation provides Council the opportunity to maintain financial sustainability, preserve community infrastructure, and continue delivering high-quality services.

- **Asset renewal prioritisation:** special variation funding targets an identified asset maintenance and renewal gap outlined in the Asset Management Plans while also supporting environmental and natural risk reduction programs.

- **Core operating systems replacement:** Council's project to replace its core operating systems is due for completion during 2026/27, with $12.8m expenditure budgeted.

- **Key budgetary pressures:** utilities and insurance expenses are projected to increase above CPI inflationary levels. NSW Revenue has confirmed that the Emergency Services Levy (ESL) for 2026/27 financial year will increase by 10.8%, well above inflation. The financial and operational impacts of current global fuel supply uncertainty will be monitored and considered as part of future budget reviews during 2026/27.

Financial snapshot

Operating budget

$511.9m Income	Less	($467.8m) Operating expenses	Less	($24.6m) Grants for capital projects	=	$19.5m Operating surplus

Capital expenditure

($50.7m) New works	Plus	($79.0m) Renewal works	=	($129.7m) Total works

Loans repaid

					New loans
($1.6m) Principal	Plus	($0.7m) Interest	=	($2.3m) Total loan costs	- Loan drawdown

Northern Beaches Council

Income Statement

	2025/26 Original Budget $'000	2026/27 Draft Budget $'000	% Change
Rates and annual charges	285,258	317,186	11.2%
User charges and fees	104,424	106,445	1.9%
Other revenue	21,313	22,819	7.1%
Grants and contributions - Operating purposes	20,679	23,127	11.8%
Grants and contributions - Capital purposes	31,218	24,567	(21.3%)
Interest and investment income	8,231	9,956	21.0%
Other income	7,069	7,181	1.6%
Gain / (loss) on disposal of assets	503	592	17.8%
Total Income	**478,694**	**511,871**	6.9%
Employee benefits and oncosts	(178,274)	(189,890)	(6.5%)
Materials and services	(187,083)	(195,746)	(4.6%)
Borrowing costs	(3,037)	(2,900)	4.5%
Other expenses	(22,344)	(22,271)	0.3%
Depreciation and amortisation	(54,594)	(56,973)	(4.4%)
Total Operating Expenditure	**(445,333)**	**(467,779)**	(5.0%)
Net operating result – Surplus/(Deficit)	**33,362**	**44,092**	32.2%

Income Statement - *excluding capital grants & contributions*

	2025/26 Original Budget $'000	2026/27 Draft Budget $'000	% Change
Rates and annual charges	285,258	317,186	11.2%
User charges and fees	104,424	106,445	1.9%
Other revenue	21,313	22,819	7.1%
Grants and contributions - Operating purposes	20,679	23,127	11.8%
Interest and investment income	8,231	9,956	21.0%
Other income	7,069	7,181	1.6%
Gain / (loss) on disposal of assets	503	592	17.8%
Total Income	**447,476**	**487,305**	8.9%
Employee benefits and oncosts	(178,274)	(189,890)	(6.5%)
Materials and services	(187,083)	(195,746)	(4.6%)
Borrowing costs	(3,037)	(2,900)	4.5%
Other expenses	(22,344)	(22,271)	0.3%
Depreciation and amortisation	(54,594)	(56,973)	(4.4%)
Total Operating Expenditure	**(445,333)**	**(467,779)**	(5.0%)
Net operating result – Surplus/(Deficit) excluding capital grants & contributions	**2,143**	**19,526**	811.1%

Northern Beaches Council

Performance indicators

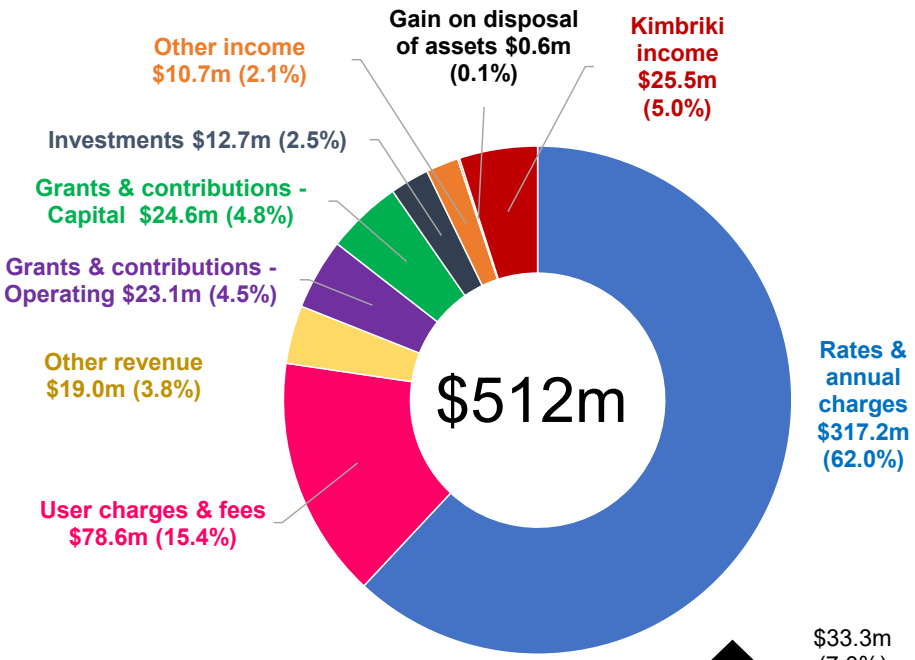
Financial performance indicators*	2024/25 Actual Result	2025/26 Original Budget	2026/27 Draft Budget
Operating performance *OLG Benchmark: > 0%*	4.0% ✓	0.4% ✓	3.9% ✓
Own source operating revenue *OLG Benchmark: > 60%*	85.6% ✓	89.1% ✓	90.7% ✓
Unrestricted current ratio *OLG Benchmark: > 1.5x*	2.53x ✓	2.33x ✓	2.27x ✓
Debt service cover ratio *OLG Benchmark: > 2x*	6.9x ✓	10.9x ✓	17.7x ✓
Rates and annual charges outstanding percentage *OLG Benchmark: < 5%*	3.5% ✓	3.9% ✓	3.3% ✓
Cash expense cover ratio *OLG Benchmark: > 3mths*	7.0mths ✓	4.6mths ✓	5.4mths ✓

Asset performance indicators*	2024/25 Actual Result	2025/26 Original Budget	2026/27 Draft Budget
Building and infrastructure renewals *OLG Benchmark: > 100%*	87.9% ✗	128.6% ✓	163.2% ✓
Infrastructure backlog ratio *OLG Benchmark: < 2%*	1.56% ✓	1.53% ✓	1.52% ✓
Asset maintenance ratio *OLG Benchmark: > 100%*	91.4% ✗	100.2% ✓	100.5% ✓
Cost to bring assets to agreed service level	1.19% ✓	1.20% ✓	1.19% ✓

The OLG set benchmarks for all indicators, apart from the 'Cost to bring assets to agreed service level'.

Northern Beaches Council

Income from continuing operations



Note: the graph above separates out income for Kimbriki, which is consolidated within User Charges & Fees, Other Revenue, Interest & Investment Revenue and Other Income below

Income Items	1 July 2026 - 30 June 2027 ($'000)
Rates and annual charges	317,186
User charges and fees	106,445
Other revenue	22,819
Grants and contributions - operating	23,127
Grants and contributions - capital	24,567
Interest and investment income	9,956
Other income	7,181
Net gain from the disposal of assets	592
Total Income	**511,871**

Northern Beaches Council

Income from continuing operations analysis

Details	2025/26 Original Budget $'000	2026/27 Draft Budget $'000	Increase/(Decrease) $'000	Increase/(Decrease) %
Rates and annual charges	**285,258**	**317,186**	**31,928**	**11.2%**
Rates: $246.4m - $25.9m increase 11.7% - Rate peg 4.1% - Special Variation (year 2): 7.6% *less* pensioner rebates: ($1.8m)		**Domestic Waste Charge:** $68.7m - $6.0m increase 9.5% - Fee increase: $599 to $652 (8.8% increase (increase in the charge substantially due to the impact of the conflict in the Middle East on fuel costs) **Stormwater Charge:** $2.2m - no increase - no change to charge for 2026/27		
User charges and fees	**104,424**	**106,445**	**2,021**	**1.9%**
- Aquatic Centres: $0.8m ↑7% - Caravan Park: $0.6m ↑7% - Planning and Building Regulation: $0.5m ↑5%		- Sportsfields and Reserves: $0.2m ↑13% - Community Centres: ($0.2m) ↓8%		
Other revenue	**21,313**	**22,819**	**1,506**	**7.1%**
Other income	**7,069**	**7,181**	**112**	**1.6%**
Other revenue: - Kimbriki: ↑$0.8m - Advertising income: ↑$0.5m		**Other income:** - Property (lease & licence income): ↑$0.1m		
Grants and contributions - operating	**20,679**	**23,127**	**2,448**	**11.8%**
Grants income increased or added for 2026/27: - Early Learning - salaries: ↑$0.8m - Early Learning - Start Strong program: ↑0.8m - South Creek Rehabilitation: ↑$0.6m - Wakehurst Parkway flood investigations: ↑$0.5m - Financial Assistance Grant: ↑0.8m		**One-off projects in prior years (decreased or removed for 2026/27):** - Narrabeen Lagoon entrance clearance ↓$1.1m - Pittwater Environmental Foundation (Currawong project): ↓$0.3m - Adolescent & family counselling service: ↓$0.3m		
Interest and investment income	**8,231**	**9,956**	**1,725**	**21.0%**
Increase of 21% = $1.7m Higher budgeted cash & investment balance compared to 2025/26 (due to works carry overs) Anticipated average interest return of 4.0% Interest on Northern Beaches cash & investments balance (excl Kimbriki and interest on overdue rates): **$9.0m** (of which $2.9m is restricted)				

Northern Beaches Council

Fees and charges - summary & analysis

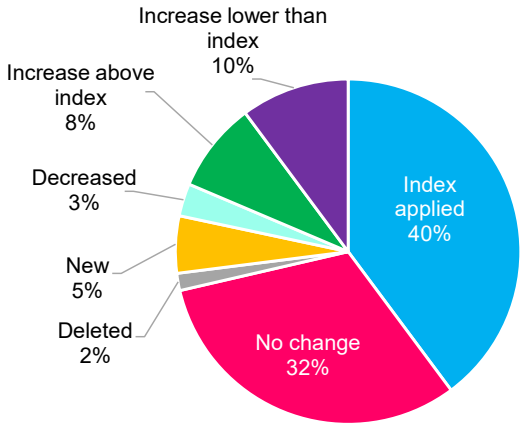
Fees and charges are set in accordance with the Council's Pricing Policy.

Prices are adjusted each year in accordance with the pricing basis for the service. Many services fees are indexed based on a combination of CPI (25% weighting) and changes in employee costs (75% weighting). For 2026/27 this index is 3.10%.

The Fees and Charges book contains 2,803 fees. The proposed 2026/27 changes include:

- 1,116 increased as per index
- 885 fees have not changed (including legislated, % or cost driven fees and free services)
- 45 fees deleted and 150 new fees
- 85 fees decreased
- 285 fees increased less than the index and 237 increased more than the index

Key changes to fees by service area are summarised below.

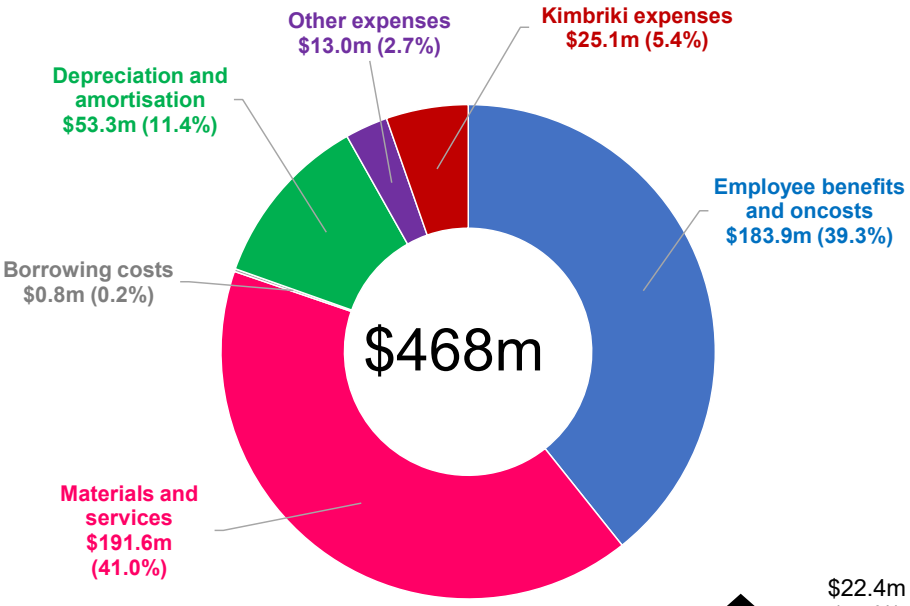


Key changes

Fee Type	Key proposed pricing changes
Environmental Compliance	Food premises annual administration fees have been increased in line with the legislative Food Regulation fees set out under the Food Act.
Early Learning	Cost recovery on long day care fees have seen an average increase slightly above the 3.1% index. Preschool fees have increased to align with Start Strong funding.
Cemeteries	A market review has been undertaken and some fees for both Manly and Mona Vale cemeteries have seen either a fee increase above the 3.1% index or a fee decrease in line with current market pricing.
Parking	Manly parking stations casual rates primarily increased by an average of 3.1%. No increase to Pay and Display parking fees (except for Rowland Reserve) as pricing currently reflects the market. No increase to beach parking permits. Manly parking permits increased by an average of 3.1%.
Community centres	Fees for function rooms have primarily stayed the same to encourage usage with the remainder of fees being adjusted by the fees index (3.1%) or benchmarked.
Glen Street Theatre	Generally no increase in fees with the exception of venue hire increasing by fees index (3.1%). A calendar cycle is in place to match program scheduling (fee changes start January each year).
Outdoor dining and display on footpath	No increase to outdoor dining and merchandise display fees is proposed.
Lakeside Holiday Park	Applying Market Pricing in line with the industry fee structure has seen accommodation fees increase on average 22%.
Currawong State Park	Fees index (3.1%) increase primarily applied on a cost recovery basis.
Libraries	Generally no increase in standard fees with slight increases to meeting room hire.
Domestic Waste Service	Increase to the Standard Domestic Waste Service Charge from $599 to $652 p.a (8.8%)
Sportsground users	Seasonal sportsground user fees are proposed to increase by around $2 (11%) for junior players and around $1.60 (14%) for senior players to help fund maintenance.

Northern Beaches Council

Expenses from continuing operations



$22.4m
(5.0%)
on 2025/26
($445m)

Note: the graph above separates out expenses for Kimbriki, which is consolidated within Employee benefits & on-costs, Materials & services, Borrowing costs, Depreciation & Amortisation and Other expenses below

Expense Items	1 July 2026 - 30 June 2027 ($'000)
Employee benefits and on-costs	(189,890)
Materials and services	(195,746)
Borrowing costs	(2,900)
Depreciation, amortisation and impairment	(56,973)
Other expenses	(22,271)
Total Expenses	**(467,779)**

Northern Beaches Council

Expenses from continuing operations analysis

Details	2025/26 Original Budget	2026/27 Draft Budget	(Increase)/Decrease	
	$'000	$'000	$'000	%
Employee benefits and on-costs	**(178,274)**	**(189,890)**	**(11,615)**	**(6.5%)**

- Local Government Award: ↑$8.6m
- Increased staff resourcing - Compliance and Lifeguards (Special Variation funded): ↑$0.7m
- Project staff costs moved from Agency (Materials and Services)

Full-time equivalent staff (excluding casuals): 1,344
Additional 20 positions - comprising: Children's Services (5), SV funded (5) and temporary COSMO (core systems

Materials and services	**(187,083)**	**(195,746)**	**(8,662)**	**(4.6%)**
Other expenses	**(22,344)**	**(22,271)**	**73**	**0.3%**

Materials and Services

- Service increases - Special Variation: ↑$2.7m
- Waste disposal & processing: ↑$1.8m
- Utilities: ↑$1.0m
- ERP project (carry over): ↑$1.2m

Other Expenses

- Waste Levy: ↓$1.3m
- Emergency Services Levy: ↑$1.0m
- Donations, Contributions and Assistance to Organisations: ↑$0.2m

Borrowing costs	**(3,037)**	**(2,900)**	**138**	**4.5%**

Borrowing costs comprise:
- interest on loans ($0.7m) ↓$0.2m compared to 2025/26 (due to repayment of loan balances)
- interest expense related to leases ($0.1m) and
- $2.1m for the unwinding of the discounted asset remediation liability for the Kimbriki waste landfill

Depreciation, amortisation and impairment	**(54,594)**	**(56,973)**	**(2,379)**	**(4.4%)**

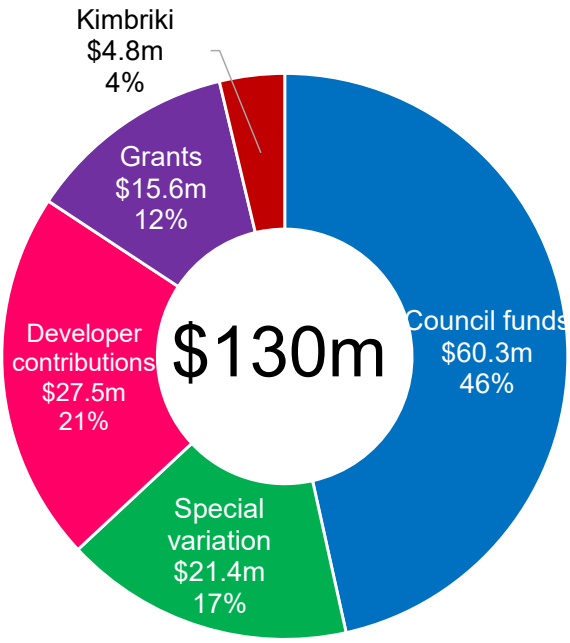
Depreciation expense is projected to increase in line with anticipated asset revaluations and completion of capital works projects delivering new and upgraded assets.

Northern Beaches Council

Capital expenditure summary

	2025/26 Original Budget $'000	2026/27 Draft Budget $'000	(Increase)/Decrease $'000	(Increase)/Decrease %
New capital works	(43,692)	(50,731)	(7,039)	(16.1%)
Capital renewal works	(61,306)	(78,997)	(17,691)	(28.9%)
Total capital expenditure	(104,998)	(129,728)	(24,729)	(23.6%)

Capital expenditure funding



Capital Works Program 2026/27 - Detail

2026/282929

Project	Description of Work*	New / Renewal	2026/27 (YEAR 1) Total Budget $'000	2026/27 (YEAR 1) Special Variation funding included in total $'000
Digital and Information Technology				
IT infrastructure and devices replacements	• Replacement of IT hardware	Renewal	**2,650**	
Subtotal Digital and Information Technology			**2,650**	**-**
Library Services				
Library books - replacement	• Replacement of library resources	Renewal	**771**	
Library local priority grant purchases	• Installation and trial of 24/7 infrastructure at Mona Vale Library	New	**116**	
Subtotal - Library Services			**887**	**-**
Community, Arts & Culture				
Coast walk - art trail	• Planning and delivery of permanent public art projects at Newport, Collaroy and Long Reef	Renewal	**334**	
Glen Street Theatre equipment purchases	• Renewal of assets (eg. audio equipment, sound equipment) at Glen Street Theatre	Renewal	**234**	184
Subtotal - Community, Arts & Culture			**569**	**184**
Transport & Civil Infrastructure				
Bus stop renewal works	Includes: • 98 Hilma Street, Collaroy Plateau - bus stop slab • 117 Darley Road, Manly - 2 bus stop slabs • Beatrice Street, before Gordon Street, Balgowlah Heights - bus stop slab and seat • German International School, Terrey Hills - bus stop slab and seat • Additional bus stop slab, tactiles and seats at various locations on a needs basis	Renewal	**276**	164
Car park renewal works	• Repair and resurface Church Point Reserve Car park with drainage improvement at Pittwater Road, Church Point	Renewal	**1,235**	400
Footpath renewal works	• See detailed program for list of streets	Renewal	**1,465**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Kerb and gutter renewal works	• See detailed program for list of streets	Renewal	**2,147**	884
Retaining wall renewal works	• Park Avenue, Avalon Beach - slope stabilisation • Kangaroo Street, Manly - slope stabilisation • McCarrs Creek Road - landslide remediation works • Additional slope stabilisation works at various locations will also be programmed and completed.	Renewal	**2,420**	1,309
Road renewal program	• See detailed program for list of streets	Renewal	**12,763**	4,360
Wharves works program	• Mackerel Wharf, Great Mackerel Beach • Bayview Wharf, Bayview • Currawong Wharf, Currawong – design only • Localised structural renewals (e.g piles) across various wharves	Renewal	**4,300**	1,898
Major plant renewal	• Renewal of major plant.	Renewal	**5,271**	
Light fleet renewal	• Renewal of light fleet.	Renewal	**2,843**	
Tidal pools refurbishment	• Bayview Tidal Pool - full renewal including seawall repairs and new access ramp. • Additional minor renewals at various locations.	Renewal	**502**	
New footpaths	• See detailed program for list of new footpaths	New	**1,864**	364
New traffic facilities	• Safer Neighbourhoods Narrabeen • Kentwell Road, North Manly - shared user crossing	New	**1,764**	364
Scotland Island roads and drainage improvements	• Thompson Street, Scotland Island - pavement construction with drainage improvement	New	**165**	
Warriewood Valley - traffic and transport infrastructure	• Upgrades on Boondah Road, Warriewood including road upgrade, cycle and pedestrian paths, culvert upgrade, roundabout construction, new pedestrian crossings an lighting, improved drainage and planting and landscaping.	New	**10,612**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Church Point - New infrastructure	• Completion of upgrades to Pittwater Road and McCarrs Creek, including speed reduction measures, a pedestrian refuge and upgrades to kerb and gutter.	New	**1,496**	
Kerb and gutter new works	• 226-230 McCarrs Creek Road, Church Point • Allen Avenue, Bilgola Plateau • Bilgola Avenue, Bilgola Plateau	New	**212**	12
Bus stop infrastructure – new works	• Warringah Road, Narraweena (opposite Alfred Street) - new bus stop infrastructure	New	**29**	29
Traffic facility delivery - accelerated	• Commonwealth Parade, Manly - raised pedestrian crossing	New	**109**	
Safer schools infrastructure	• Oliver Street, Freshwater - cycleway • Oliver Way, Mona Vale - pedestrian refuge upgrade • South Creek Road, Cromer - pedestrian crossing upgrade • Park Street, Mona Vale - pedestrian crossing upgrade • Carawa Road, Cromer - new footpath and upgrade of 2 existing pedestrian crossings • Melwood Avenue, Killarney Heights - pedestrian crossing upgrade • Headland Road, North Curl Curl - new pedestrian crossing • Quirk Road, Manly Vale - new raised pedestrian crossing	New	**3,541**	
The Strand Dee Why Beach upgrade	Design and community engagement for the upgrades of The Strand, Dee Why Beach, project.	New	**500**	
Subtotal - Transport & Civil Infrastructure			**53,512**	**9,782**

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Parks & Open Space				
Sportsfield renewal program	• Melwood Oval, Forestville War Memorial Playing Fields (design only) - renewal of synthetic sportsfield surface and cricket nets (recycle old synthetic surfaces, lay new surface with natural infill) - stage 1 planning • Drainage renewal at Dee Why sportsfields, Weldon Oval (John Fisher Park, Curl Curl) and Griffith Park sportsfield (Collaroy). • Minor reactive and programmed renewal works at various sites	Renewal	**891**	
Reserves renewal program	• East and West Esplanade, Manly - renewal of lights • Ivanhoe Park, Raglan St, Manly - renewal of path and paving • Minor reactive and programmed renewal works at various sites	Renewal	**665**	
Foreshores renewal program	• Manly Beach - repoint and replace eroded top course stones of seawall • West Esplanade, Manly - renewal of timber stairs and boardwalk ramp • Normanhurst Street, Elvina Bay - renewal of timber seawall • Wellings Reserve, Balgowlah - renewal of uneven stone stairs at New Street East • Ellery's Punt Reserve, Seaforth - Seawall Renewal at Manly Road (design only) • Park Road, North Narrabeen - repoint and address subsidence behind wall • East and West Esplanade, Manly - repoint and address localised areas of subsidence behind wall • Minor reactive and programmed renewal works at various sites	Renewal	**2,138**	
Recreational trails renewal program	• Trail renewal on sections of Narrabeen Lagoon Trail, Manly Dam, Manly to Spit Walk, Coast Walk (Dee Why to Curl Curl) and Warriewood Wetlands • Minor reactive and programmed renewal works at various sites	Renewal	**776**	354

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Playground renewal program	Renewal of the following playgrounds: • Palmgrove Park, Avalon • Briony Reserve, Mona Vale • Truman Reserve, Cromer • Brown Street Reserve, Forestville • Stirgess Reserve, Curl Curl • Makim Reserve, North Curl Curl • JAF Fenwick Reserve, Seaforth • Manly Lagoon Reserve, Manly • Crown Road Reserve, Queenscliff • Avalon Beach Reserve, Avalon • Wheeler Park, Narrabeen (planning) • Goroka Reserve, Beacon Hill (design) • Patanga Reserve, Frenchs Forest (planning) • John Fisher Park, North Curl Curl (design) The following additional works will also be completed: • Softfall reactive renewals, various locations • Childcare & community renewals, various locations • Play equipment reactive renewals, various locations	Renewal	**1,446**	409
Rockpool renewal program	• Avalon and Bilgola Rockpools - detailed design and commence major renewal • Fairy Bower Rockpool, Manly - renewal of lower section of staircase • Dee Why Rockpool - Renewal of pump well, railing and grates • Planning and design for future renewal works including for the Palm Beach, North Narrabeen, Fairlight and Newport Rockpools • Minor reactive and programmed renewal works at various sites	Renewal	**1,196**	1,196
Commercial centre renewal	• Forestville Shops, Forestville - renewal of sections of paving and streetscape infrastructure • Pittwater Road, Narrabeen - renewal of streetscape infrastructure (design) • Minor reactive and programmed renewal works at various sites	Renewal	**822**	
Balgowlah commercial centre renewal	• Renewal of paving at Balgowlah commercial	Renewal	**580**	
Dinghy storage	• Taylors Point, Clareville - renewal of dinghy racks	Renewal	**40**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Foreshores - new and upgrades	• Detailed design for reinstatement of Flat Rock Track, Killarney Heights • Completion of foreshore protection works at Currawong funded through Pittwater Environmental Foundation.	New	**184**	164
Sports club capital assistance program	• Community grants program to support infrastructure at local sporting clubs	New	**114**	
Warriewood Valley - public space and recreation	• Upgrades of Fields 2 and 5 at Boondah Reserve, including natural turf surface upgrades, irrigation and lighting. • Detailed design for proposed hard court installation on Fields 6/7	New	**1,550**	
Commercial centre upgrade program	• North Narrabeen Shops, Narrabeen - streetscape improvements • Seaforth Centre, Manly (design only)	New	**1,000**	-
Reserve - new pathway and lighting program	• LM Graham Reserve, Manly - pathway • Kangaroo Reserve, Manly - design for lighting • Village Park, Mona Vale - design for lighting	New	**300**	-
Clontarf masterplan implementation	• Improving the flow of the carpark at the entry to the reserve • Installation of gym equipment and three point basketball hardcourt • Minor landscape and infrastructure improvements per Masterplan	New	**1,640**	
Frenchs Forest precinct park upgrades	• Akora Reserve, Frenchs Forest	New	**524**	
Ivanhoe Park masterplan implementation	• Landscape associated with upgraded Gross Pollutant Trap and drainage improvements • New paved entry treatments • Renewed sensory garden • New heritage style suite of signs	New	**250**	
Condover Reserve remediation design	• Condover Reserve, North Balgowlah - design and planning for engineered water management controls and minor retaining works at the slip face	New	**242**	
Avalon Place Plan implementation	• Formalisation of Streets as Shared Spaces in Old Barrenjoey Road, including paving, lighting, shade, seating and landscaping • Provision of a bike park	New	**1,492**	1,042

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Manly Dam upgrade	• Picnic Areas 3 and 4 - finalisation of the draft concept design and undertake community engagement	New	**83**	
Seaforth Bike Park	• Install a new intermediate/advanced level bike park at Seaforth Oval Reserve, near the overflow car park.	New	**440**	
Parkes Reserve, Collaroy Plateau playground	• New playground at Parkes Reserve, Collaroy Plateau	New	**188**	
Governor Phillip Reserve masterplan implementation	• Improvements to: landscaping, park furniture, boat ramp, path networks to improve access through the park and surrounds, dune fencing, interfaces between different elements of the park, boat ramp, local drainage and other infrastructure. Designs as they are prepared will be referred to the Governor Phillip Park Design and Environment Working Group.	New	**775**	
North Narrabeen Reserve masterplan implementation	• Planning for a new natural sportsfield (Field 7), lighting for Baseball Diamond one and formalised car parking	New	**110**	
Catherine Park, Scotland Island	• Upgraded foreshore area, path networks, stormwater management, environmental approvals	New	**250**	
Manly Place Plan implementation	• Design for the activation of Market Place • Darley Street works	New	**477**	
Shelly Beach Foreshore Upgrade	• Design and engagement on proposed design for Shelly Beach, Manly	New	**150**	
Subtotal - Parks & Open Space			**18,319**	**3,165**

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Environment & Resilience				
Planned stormwater renewal works	• The Strand, Whale Beach - investigation of solution for failed outlet • Winbourne Road Creek, Brookvale - remediation works • Darley Road, Manly - drainage renewal works • Burringbar Street, North Balgowlah - headwall renewal and bank stabilisation works • Drainage improvements at Abbott Road North Curl Curl, New Street West Balgowlah and Bilbette Place Frenchs Forest. • Stormwater coastal outlet planning The following work will also be undertaken LGA-wide • investigation of stormwater high risk inlets • reconstruction of poor condition pipes • reconstruction poor condition pits • low-medium risk stormwater works • relining works on poor condition pipes	Renewal	**5,443**	2,468
Reactive stormwater renewal works	• Requests, emergency and high risk minor construction works - LGA-wide	Renewal	**781**	25
Gross pollutant trap renewal works	• Stormwater gross pollutant trap design and specification inputs to enable construction requirements. Renewal of gross pollutant traps and water quality devices at: • East Manly Cove Beach, Manly • Ashburner Street, Manly • Endeavour Drive, Frenchs Forest • Karoola Street, Narraweena • Martin Luther Place, Allambie Heights	Renewal	**107**	
South Collaroy foreshore renewal	• Renewal of stormwater assets, including stormwater pipes, culverts, pits, outlets, and a gross pollutant trap	Renewal	**4,300**	
Cooyong Road Terrey Hills bridge culvert upgrade	• Stormwater head wall upgrades and pipe remediation works under Cooyong Road Terrey Hills	Renewal	**638**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Tristram Road Beacon Hill pipe augmentation	• Excavation and installation of new stormwater pipes, culverts and inlet pits • Construction of swales or detention basins (if required) • Integration with existing residential systems (where feasible)	Renewal	**280**	280
Ocean outfall renewal works	Planning for renewal of high-risk ocean outfalls, including: • Raglan Steet, Manly • Pine Street, Manly • Dee Why Beach	Renewal	**136**	136
Manly Aquatic Centre heat pump	• Design and installation of heat pump and substation, and associated building works	Renewal	**5,013**	102
Water saving and re-use initiatives	• Stony Range Regional Botanic Garden, Dee Why - reduce potable water use by approximately 2.1ML per annum • Alternative water havesting at David Thomas and Avalon Golf Club	Renewal	**37**	
Collaroy-Narrabeen coastal protection works	• Frazer Street and Frazer Reserve, Narrabeen - coastal protection works (revetments) and beach access stairs • Clarke Street to Mactier Street, Narrabeen - planning for works	New	**3,465**	
Planned stormwater new works	• Melwood Ave, Forestville - investigation of inlet capacity • Cormack St, Balgowlah - assessment of drainage capacity, overland flow paths and flood mitigation measures • Ivanhoe Park, Manly - drainage improvements • Manly stormwater study • Battle Boulevard, Seaforth - drainage improvements (design) • Bilbette Place, Frenchs Forest - drainage improvements (design) • Prince Alfred Parade, Newport - catchment analysis • King St to Bishop St, Newport - flooding and stormwater improvements (design) • Bilgola Ave, Bilgola Beach - drainage improvements • Kerb and gutter drainage improvements - various locations	New	**1,979**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Warriewood Valley creekline works	• Rehabilitation of Narrabeen Creek upstream of the Jubilee Avenue Bridge (planning and design)	New	**100**	
New stormwater quality improvement devices	• Bert Payne Park, Newport - stormwater design works	New	**37**	37
Flood mitigation infrastructure program	• Mooramba and Redman Roads Dee Why - feasibility study into storage basin options • Clontarf Reserve and Holmes Ave, Clontarf - drainage improvement works (design) • Balgowlah Rd and Alexander St, Manly - drainage upgrades (design) • Balgowlah catchment study and concept design • Alkira Circuit, Narraweena - culvert upgrades	New	**1,055**	1,055
1 Geelong Road Cromer culvert upgrade	• Pre-construction works as part of new pipe construction	New	**100**	
Oxford Falls Road west flood mitigation	• Construction of bridge over causeway at Oxford Falls Road West	New	**500**	
Subtotal - Environment & Resilience			**23,972**	**4,102**

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Property, Buildings & Beach Services				
Public amenities works program	Renewal and refresh works to: • Collaroy Surf Life Saving Club • Manly Dam (Picnic Area 4) • Lawrence St, Freshwater • Dee Why Swim Club • Little Manly Kiosk public amenities refresh • Lagoon Park, Queenscliff • Cromer Community Centre	Renewal	**1,074**	
Community Buildings Works Program	Renewal and upgrades to: • Cromer Community Centre • Glen Street Theatre • Ted Blackwood Centre, Warriewood • Allambie Heights Public Hall • North Narrabeen Community Centre • Curl Curl Youth and Community Centre Continued implementation of keyless entry systems to Community Centres - various locations	Renewal	**1,552**	
Community centres minor works program	• Replacement of end-of-life air conditioning units at various locations • Facility improvements, including new floor finished, joinery, kitchen and fittings, paint finish to walls and light fittings	Renewal	**173**	
Operational buildings works program	• Ongoing replacement of end of life electrical equipment, plant and structural elements • Replacement of end of life security system across Council buildings (planning)	Renewal	**988**	436
Sport buildings works program	• Manly Oval Pavilion - upgrades to change rooms, female friendly designs and top level of pavilion • Kitchener Park, Mona Vale - facilities upgrade and female friendly design • Abbott Road and Spring Street, Curl Curl - sports amenities refresh • Dee Why Park sports amenities refresh • Killarney Heights Oval - sports amenities renewal	Renewal	**1,395**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Beach buildings works program	• Pantry Building, Manly Beach - remedial works, including steel corrosion treatment, glazing replacement, and other preventative and renewal maintenance. • Freshwater Beach - renewal of lifeguard hut which has experienced recent deterioration in condition related to coastal exposure. • Subject to available funding, additional minor works are also proposed to enclose the Avalon Lifeguard Room, providing improved protection and functionality during inclement weather.	Renewal	**385**	
Disability access compliance works (DDA)	• Newport SLSC - replacement lift • Freshwater SLSC - accessible amenities upgrade	Renewal	**415**	164
Building Code of Australia compliance works (BCA)	• Roof anchor systems - LGA-wide • Newport Scout Hall - removal and replacement of asbestos • Replacement of asbestos electrical boards across approximately 10 Council buildings • Bungan Lane Car Park - remedial works to meet fire compliance related to access stairs • Manly Dam - accessibility upgrade to amenities Picnic Area 4	Renewal	**743**	487
Emergency buildings works program	• Replacement of air conditioning units at various sites across the LGA	Renewal	**151**	
Glen Street Theatre renewal works	• Roof sheeting/design replacement and alterations • Equipment and heating, ventilation and air conditioning improvements • Electrical upgrades • Replacement of flooring finishes, furniture and paint finishes	Renewal	**1,649**	872
Mona Vale Cemetery works program	• New Memorial Garden	Renewal	**50**	
Sydney Lakeside Holiday Park	• Synthetic grass for campsites (planning and design) • Cladding replacement • External painting of cabins • CCTV • Air conditioning replacement in cabins • Ensuite blocks upgrade	Renewal	**501**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Multi storey car park renewal works	• Bungan Lane Car Park, Mona Vale - fencing of the top level • Whistler Street Car Park, Manly - upgrades including lift repairs, concrete spalling works and fencing of the top level • Peninsula Car Park, Manly - lift replacement	Renewal	**650**	491
Cromer Depot improvement plan works	Execution of rectification and renewal works at Cromer Depot	Renewal	**151**	
Children's centres works program	• Structural repairs to Roundhouse Childcare • Reactive works will also be completed as required	Renewal	**171**	
Library buildings works program	• Glen Street Library, Belrose - replacement of carpets on ground floor (planning and design), slab repairs and blind replacements • Dee Why Library - carpet replacement top floor, repainting and refinishing ceiling (planning) • Mona Vale Library - improvements to further facilitate 24/7 access	Renewal	**170**	
Surf Life Saving Club minor renewal works	• Minor renewal works at North Steyne SLSC and South Curl Curl SLSC. • North Narrabeen SLSC renewal works • Newport SLSC - Ongoing detailed design work in accordance with the approved DA design documentation to enable progression to a construction certificate. • Bungan Beach SLSC - repairs • Dee Why SLSC - roof renewal, bathroom, first aid room and nippers canteen refurbishment • Collaroy SLSC - replacement of external door with roller door	Renewal	**2,592**	
Boondah Road Amenities	• Renewal of Boondah Road amenities	Renewal	**1,350**	
Technical building plant renewal	• Manly Art Gallery - Stage 2 HVAC (planning) • Switchboard renewals (various)	Renewal	**654**	654
Grandstands renewal	• Brookvale Oval - remediated concrete surfaces and roofing structures, new metalwork to balustrades	Renewal	**190**	190

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Warringah Aquatic Centre renewal works	• Plant replacement as required • Grandstand amenities refurbishment • Roof repair investigations (planning and design) • Yoga room refresh including flooring, painting and cabinetry	Renewal	**503**	327
Manly Aquatic Centre renewal works	• Centre improvements • Plant equipment and replacement including back up pumps • Minor and emergency works	Renewal	**222**	
West Esplanade Accessible Amenity	• New unisex public accessible toilet facility • Removal of existing smaller attached accessible amenity • Remediation of the existing public toilet building impacted by the removal and relocation of the accessible amenity at West Esplanade.	New	**381**	55
Freshwater Beach amenities	• Delivery of new amenities block at Freshwater Beach	New	**1,692**	
Newport Oval sports amenities upgrade	• Continue design work for expansion	New	**50**	
Jamieson Park Sailing and Recreation Facility	• Progress detailed design for new fit for purpose facility following DA determination.	New	**340**	340
Manly Life Saving Club	• Progress detailed design for new fit for purpose facility following DA determination.	New	**935**	
Female friendly sports facilities program	• Cromer 1 and Careel Bay (design and planning)	New	**200**	200
Income generating assets program	• Reactive renewals of income-generating assets and pre-emptive maintenance where funding allows	Renewal	**50**	
Killarney Heights Amenities	• New ambulant and disabled amenities - construction and delivery • Baby changing facilities - construction and delivery	New	**80**	-
Subtotal - Property, Buildings & Beach Services			**19,454**	**4,216**

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Waste Management & Cleansing				
Public place bin enclosures	• Replacement of public bin enclosures	Renewal	**107**	
Subtotal - Waste Management & Cleansing			**107**	**-**
Capital Projects				
Warriewood Valley Community Centre	• Landscaping and other minor works	New	**300**	
Connecting Communities - cycleways program	• Bilgola Beach - foreshore access improvement to Allen Ave, including bridge across drainage reserve	New	**1,000**	
Warringah Recreation Centre, North Manly upgrades	• Construction of a new fit for purpose facility, including new tennis and squash facilities and new car park to service the golf clubhouse • Localised adjustments to drainage and other infrastructure	New	**4,131**	
Subtotal - Capital Projects			**5,431**	**-**
Kimbriki				
Kimbriki vehicles	• Scheduled replacement of vehicles	Renewal	**200**	
Kimbriki renewal program	• Enhance essential site infrastructure including the road network, surface and leachate water management system, and electrical infrastructure	Renewal	**668**	
Kimbriki other	• Replacement of office equipment including IT assets	Renewal	**79**	
Kimbriki gas capture system	• Design and install landfill gas collection systems to capture and destroy methane produced by decomposing waste to reduce greenhouse gas emissions and control odour.	New	**80**	
Kimbriki future cell development	• Design and develop fully engineered landfill cells for safe containment of waste which involves earthworks and the installation of lining and leachate collection systems.	New	**2,200**	

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Project	Description of Work*	New / Renewal	Total Budget $'000	Special Variation funding included in total $'000
Kimbriki stage 2 landfill resource recovery facility	• Design and construct a Landfill Resource Recovery Facility to increase resource recovery from mixed waste destined for landfill.	New	1,600	
Subtotal - Kimbriki			**4,828**	**-**

TOTAL CAPITAL WORKS PROGRAM 2026/27	**129,728**	**21,449**
New works	**50,397**	**3,659**
Renewal works	**79,331**	**17,790**

* This program is subject to reprioritisation to manage emerging risks and changes in asset conditions.

Kerb and Gutter renewal projects

Short description of work	Suburb(s)	Street(s)	Length (m)
Repair kerb and gutter	Curl Curl	Griffin Road	654
Repair kerb and gutter	Balgowlah	Maretimo St / New St	352
Repair kerb and gutter	Bilgola Plateau	Allen Ave	50
Repair kerb and gutter	Brookvale	Wattle Road	956
Repair kerb and gutter	Clontarf	Moore St	568
Repair kerb and gutter	Clontarf	Peronne Avenue	492
Repair kerb and gutter	Belrose	Glen Street	688
Repair kerb and gutter	Freshwater	Carrington Parade	352
Repair kerb and gutter	Forestville	Ryrie Avenue	724
Repair kerb and gutter	Beacon Hill	Willandra Road	400
Repair kerb and gutter	Seaforth	Macmilan Street	484
Repair kerb and gutter	Wheeler Heights	Rose Ave	672
Repair kerb and gutter	Dee Why	May Road	278
Repair kerb and gutter	Freshwater	Robert Street	280
Special Variation Funding			
Repair kerb and gutter	Newport	Ismona Avenue	92
Repair kerb and gutter	Fairlight	Griffiths St	156
Repair kerb and gutter	Belrose	Calool Crescent	653
Repair kerb and gutter	North Curl Curl	Playfair Road	216
Repair kerb and gutter	Curl Curl	Carriginton Parade	284
Repair kerb and gutter	Belrose	Karalta Crescent	325
Repair kerb and gutter	Wheeler Heights	Penrith Avenue	601
Repair kerb and gutter	Freshwater	Surfers Parade	415
Repair kerb and gutter	Belrose	Bundaleer Road	309
Repair kerb and gutter	Wheeler Heights	Ettalong Street	294

Footpath Renewal Projects

Short description of work	Street(s)	Suburb(s)
Willandra Villages Retirement Community	From Little Willandra Road to Alkira Circuit	Narraweena
West Street	Pittwater Road to Carter Road	Brookvale
Whale Beach Road	Burrawong Road to Alexander Road	Whale Beach
Barrenjoey Road Footpath at Newport Oval	Gladstone Road to Bardo Road	Newport
Waterloo Street at St Josephs Church	Lagoon Street to Ocean Street	Narrabeen
Condamine Street Crn Kentwell Road	No.387-391	Allambie Heights
Upper Gilbert Street	Rowe Street to James	Manly
Wattle Road Footpath & New Pram Ramps	Hardbord Road to Ethel Street	Brookvale
Warringah Road Frenchs Forest	16 Rodborough Rd - 2 Courtley Rd	Frenchs Forest
Wickham Lane	25 Old Barrenjoey Road	Avalon Beach
Quirk Road	Lovett Street to Campell Parade	Manly Vale
Foothpath Renewal (various locations TBC as per forward works program)		
Handrail (various locations)		
Pram Ramps (various locations)		
Accessways & Stairs (various locations)		
Footpath Grinding (Various Locations)		

Road Renewal Projects

Short description of work	Street(s)	Suburb(s)	Length (m)
Repair and resurfacing	Griffin Road	Curl Curl	370
Repair and resurfacing	Maretimo St / New St	Balgowlah	200
Repair and resurfacing	Allen Ave	Bilgola Plateau	184
Repair and resurfacing	Bilgola Avenue	Bilgola Plateau	148
Repair and resurfacing	Wattle Road	Brookvale	540
Repair and resurfacing	Moore St	Clontarf	320
Repair and resurfacing	Peronne Avenue	Clontarf	280
Repair and resurfacing	May Road	Dee Why	372
Repair and resurfacing	Glen Street	Belrose	390
Repair and resurfacing	Carrington Parade	Freshwater	200
Repair and resurfacing	Ryrie Avenue	Forestville	410
Repair and resurfacing	Willandra Road	Beacon Hill	400
Repair and resurfacing	Rose Ave	Wheeler Heights	380
Repair and resurfacing	Macmillan Street	Seaforth	340
Repair and resurfacing	Robert Street	Freshwater	280
Repair and resealing	Various roads	Northern Beaches LGA	
Repair and resealing	Larool Road	Terrey Hills	360
Crack Sealing	Various roads	Northern Beaches LGA	
Approved SV Funding			**4,921**
Special Variation Funding			
Repair and resurfacing	Ismona Avenue	Newport	125
Repair and resurfacing	Carriginton Parade	Curl Curl	160
Repair and resurfacing	Griffiths St	Fairlight	209
Repair and resealing	Thuddungra Road	Duffys Forest	130
Repair and resealing	McLean Street	Ingleside	440
Repair and microsurfacing	Various roads		
Repair and microsurfacing	Playfair Road	North Curl Curl	290
Repair and microsurfacing	Karalta Crescent	Belrose	325
Repair and microsurfacing	Penrith Avenue	Wheeler Heights	601
Repair and microsurfacing	Surfers Parade	Freshwater	415
Repair and microsurfacing	Bundaleer Road	Belrose	309
Repair and microsurfacing	Ettalong Street	Wheeler Heights	294
Repair and rejuvenation	Cooyong Road	Terrey Hills	273
Repair and rejuvenation	Currong Circuit	Terrey Hills	326
Repair and rejuvenation	Mary Street	Beacon Hill	214
Repair and rejuvenation	May Gibbs Way	Frenchs Forest	313
Repair and rejuvenation	Jamieson Avenue	North Curl Curl	166
Repair and rejuvenation	Jamieson Parade	Collaroy	135
Repair and rejuvenation	Bilberry Avenue	Bilgola Plateau	321
Repair and rejuvenation	Calool Crescent	Belrose	653

New Footpaths Program

Locations	Short description of work
Merelyn Road, Belrose	Provide a 1.5m footpath in Merelyn Road on the eastern side between Glen Street and Blackbutts Road
Maretimo Street, Balgowlah	Provide a 1.5m footpath in Maretimo Street on the eastern side between Violet Street and Upper Beach Street (including to the bus shelter)
Pound Avenue, Frenchs Forest	Provide a 1.5m footpath in Pound Avenue on the southern side between Mimosa Street and Yindela Street
Anzac Avenue, Collaroy	Provide a 1.5m footpath in Anzac Avenue on the southern side between Pittwater Road and Seaview Parade
Rodborough Road, Frenchs Forest	Provide a 1.5m footpath in Rodborough Road on the northern side between 12 Rodborough Road and 14 Rodborough Road
Tralee Avenue, Killarney Heights	Provide a 1.5m footpath in Tralee Avenue on the southern side between Bangar Close and Glengariff Avenue
Madison Way, Frenchs Forest	Provide a 1.5m footpath in Maddison Way on the western side between informal ROW from Aquatic Centre Car Park and Aquatic Drive
Elaine Avenue, North Avalon	Provide a 1.5m footpath along unformed path between Elaine Avenue and Yellow Brick Road
Coramba Street, North Balgowlah	Provide a 1.5m footpath along southern side of Coramba Street between Taree Avenue and Eileen Street
Waldon Road, Belrose	Provide a 1.5 m footpath along the northern side of Wakldon road between Forest Way and Dell Street
Miles Street, Brookvale	Provide a 1.5m footpath in Miles Street on the northern side, part way between Ada Avenue and Ethel Avenue
Special Variation Funding	
Undercliff Road, Freshwater	Provide 1.5m footpath along nothern side of Undercliff Road.
Athol Street, Frenchs Forest	Provide a 1.5m footpath along eastern side of Athol Street.
Abbott and Lewis Streets, Balgowlah Heights	Provide a 1.5m footpath in Abbott Street and Lewis Street on the northern side and eastern side between the raised pedestrian crossing and Balgowlah Heights Public School

Proposed AFZ Suspension Area
Manly Jazz 2026
AFZ suspension area
(100m x 14m approx.)
Sydney Rd
The Corso
Belgrave St
Whistler St
Market Pl
Rialto Ln
South Steyne
Manly To North Head Walk
Costello Graham Design Architects Manly
The Hold
in Situ
Manly Car Park
Little Ripples
Ashiana Indian Restaurant
Hotel Steyne
Dr Alan Marel
JB & Sons Manly
Venice
Domino's
Silo Espresso
Manly Congregational Church
Berkelo Manly
SK Crystal Manly
Benbry Burgers
This and That Boutique
Ralph Kerle Gallery
Boardrider Backpacker
New Brighton Hotel
Intersurfing
Oporto
Tommys Manly
Kushi 2095
Manly Police Station
Uuli's Unique Unusual
House.
Fika Swedish Kitchen
Bao Enterprises
Whistler Street
Allure Jewellery Studio
Market Lane Cafe
Jipang
2xu Manly Performance Centre
Fins & Ribs
Normas Deli
Tobias
Ivanhoe Hotel
Parking Garage/House
Trofe Australia
TerryWhite Chemmart
Manly Fish Market
Malouf Manly Pharmacy
St George
Made in Homewares
Public estroom
Chica Bonita
Anita Gelato
The Lott
Peninsula
Rollers Bakehouse
Pocket Pizza
Qi Health & Yoga
Crepes Aubras
Manly Food Co Operative
Fishmongers Manly
Fusion Point
Drummond House, Royal Far West
Gilbert Park
Westpac
Bluebottle Espresso
Sushi In Manly
Wotso Manly North Head
Tribe Lifestyle Hairdresser Manly
Aboriginal Dreamtime Fine Art Gallery
Tijuana's Manly
Royal Far West School
Nearmap

MINUTES

COMMUNITY SAFETY ADVISORY COMMITTEE

held in the Manly Town Hall on

THURSDAY 12 FEBRUARY 2026

Minutes of the Community Safety Advisory Committee held on Thursday 12 February 2026 in Manly Town Hall Commencing at 9:00 AM

ATTENDANCE:

Committee Members

Cr Sue Heins	Frenchs Forest Ward – Mayor - Chair
Cr Candy Bingham	Manly Ward – Deputy Mayor
Cr Ruth Robins	Narrabeen Ward (alternate)
Cr Rowie Dillon	Pittwater Ward
Cr Nick Beaugeard	Curl Curl Ward
Supt John Duncan	Northern Beaches Police Area Command
Sarah Sweeney	Northern Beaches Mental Health Interagency
Sam King	Northern Beaches Youth Interagency
Michele Bell	Northern Sydney Community Network (Seniors sector)
Sarah Kingsbeer	Northern Sydney Housing and Homelessness Interagency
Melissa Palermo	Northern Sydney Local Health District
Eugene McGarrell	Sydney North Health Network | Northern Sydney PHN
Tracey Curnoe	Community Representative – Curl Curl Ward
Libby Paulsen	Community Representative – Frenchs Forest Ward
Mary Brearton	Community Representative – Narrabeen Ward
Charlotte Bonnar	Representing Dr Sophie Scamps MP Federal Member for Mackellar
Jill Bryant	Representing Zali Steggall OAM MP Federal Member for Warringah
Irene McBride	Representing Jacqui Scruby MP State Member for Pittwater
Gypsy Bryant	Representing Michael Regan MP State Member for Wakehurst

Council Officer Contacts

Scott Phillips	Chief Executive Officer
David Kerr	Director Community and Recreation
Kylie Walshe	Executive Manager Community, Arts and Culture
Azmeena Kelly	Executive Manager Environmental Compliance
Jeremy Smith	Executive Manager Parks & Open Space
Will Wrathall	Manager Community Development
Kath Young	Community Safety Coordinator
Helen Askew	Program Support Officer Community Development

Visitors

Det Sgt Nicole Turner	Investigations Manager, Northern Beaches Police Area Command
Det Sgt Chris Wynter	NSW Police Force Engagement and Hate Crime Unit
Jo Mackay	NSW Police Force Engagement and Hate Crime Unit
Rebecca Shaw	DCJ Countering Violent Extremism Engagement and Support Unit
Georgina Dixon	DCJ Countering Violent Extremism Engagement and Support Unit
Oliva Chan	DCJ Countering Violent Extremism Engagement and Support Unit

1.0 ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the Traditional Custodians of the land on which the meeting gathered, and paid respect to Elders past, present and emerging.

2.0 APOLOGIES

Apologies were received from:

James Griffin MP, State Member for Manly
James Farrington, Director Planning & Place
Kylie Ferguson, Community Representative – Pittwater Ward.

The following were not in attendance:

Aileen Ogilvie, Northern Beaches Community Drug Action Team
Doug Brooker, Northern Beaches Liquor Accord
Matt Cross MP, State Member for Davidson
Community Representative – Manly Ward (position vacant)
Northern Beaches Domestic Violence Network (position vacant).

3.0 DISCLOSURES OF INTEREST

There were no disclosures of pecuniary or non-pecuniary conflicts of interest.

4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

4.1 MINUTES OF THE COMMUNITY SAFETY ADVISORY COMMITTEE MEETING HELD ON 13 NOVEMBER 2025

The minutes of the Community Safety Advisory Committee Meeting held on 13 November 2025, copies of which were previously circulated to all members, were confirmed as a true and correct record of the proceedings of that meeting.

Moved Cr Beaugeard, seconded Sam King

5.0 ACTIONS UPDATE

5.1 ACTIONS UPDATE

MEETING OF 13 NOVEMBER 2025

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.2	Consider an update of Council's website to provide guidance to community members on issues relating to assistance animals.	Executive Manager Environmental Compliance	Complete
7.1.1	Provide advice to the Committee on smoking/vaping restrictions at rockpools and sports fields and how these restrictions are conveyed to community.	Executive Manager Parks & Open Space	To be reported at 14 May 2026
7.1.2	Provide response to NSW Health correspondence health on this matter (refer 7.1.1).	Executive Manager Parks & Open Space	To be reported at 14 May 2026

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
5.1	Note the updates.	-	-

6.0 AGENDA ITEMS

6.1 NSW GOVERNMENT - HATE CRIME AND COUNTERING VIOLENT EXTREMISM - 70 MINUTES

Representatives from the NSW Police Force and NSW Department of Communities and Justice (DCJ) provided a presentation to the Committee as part of their broader community engagement initiatives.

The NSW Police Force Engagement and Hate Crime Unit (EHCU) promotes and supports the prevention, disruption and reduction of hate crime and actively engages with communities to promote awareness and encourage reporting. Reporting incidents or crimes motivated by hate, prejudice or bias towards a person or group of people because of factors including race, religion, sexuality, gender, disability, age, HIV/AIDS status assists police to understand local conditions.

The Countering Violent Terrorism (CVE) Engagement and Support Unit is a specialised multi-disciplinary team within DCJ which works in partnership with other agencies to focus on the prevention and early intervention of violent extremist behaviour. Their services include:

- The Step Together is a national hotline and digital support service which provides information on violent extremism and can a provide a safe space for conversations about concern and referral to support services. The Helpline can be accessed anonymously and is available via 1800 875 204 or steptogether.gov.au
- The Engagement and Support Program is a voluntary program which provides supports to people so they can make positive changes and avoid a pathway to violent extremism.

Early community action is the key to helping people avoid the path to violent extremism. Community members are encouraged to access the available resources to understand hate crimes and violent extremism and to report to Police or contact the Helpline if they are concerned about their own or others behaviour.

DISCUSSION

NSW Police hate crime resources are available in a range of languages. The need for online safety awareness and collaboration between the Department of Communities and Justice with the eSafety Commissioner were discussed.

The importance of awareness raising, community connection, reporting and collaboration were emphasised as key to achieving community safety.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.1	Note the presentations	-	-

6.2 POLICE REPORT - SUPERINTENDENT JOHN DUNCAN - 20 MINUTES

Superintendent Duncan provided an update on Northern Beaches Police Area Command matters. It was requested the Committee hold in confidence discussion of policing matters which do not appear in these Minutes.

DISCUSSION

E-bike legislation and education programs were discussed. The recent fire at sports amenities building in Warriewood and antisocial behaviour in the surrounding area was raised.

Police requested that community members report incidents as they occur to allow a timely response and noted the benefits that CCTV offers to investigation of incidents.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.2	Note the report	-	-

6.3 ENVIRONMENTAL COMPLIANCE REPORT - 10 MINUTES

Council provided an overview and presentation on compliance and regulatory statistics for the period November 2025 to January 2026.

Companion Animal Management:

- 67 dog attacks were reported in the period November to January 2025 and an overview of proactive dog patrols and compliance actions was provided.
- Rangers held 9 education events across the local government area (LGA) including at Mona Vale South, Freshwater, Marine Parade Manly, Manly Wharf and at the Manly/Fairlight walk.
- Pop-up events at Manly Wharf and Marine Parade Manly promoted responsible pet ownership and impacts on wildlife, particularly Manly's Little Penguin population.

- Adoption days and rehoming of animals in shelters are being promoted.
- An outdoor educational event was also held at St Ives Showground on Sunday 9 November 2025 in collaboration with Ku-ring-gai Council.

School Zones:

- 60 high visibility school patrols were conducted in November 2025 and 67 infringements issued to address traffic safety concerns around schools.
- A comprehensive program for school-zone patrols is being planned to ensure ongoing presence at school zones across the LGA.

Manly night patrols:

Compliance actions increased in the East and West Esplanade Parks and surrounding areas during the summer period November 2025 – January 2026 however are lower than recent years.

Arbovirus surveillance:

- The annual mosquito monitoring program commenced on 30 November 2025 and will run until May 2026, sampling locations along Narrabeen Lagoon and Warriewood Wetlands.
- No detections of concern.

Legionella control:

- Proactive inspections of cooling towers during the warmer months when the risk of Legionnaires disease is more prevalent.
- 15 water cooling systems were inspected with a focus on water quality sampling and verification against water treatment benchmarks.

Asbestos Awareness:

- Promotional event at Bunnings Narrabeen held in November 2025 on asbestos safety.
- Council provided information to increase awareness within the community and building industry around the safe removal, disposal and overall safety around handling asbestos.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.3	Note the report	-	-

6.4 COMMUNITY SAFETY UPDATE

Legal Graffiti Walls

An update was provided to the Committee on this matter. Community consultation with young people will occur during NSW Youth Week (16-29 April 2026) and a further update provided in May 2026. Opportunities to work with a local artist to engage and educate community members on legal graffiti walls is amongst the strategies being considered.

Police Council Operational Meeting

Advice on the key issues raised in the December 2025 meeting was included in the Agenda papers. A further meeting held on 5 February 2026 included the following key discussion topics:

- Upcoming events
- Discussed locations including:
    - Mona Vale Rock Pool amenities
    - Mona Vale Administration Centre and Library
    - John Fisher Park, Curl Curl

- Support for community members after traumatic incidents
- Safety Audit – Warriewood Community Centre
- CPTED training opportunity
- Manly Library – resumption of 24/7 service

Community Safety Plan

An overview of ongoing areas of collaborative work undertaken by Council to maintain and improve community was provided to the Committee. Analysis of survey data and other related engagements consistently identify four key areas of concern. Council will develop actions to provide targeted attention to these areas over the period 2026-31. The focus areas include:

1. Safe to be me

   Strengthening community inclusion and cohesion to support community members to feel safe to be themselves and confident to participate in community life.

2. Safe at home

   Raising awareness of issues that impact safety at home, including online, and enhance personal protection strategies through the provision of information and clear pathways to support.

3. Safe to travel

   Addressing obstacles to safe travel and support people to safely access education, work and social activities and participate fully in community, cultural and civic life.

4. Safe to connect

   Strengthening community safety considerations in planning, service design and decision making to ensure people can safely connect with others in public spaces.

DISCUSSION

- Perceptions of safety at bus stops was discussed.
- Council's future role in suicide prevention and the proposed alignment of the Northern Beaches Suicide Prevention Working Group within the Northern Sydney Wellbeing Collaborative model were discussed.
- Police and Council representatives are scheduled to meet in March 2026 to collaborate on lighting and CCTV priorities at identified locations.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
6.4	Note the community safety updates	-	-

7.0 GENERAL BUSINESS

The following were raised as General Business.

7.1 Ivanhoe Park, Manly and a report of drug paraphernalia found in the area were discussed. Council's Cleansing Team has cleaned the area and added the location to a proactive cleansing schedule.

7.2 The results of a recent survey conducted by Dr Sophie Scamps MP on the issue of e-bikes will soon be made available.

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
7.1	Noted	-	-
7.2	Noted	-	-

The meeting concluded at 11.04am

This is the final page of the minutes comprising 8 pages
numbered 1 to 8 of the Community Safety Advisory Committee
held on Thursday 12 February 2026 and confirmed on Thursday 14 May 2026

Attachment 3 - Arthur Reserve, Dee Why – Proposed Community Garden Site

northern beaches council

Community and Stakeholder Engagement Report

Arthur Reserve – Community Garden

Consultation period: Thursday 20 November – Friday 19 December 2025

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1. Summary

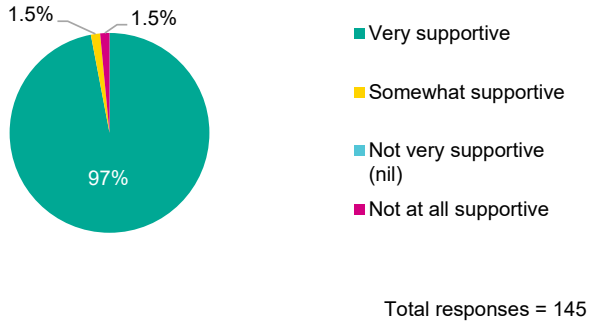
This report outlines the outcomes of community and stakeholder engagement on a proposal for a community garden at Arthur Reserve, Dee Why.

Feedback collected during consultation revealed a very high level of support with almost all respondents very or somewhat supportive of the proposal.

A majority of comments highlighted benefits like social wellbeing and sustainable environmental practices. Feedback also suggested that consideration should be given to:

- retaining open play space, especially for children
- ensuring the aesthetics of the garden doesn't negatively impact neighbouring properties.

1.1. Key outcomes

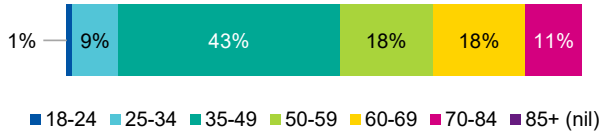
Total unique responses	145[1]	
How responses were received	Comment form Written responses (email/letter)	Completions: 145 Number received: 0
Online sentiment question: How supportive of the proposal are you?		
Feedback themes	Social benefits Health benefits Sustainable environmental practices	Location suitability Aesthetic concerns

[1] We note that while this was a survey-style feedback form, it was not a statistically representative survey, and participants opted-in to provide feedback

1.2. How we engaged

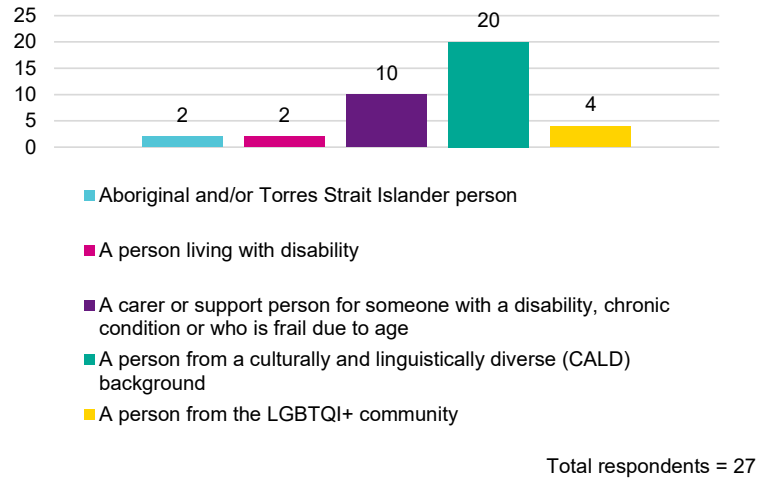
Have Your Say: visitation stats	Visitors: 873	Visits: 1,068
Print media and collateral	Letterbox drop: 2099 Site signs used: Temp sign	Distribution: 250 Number of signs: 2
Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 2 editions Council (weekly) e-News: 1 edition Cooee newsletter: 1 edition Stakeholder email: 3	Distribution: 20,450 subscribers Distribution: 56,870 subscribers Distribution: 1,800 Distribution: 3
Face-to-face sessions	Pop up / Drop in: 1	Attendance: 25

1.3. Who responded[2]

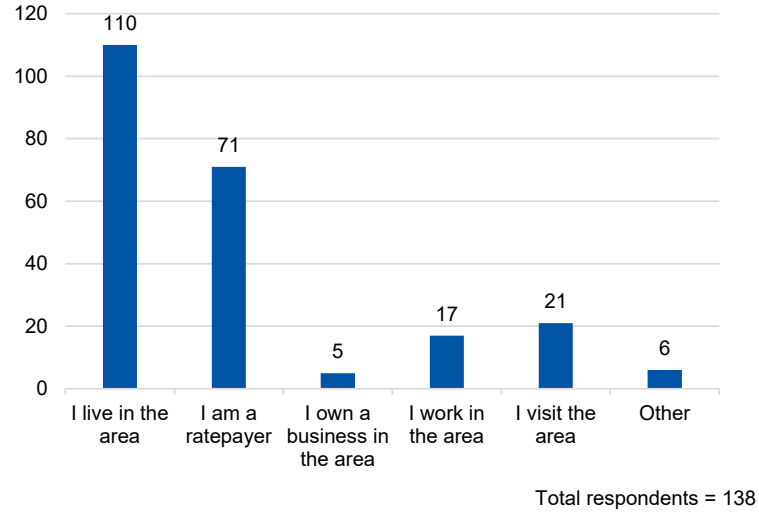
Gender	 Total responses = 142
Age groups	 Total responses = 141

[2] Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

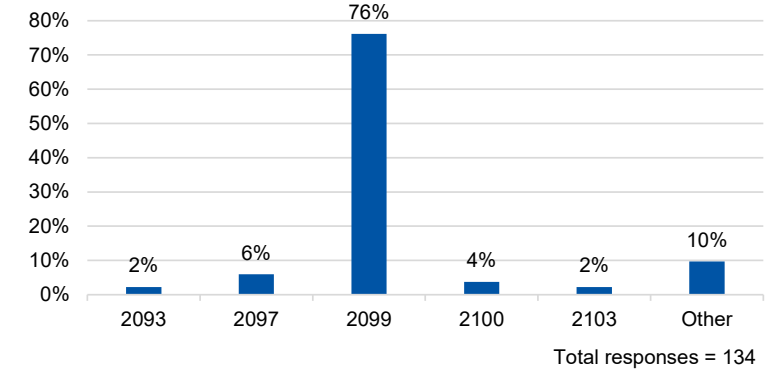
Priority populations[3]



Connection to Northern Beaches[4]



Postcodes[5]



[3] Respondents could select more than one option
[4] Respondents could select more than one option
[5] Other refers to postcodes with fewer than 3 responses

2. Background

A group of residents submitted an application to establish a community garden in Arthur Reserve (the Reserve), Dee Why. The proposal was initiated by 2 community members interested in growing food to encourage sustainable living, promote physical activity and create social opportunities for neighbours.

The Reserve consists of 2 lots. Lot 14 is leased by Cromer Dee Why Scout Group and Lot 13 has been identified as the preferred location for the proposed garden. The site is surrounded by residential properties, Dee Why Children's Centre, Dee Why Primary School and the Scout Hall.

Internal teams, including Parks and Open Space, Environment and Resilience and Transport and Civil Infrastructure, provided feedback during the initial site assessment. This informed preparation of a Review of Environmental Factors (REF), which has been updated following public exhibition.

The proposal aligns with:

- the former Warringah Council Generic Parks Plan of Management (PoM) 2008
- the Reserve's RE1 Public Recreation zoning
- Council's Community Gardens Policy (Policy) and Guidelines (Guidelines) (2020).

The REF indicates that any potential environmental impacts would be minor or negligible with appropriate mitigation measures. This proposal has been assessed in accordance with the Policy and Guidelines that support a community-led approach for the development of new community gardens.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values
- recognise, manage and communicate the needs and interests of community and stakeholders, including decision makers
- seek out and facilitate the involvement of those affected by or interested in a project
- communicate to community and stakeholders how their input was incorporated into the planning and decision-making process
- provide vulnerable and marginalised groups access to the engagement process.

4. Engagement approach

Community and stakeholder engagement was conducted between 20 November and 19 December 2025. The engagement was planned, implemented and reported in accordance with Council's Community Engagement Strategy (2025).

Engagement activities were designed to provide multiple opportunities for the whole community and relevant stakeholders to contribute. The methodology used is outlined below.

A dedicated project page[6] was established on Council's engagement platform, providing accessible, easy-to-read information about the proposal.

The consultation was primarily promoted through Council's email newsletter (EDM) channels, letters to local residents and onsite signage, with additional reach generated through organic visitation to the project page.

Feedback was collected through an online comment form embedded on the project page. The form included:

- a direct question asking respondents for level of support for the proposal
- an open-field comments box for community members to explain or elaborate on their sentiment as well as any other feedback they wished to contribute.

The comment form also recorded demographic information (including postcode, age and gender) to support analysis of LGA representation. A total of 145 responses were received. No weighting was applied to the data.

Email and written comments were also invited of which none were received.

5. Findings

Of the 145 submissions received, 97% were very supportive of the proposal for a community garden at the Reserve. The most prevalent reasons for supporting the proposal were based on social, environmental and sustainability benefits.

The 1.5% of respondents who were somewhat supportive of the proposal commented that:

- open space should be retained for play
- pedestrian accessibility on the street should be improved before other projects are considered
- community gardens should be established in a more centralised location within Dee Why.

The remaining 1.5% of respondents were not at all supportive of the proposal. Concerns raised by these respondents were that:

- rates from the entire Local Government Area (LGA) were being used to benefit a small portion of the community and could be utilised better elsewhere
- establishment of a community garden could be used by developers as grounds to support unwanted high-density developments.

[6] https://yoursay.northernbeaches.nsw.gov.au/arthur-reserve-community-garden

Table 1 provides more detail on the key themes raised through submissions received and Council staff responses.

Table 1: Issues raised and responses

Theme	Issues, change requests and other considerations raised	Staff response
Community benefits	The majority of submissions commented on potential benefits that a community garden in this location could bring, such as: • social benefits including strengthening the sense of community in the area • opportunity for shared learning across diverse backgrounds and generations • physical and mental health benefits • improved sustainable environmental practices.	The feedback received is consistent with peer-reviewed research outlining the social, health and environmental benefits of community gardens.
Location selection	Submissions expressed support for the establishment of additional community gardens within Dee Why and other medium-to-high density areas of the LGA. Support was also noted for the proximity of the proposed garden to Dee Why Public School and Dee Why Children's Centre, and the educational opportunities this could provide. Some respondents raised concerns regarding the retention of space for play within the Reserve and ensuring the garden does not encroach on the area leased by the Cromer–Dee Why Scout Group.	Community garden sites are community-led and assessed in accordance with Council's Community Gardens Policy (2024) and Community Gardens Guideline (2024). The site is located within 500 metres of Beverly Job Park and Dee Why Park, which provide substantial recreational opportunities, as well as other nearby local parks. The Reserve comprises two lots, with the community garden proposed on part of one lot only. The area leased by the Scouts will remain unaffected, and the garden area will be clearly delineated to prevent encroachment.
Aesthetic concerns	Respondents wanted assurance that curb appeal is maintained and that the garden does not negatively impact neighbouring properties.	Aesthetic requirements will be addressed through a Memorandum of Understanding (MoU) between Council and the garden group, to be agreed prior to establishment. The MoU will align with the Community Gardens Guideline (2024), which requires garden groups to proactively minimise impacts on surrounding residents.

Theme	Issues, change requests and other considerations raised	Staff response
Pedestrian accessibility	There was concern that the community garden would reduce pedestrian accessibility through the Reserve.	The draft garden layout sets the community garden back from the existing internal pathway, ensuring pedestrian access is maintained. In addition, Council has planned the construction of a new footpath and pedestrian crossing on Arthur Street during the 2025/26 financial year.
Medium-high density developments	Some submissions noted the value of providing productive urban greenspace for residents of surrounding medium-density housing. Others expressed concern that the establishment of a community garden may encourage pressure for higher-density development in the area.	The benefits identified for residents of medium-high density housing are consistent with peer-reviewed research on community gardens. Development outcomes are guided by approved planning controls, with zoning in the surrounding walkable neighbourhood including RE1 Public Recreation, R2 Low Density Residential, R3 Medium Density Residential and MU1 Mixed Use, allowing for a range of development densities.
Funding	Concerns were raised that funding for the project could be better directed toward initiatives benefiting a broader section of the community.	Funding for the establishment, operation and ongoing maintenance of the community garden is the responsibility of the garden group. Once incorporated and upon receipt of Council owner's consent, the garden group will be eligible to apply for external grant funding.

Table 2 provides details of a question that was raised during the consultation and Council staff response.

Table 2: Question raised and Council staff answer

Question raised in feedback	Staff answer
Who will be permitted to eat what is grown – will there be a system?	The garden group will be responsible for designing the membership system. Some community gardens share the responsibility of growing and harvesting all garden produce. Other community gardens allocate a plot to each member. Garden members generally pay a small annual fee. The garden group will decide what membership system they will use.

Document administration	
Version	1.0
Date	5 March 2026
Approval	Content provided and approved by Open Space Planning Team. Responsible manager: Jessica Currie
Status	Final
Related Projects	Footpath Program Arthur St, Dee Why
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

Attachment 1: 2025/26 Eco Schools Grant Program – funding recommendations

There is $10,000 (ex GST) in the 2025/26 Eco Schools Grants Operational Budget for the 2025/26 grant program. The program opened for applications on 1 March 2026 and closed on 4 April 2026.

Ten applications were received during the application period and a total of $4,828 (ex GST) was requested. All applications were deemed eligible. The eligible applications were then assessed by the Grants Panel with 10 applications being recommended for funding. These projects are shown in Table 1.

Table 1: Eligible projects recommended for funding

Applicant	Project	Requested funding (excl. GST)	Recommended funding (excl. GST)	Comment
John Colet School	Seed Library	$500	$500	The garden's seed-saving initiative fosters a community seed library, helping families grow, save, and share locally adapted, climate-resilient plants. It builds practical skills, affordability, and long-term food resilience centred on seeds.
Pittwater High School	Protecting our Waterway	$500	$500	Runoff is polluting our school creek, posing risks to wildlife and reducing water quality and visual appeal. With a $500 grant, Year 9 Aquatic Technology students will plant native species along the creek to filter water, enhance biodiversity, and monitor the project's effectiveness for sustainability learning.
Davidson High School	Containers for Climate	$478	$478	Without a permanent container recycling system, valuable recyclables are going to landfill despite growing student-led initiatives and demand for change. Installing dedicated recycling bins will embed sustainable habits, support ongoing education, and empower students to take responsibility for reducing waste at Davidson High.
Narrabeen Sports High School P&C	Narra-Bee Native Garden Regeneration	$500	$500	A 'Narrabee' will lead a native planting project to restore biodiversity with locally suitable species at Narrabeen Sports High. It will support pollinators and provide hands-on learning while improving the school environment.

Applicant	Project	Requested funding (excl. GST)	Recommended funding (excl. GST)	Comment
The Forest High School	TFHS Waste reduction and onsite FOGO Project	$500	$500	TFHS is launching a FOGO composting project using worm farms to turn food waste into fertiliser for a future school garden. Supported by the school, P&C, and local partners, it builds a foundation for long-term environmental education.
Balgowlah North Public School P&C	Native Beehive	$350	$350	Students will learn about a native stingless beehive through hands-on sessions with a beekeeper, exploring pollination and biodiversity. The project builds ecological understanding and environmental stewardship through real-world learning.
Beacon Hill Public School	BHPS Native Garden for Sustainability and Wellbeing	$500	$500	Beacon Hill PS will create a native garden with bush tucker plants and composting to support hands-on environmental learning and biodiversity. The project also promotes student wellbeing, sustainability skills, and connection to nature
Kinma School	Bush Care	$500	$500	Students run a weekly bush care program with Bushlink, maintaining gardens, regenerating bushland, and learning sustainability. The program builds environmental literacy, community connections, and inclusive values through hands-on work and local partnerships.
Wheeler Heights Public School	Habitat Garden as a Learning Space	$500	$500	Students are creating a habitat garden with native plants, a bird bath and an insect hotel to support local biodiversity. An interpretation sign will highlight its environmental features and support learning about healthy ecosystems.
St John the Apostle Catholic Primary School	Water use for Eco and Bush Tucker Garden	$500	$500	A solar-powered, rainwater-fed irrigation system will support the school’s eco and bush tucker garden, improving water efficiency and sustainability. The project strengthens environmental responsibility while supporting biodiversity and long-term garden growth.

DPIE file no:

Section 3.22 EP&A Act submission

Part A. Council to complete
Subject: Minor amendment to correct heritage mapping error relating to Heritage Item I269 - Clavering Road dry stone wall, Manly Local Environmental Plan 2013 Report requesting the making of an amending local environmental plan under sections 3.22 and 3.36(2) of the *Environmental Planning and Assessment Act 1979.*
Background: Northern Beaches Council resolved on 16 June 2026; to amend Manly Local Environmental Plan 2013 and to request that the Minister for Planning and Public Spaces make the plan under sections 3.22 and 3.36(2) of the *Environmental Planning and Assessment Act 1979*. The draft amending plan is attached. The land to which this amendment applies is Claveri8ng Road Reserve, as shown in the attached map.
Why there is a need for the amendment: Following the preparation a heritage study of stone dry walls throughout the LGA, titled *Heritage Assessment Stone Walls, Northern Beaches LGA 2025*, a mapping anomaly was identified in relation to Heritage Item I269, Clavering Rod dry stone wall. Heritage Map sheet number 1 incorrectly shows the heritage item located on the eastern side of Clavering Road, Seaforth rather than on the western side. It is noted that the heritage item, while mapped incorrectly, is still located within the Clavering Road reserve and not private property.
What the amendment does: The amendment only seeks to correct a mapping error to Heritage Map Sheet number 1 as it relates to Heritage Item I269 and does not seek to amend any zoning or development standards.
Why the amending plan is suitable to be made in accordance with section 3.22: The amendment is suitable to be made in accordance with section 3.22 as ot seeks to correct a minor mapping error. The mapping error relates to the local road reserve, being Clavering Road, and does not directly impact private property. Council has consulted with adjoining poprety owners to advise that there is

a mapping error that Council intends to rectify. On this basis the amendment is considered to be of a minor nature and will not have a significant adverse impact of the environment or adjoining land.

The council requests that the Minister agree to make draft Manly Local Environmental Plan 2013 (Mapping Amendment No. 3

Signed: Date: 17 June 2026

Name: Scott Phillips Position: Chief Executive Officer

On behalf of: Northern Beaches Council

Part B. Department use only

Date deemed adequate or returned to Council as inadequate:

Department position:

Opinion that instrument may be legally made:

Recommendation:

Date:

Signed:

Name:

NBRS

HERITAGE ASSESSMENTS

Stone walls, Northern Beaches Local Government Area

FINAL REPORT

OCTOBER 2025

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NBRS

Cover Image: View of part of the sandstone retaining wall at The Serpentine. (Source: NBRS 2025)

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Nominated Architects
Andrew Duffin: NSW Reg No. 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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ISSUED	REVIEW	ISSUED BY
27 May 2025	Draft for Review	Sophie Bock
28 October 2025	Final issue	Sophie Bock

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HERITAGE ASSESSMENTS

STONE WALLS, NORTHERN BEACHES LOCAL GOVERNMENT AREA

1.0 INTRODUCTION

1.1 BACKGROUND

This report has been prepared to assess the cultural significance of ten stone walls within the Northern Beaches Local Government Area. The assessments are against the following criteria, developed by Heritage NSW:

- Criterion (a) Historical Significance - *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*
- Criterion (b) Historical Associations - *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*
- Criterion (c) Aesthetic/ Creative/ Technical Achievement - *An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*
- Criterion (d) Social, Cultural, and Spiritual - *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*
- Criterion (e) Research Potential - *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*
- Criterion (f) Rare - *An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*
- Criterion (g) Representative - *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Based on assessment against these criteria, Statements of Significance have been prepared for each of the walls in this study.

1.2 METHODOLOGY

The heritage assessments in this report have been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance,* 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place, cultural significance, fabric*, and *conservation*, is as defined

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in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 STUDY AREAS

This report considers ten (10) stone retaining walls within the Northern Beaches Local Government Area. The approximate locations of the 10 walls, labelled A-J for the purposes of this report, are shown on the map below.

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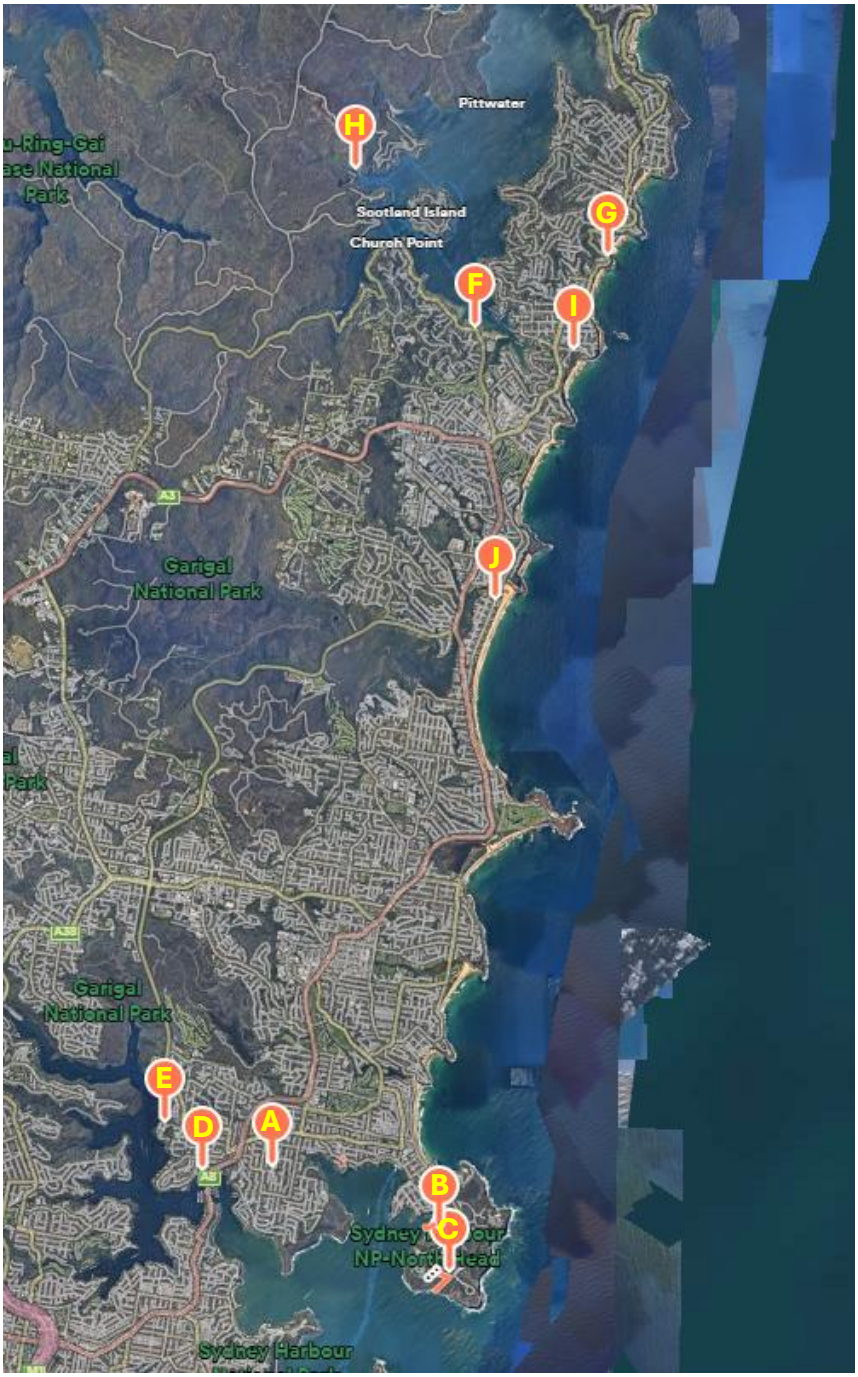

Figure 1: Diagram showing the location of the walls, labelled A-J within the Northern Beaches Local Government Area. Refer to the below table for identification of walls. (Source: Neamap with NBRS overlay)

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The walls are listed in the following table.

Identification (for the purposes of this report)		Suburb	Approximate address / location	Description
A	West Street, Balgowlah	Balgowlah	West Street – southern end of West Street, close to its intersection with New Street West	Retaining wall
B	Quarantine Station, Manly	Manly	North Head, Quarantine Station, Sydney Harbour National Park	Quarantine Station boundary walls
C	North Head Sanctuary, Manly	Manly	North Head, Sydney Harbour National Park	Former artillery battery boundary walls
D	Battle Boulevard, Seaforth	Seaforth	Battle Boulevard, west of the bend connecting to Manly Road	Retaining wall
E	Clavering Road, Seaforth	Seaforth	Clavering Road, extending along the majority of the western side of the road	Retaining wall
F	Pittwater Road, Bayview	Bayview	Pittwater Road and Fermoy Avenue, at the northern end of Fermoy Avenue	Retaining wall
G	The Serpentine, Bilgola Beach	Bilgola Beach	The Serpentine, southern end, north of its intersection with Barrenjoey Road	Retaining wall
H	Causeway, Lovett Bay	Lovett Bay	Site of former causeway, on the northern shore of Lovett Bay	Retaining wall
I	Bungan Head Road, Newport	Newport	Bungan Head Road, road reserve adjacent to Betty Morrison Reserve at the northern end	Retaining wall
J	Ocean Street, Narrabeen	Narrabeen	Ocean Street north of Malcolm Street, west of Butcher Park	Retaining wall

1.4 HERITAGE MANAGEMENT FRAMEWORK

The walls are listed as items of local heritage significance in three *Local Environmental Plans* (LEPs), described in the following table.

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Identification (for the purposes of this report)	Local Environmental Plan	Address (as recorded in Schedule 5)	Schedule 5 Item number	Property Description (in Schedule 5)	Schedule 5 description
A	Manly LEP 2013	West Street, Balgowlah	I4	-	Retaining wall
B	Manly LEP 2013	North Head, Quarantine Station, Sydney Harbour National Park, Manly	I178	-	Quarantine Station stone walls
C	Manly LEP 2013	North Head, Sydney Harbour National Park, Manly	I182	-	Stone Walls
D	Manly LEP 2013	Battle Boulevard, Seaforth	I266	-	Retaining Wall
E	Manly LEP 2013	Clavering Road, Seaforth	I269	-	Dry stone wall
F	Pittwater LEP 2014	Pittwater Road and Fermoy Avenue (within road reserve at junction of roads), Bayview	2270057	-	Sandstone retaining wall
G	Pittwater LEP 2014	The Serpentine (western side near Barrenjoey Road), Bilgola Beach	2270032	-	Sandstone retaining wall
H	Pittwater LEP 2014	Site of former causeway (northern side), Lovett Bay	2270049	Adjacent to Lots 2 and 3, DP 584315; Lots 4 and 5, DP 590990;	Stone retaining wall

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Identification (for the purposes of this report)	Local Environmental Plan	Address (as recorded in Schedule 5)	Schedule 5 Item number	Property Description (in Schedule 5)	Schedule 5 description
				Lot 6, DP 545717	
I	Pittwater LEP 2014	Bungan Head Road, road reserve adjacent to Betty Morrison Reserve, Newport	2270488	Adjacent to northern boundary of Lot 2, DP 230883	Stone wall
J	Warringah LEP 2011	Ocean Street near Malcolm Street, Narrabeen	I93	As shown on *Heritage Map*	Stone wall

1.5 AUTHORSHIP

This report was prepared by the following authors, all of NBRS:

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- Krystal Pua, Associate – Heritage
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- Dr Elizabeth Offer, Heritage Consultant
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1.6 LIMITATIONS

This report does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

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2.0 DOCUMENTARY EVIDENCE

2.1 HISTORICAL DEVELOPMENT OF THE NORTHERN BEACHES

2.1.1 TRADITIONAL OWNERS

The land that now encompasses the area known as Warringah and Pittwater is part of the traditional lands of the Garigal or Caregal people. The Traditional Owners of the land that now encompasses the Balgowlah and Seaforth areas are the Birrabirragal people. Manly was originally inhabited by the Cannalgal and Kayimai people[1] and knew the Manly and Balgowlah area as Kay-ye-my.[2]

Traditional owners maintained an ongoing relationship with the area that stretches thousands of generations. A coastal people, both men and women fished the waterways and were highly skilled in fishing, further supplementing their resources with birds, reptiles, marsupials, roots, fruits, and nuts.[3] The Garigal or Caregal people lived in familial groups, moving across the land depending on the seasons.[4] Further north, in what is today known as Palm Beach, people made fishing lines from cabbage tree palms, mended canoes with palm fronds and constructed shelters.[5] Narrabeen Lagoon was one of the many seasonal camping sites of the Garigal, which offered seasonal shelter, fish, and wetland resources.[6]

Contact with European colonisers began with the arrival of the First Fleet in 1788.[7] The populations of the Garigal, the Birrabirragal and the Kayimai people were significantly impacted by the increasing encroachment by colonisers, the introduction of diseases such as smallpox, and the restricted access to resources that were once communally available.

2.1.2 1788 – 1850S

Soon after the arrival of the First Fleet in January 1788, Captain Arthur Phillip, in the company of several officers, rowed into the lower Middle Harbour looking for water and a settlement place. Later, after the establishment of a settlement at Sydney Cove, early explorations were undertaken to Middle Harbour. Phillip named at the time 'Broken Bay', six weeks after the establishment of the Port Jackson settlement.[8] Noted at the time for its 'romantic' aspects, other expeditions soon followed with a survey of the area undertaken in 1789; Surveyor General Grimes produced a plan of the area in 1802. The first permanent European settlement in the area was established around 1808 and was located in the northern portion of the peninsula to allow for river trading along the Hawkesbury River.[9]

Between 1814 and 1821, deputy surveyor general James Meehan undertook surveys of Warringah and Pittwater, with subsequent land grants issued.[10] Surveyor William Romaine Govett undertook surveys around the Pittwater area in 1829. Over much of the nineteenth century, those travelling to or through Narrabeen were required to cross via a ship until 1883, which is when the first bridge was opened to cross Narrabeen Lagoon on Pittwater Road.[11]

[1] Ashton, Paul, Manly, Dictionary of Sydney, 2008, https://dictionaryofsydney.org/entry/manly, viewed 24 May 2025.
[2] MacRitchie, John, Balgowlah, Dictionary of Sydney, 2008, https://dictionaryofsydney.org/entry/balgowlah, viewed 24 May 2025.
[3] City Plan Heritage, "Report on Pittwater Community Based Heritage Study Review," March 2015, 29–30.
[4] City Plan Heritage, 29.
[5] Macleod, Virginia, Palm Beach, Dictionary of Sydney, 2008, https://dictionaryofsydney.org/entry/palm_beach, viewed 24 May 2025.
[6] "Aboriginal Settlement Narrabeen Lagoon | The Dictionary of Sydney," accessed April 7, 2025, https://dictionaryofsydney.org/entry/aboriginal_settlement_narrabeen_lagoon.
[7] City Plan Heritage, 32–33.
[8] City Plan Heritage, 31.
[9] City Plan Heritage, 34.
[10] Pauline Curby, *Seven Miles from Sydney: A History of Manly* (Manly Council, 2001), 41.
[11] "Narrabeen Lagoon Bridges," Northern Beaches Council, accessed April 7, 2025, https://northernbeaches.recollect.net.au/nodes/view/13562.

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The early character of Pittwater was agricultural, with wheat and oats established as important crops.[12] Industries soon followed, with shipbuilding, fishing, lime-burning, timber getting, shingle cutting, and river trading soon developing in the area.[13] From 1816, large parcels of land comprising hundreds of acres were granted. Over the 1820s to the 1840s, this pattern of settlement continued in Pittwater as the remaining viable land was taken up; this included the land that would become Bayview, which was granted in 1821 to Robert McIntosh (200 acres), Peter Patullo (80 acres) and Jeremiah Bryant (80 acres). Pittwater's agricultural character persisted into the mid to late nineteenth century, with the area producing fruit, vegetables, maize, wheat, cattle, and dairy products.[14]

Early settlers in the area made a living by timber getting, shingle cutting, extracting salt from sea water, and collecting shells to be transported to Sydney and burned for lime. Shipbuilding and fishing also developed as important economies in the region.[15] By the 1850s, however, these activities had begun to wind down.

Major Thomas Mitchell, the Surveyor-General of New South Wales, drew up a plan of Balgowlah in 1828, being a plan for a village or domestic rural settlement with 31 allotments (later increased to 48). The allotments were laid out in a rectangular pattern, which remains interpretable today. The settlement of Balgowlah began soon after.

Between 1837 and 1857, a number of land grants were made in Seaforth, with J Fisher's grant the earliest conferred.[16] Across Seaforth, there were pockets of fertile land that were suitable for orchards, vegetable growing, and dairying.[17]

Until the mid-1800s Manly and its surrounds were sparsely populated and primarily contained large homes occupied by wealthy families and their servants.[18] This changed when the English immigrant Henry Gilbert Smith recognised the area's potential as a resort town, which he subsequently promoted as the 'Brighton of the South Pacific'.[19]

In 1853, Gilbert Smith purchased John Thompson's 100-acre grant for the sum of £800.[20] The following year, Gilbert Smith built a small pier at Manly Cove and instigated his own regular boat service to Circular Quay. Opposite the pier he constructed the Italian-style 'Pier Hotel' with an adjoining public 'Pleasure Garden'.

In 1856, Gilbert Smith cleared a wide street between the harbour and the ocean frontage which he named 'The Corso' after the Roman street of the same name. The Norfolk pines along the ocean front were said to have been planted on the insistence of Gilbert Smith who then directed that these trees be in many of Manly's streets.

2.1.3 1860S - 1900

Land grants in the Pittwater area proceeded throughout the second half of the 19th century, commencing at Mona Vale in 1853 and Church Point in 1871. Around McCarrs Creek and Lovett Bay land was gradually bought and settled in small, isolated pockets.[21] Lovett Bay

[12] City Plan Heritage, 36.
[13] City Plan Heritage, 37.
[14] City Plan Heritage, 44.
[15] City Plan Heritage, "Report on Pittwater Community Based Heritage Study Review," March 2015, pp. 38-39.
[16] Brian McAteer, *A History of Seaforth* (Balgowlah RSL Memorial Club, 2006), 9, https://northernbeaches.recollect.net.au/nodes/view/12230.
[17] McAteer, 9.
[18] 'Manly | The Dictionary of Sydney', accessed 27 May 2024, https://dictionaryofsydney.org/entry/manly.
[19] 'Manly | The Dictionary of Sydney'.
[20] NSW LRS, Old Systems Title Bk 25 No. 609
[21] City Plan Heritage, "Report on Pittwater Community Based Heritage Study Review," March 2015, pp. 38-39.

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was named Night Bay in the survey of 1869. But by 1890s it had taken on its current name, after John Lovett who lived there in 1836.[22]

The Municipal District of Manly was incorporated in 1877. The first subdivision of Seaforth followed in 1878 on J Burton's grants near St Paul's Church east of Panorama Parade.[23]

Pittwater began to develop more steadily over the mid to late nineteenth century as coach and steamer services were opened to the area. Community facilities and infrastructure soon followed from the 1870s, with the establishment of churches, schools, and postal services.[24] It was around this time that Bayview began to emerge as a locality, with the Bayview Post Office opened in 1882.

In the 1890s Pittwater emerged as a popular destination for leisure and recreation. Picnickers, campers and holidaymakers flocked to the area to take in the scenery or investigate the water ways via a steamer excursion. Development in Manly at this time was slow and uneven.[25] The area appears to have undergone some growth over the 1870s and 1880s as places of worship and schools were constructed, such as St Paul's Anglican Church in 1875 and Seaforth Public School opened in 1881.[26] At this time, the Spit was crossed by a punt, operated by Peter Ellery until it was taken over by the Government in the 1880s and converted to steam power.[27]

Flagstaff Hill (now known as Birnie Lookout), was especially favourable spot because of its expansive views over Lovett Bay. Commercial traders perceived the economic potential in Ku-Ring-Gai's abundant flora and swiftly established enterprises in the sale of native flowers, particularly the Christmas bush (*Ceratopetalum gummiferum*) and the Rock Lily Orchid, (*Dendrobium speciosum*). An article published in 1894 describes the degradation of Ku-Ring-Gai bushland following the harvesting of trees and lilies, which had 'which left the foreshores for miles denuded of the special vegetation which had made them attractive in former years'.[28]

The environmental impact resulting from harvesting of native flora prompted the establishment of the Ku-ring-gai Chase National Park in 1894.[29] The Ku-Ring-gai Trust arranged for the reservation of 35,300 acres (14,825 hectares) of bushland for recreation and the protection of flora and fauna.[30]

Some of the most prominent stone structures in the Manly area were constructed at this time, including 'Dalley's Castle' a grand residence built c. 1880 for William Beade Dalley, then the New South Wales Attorney General, which featured Gilbert Smith's camera obscura tower at the foot of the residence.[31] Another local landmark was the Stone Kangaroo. The surrounding land, named 'Kangaroo Park' was then gifted to Council in 1879.[32] Perhaps the most impressive stone structures built in the Manly area was the St Patrick's Seminary

[22] Northern Beaches Council, *Western Foreshores*, n.d., https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/pittwaters-past/lh-westernforeshores.pdf
[23] McAteer, 9.
[24] City Plan Heritage, 48.
[25] "Seaforth | The Dictionary of Sydney," accessed April 16, 2025, https://dictionaryofsydney.org/entry/seaforth.
[26] McAteer, *A History of Seaforth*, 14; McAteer, 18.
[27] McAteer, *A History of Seaforth*, 15.
[28] Kuringai [sic] Chase, *The Sydney Morning Herald, 18 December 1894,* p. 6. http://nla.gov.au/nla.news-article14000128
[29] 'Ku-ring gai [sic] Chase Reserve' *The Maitland Daily Mercury*, 22 December 1894, p. 3. http://nla.gov.au/nla.news-article121328689
[30] 'Registrar General's Report on the Vital Statistics of Sydney and Suburbs for the year 1896', *NSW Government Gazette*, 4 June, 1897, p. 3903. http://nla.gov.au/nla.news-article224599340
[31] 'The Grand Home by the Sea | Northern Beaches Council', accessed 27 May 2024, https://www.northernbeaches.nsw.gov.au/library/your-library/news/grand-home-sea.
[32] Metherell, Terry, 'Walk Notes, Manly Cemetery to Stone Kangaroo', Manly Library Local Studies, August 2008.

College and the Cardinal's Palace.[33] Built in Gothic Revival style c.1899, the stone for both buildings were said to have been quarried from North Head along with stone found on site.[34]

By the 1890s, tourism had increased in Narrabeen, creating a need for better road infrastructure and transportation. A regular coach service began from Narrabeen, Newport, and Bayview around this time.[35] In 1890, Narrabeen was subdivided as part of the Mount Ramsey Estate, which laid out many of the roads in the area. In 1906, the Warringah Shire Council was established, which incorporated Narrabeen.[36]

Warringah Shire Council was formed in 1906. Around 1911, there was a modest population of 2,823 living in households across the Northern Beaches.[37]

As more people began to move to the area, large amounts of stone began to be quarried to make new homes. The type of stone quarried was primarily sandstone, a common material found in Sydney and its surrounds. An unusually abundant amount of sandstone is located in the Manly area are due to the joining of North Head, which was once an island, to mainland Sydney by the formation of a sand spit (an accretion of sand or gravel) over 200 million years ago.[38]

Because transporting raw materials from Sydney was both expensive and difficult, at that time several local quarries were established to facilitate construction.[39] The most likely site of Manly's first quarry was located at the junction of what is now Raglan Street and Kangaroo Lane, Manly. It began operations from c.1855. Stone subsequently became so popular that many additional quarries were established. Northern Beaches historian Terry Metherell has identified the following local sites as being utilised in the late 19th and early 20th centuries:

- Tower Park, located within what is now Sydney Street, Manly
- Kangaroo Hill, Manly
- Belgrave Street, Manly
- Fairy Bower Road (first known as 'Quarry Road'), Manly
- Marshall Street, Manly.[40]

Metherell also noted that many local landmarks containing the material were built using sandstone quarried directly from site.[41] Entries in the *Sands Directory* show that two men appear to have been working as local stonemasons in the 1850s, although there were likely many more employed on a casual basis; Thomas Youll (or Youl) and David Fraser, with Youll known for his collaborations with Henry Gilbert Smith.[42] Later well known stonemasons are recorded as being John Gould and David Taylor.[43] Perhaps the most prominent stonemason operating in the northern beaches at that time was Andrew Mercer of Balgowlah. Mercer

[33] Stuart, Geoff, 'Secrets in stone : discover the history of Sydney' / Geoff Stuart,, Tower Books Surry Hills, Sydney, 1993, 181-182.
[34] Stuart, Geoff, 'Secrets in stone : discover the history of Sydney', 181-183; Manly Library Local Studies, 'St Patrick's', document number MC/12/112059.

[35] Curby, *Seven Miles from Sydney: A History of Manly*.
[36] GML Heritage, "Northern Beaches Thematic History," 2022, 135.
[37] As counted in the 1911 Census. Scotland Island Community Website, *History*, https://www.scotlandisland.org.au/about-the-island/history/.
[38] The Australian Museum, accessed 6 June 2024, https://australian.museum/learn/animals/wildlife-sydney/geology-of-sydney-harbour/australian.museum/learn/animals/wildlife-sydney/geology-of-sydney-harbour/; 'Sand Spit - Coastal Wiki', accessed 6 June 2024, https://www.coastalwiki.org/wiki/Sand_spit.
[39] 'Quarrying in Manly'.
[40] Metherell, Terry, 'Set in Stone: Manly's Stone Heritage, c.1850-1940', Manly Library Local Studies, April 2009.
[41] 'Quarrying in Manly'.
[42] Search of *Sands Directory, 1855-1836, https://archives.cityofsydney.nsw.gov.au/nodes/view/495003;* 'Quarrying in Manly'.
[43] Search of *Sands Directory, 1855-1836, https://archives.cityofsydney.nsw.gov.au/nodes/view/495003;* 'Quarrying in Manly'.

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also became prominent in local politics and operated several brickworks in the area. The home *Edinboro*, in Balgowlah, was built by Mercer and still stands to this day.[44]

Towards the end of the 19th century, stone began to be used for kerbs, gutters and walls along Manly's central streets, and sea baths also began to be crafted of stone.[45] It was at this time that transport from Sydney and the north of Sydney, to Manly, greatly improved, culminating in 1876 when the Manly to Port Jackson Steamship Company was established, with advertisements promising vacations 'Seven Miles from Sydney, [and] a Thousand Miles From Care'.[46]

Until the use of motor vehicles became widespread and the quality of local roads improved (c.1930s), stone was moved around the northern beaches by horse and cart, a slow process that meant that most homes and other buildings built before that time were very likely made of stone quarried nearby or on site.[47]

2.1.4 1900 – 1940S

As the popularity of the area increased from 1900, land speculation and development increased as well, with the large early land grants subdivided by real estate speculators.[48]In the early 1900s, Henry F Halloran, a land agent, valuer, surveyor, developer, and conveyancer acquired several of the earlier land grants in the area that comprises Seaforth[49]; most of this land was in the Manly Municipal Council which had been proclaimed in 1877. A smaller portion was located in Warringah Shire, proclaimed in 1906.

The land grants acquired by Halloran were subdivided into about 350 allotments in 1906. Halloran first proposed to name the subdivision Balfour in honour of the British Prime Minister at the time. However, the name was changed to 'Seaforth' following a suggestion from his wife.

In the same year, the Warringah Shire was proclaimed; by 1911, this area amounted to a modest population of 2,823 living in households across the Northern Beaches.[50]

The subdivision and the growth that followed promoted improvements in transportation and access, with retaining walls and jetties constructed. A tram line was opened in Seaforth from Manly to the Spit in 1911, which continued to operate until October 1939.[51] By 1913, trams had replaced coaches, which operated as far as Narrabeen.[52] The opening of the tram line allowed for the suburban growth of the area as residents could now more easily commute to work. As residential development increased, additional road construction and upgrades were required.[53] Transportation by motorised vehicles also increased over the early twentieth century as bus services were introduced.[54]

[44] 'MANLY LOCAL ENVIRONMENTAL PLAN 2013 - SCHEDULE 5', accessed 6 June 2024, https://www5.austlii.edu.au/au/legis/nsw/consol_reg/mlep2013286/sch5.html.
[45] 'Quarrying in Manly'.
[46] Manly and Port Jackson Steamship Company | The Dictionary of Sydney', accessed 27 May 2024, https://dictionaryofsydney.org/organisation/manly_and_port_jackson_steamship_company.
[47] 'Quarrying in Manly'.
[48] City Plan Heritage, 59.
[49] McAteer, 15.
[50] As counted in the 1911 Census. Scotland Island Community Website, *History*, https://www.scotlandisland.org.au/about-the-island/history/.
[51] McAteer, 28.
[52] City Plan Heritage, 55.
[53] "WARRINGAH SHIRE," *Daily Telegraph*, January 21, 1928, http://nla.gov.au/nla.news-article245501989.
[54] City Plan Heritage, 55.

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In the first half of the twentieth century, Pittwater became a popular resort and holidaying area. As private motor cars became more common from the 1920s, day or weekend trips to the peninsula became more feasible, further spurring development.

Development proceeded at an increasing pace during the 1920s following the subdivision and sale of tracts of land. Infrastructure was subsequently built and expanded to accommodate the growing population, including roads and wharves. With the opening of The Spit bridge in 1924 and improvements in transportation, development continued throughout the 1920s and 1930s.[55] During this period, Manly Council began to improve the infrastructure in the area, with kerbing, guttering, and the repair of street alignments undertaken; some of this work was undertaken by men employed through the unemployment relief schemes.[56]

While suburbs were formed across the Northern Beaches region in the twentieth century, Lovett Bay remained largely untouched. Surrounded by the great expanse of the Ku-ring-gai Chase on one side and bounded by the waters of the Pittwater to the other, Lovett Bay remains accessible only by foot or water.

As residential development increased at, commercial and infrastructure growth followed. By the mid-1930s, the increasing population of the Warringah Shire required improvement in transportation.[57] The Manly-Warringah tramway system was closed in October 1939, with government bus services gradually taking over as the principal means of public transport.[58] From the 1930s, buses operated in the area to serve the increasing population, placing additional pressure on the roadways.[59]

The source of stone for each wall in the present study cannot be ascertained for certain, however several local quarries existed in the area in the early 20th century. In his paper, *Quarrying in Manly*, Terry Metherell named the local quarries operating at this time, including the 'Thornton Hill Quarry' located on Sydney Road between Woods Parade and Bellevue Street, and 'Hill Top Quarry' worked by Edward Allen. In 1906, it was noted that the Kangaroo Reserve Quarry had been in use for over 50 years, though little stone had been removed in recent years.[60]

The stone used for road infrastructure walls in the southern suburbs, such as Seaforth, Balgowlah and Manly, may have come from a quarry on Sydney Road, which was used by Manly Council for its projects until about August 1926. Late in 1926, the Manly Council's Engineer reported that,

> *The Council has for some time been using a quarry in Sydney Road at Paine's Garage. But as this quarry is now closed against blasting only the stone now carved out can be utilised. The only other place I can suggest is the outcrop in the Balgowlah Park – this stone is of good quality and its removal would benefit the place.*[61]

[55] "Balgowlah History," Northern Beaches Council, 6, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/10472.
[56] "Balgowlah History," 7.
[57] Curby, *Seven Miles from Sydney: A History of Manly*, 195.
[58] GML Heritage, "Northern Beaches Thematic History," 41.
[59] McAteer, 29.
[60] "Quarrying in Manly," Northern Beaches Council, 8, accessed June 6, 2024, https://northernbeaches.recollect.net.au/nodes/view/13898.
[61] "Manly Council Engineers Report Book 1926," Northern Beaches Council, accessed April 3, 2025, https://northernbeaches.recollect.net.au/nodes/view/1012.

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Another possibility is that the stone was quarried directly from site or from nearby. Manly Council often utilised opportunistic quarrying to source stone for its kerbs and gutters, sea walls, road retaining walls, road foundations, and public improvements.[62]

2.1.5 1950S – 21ST CENTURY

From about the mid-twentieth century, further subdivision occurred across Pittwater as motor vehicles became more widely available, with the area becoming increasingly suburbanised.[63] At this time, transport to Sydney from the area improved greatly, further spurring growth. The construction of expressways and the improvement in roads eased access to the area, resulting in its development as a residential suburb.[64]

Permanent residential development around the Pittwater continued well into the 1950s. In the years following the Second World War, the Northern Beaches continued to develop as a residential area, with the remaining dairy farms disappearing.[65] Large shopping centres such as the Totem were constructed.

Over the mid-twentieth century, Warringah Shire underwent a boom in development, experiencing an industrial boom as enterprises, swayed by the cheap land and improved access, established factories in the shire.[66] A rapid increase in the population in Warringah Shire followed over the 1950s and 1960s as postwar migration quickly surged in New South Wales, with the number of persons residing in the shire increasing fivefold.[67] This resulted in increased residential development in the area.

Warringah Shire has resisted the development of medium to high-density development over the mid to late twentieth century. In 1989, Warringah was granted an exception from the new Sydney planning policy, which opened residential areas to medium or high-density housing.[68]

Over the late twentieth and twenty-first centuries, the population growth of Warringah, as it has for much of the Northern Beaches area, has slowed considerably.[69] This is due in part to inadequate public transport in comparison to other parts of Sydney and limits placed on denser housing.[70]

In 2016, the Manly, Warringah, and Pittwater Councils merged to form the Northern Beaches Council.[71]

[62] "Quarrying in Manly," 18.
[63] City Plan Heritage, "Northern Beaches Thematic History," 65.
[64] City Plan Heritage, "Northern Beaches Thematic History," 56.
[65] "Balgowlah History," 9.
[66] GML Heritage, "Northern Beaches Thematic History," 118.
[67] GML Heritage, "Northern Beaches Thematic History," 118.
[68] GML Heritage, "Northern Beaches Thematic History," 128.
[69] GML Heritage, "Northern Beaches Thematic History," 128.
[70] GML Heritage, "Northern Beaches Thematic History," 128.
[71] GML Heritage, "Northern Beaches Thematic History," 2022, 140.

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2.2 HISTORICAL SUMMARIES

2.2.1 WEST STREET, BALGOWLAH

There are two stone retaining walls on West Street, Balgowlah; the southern wall is listed as a local heritage item and mapped on the LEP and State Heritage Inventory, while the northern wall is not.

The northern stone wall at West Street, Balgowlah, is likely to have been constructed between 1910 – 1930, and pre-dates the southern wall. It is located in a part of West Street which was first subdivided in the 1880s, with roads and houses constructed gradually over the following decades. Early development in this part of the street appears to date from the Federation period, and the wall appears in aerial photography taken in 1930.

The southern stone wall at West Street, Balgowlah, was likely constructed in the 1930s to support the embankment which separates the western (upper) and eastern (lower) parts of West Street. Over the 1930s, the southern end of West Street developed with residential buildings constructed, particularly the west side, requiring improvements to the road and vehicle access to properties. The subject wall may have been constructed to support the embankment when vehicle access was provided to the new developed houses on that portion of the street.

In 1928, Major Thomas Mitchell, Surveyor-General of New South Wales, drew up the plan for Balgowlah at the head of the North Harbour. Balgowlah was intended as a village-like settlement with 31 allotments (later extended to 48) laid out in a rectangular grid (

Figure 2). The land grants laid out in Balgowlah appear to have been further divided to measure between two and five acres.

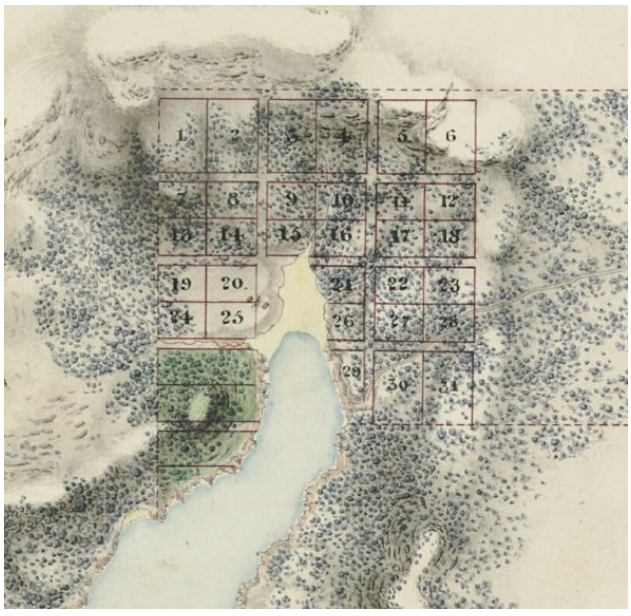

Figure 2: Plan of the Village of North Harbour (Balgowlah), 1928, showing the 31 allotments. (Source: State Library of NSW, 74VvMR26ywpb)

West Street appears to be an early road in the area and is noted on a map of the Parish of Many Cove from 1883, which shows both West Street and New Street (Figure 3). West Street

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was the original western boundary of the Manly Municipality, which was first incorporated in 1877.[72] New Street, between Maretim and West streets, was dedicated in 1888.[73] In 1889, West Street between Beach Street and Sydney Road was advertised and opened.[74]

From the 1880s, parcels of land along the west side of West Street were further subdivided into estates and offered for sale, such as the Carrington Heights Estate (1886) and the Zahel's Estate (1886).[75] Lots facing New Street between Gertrude and Beatrice streets were subdivided as part of the Clearview Estate in 1886.[76]

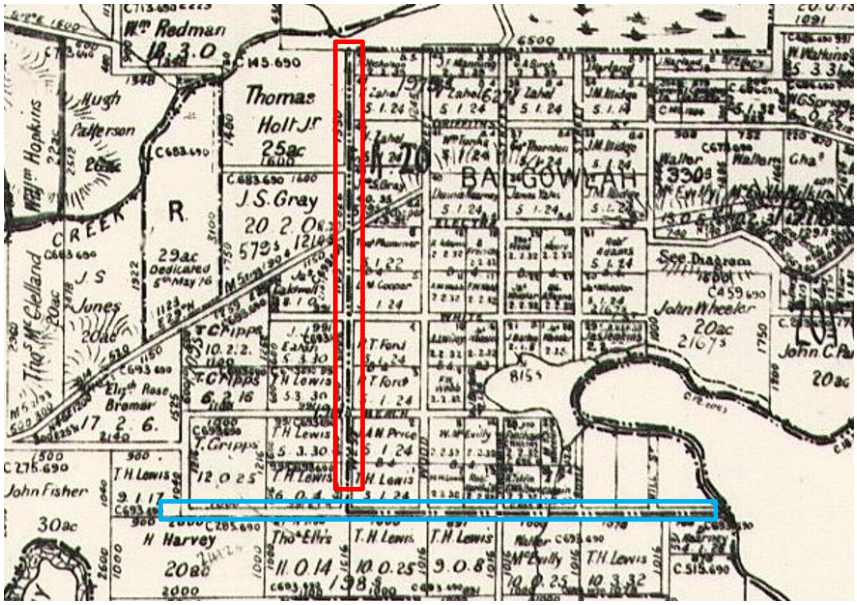

Figure 3: 1883 Parish of Manly Cove map, with West Street outlined in red and New Street outlined in blue. (Source: Northern Beaches History Hub, 64838)

The land to the east side of West Street, between Beach and New streets, was occupied by Hill Farm or Brimbecom's Dairy from at least 1890.[77]

At around this time, the northern part of the street was subdivided as the Malvern Heights estate.

[72] "SITE FOR A VILLAGE AT MANLY.," *New South Wales Government Gazette*, May 16, 1881, http://nla.gov.au/nla.news-article221680501.
[73] "PRELIMINARY NOTIFICATION OF STREETS IN THE MUNICIPALITIES OF MANLY, EAST ST. LEONARDS, WELLINGTON, AND PARRAMATTA.," *New South Wales Government Gazette*, April 20, 1888, http://nla.gov.au/nla.news-article222125477.
[74] "CONFIRMATION OF STREETS.—MUNICIPALITIES OF EAST ST. LEONARDS, MANLY, NORTH WILLOUGHBY, AND ST. LEONARDS.," *New South Wales Government Gazette*, July 16, 1889, http://nla.gov.au/nla.news-article222183377.
[75] "021 - Z/SP/B1/24 - Zahel's Estate, Balgowlah - West St, Balgowlah Rd, Electra St, The Corso, 1886," Collection - State Library of NSW, accessed May 15, 2025, https://collection.sl.nsw.gov.au/record/74VvDzmdeqAM/3gyArdoBWlkpv; "037 - Z/SP/B1/40 - Carrington Heights Manly - Middle Harbour Rd, White St, West St, Wanganella St, Beach St, 1886," Collection - State Library of NSW, accessed May 15, 2025, https://collection.sl.nsw.gov.au/record/74VvDzmdeqAM/QOPkOMrX6ag8d.
[76] "West Street and New Street," Northern Beaches Council, 1, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/12556.
[77] "Hill Farm or Brimbecom's Dairy Balgowlah," Northern Beaches Council, 1, accessed May 20, 2025, https://northernbeaches.recollect.net.au/nodes/view/12194.

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Figure 4: Undated subdivision advertisement for the Malvern Heights, c. 1888 estate, comprising the northern part of the western side of West Street, west of the northern retaining wall (Source: State Library of NSW, 036 - Z/SP/B1/39 - Malvern Heights Manly - Middle Harbour Rd, West St, Clontarf St, White St)

In 1909, the Woodlands Estate subdivision occurred to part of the northwest corner of the intersection of West and New streets.[78] Works were undertaken to West Street, likely the northern portion, in 1908 when blue metal was laid.[79]

Despite the early subdivisions, the land along West Street appears to have been slow to develop, particularly the southern end of the street, likely due to its remote location and lack of adequate transportation.[80] A portion of the west side of West Street, between Beach and New streets, was subdivided as part of the Wanganella Estate in 1910, however, the lots do not appear to have been sold.[81] Few houses were noted as being located on West Street until about 1911, after which the area began to develop slowly.[82] By this time, the tram services between Manly and The Spit had commenced, which helped to spur development.[83]

[78] "041 - Z/SP/B1/44 - Woodlands Estate North Harbour Manly – Wanganella St, Beach St, West St, New St, Gertrude St, Thornton St, Woodlands St, 1909," Collection - State Library of NSW, accessed May 15, 2025, https://collection.sl.nsw.gov.au/record/74VvDzmdeqAM/grZWXg0KgamXX.
[79] "IMPROVING MANLY.," *Daily Telegraph*, February 15, 1908, http://nla.gov.au/nla.news-article238086154.
[80] Terry Metherell, "West Street and New Street," Northern Beaches Council, May 2005, 2, https://northernbeaches.recollect.net.au/nodes/view/12556.
[81] "059 - Z/SP/B1/62 - North Harbour Manly Wanganella Heights - Beach St, Wanganella St, Wood St, New St, 1910," Collection - State Library of NSW, accessed May 15, 2025, https://collection.sl.nsw.gov.au/record/74VvDzmdeqAM/7632OzgZZyRPM.
[82] Metherell, "West Street and New Street," 2.
[83] Metherell, 2.

NBRS

Part of the east side of West Street between Beach and New streets was subdivided in 1911 as part of the Hill Farm Estate, however, lots were slow to sell, and the land was re-advertised in 1914.[84] Later aerials from 1930 indicate that this land was slow to develop, with only three houses noted on the east side of this portion of West Street; one house was also noted to the west side (Figure 6). A portion of the land was later reserved for the Brimbecom Park, after a portion of Brimbecom's Dairy farm was gifted to Manly Council[85]; the remaining land was subdivided as part of the Brimbecom Estate in 1954.[86]

Figure 5: 1930 aerial view of the northern part of West Street between what is today Sydney Road and White Street, showing what appears to be the low stone retaining which is extant today (Source: NSW Spatial Portal, Frame 1146)

The portion of West Street between Beach and New streets was subdivided over the 1920s, with the Wanganella Heights Estate subdivision to a part of the west side readvertised in 1925.[87] The west side of West Street between Beach and New streets was developed as part of the Gwalior Estate subdivision in 1921.[88]

[84] "Hill Farm Estate," Northern Beaches Council, 1, accessed May 20, 2025, https://northernbeaches.recollect.net.au/nodes/view/12192.
[85] "Map of the Village of Manly, Parish of Manly Cove, 1961," Northern Beaches Council, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/51020; "Brimbecom Park," Northern Beaches Council, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/10630.
[86] "Hill Farm or Brimbecom's Dairy Balgowlah," 2.
[87] "029 - Z/SP/B1/32 - North Harbour Manly, Wanganella Height - Beach St, Wanganella St, Seaview St, West St, New St, 1925," Collection - State Library of NSW, accessed May 15, 2025, https://collection.sl.nsw.gov.au/record/74VvDzmdeqAM/BwLGGNlkKwway; "059 - Z/SP/B1/62 - North Harbour Manly Wanganella Heights - Beach St, Wanganella St, Wood St, New St, 1910."
[88] Metherell, "West Street and New Street," 6.

NBRS

In 1920, Manly Council began an ambitious project to improve the infrastructure in the area. As part of these works, West Street was extended,[89] though improvements to the southern end of the street did not occur until the 1930s.

Over the 1930s, works were undertaken to the southern end of West Street, which included replacing the brick kerbing with concrete kerbing and guttering. It is possible that the stone retaining wall at the southern end of West Street (wall A in this report) was constructed at this time, although it may have been constructed – or completed – in the early 1940s.

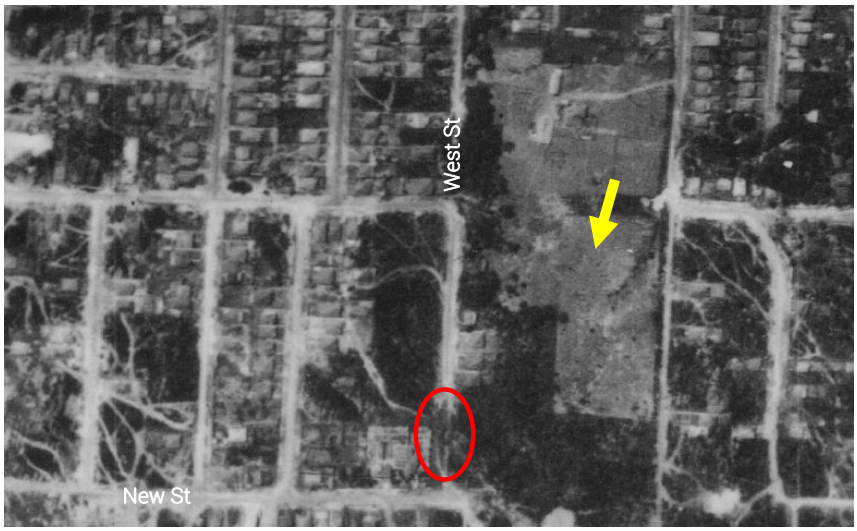

Figure 6: 1930 aerial with the subject site circled red. The reserve and Brimbecom's Dairy Farm to the east of the site is visible (indicated by yellow arrow) with houses constructed along West Street to the reserve. (Source: NSW Spatial Portal, Frame 1146)

In 1934, the Manly Council minutes recorded that a new formation was completed in West Street between Beach and New streets by February of that year.[90] The permanent surfacing of West Street between Beach and New streets was recommended by Manly Council in July 1939; the widening of the road was left for a future determination.[91]

[89] "TO IMPROVE MANLY," *Sun*, January 24, 1920, http://nla.gov.au/nla.news-article221378821.
[90] "Manly Council Historical Minutes between 15 February 1934 to 5 June 1934," Northern Beaches Council, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/50765.
[91] "Manly Council Historical Minutes between 11 July 1939 to 26 September 1939," Northern Beaches Council, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/50810.

NBRS

Figure 7: 1935 image of West Street, Balgowlah, looking south from Beach Street. Note the unmade road and brick kerbing. (Source: Northern Beaches Council History Hub, LH011965)

Figure 8: 1939 image of West Street, Balgowlah, looking towards New Street. Note the concrete kerbing and guttering; the concrete kerbing has not been extended to the intersection with New Street. The subject wall (A) is seen in this photograph, but it is unclear to what extent it had been formalised with sandstone blockwork at that time. (Source: Northern Beaches Council History Hub, LH011969)

NBRS

Figure 9: Jan 1939 image of West Street, Balgowlah, showing part of the embankment to the southern end of West Street. (Source: Northern Beaches Council History Hub, LH011961)

In 1941, the Manly Council minutes noted that an application had been made for the Council to contribute towards a retaining wall in West Street, though it is unclear which wall is being referred to.[92] The Engineer recommended that the Council contribute £5 towards the cost.

By 1943, the southern end of West Street was developed more substantially, particularly to the west side (Figure 10). The development of the west side likely required that road access be made available to the new housing, including to the lots located to the embankment (3 and 5 West Street), and could have spurred the construction of the retaining wall.

The subject area appears more formalised by 1943, with the vegetation removed and kerbing introduced, suggesting that works were undertaken to the site over the 1930s. The subject wall may have been constructed as part of the works undertaken to the southern end of West Street over the 1930s-1940s.

[92] "Manly Council Historical Minutes between 8 August 1941 to 4 November 1941," Northern Beaches Council, accessed May 16, 2025, https://northernbeaches.recollect.net.au/nodes/view/50819.

NBRS

Figure 10: 1943 aerial showing residential development to the southern end of West Street. The subject location, being to the embankment, is circled red. The subject area appears more formalised, with vegetation removed and kerbing introduced. (Source: NSW Historical Imagery)

NBRS

Figure 11: A low, straight retaining wall in the northern part of West Street had also been constructed by 1943 and is extant today (Source: NSW Explorer https://portal.spatial.nsw.gov.au/explorer/index.html)

NBRS

Figure 12: 1949 photograph showing the northern wall on West Street, which had been constructed pre-1930 (Source: Northern Beaches Council History Hub LH011963)

A guard fence was constructed to the 'high level section of West Street on the western side immediately north of New Street' around 1959, after an accident had occurred, at an estimated cost of £60.[93]

[93] "Manly Council Historical Minutes between 30 June1959 to 28 July 1959," Northern Beaches Council, accessed May 15, 2025, https://northernbeaches.recollect.net.au/nodes/view/50880.

Figure 13: 1951 aerial showing the southern end of West Street. The subject location, being to the embankment, is circled red. (Source: NSW Spatial Portal)

2.2.2 NORTH HEAD

The walls identified as B and C in this study are both located at North Head. They are located within historically significant sites whose histories are well known and comprehensively described in other studies. The intention of the following historical summaries therefore is not to reproduce these histories but to describe the historical context for the walls at North Head, and to identify their original purpose and dates of construction.

2.2.3 QUARANTINE STATION, MANLY

Information sourced from the Australian Heritage Database Place Details for North Head has been reproduced in italics throughout the following summary.

The walls identified as item I178 on the Manly LEP 2013 and referred to as B in this study were constructed in the 1930s as part of the Quarantine Station at North Head. They are located in the north-western portion of North Head, south of Collins Beach and east of Spring Cove, in the area identified as the 'Spring Cove precinct' in the *North Head Quarantine Station Sydney Harbour National Park Conservation Management Plan* prepared by Peter Freeman Pty Ltd in 1999.[94]

[94] Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service

NBRS

North Head was first used as a stopgap, quarantine measure against typhoid in 1828, following an earlier whooping cough outbreak. The isolation and strategic role of North Head was recognised in 1828 when the first vessel, the Bussorab Merchant, was quarantined at Spring Cove. The Quarantine Act of 1832, based on a British Act of 1825 and the result of the cholera epidemic of 1830 in Europe and the unwillingness of free vessels to comply with ad hoc quarantine processes, led to the establishment in 1832 of a Quarantine Station at Spring Cove by Governor Darling. This was the first officially designated site in Australia (Blackmore, 1986 Vol 2: 89-90).[95]

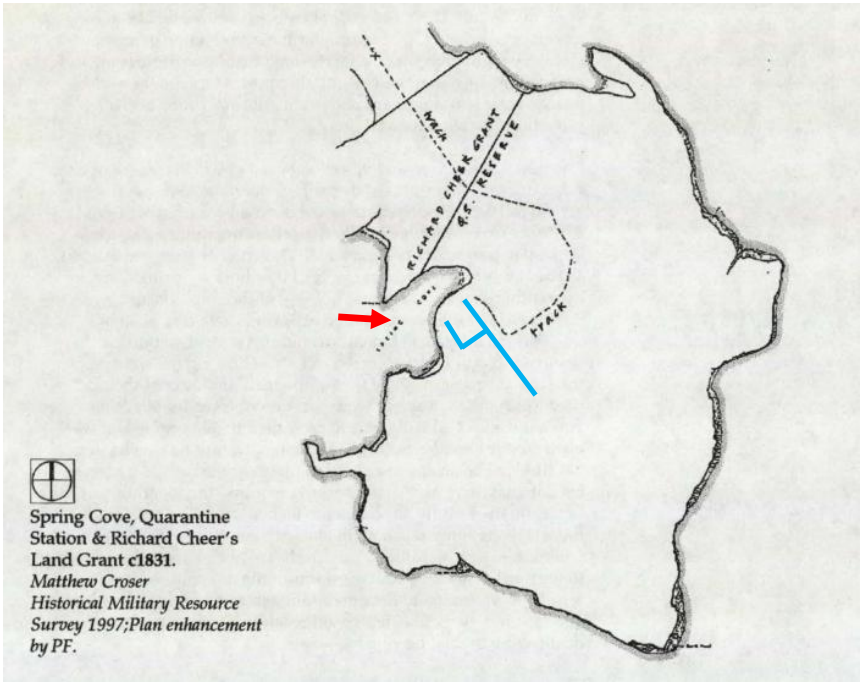

Figure 14: Map of North Head, showing the area c.1831 with Spring Cove (red arrow) and the approximate location of Wall B, which was to be constructed c.100 years later (blue lines). (Source: Spring Cove - Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 44, with NBRS overlay.)

The track shown in the above map marks the approximate line of Collins Beach Road today. Its western leg is close to a portion of Wall B; it does not, however, directly align with the wall, which was constructed almost a century after the establishment of the Quarantine Station.

In 1833 Governor Bourke proclaimed the land within a quarter of a mile of Spring Cove a quarantine station. However, in 1837 the quarantine area was extended from Spring Cove to cover the whole of North Head up to the boundary with Richard Cheers grant at Manly Cove and a cemetery created at the head of Spring Cove Gully. [96]

From 1837 ships anchored at Spring Cove for cleansing after disembarking their passengers into quarantine. In 1837 the Quarantine complex was moved to Quarantine Beach from Spring Cove, with the construction of permanent buildings to replace the practice of quarantining sick people

[95] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[96] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759

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aboard their vessels. A signal mast at Cannae Point was used from the 1830s to signal shipping of quarantine conditions at the Quarantine Station. A series of stone cairns marked the boundary of the Quarantine Station from the 1830s …[97]

The Beejapore arrived in 1853, carrying over 1,000 passengers. Some 62 passengers subsequently died at Spring Cove's over-stretched quarantine facilities, which were only designed to cater for 150 people. An extensive building program commenced in 1853, a result of increased immigration in response to the discovery of gold in 1851 …[98]

The arrival in 1872 of the Hero, which required quarantine for smallpox, and the 1881 smallpox epidemic, resulted in an increasingly segregated layout based on class, race and disease, following the appointment of a Royal Commission in September 1881. A light tram, reservoir, better cleansing facilities, hospital accommodation and stricter zoning, including a separate Asiatic area, in response to requests from the Shipping Owners Association, were implemented after 1882 by the newly appointed Board of Health … By 1889 there was accommodation for 300 people in timber buildings with stone foundations, in several enclosures, and platforms had been built for the erection of tents as overflow accommodation. The hospital could house 60 patients, and a steam laundry was in operation as were a baggage disinfector and baggage store … By 1895 a new two-ward hospital had been erected and by 1897 a rubble boundary wall, 8 feet high, was erected at the boundary with the land granted to the Roman Catholic Church …[99]

Quarantine Station came into use for a domestic, public health, emergency during the Sydney plague epidemic of 1900. In 1900, 264 plague cases and 1,832 contacts were quarantined from January to August of that year. One hundred and forty victims of plague were buried in the third burial ground, including forty-eight, who died in Sydney. As the first of 10 outbreaks of plague between 1900 and 1922, the outbreak led to the erection of new accommodation at North Head …[100]

During WWI, c.1916, the Seamen's Isolation Hospital was constructed in the northern part of the Quarantine Station complex, adjacent to Spring Cove, to provide accommodation for naval personnel who had contracted venereal diseases. [101] The Seamen's Isolation Hospital was in the location of what is today the Australian Institute of Police Management, which is bordered by the northern and western portions of Wall B, constructed several years after the construction of the hospital.

The Seamen's hospital was converted to civilian use at the end of the war and became important for the isolation of influenza patients during the worldwide influenza epidemic from 1918-1920.[102]

[97] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[98] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[99] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[100] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[101] Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 62.
[102] Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 62.

NBRS

The inability of the existing quarantine service to control the influenza outbreak led in 1921 to the formation of the Commonwealth's Department of Health. By the 1920s the Quarantine Station could accommodate 1,208 persons and had reached its current form. [103]

Figure 15: Aerial view of North Head in 1930. The walls which are part of this study had not been constructed at that time. (Source: NSW Historical Imagery https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccddda8075238cb)

During the Great Depression numerous local councils throughout Sydney created relief work projects for the unemployed, often aimed at the construction and improvement of public sites such as ocean pools and parks. Many of these involved road infrastructure works and the construction of retaining and boundary walls.[104] The subject walls at the Quarantine Station were constructed as part of a relief work project carried out by Manly Council in c.1933.[105] This followed the 1930 gifting by the Commonwealth Government of 200 acres of the Quarantine Reserve to the local council for public use; Manly Council was required to erect the boundary wall to the Quarantine Station as a condition of the gift.[106] The works created the Parkhill Reserve gateway, drive and pathway, which were officially opened in June 1933.[107]

[103] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[104] Murray, Lisa, 2020, Listening to the Great Depression, Dictionary of Sydney, https://dictionaryofsydney.org/blog/listening_to_the_great_depression#:~:text=Many%20of%20the%20relief%20works,for%20the%20unemployed%20was%20precarious..
[105] Noel Bell Ridley Smith and Partners, Australian Institute of Police Management, Manly NSW 2095, Historic Heritage Management Plan, p. 38.
[106] Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 59.
[107] Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 59.

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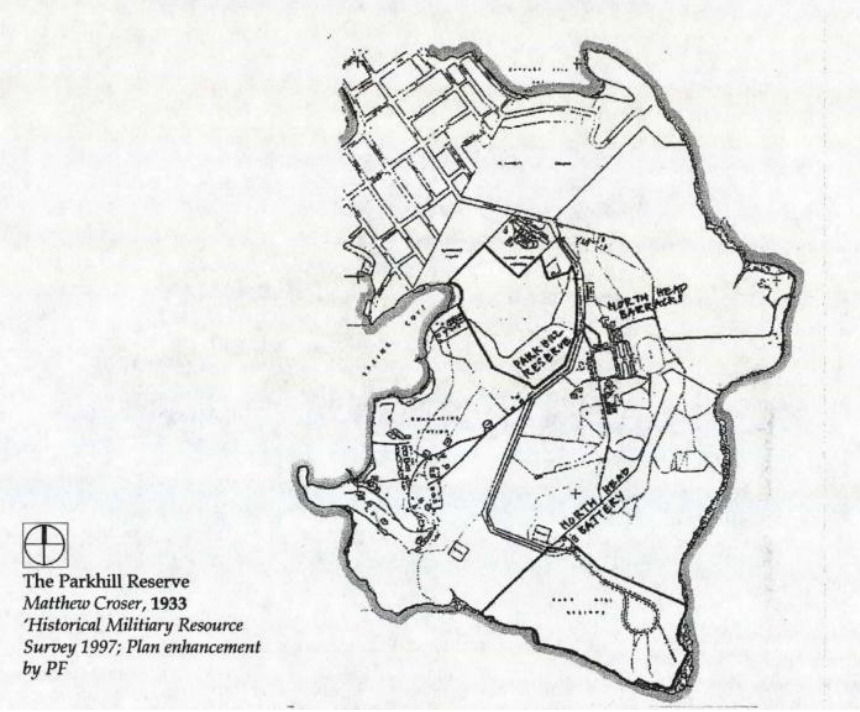

Figure 16: 1933 map showing that the subject walls had been constructed to create the Parkhill Reserve by that time (Source: Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 59.)

During the Second World War the Quarantine Station became a military establishment occupied by troops in transit and prisoners of war awaiting detention. [108]

Immediately after WW2, the Seamen's hospital became a Deportee Camp and Migrant Hostel. [109]

The Quarantine Station remained in use for quarantine purposes until the 1970s … The effective eradication of smallpox worldwide and the dominance of air transport led to the closure of the Quarantine Station in 1977 (Freeman, 2000 Vol 1). [110]

In 1984 the North Head Quarantine Station was returned to the NSW Government, to be managed by the National Parks and Wildlife Service (NPWS). Other land acquired by the NSW NPWS included the North Head Sydney Harbour National Park Reserve in 1979.[111]

In 1960, the former Seamen's Isolation Hospital at Collins Flat … was adapted for use as the Commonwealth Police Training College, now the Australian Institute of Police Management … The

[108] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[109] Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 62.
[110] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[111] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759

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Army handed over the Collins Flat site in July 1957. The initial title of the institution was 'Commonwealth Police Training Depot'. In October 1961 the Depot was officially renamed the Australian Police College (Australian Archives AA SP 857/11 Item PS/412) [112] and is now known as the Australian Institute of Police Management.

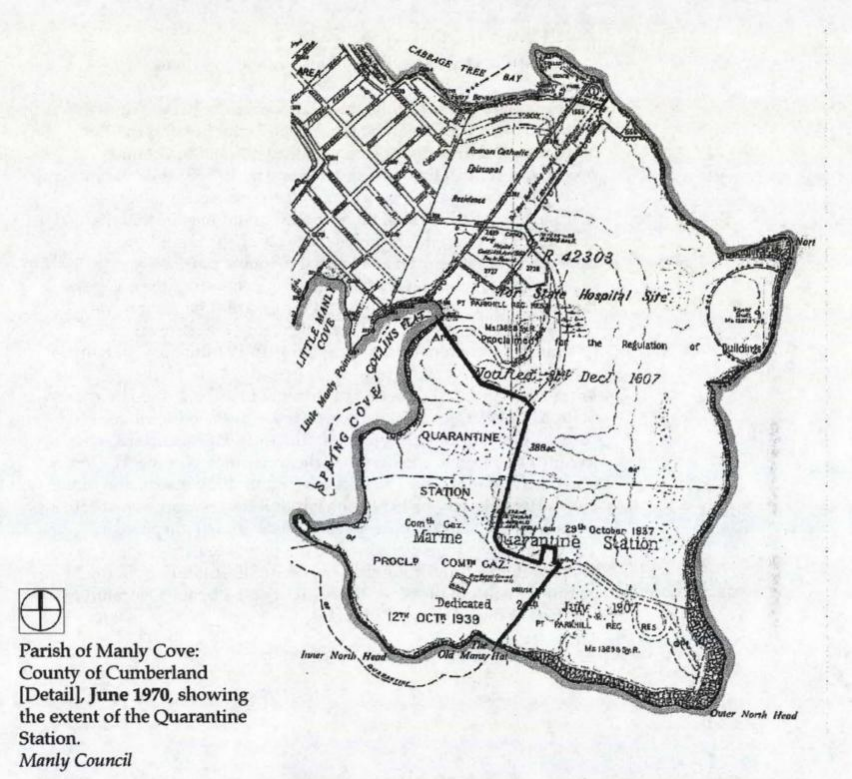

Figure 17: Parish of Manly Cove, 1970 (Source: Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 63.)

The Quarantine Station was closed in 1977[113] and is used as a conference centre, accommodation site and tourist destination today.

2.2.4 NORTH HEAD SANCTUARY

Information sourced from the Australian Heritage Database Place Details for North Head has been reproduced in italics throughout the following summary.

The North Head Sanctuary walls (identified as C in this report) were constructed to form the boundary of the North Head battery site which was established in the mid-1930s[114] and operated as part of a series of defensive sites on Sydney Harbour, many of which had been constructed prior to WWII.

[112] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[113] https://www.dcceew.gov.au/sites/default/files/env/pages/e366cf04-05a2-40df-b862-cc3edb9abb6b/files/national-heritage-north-head.pdf
[114] G.C. Wilson, 1985, Sydney Harbour fortifications archival study. Part one, accessed online https://heritagensw.intersearch.com.au/heritagenswjspui/handle/1/6212, p. 1.5.

NBRS

Traditionally the first threats of invasion were seen as coming from the sea, with inner and outer lines of defence established at Sydney Cove and at Middle Head by 1801. Various schemes for the defence of Sydney and Port Jackson were proposed throughout the nineteenth century, with an outer line of fortifications completed at Bradley's Head, South Head and Middle Head; at Middle Head fortifications were begun as early as 1873 under Colonial Architect James Barnet. However, it was not until the Second World War that North Head became part of Sydney's coastal defences. [115]

In 1934 the Commonwealth withdrew permissive occupancy by Manly Council in anticipation of the fortification of the headland for coastal defence. Two 9.2 inch guns had been purchased for installation at North Head in March 1934. [116]

Plans were drawn up for the North Heade battery site in December 1934[117]; the area was located easts of the Quarantine Station and extended south across most of North Head.

Parts of the subject walls are shown on the below survey, which describes the site in 1936.

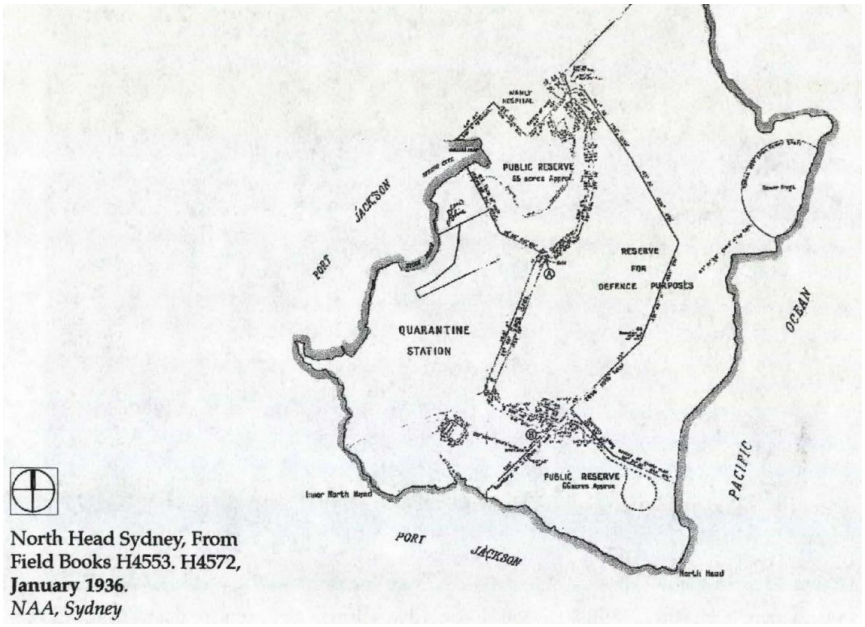

Figure 18: Survey of North Head, 1936 (Source: Peter Freeman Pty Ltd, 1999, North Head Quarantine Station, Sydney Harbour National Park : conservation management plan / prepared for the NSW National Parks & Wildlife Service, p. 61.)

Construction of North Head Fort (concrete gun emplacements, magazines, engine room, pump chambers, tunnels and plotting room) was completed in 1936, by the civilian firm of McConnell, as were the Command Post and battery Observation Posts. The guns were capable of targeting shipping in Botany Bay and Port Hacking. These guns were to be supported by the six-inch

[115] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[116] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[117] G.C. Wilson, 1985, Sydney Harbour fortifications archival study. Part one, accessed online https://heritagensw.intersearch.com.au/heritagenswjspui/handle/1/6212, p. 2.19.

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batteries at South Head. North Head was to play a role in the defence of Sydney Harbour under Australian troops. [118]

An artillery barracks complex, completed between 1933 and 1938, was used as the Headquarters of the Australian Coast Brigade with barracks for personnel manning the coastal fortifications at North Fort and Bluefish Point erected between 1935 and 1936. The main barracks complex, the North Head Fort barracks Group (the Artillery Barracks) was completed between 1936 and 1937, below the highest point of North Head. The new quarters were the largest barracks erected in Australia in the Inter-war years. Cottages were also completed for the Battery Commanders as well as four cottages for the NCOs. A second barracks complex was also completed within the Quarantine Station Reserve. [119]

The 1st Heavy Brigade moved its headquarters to North Head in 1938. The first Australian land-based radar station was established at Blue Fish Point in 1941, during the Second World War, protected by an anti-aircraft battery and searchlights (Freeman, 2000 and Schwager Brooks, 1996). Before 1940 the entire Sydney Defence had been commanded from the North Head Barracks, but after the declaration of war, in 1939, command was transferred to Dover Heights (Freeman, 2000 and Schwager Brooks, 1996). [120]

The 1943 aerial photograph of North Head shows that the area had been transformed by the structures associated with the military base by that time, with most of the buildings concentrated in the central portion, bounded by the walls (C) which separated the main site from the coastland. Beyond the walls, to the east, were located the battery observation post, several underground tunnels, gun emplacements and an engine room.

[118] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[119] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[120] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759

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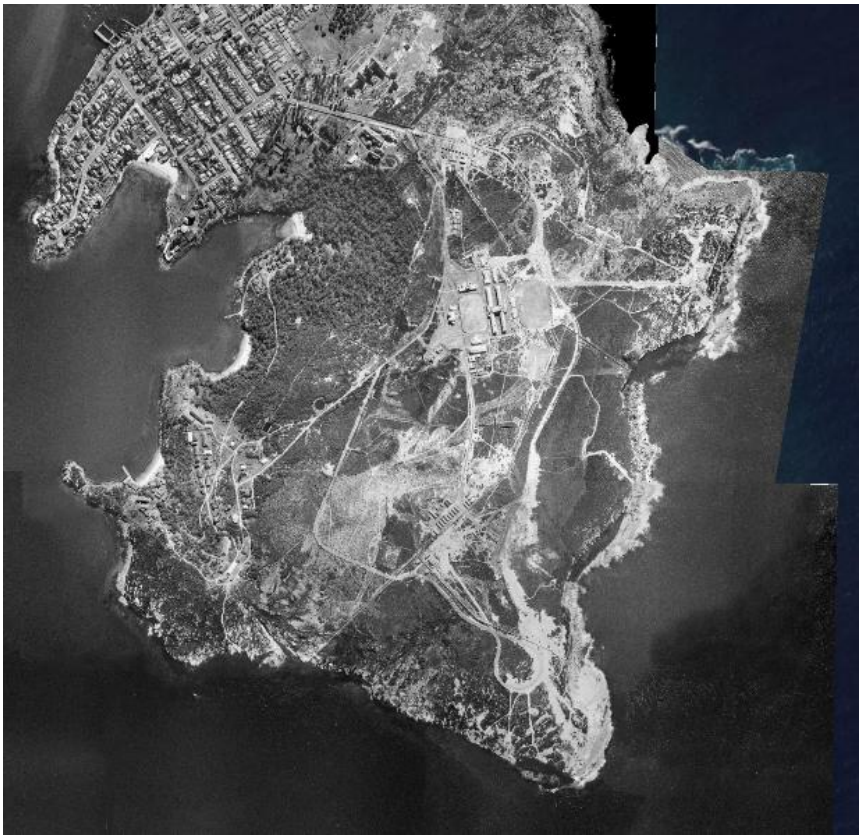

Figure 19: 1943 aerial view of North Head (Source: NSW Explorer https://portal.spatial.nsw.gov.au/explorer/index.html)

Figure 20: Walls in the southern part of North Head constructed by 1943. (Source: NSW Explorer https://portal.spatial.nsw.gov.au/explorer/index.html)

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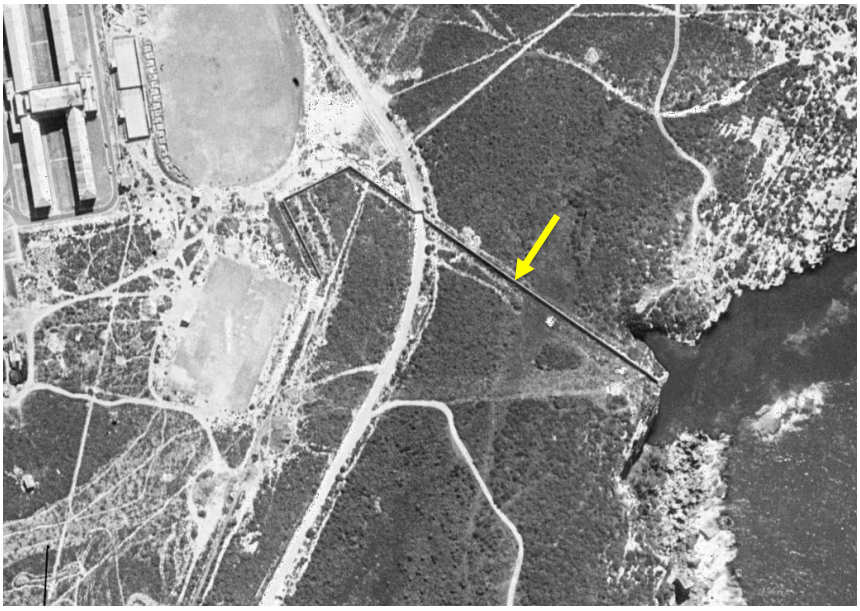

Figure 21: Northern portion of the wall constructed by 1943. (Source: NSW Explorer https://portal.spatial.nsw.gov.au/explorer/index.html)

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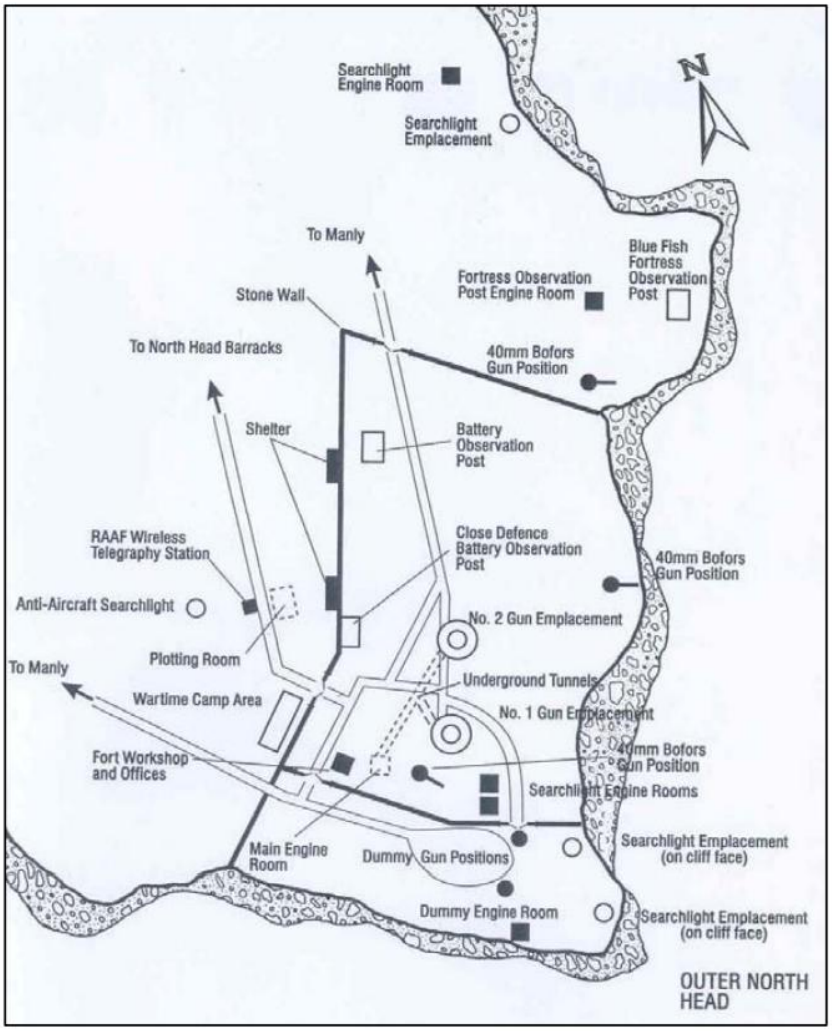

Figure 22: The location of the infrastructure at North Battery associated with the Battery and the Sydney Fire Command, (Source: Conservation Management Plan prepared by the Sydney Harbour Federation Trust, p. 30.)

After the Second World War the permanent barracks complex became the School of Artillery in 1953. The School remained a crucial component of the basic individual training of officers, NCOs and gunners in the 1970s and 1980s. However, in 1960 the North Fort guns and other equipment were removed. Although remaining in use, the physical limitations of the site would eventually bring about the relocation of the artillery function. [121]

In 1979 the Commonwealth/State Foreshores Agreement provided for the exchange of certain State and Commonwealth lands and in December 1989 the artillery directorate was transferred to Canberra. [122]

[121] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[122] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759

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The North Fort is now in use as the Royal Australian Artillery (RAA) Museum (from 1990) and remains in Defence hands, while the Artillery Barracks complex is managed by the Sydney Harbour Federation Trust, as part of former defence lands in Sydney Harbour, before it is returned to the State of NSW.[123]

2.2.5 BATTLE BOULEVARD, SEAFORTH

The subject retaining wall on Battle Boulevard, Seaforth (identified as D in this report) was likely built between 1915 and 1930, when the service road was constructed to provide access to the properties on the south side of Battle Boulevard.

The land grant containing the subject wall was Section 44, measuring 10 acres, in the Parish of Manly Cove, County of Cumberland, and was granted to Elizabeth Moore.[124] Over the nineteenth century, the foreshore of Middle Bay was considered a favourite camping and picnicking area.[125]

In the early 1900s, Henry F Halloran acquired several of the earlier land grants in the area that now comprises the western part of Seaforth, including Section 44. In 1906, the area was subdivided as part of Halloran's Seaforth Middle Harbour subdivision, which resulted in the formation of Seaforth.[126] The Seaforth subdivision created 365 lots, with existing dwellings on Lot 22 and 325; Lot 325 was owned by R T Carter at the time, and was subdivided in 1915 as the Undercliffe Estate.[127] The subdivision of the Undercliffe Estate would have likely required the construction of a service road to provide access to the subdivided lots on the south side of Battle Boulevard. The roads in this early subdivision would have been basic gravel roads and formed to provide access to blocks of land, without kerbing, guttering, or footpaths.[128]

Through the Seaforth subdivision, Battle Boulevard was created, likely a gravel road at the time, with the first houses appearing on the street in the Sands' Directory of 1909.[129] While Battle Boulevard does not appear in the 1908 mapping for the Parish of Manly Cove, it is shown in the parish mapping for 1913, indicating it was built by that year.[130]

Battle Boulevard was named by Halloran for his lengthy legal battle with Carter over right-of-way access. Development on Battle Boulevard was slow until the First World War, when the Undercliffe Estate subdivision was created in 1915.[131]

[123] Australian Heritage Database, Place Details, North Head - Sydney, North Head Scenic Dr, Manly, NSW, Australia, Place ID 105759, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105759
[124] "Parish of Manly Cove [Cartographic Material] : Sheet No. 11.," Trove, accessed March 31, 2025, https://nla.gov.au/nla.obj-232129654; "Land Grants in the Seaforth Area," Northern Beaches Council, accessed April 3, 2025, https://northernbeaches.recollect.net.au/nodes/view/12868.
[125] "Seaforth Brief History," Northern Beaches Council, accessed April 3, 2025, https://northernbeaches.recollect.net.au/nodes/view/11524.
[126] "Seaforth | The Dictionary of Sydney," accessed March 31, 2025, https://dictionaryofsydney.org/entry/seaforth.
[127] "Undercliffe Estate," Northern Beaches Council, accessed March 31, 2025, https://northernbeaches.recollect.net.au/nodes/view/12316.
[128] McAteer, *A History of Seaforth*, 16.
[129] "History of Seaforth," Northern Beaches Council, 22, accessed March 31, 2025, https://northernbeaches.recollect.net.au/nodes/view/12230; "Seaforth Estate," Northern Beaches Council, accessed April 3, 2025, https://northernbeaches.recollect.net.au/nodes/view/11532.
[130] "Part of the Parish of Manly Cove, 1908: Parish Map," Northern Beaches Council, accessed May 3, 2025, https://northernbeaches.recollect.net.au/nodes/view/9092; "Part of the Parish of Manly Cove, 1913: Parish Map," Northern Beaches Council, accessed May 3, 2025, https://northernbeaches.recollect.net.au/nodes/view/9090.
[131] "History of Seaforth," 22.

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Figure 23: Seaforth Middle Harbour November 1906 Subdivision Plan. (Source: Northern Beaches Library, LH010490)

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Figure 24: Undercliffe subdivision, 1915, showing the south side of Battle Boulevard. (Source: SLNSW Z/M4 811.1433/1915/1)

The stone wall was likely constructed when the service road to the south side of Battle Boulevard was established to provide access to the lots subdivided as part of the Undercliffe Estate. The service road was likely constructed after 1915 and appears on aerials from 1930 (Figure 27). The stone wall was likely constructed as a retaining wall for the embankment that was created as a result of the establishment of the service road.

Over the 1920s and 1930s, Battle Boulevard was widened several times as a means to ease traffic congestion and improve road safety.[132] Development in Seaforth had increased over the interwar period, requiring road upgrades, spurred on by the opening of the nearby Spit Bridge in 1924. It was during this time that Battle Boulevard became a two-lane road with one-way traffic, which remained in place until 1958.[133]

In 1920, Battle Boulevard was widened with work undertaken to the stone wall on the north side of Battle Boulevard, by which time there was a timber fence on the south side of the road (Figure 25 and Figure 26).

Figure 25: Battle Boulevard, Seaforth, during widening operations, November 1920. (Source: Northern Beaches Council, ID MML 2243)

Figure 26: Battle Boulevard, Seaforth, being widened, November 1920. (Source: Northern Beaches Library, ID MML 2247)

In 1926, a Manly Council report noted an application by A J Reynolds for a retaining wall to the south side of Battle Boulevard after rounding the first turn, with an estimated quantities

[132] "Local Government," *Construction and Local Government Journal*, June 25, 1924, http://nla.gov.au/nla.news-article109759555; "NEWS SNAPSHOTS," *Daily Telegraph*, September 9, 1929, http://nla.gov.au/nla.news-article246293446.
[133] "Seaforth Brief History."

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of 70 perches noted.[134] A J Reynolds owned a garage on Battle Boulevard, Seaforth, which was constructed in 1926.[135] Manly Council paid for part of the cost of the wall, contributing £49.[136]

The Manly Council constructed a rough curb and fence to Battle Boulevard at a cost of £225 in 1926, likely replacing the earlier fence.[137] In 1927 and 1928, repair works were undertaken on Battle Boulevard.[138]

An application was made in 1928 by D E Jackson, who was described as living on the 'high side' of the road, for a flight of stairs for pedestrian access to be installed, offering to pay for half the cost.[139] These may be the concrete stairs in the subject wall.

Further works were undertaken to Battle Boulevard in the early 1930s, which included works to the retaining walls on Battle Boulevard. In 1930, a large rubble retaining wall was constructed at the top of Battle Boulevard when the bend was widened as a means to improve traffic[140]; by this time, a raised footpath was added to the north side of Battle Boulevard to its western end. In 1931, Battle Boulevard was widened to the northern side, which included a retaining wall to the embankment.[141]

Figure 27: 1930 aerial of Battle Boulevard, Seaforth, with the service road indicated by a red arrow. (Source: NSW Spatial Portal)

[134] "Manly Council Engineers Report Book 1924 to 1928," Northern Beaches Council, accessed March 24, 2025, https://northernbeaches.recollect.net.au/nodes/view/959.
[135] "Advertising," *Construction and Local Government Journal*, March 24, 1926, http://nla.gov.au/nla.news-article109641055.
[136] "Manly Council Engineers Report Book 1924 to 1928."
[137] "Manly Council Engineers Report Book 1924 to 1928."
[138] "Manly Council Engineers Report Book 1924 to 1928."
[139] "Manly Council Engineers Report Book 1924 to 1928."
[140] "A MANLY IMPROVEMENT.," *Sydney Morning Herald*, July 30, 1930, http://nla.gov.au/nla.news-article16661299.
[141] "Manly Council Engineers Report Book 1928 to 1933," Northern Beaches Council, accessed March 31, 2025, https://northernbeaches.recollect.net.au/nodes/view/1064.

Figure 28: 1943 aerial of Battle Boulevard, Seaforth. (Source: NSW Historical Imagery)

In 1948, kerb and guttering as well as corner improvements occurred on Battle Boulevard.[142]

Brick courses were added to the subject wall, however, it is unclear when these courses were added. It is also unknown when the low concrete wall was built.

2.2.6 CLAVERING ROAD, SEAFORTH

The stone wall located at Clavering Road, Seaforth, was likely built around 1922 as part of the construction of Clavering Road in the Loch Lomond Estate.

The land comprising the subject site was part of Portion 66, a 35-acre land grant located in the Parish of Manly Cove that was transferred to Haynes Gibbes Alleyne by Crown Grant in 1857.[143] Alleyne was a medical practitioner who arrived in Sydney around 1848.

By the mid to late 1870s, the land grant was transferred to Theodore Thomas Gurney, a London-born professor of mathematics and natural philosophy at the University of Sydney. Gurney constructed Clavering, a substantial stone residence, on the grant around 1878-9, when he married Johanna Cornelia. Clavering, named after the village where Gurney's father had been a vicar, was later renamed Dalwood House and became Dalwood Children's Home.

Professor Gurney and his wife returned to England in 1902 after Gurney retired from the University of Sydney, with Clavering remained vacant for many years afterwards.[144]

By 1921, Portion 66 had been transferred to Henry Gurney Brewer and Grace Theophila Brewer, both of whom resided in England and were likely related to Professor Gurney, who died in 1918.[145] In 1922, the land was sold to the Sydney Supply Company Limited.

[142] "Manly Council Engineers Report Book 1948 July to December," Northern Beaches Council, accessed March 24, 2025, https://northernbeaches.recollect.net.au/nodes/view/1416.
[143] NSW Land Registry Services, Certificate of Title, vol 3266 fol 162
[144] "Dalwood Home," Northern Beaches Council, accessed April 22, 2025, https://northernbeaches.recollect.net.au/nodes/view/10980.
[145] NSW Land Registry Services, Certificate of Title, vol 3266 fol 162

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In 1922, the Sydney Supply Company subdivided Portion 66 into the Loch Lomond Estate, which comprised 89 lots.[146] Lots from the estate were slow to sell, with sales continuing into the post-World War Two period. Several roads were established as part of this subdivision, including Clavering Road, named after Gurney's residence on the earlier grant. Clavering Road appears in the Parish of Manly Cove mapping in 1923 (Figure 30).

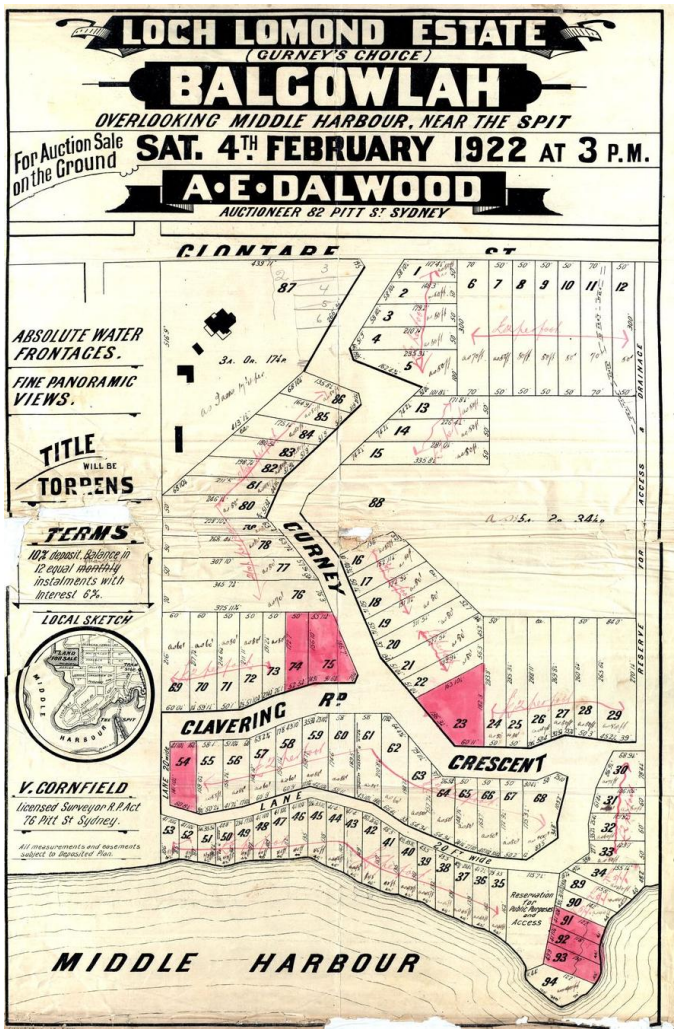

Figure 29: Loch Lomond Estate, 1922. (Source: Northern Beaches History Hub, 47516)

[146] "REAL ESTATE, AUCTIONS, HOUSES AND LAND FOR SALE," *Sun*, February 8, 1922, http://nla.gov.au/nla.news-article225215947.

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Figure 30: Parish map of Manly Cove from 1923, showing Portion 66. Clavering Road has been circled. (Source: NSW Land Registry Services)

Contemporary advertising for the Loch Lomond Estate noted the well-made roads constructed on the estate according to the Shire Council regulations, with 'special attention being given to easy grades and drainage'.[147]

The subject wall was likely built as part of the construction of Clavering Road around 1922. The wall would have allowed for the creation of a road with an 'easy grade' to the steep terrain of the area.

Figure 31: 1943 aerial of Seaforth, with Clavering Road indicated by a red arrow. (Source: NSW Historical Imagery)

[147] "A SCENE OF SUMPTUOUS BEAUTY," *Sunday Times*, January 22, 1922, http://nla.gov.au/nla.news-article128206930.

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Figure 32: 1955 aerial of Seaforth, with Clavering Road indicated by a red arrow. (Source NSW Historical Imagery)

In 1956, Clavering Road was described as being 'narrow and rough'.[148] Gurney Crescent, which Clavering Road connects to, was upgraded in 1956 with permanent surfacing and kerbing and guttering constructed.[149] By the mid-1960s, residential development in the immediate vicinity of Clavering Road had increased.

Figure 33: 1965 aerial of Seaforth, with Clavering Road indicated by a red arrow. (Source NSW Historical Imagery)

[148] "Manly Council Engineers Report Book 1956 January to June," Northern Beaches Council, accessed April 22, 2025, https://northernbeaches.recollect.net.au/nodes/view/827.
[149] "Manly Council Engineers Report Book 1956 January to June."

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2.2.7 PITTWATER ROAD, BAYVIEW

The sandstone wall on Pittwater Road, Bayview, close to Fermoy Avenue (identified as F in this report) was likely built between 1914 and 1924. The subject wall was likely constructed as a retaining wall to support the northern end of Fermoy Avenue as it connected to Pittwater Road. Fermoy Avenue was constructed between 1914-24 to improve access to new allotments as the area was increasingly subdivided over the early twentieth century.

The subject site was once part of the 80 acres granted to Benjamin Crew in August 1834 being Portion 29 in the Parish of Narrabeen, County of Cumberland.

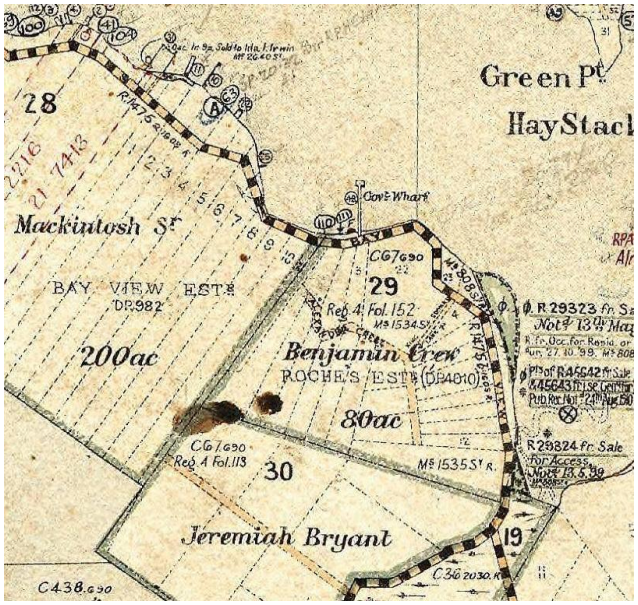

Figure 34: Map showing Portion 29 on Bay View Road, later subdivided as part of Roches Estate. (Source NSW Land Registry Services)

In the early 1880s, the land comprising Crew's grant was transferred to Honorah Collins (nee Stanton), who emigrated from Ireland. Honorah married John Collins, an Irish farmer, in 1847, with the couple raising a large family in Pittwater. Honorah purchased the subject site after John's death in 1881.[150]

Collins lived on the subject land with her daughter, Katherine Mary Collins, who married James Roche, another Irish emigrant, in 1883.[151] James was an orchardist, growing various fruits upon the land while Katherine managed the store and post and telegraph office that was established on the site in the early 1880s, close to Bay View Road.

Pittwater Road was previously known as Bay View Road, a long winding road that skirted the coastline that was described in 1898 as a 'good road skirting the shore as far as Church Point or M'Gar's Creek, which gives it an advantage over the eastern side of the harbour'.[152]

In 1901, 42 acres of Portion 29 were transferred to Katherine Roche.[153]

[150] "Family Notices," *Freeman's Journal*, May 28, 1881, http://nla.gov.au/nla.news-article115457455.
[151] "Family Notices," *Sydney Morning Herald*, June 14, 1883, http://nla.gov.au/nla.news-article13536904.
[152] "A SKETCH OF PITTWATER.," *Freeman's Journal*, May 7, 1898, http://nla.gov.au/nla.news-article115386531.
[153] NSW Land Registry, Certificate of Title, vol 1357 fol 246

From the mid to late 1900s, Portion 29 was increasingly subdivided. The subdivision of Portion 29 appears to have begun in 1909, when lots were offered on Alexandra Crescent and a portion of Bay View Road as part of the Roche's Estate subdivision.

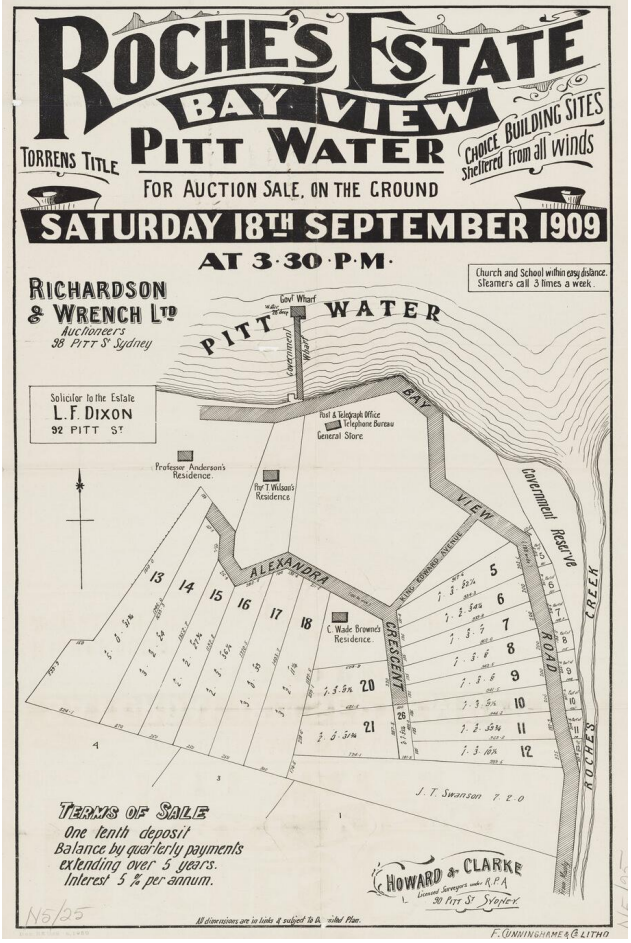

Figure 35: Roches Estate, Bayview, 1909 Subdivision Plan, (Source: Northern Beaches Library, record number 47147).

Further sales appear to have occurred in Roche's Estate over the 1910s and 1920s (mainly in the 1920s), leading to the creation of Fermoy Avenue.[154] Fermoy Avenue was likely constructed between 1914 and 1924; the avenue does not appear on Parish mapping from 1913, but does in mapping from 1924.[155] Advertising for Roche's Estate from 1928 shows Fermoy Avenue, indicating it was established by that time (Figure 36).

[154] "THE PROPERTY MARKET.," *Daily Telegraph*, March 12, 1910, http://nla.gov.au/nla.news-article238353618; "Advertising," *Daily Telegraph*, February 11, 1928, http://nla.gov.au/nla.news-article245421229.
[155] *Parish of Narrabeen, County of Cumberland, Metropolitan Land District, Warringah Shire, Eastern Division NSW*, December 1913, December 1913, NSW Land Registry Services; *Parish of Narrabeen, County of Cumberland, Metropolitan Land District, Eastern Division NSW, Warringah Shire*, 1924, 1924, NSW Land Registry Services.

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Figure 36: Roche Estate, Bayview, Subdivision Plan, 1928. The approximate location of the subject wall (F) is circled in red. (Source: Northern Beaches Library, record number 47405)

The subject wall was likely constructed as a retaining wall to support Fermoy Avenue as it connected to Pittwater Road at its northern end, and was therefore likely built between 1914 and 1924.

Given the location of the intersection of Fermoy Avenue with Pittwater Road, the subject wall was likely originally shorter to its eastern end. Aerials from the mid-twentieth century suggest that the wall may have extended further to its western end along Fermoy Avenue (Figure 37).

Figure 37: 1965 aerial of the subject site, showing the intersection of Pittwater Road and Fermoy Avenue. The subject wall has been indicated by a red arrow. (Source: NSW Historical Imagery)

In 1980, the closure of Fermoy Avenue as it intersected with Pittwater Road was proposed, with barriers placed and maintained by the police.[156] It is unclear whether the intersection was reopened. Around 1991, the intersection was permanently closed as a result of safety concerns and continuing complaints from residents regarding vehicles proceeding north along Fermoy Avenue to Pittwater Road despite clear signage that 'no entry' was allowed.[157]

After the closure of the intersection, the wall may have been extended to its eastern end along Pittwater Avenue, closing the opening of the intersection; a portion of the wall to its western end along Fermoy Avenue may have been reduced.

The area has since become grassed with plantings introduced.

[156] "WARRINGAH SHIRE COUNCIL.—Local Government Act, 1919 (Section 269A).—Ordinance No. 30, Clause 55A.—," *Government Gazette of the State of New South Wales*, June 20, 1980, http://nla.gov.au/nla.news-article231252469.
[157] "WARRINGAH SHIRE COUNCIL," *Government Gazette of the State of New South Wales*, November 8, 1991, http://nla.gov.au/nla.news-article231894659.

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Figure 38: 1998 aerial of the subject site, showing the intersection of Pittwater Road and Fermoy Avenue. The subject wall has been indicated by a red arrow. Plants can be seen to the closed intersection. (Source: NSW Historical Imagery)

Where the material used to build the stone wall to Pittwater Road and Fermoy Avenue came from cannot be ascertained for certain. It is possible that the stone was quarried directly from site or from nearby.

2.2.8 THE SERPENTINE, BILGOLA BEACH

The sandstone retaining wall at The Serpentine, Bilgola Beach (identified as G in this report), was likely built in the mid-1920s by the Warringah Shire Council. The retaining wall was likely built following the construction of Barrenjoey Road around 1926, when alterations occurred to The Serpentine, then called the Old Barrenjoey Road.

The land on which the wall is located was first reserved as part of a 100-acre portion set aside as a Village Reserve (Figure 39) in the Parish of Narrabeen. In the nineteenth century, a main road was established from South Head, through Bilgola and Newport, down to what is now Mona Vale, where it connected with other main roads in the area. This road was known by various names, including the 'road to Newport' or 'road to Belgoula'. A portion of The Serpentine on which the subject wall is located, was most likely part of the original main road as it ran through this portion.

Figure 39: Parish of Narrabeen map, 1886, showing the land grants and the main road through the area at that time. The parcel reserved as a Village Reserve has been circled. (Source: National Library of Australia, 3889512)

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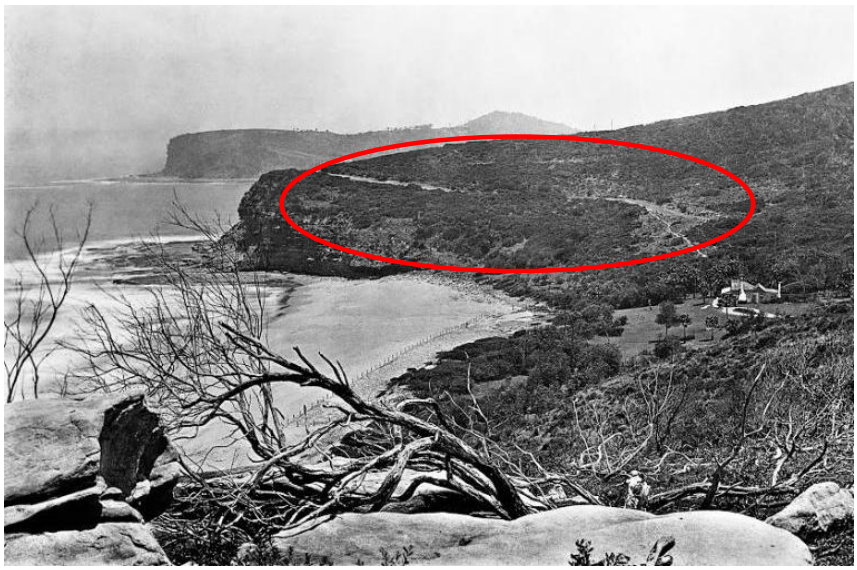
Pittwater was proclaimed as part of Warringah Shire in 1906.

Over the 1920s, the locality of Bilgola was increasingly subdivided as estates were established. As the area developed, new roads were formed and older roads upgraded, including the main road.

In 1925, the Shire of Warringah advertised their intention to apply for a special loan to carry out road works in the locality. This loan included a sum of £17,600 for the construction of Barrenjoey Road, with deviations between 'Neptune Street and Avalon Parade'.[158] Later estimates placed this sum at £21,000 after £4,000 was added for the proposed deviations.[159] The construction of a new road from Newport to Palm Beach was considered the most important of the road works to be undertaken, with the intention of removing dangerous grades and prompting further development.[160] An article from early in 1926 described the bad state of the road from Newport to Barrenjoey as 'rough to very rough... some of the corners are blind and narrow.'[161]

In April 1926, the loan for the proposed works was approved by the Minister for Local Government.[162]

Over the mid-1920s, the Barrenjoey Road was constructed with deviations created from the main road's original path between Neptune Road and Avalon Parade, completed by 1928. Portions of the original main road to this section were retained and altered, including The Serpentine (renamed the 'Old Barrenjoey Road'), with roadway connections established to Barrenjoey Road.



[158] "SHIRE OF WARRINGAH.," *Government Gazette of the State of New South Wales*, November 27, 1925, http://nla.gov.au/nla.news-article223017024.
[159] "WARRINGAH SHIRE.," *Sydney Morning Herald*, October 5, 1925, http://nla.gov.au/nla.news-article16246202.
[160] "COUNCIL DOINGS," *Sun*, March 16, 1926, http://nla.gov.au/nla.news-article224066490.
[161] "WARRINGAH SHIRE."
[162] "BARRENJOEY ROAD.," *Sydney Morning Herald*, April 29, 1926, http://nla.gov.au/nla.news-article16289112.

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Figure 40: Image of Bilgola Beach, circa 1913, showing the Main Road (circled red- now The Serpentine) before the New Barrenjoey Road (Barrenjoey Road) was constructed. (Source: Pittwater Online News)

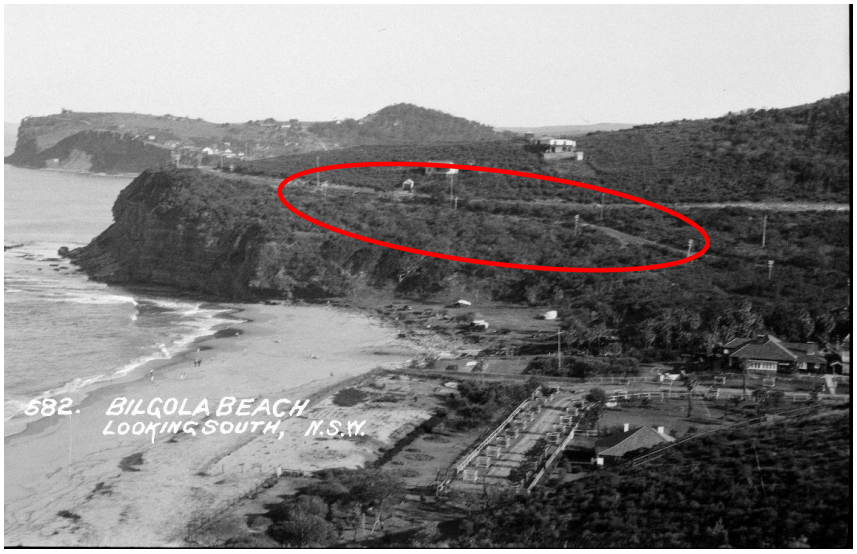

Figure 41: Image of Bilgola Beach, 1928, showing The Serpentine (circled red) after the New Barrenjoey Road (Barrenjoey Road) was constructed. (Source: State Library of NSW, a1470001)

Figure 42: Image of Bilgola Beach, 1930, showing The Serpentine after the New Barrenjoey Road (Barrenjoey Road) was constructed. (Source: NLA, 968522)

When Barrenjoey Road was built and a deviation was created to this portion of the road, the subject wall was likely constructed soon after as a retaining wall to support the new embankment to the west side of Old Barrenjoey Road (now part of The Serpentine), which supported the new Barrenjoey Road.

The Serpentine, being likely the northeastern portion, was constructed around 1928.

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Figure 43: Image looking down The Serpentine to Bilgola Beach, early 1930s-1940s. (Source: Northern Beaches History Hub, LH020770)

Figure 44: Close up of image looking down The Serpentine to Bilgola Beach, early 1940s. (Source: Northern Beaches History Hub, LH020770)

In 1957, the Old Barrenjoey Road, located between The Serpentine and the southern junction of New Barrenjoey Road, was renamed The Serpentine.[163]

Available images from about 1990 show the stone wall to The Serpentine with more stone courses, resulting in a higher form to the wall compared to its current form (Figure 45).

[163] "SHIRE OF WARRINGAH.—NAMING OF ROAD.—Ordinance," *Government Gazette of the State of New South Wales*, December 27, 1957, http://nla.gov.au/nla.news-article220360671.

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Figure 45: Retaining wall, The Serpentine, Bilgola Beach, circa 1990. (Source: Northern Beaches History Hub, 44432)

Where the material used to build the stone wall to The Serpentine came from cannot be ascertained for certain. It is possible that the stone was quarried directly from site or from nearby. A quarry was noted in Bilgola in the mid-1930s, described as being in Barrenjoey Road, near Bilgola Beach, indicating that there were areas suitable for quarrying.[164]

2.2.9 CAUSEWAY, LOVETT BAY

The Lovett Bay sandstone wall (identified as H in this report) forms part of the causeway constructed in 1895 for the Ku-ring-gai Chase National Park Trust.[165] The causeway, along with a wharf and several miles of pathways were constructed to enable access to the Ku-ring-gai Chase National Park, reserved for recreational use and conservation in 1894.

Surveyor William Romaine Govett undertook surveys around the Pittwater area in 1829. Land grants proceeded apace, commencing at Mona Vale in 1853 and Church Point in 1871. Around McCarrs Creek and Lovett Bay land was gradually bought and settled in small, isolated pockets.[166] Lovett Bay was named Night Bay in the survey of 1869. But by 1890s it had taken on its current name, after John Lovett who lived at this location in 1836.[167]

While suburbs were formed across the Northern Beaches region in the twentieth century, Lovett Bay remained largely untouched. Surrounded by the great expanse of the Ku-ring-gai Chase on one side and bounded by the waters of the Pittwater to the other, Lovett Bay remains accessible only by foot or water.

The land upon which the stone wall is sited originally encroached upon portion 17 in the Parish of Broken Bay, County of Cumberland. Portion 17 comprised of 40 acres of land granted to Joseph Cario (sometimes spelt Carrio) in the 1880s (Figure 46). Cario was

[164] "NARRABEEN LAKES.," *Sydney Morning Herald*, December 10, 1934, http://nla.gov.au/nla.news-article17130700.
[165] Northern Beaches Council, *Western Foreshores*, n.d., https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/pittwaters-past/lh-westernforeshores.pdf
[166] City Plan Heritage, "Report on Pittwater Community Based Heritage Study Review," March 2015, pp. 38-39.
[167] Northern Beaches Council, *Western Foreshores*, n.d., https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/pittwaters-past/lh-westernforeshores.pdf

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engaged in local timber cutting activities in the area and carried timber and staghorns on the *Maid of Australia* to Sydney town.[168]

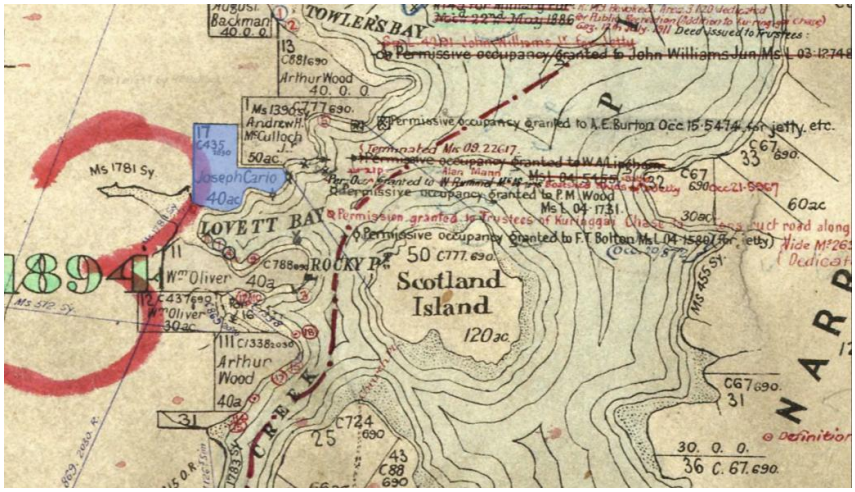

Figure 46: Detail from parish map showing the extent of Lot 17, Lovett Bay (blue overlay) in 1895. (Source: NSW Land Registry Services, Historical Lands Records, Broken Bay Parish Map, Sheet 1, 1895).

The Lovett Bay causeway was constructed in 1895 for the Ku-ring-gai Chase National Park Trust.[169] The causeway, along with a wharf and several miles of pathways were constructed to enable access to the Ku-ring-gai Chase National Park, reserved for recreational use and conservation in 1894.

Four men were employed to undertake the works, at a rate of six shillings per day.[170] The total expenditure for the construction of the paths, causeway and wharf was less than £200.[171] Eccleston Du Four, public servant, patron of the arts and exploration, and managing trustee of Ku-ring-gai Chase, was the superintendent for the works.[172] The Trust also arranged for the construction of a wharf and path at Waratah Bay around this time.

Owing to the shallowness at the upper part of the bay, the stone wharf was built to a length of 200 feet (61 metres) with a width of 8 feet (2.4 metres). The Trust had to obtain consent from Cario, the owner of portion 17, owing to the necessary encroach on freeholder land. The Trust also had to obtain permissions from the Lands Department for works located on the foreshore of portion 17.[173] Dense scrubland was cleared to form a path between the entrance to the Chase and the wharf.[174] The original access path to the Flagstaff Hill, through Ku-ring-gai Chase, was partially located on portion 17.

[168] Pittwater Online News, *Pittwater's Lone Rangers - 120 Years of Ku-Ring-Gai Chase and the Men of Flowers Inspired by Eccleston Du Faur*, June 1-7, 2014: Issue 165. https://www.pittwateronlinenews.com/pittwatersloneranger s120yearsofkuringgaichase.php
[169] Northern Beaches Council, *Western Foreshores*, n.d., https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/pittwaters-past/lh-westernforeshores.pdf
[170] Royal Australian Historical Society. *Journal and proceedings* Sydney: The Society, 1918. Pp. 334-335. <http://nla.gov.au/nla.obj-601476812>
[171] Northern Beaches Council, *Western Foreshores*, n.d., https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/pittwaters-past/lh-westernforeshores.pdf
[172] Northern Beaches Council, *Western Foreshores*, n.d., https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/pittwaters-past/lh-westernforeshores.pdf
[173] 'Ku-ring-gai Chase' *The Sydney Morning Herald,* 11 February 1896. P.7. <http://nla.gov.au/nla.news-article14036808>.
[174] 'Ku-ring-gai Chase' *The Sydney Morning Herald,* 11 February 1896. P.7. <http://nla.gov.au/nla.news-article14036808>.

NBRS

Figure 47: Lovett Bay wharf and causeway, 1899. (Source: SLNSW, Record no.41313)

In 1896 the Trustees inspected the works which had been carried out over the past year. A report on their inspection describes how access from Lovett Bay through to Flagstaff Hill and Ku-ring-gai Chase more broadly was greatly improved by the establishment of zigzagging paths and wharf infrastructure.[175]

Figure 48: Southeastern end of the Lovett Bay causeway, next to the wharf in c.1910. Source: Northern Beaches Council Library, The Ireland Family of Church Point Collection, LH020140

Figure 49: Two people standing on the stone causeway at Lovett Bay in 1915. (Source: 'The Beautiful Shire of Warringah,' Sydney Mail 7 April 1915, p. 34)

Little development has occurred within the subject area since the establishment of the Ku-ring-gai Chase National Park and there is no record of any significant changes made to the stone causeway wall.

[175] 'Ku-ring-gai Chase' *The Sydney Morning Herald,* 11 February 1896. P.7. <http://nla.gov.au/nla.news-article14036808>.

NBRS

In the postwar and late modern period, a handful of properties were built to the west of the causeway (Figure 50). Ten properties were later lost after a devastating fire spread through the western foreshore in 1994 (Figure 51).[176] The stone causeway and wharf survived the fire.

Figure 50: Aerial photograph showing the subject area in 1982 with the causeway are overlaid in red. (Source: NSW Spatial Services, Historical Imagery, Sheet number and image name not provided)

Figure 51: Aerial photograph showing the subject area in 1994 following the fire event. (Source: NSW Spatial Services, Historical Imagery, Sheet number 9130, image name 4245_04_142)

[176] Northern Beaches Council, *Western Foreshores*, n.d.

NBRS

2.2.10 BUNGAN HEAD ROAD, NEWPORT

The stone wall on Bungan Head Road, Newport (identified as I in this report), was likely built between 1895 and 1905 to support the road extension to Beaconsfield Street. Bungan Head Road was built to provide access to subdivided lots in the Mona Vale Estate. The street first comprised part of Beaconsfield Street before being renamed Bungan Head Road in 1957.

The land that now comprises the subject wall was part of the 700-acre parcel of land in the Parish of Narrabeen that was surveyed in 1819 for Robert Campbell, a merchant and politician in Sydney.[177] The land was later sold to Darcy Wentworth, who leased the parcel to Martin Burke.[178]

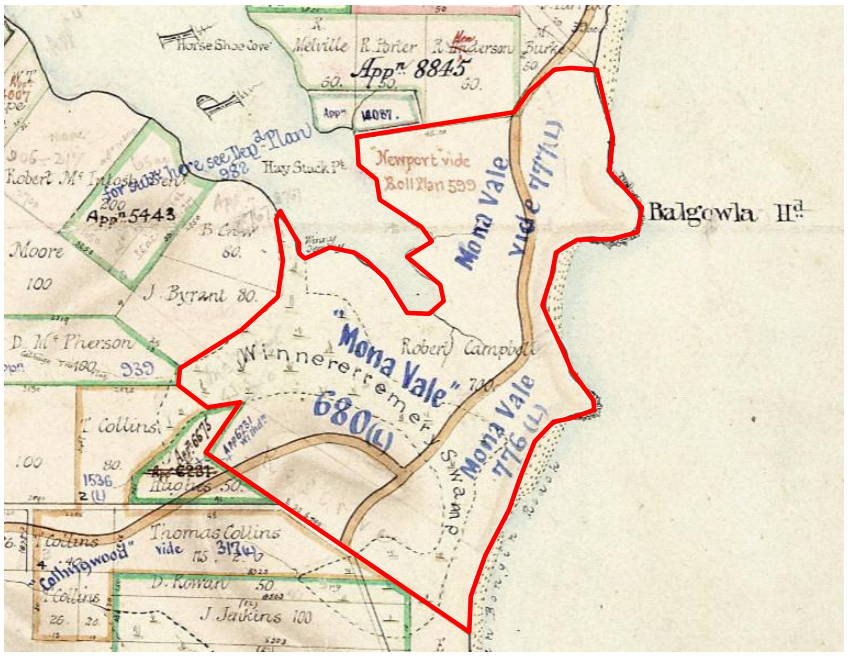

Figure 52: Parish of Narrabeen mapping, mid to late nineteenth century, with Robert Campbell's 700-acre parcel outlined in red. (Source: NSW Land Registry Services)

The road on which the wall is located was constructed as an extension of Beaconsfield Street. The available parish mapping suggests that Beaconsfield Street was likely first constructed between 1886 and 1889 (see Figure 53 and Figure 54), appearing in parish mapping in 1895. The street was first located to the west of Barrenjoey Road. The extension of Beaconsfield Street, where the subject wall is located, does not appear in the 1895 parish mapping.

[177] City Plan Heritage, "Report on Pittwater Community Based Heritage Study Review," 37.
[178] Northern Beaches Council, "Mona Vale," n.d., https://northernbeaches.recollect.net.au/nodes/view/13521.

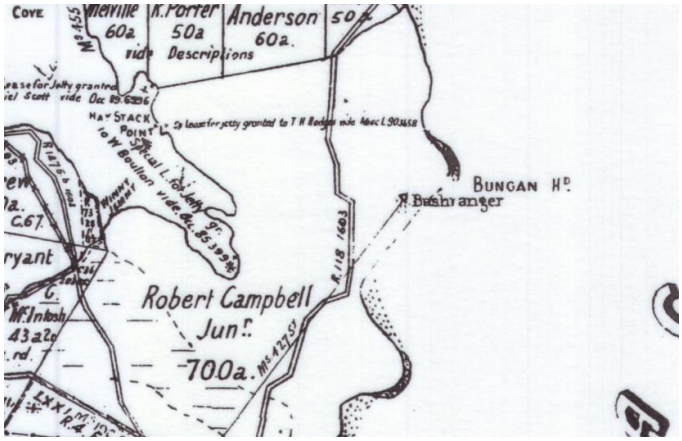

Figure 53: Parish of Narrabeen mapping, 1886. Beaconsfield Street is not apparent on the map. (Source: Northern Beaches History Hub, LH020852)

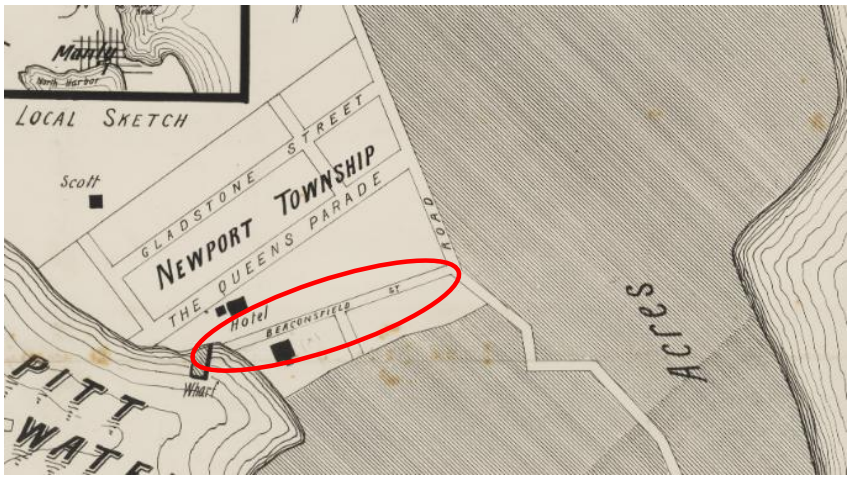

Figure 54: Mona Vale Estate, Pittwater, 1889, with Beaconsfield Street circled red. (Source: State Library of NSW, c046820074)

Beaconsfield Street was extended east of Barrenjoey Road by around 1905 as part of the Mona Vale Estate subdivision. The Mona Vale Estate was first subdivided in the late nineteenth century, with further land subdivided as part of the estate occurring over the early twentieth century. Through the Mona Vale Estate subdivision, additional roadways were constructed to provide access to subdivided lots. The extension to Beaconsfield Street was likely constructed to provide access to the lots subdivided as part of Section 6 of the Mona Vale Estate, with the extension appearing in parish mapping from 1905 (Figure 56). Late imagery from circa 1920 indicates that the extension to Beaconsfield Street was first an unmade road (Figure 57).

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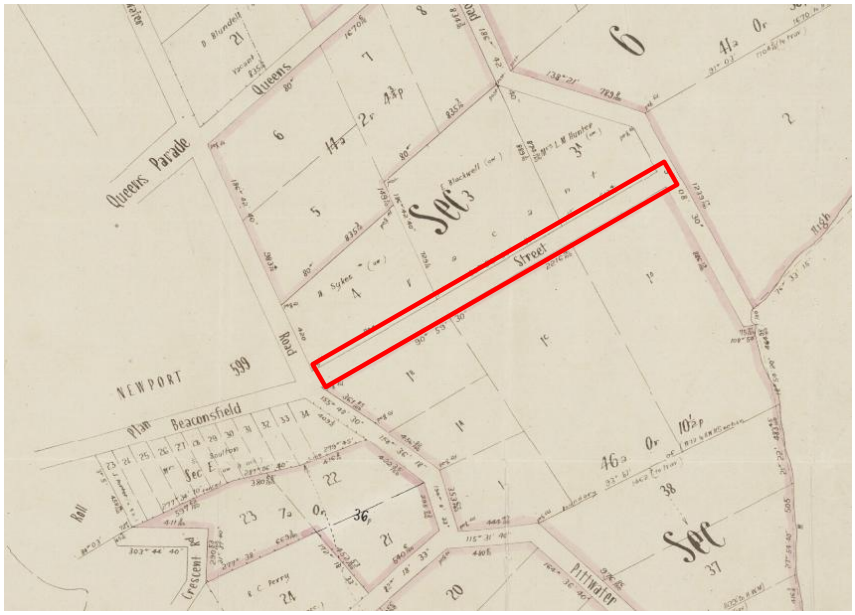

Figure 55: Parish of Narrabeen mapping included in a land application (no. 13628), 1905, with the portion of the subject street outlined red. (Source: State Library NSW, jwOLLVbEo4E3)

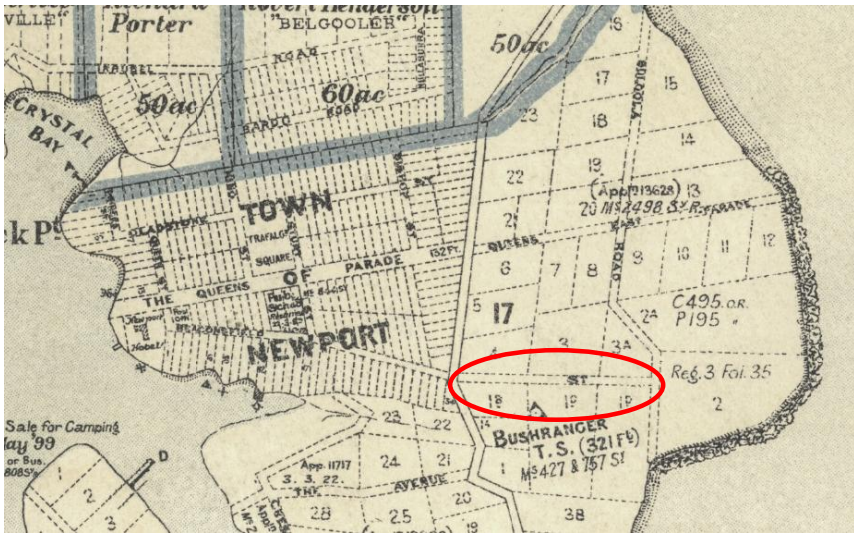

Figure 56: Parish of Narrabeen mapping, 1905, with the portion of the subject street circled red. (Source: State Library NSW, KRy5xpLAdMZIG)

The subject wall was likely constructed between 1895 and 1905 to support the extension of Beaconsfield Street. The topography of the immediate area is hilly, with supporting walls likely required to ensure an even grade to the roadways. Available imagery indicates that stone walls were built on the extension of Beaconsfield Street (now Bungan Head Road) by the 1920s (see Figure 57- the wall in the image is not the subject wall).

NBRS

Figure 57: Bungan Head Road, Newport, circa 1920, with Bushrangers Hill on the left. A stone wall is visible but is not the subject wall. (Source: Northern Beaches History Hub, 42916)

In 1957, the portion of Beaconsfield Street between Barrenjoey Road and Myola Road was renamed Bungan Head Road.[179]

Figure 58: 1965 aerial of Bungan Head Road, with the area of the retaining wall circled. (Source: NSW Historical Imagery)

Figure 59: 1975 aerial of Bungan Head Road, with the area of the retaining wall circled. (Source: NSW Historical Imagery)

The State Heritage Inventory for the subject wall notes that the Bungan Head Road was widened in 1971, with the stone wall rebuilt with reused sandstone blocks that were part of the Goldsborough Mort building in Circular Quay and Customs Station wall in Palm Beach.[180]

[179] "SHIRE OF WARRINGAH.—NAMING OF ROADS.—Ordinance," *Government Gazette of the State of New South Wales*, November 29, 1957, http://nla.gov.au/nla.news-article220359872.
[180] "Stone Wall," NSW State Heritage Inventory, n.d.

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However, no evidence has been located in support of the road widening or the reused sandstone blocks.

Historical aerials indicated that access to Bungan Head Road from Barrenjoey Road was closed between 1965 and 1975.

Where the material used to build the stone wall to the Bungan Head Road came from cannot be ascertained for certain. It is possible that the stone was quarried directly from the site or from the nearby area.

2.2.11 OCEAN STREET, NARRABEEN

The sandstone walls at Ocean Street, Narrabeen (identified as J in this report), were likely built around 1928. The walls may have been constructed by John McDonald, who was commissioned to build the approaches to the Ocean Street bridge. McDonald was given permission to quarry the Narrabeen Headland for stone to use in the approaches, which may have also been used for the stone walls.

The land on which the wall is located was first part of the 410-acre portion of land in the Parish of Manly Cove granted to John Ramsey in 1818.[181] Ramsey was an ex-convict who had arrived on the First Fleet.[182]

By the mid-nineteenth century, settlement in the area was sparse, with 63 inhabitants noted as scattered between Manly Cove and Narrabeen Lagoon.[183] Those travelling to or through Narrabeen were required to cross via a ship until 1883, which is when the first bridge was opened to cross Narrabeen Lagoon on Pittwater Road.[184]

In 1890, Narrabeen was subdivided as part of the Mount Ramsay Estate, which laid out many of the roads in the area. Ocean Street was established through this subdivision; parish mapping of Manly Cove from 1890 does not show Ocean Street.[185]

[181] "FF JOHN RAMSAY Convict 'Scarborough' (C1762-1836)," Fellowship Of First Fleeters, accessed May 13, 2025, https://www.fellowshipfirstfleeters.org.au/johnramsay.htm.
[182] "FF JOHN RAMSAY Convict 'Scarborough' (C1762-1836)."
[183] GML Heritage, "Northern Beaches Thematic History," 130.
[184] "Narrabeen Lagoon Bridges."
[185] "Parish of Manly Cove, County of Cumberland ... N.S.W. [Cartographic Material]," Trove, accessed May 13, 2025, https://nla.gov.au/nla.obj-229917580.

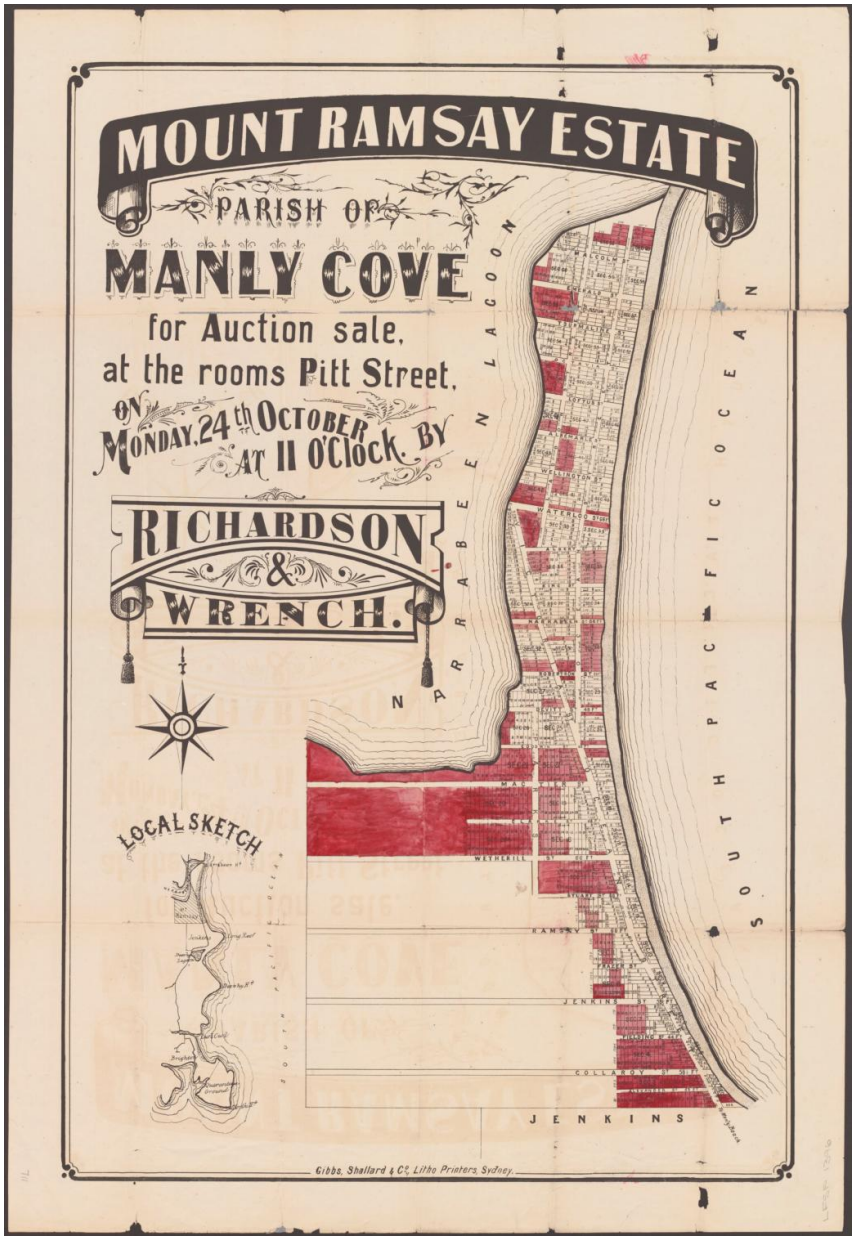

Figure 60: Mount Ramsey Estate subdivision. (Source NLA 4311304)

By the 1920s, residents of the locality were advocating for the construction of a bridge over the Narrabeen Lagoon as a means to ease the rising congestion of the Pittwater Road bridge and provide a more direct route.[186]

[186] "BRIDGE ACROSS LAGOON," *Daily Telegraph*, December 31, 1927, http://nla.gov.au/nla.news-article246212290.

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In 1921, the North Narrabeen Improvement Committee, an early progress association established in the area, was urging the Warringah Council to construct a footbridge over the outlet of Narrabeen Lagoon.[187]

Later, in 1923, Warringah Council approached the Salvation Army to contribute towards the cost of a road bridge across the lagoon from Ocean Street.[188] The Salvation Army owned land north of the lagoon that the organisation wanted to subdivide. The construction of a bridge on Ocean Street would have increased the value of the subdivided land. The Salvation Army offered to contribute £1,500 in 1924 for the construction of the bridge, provided that the bridge was started within the next twelve months and completed in three years.[189] This timeline lapsed before construction began.

In 1926, Warringah Council again approached the Salvation Army to fund half the cost of building the bridge across Ocean Street.[190] The Council proposed that the Salvation Army would pay the full cost of the works and the Council would repay half of the cost to the Salvation Army over a ten-year period.[191] By early 1927, the plans for the bridge from Ocean Street were finalised, with the Salvation Army providing in-principal agreement.[192] The Salvation Army formally approved the agreement in August 1927.[193]

Aerials taken before the construction of the Ocean Street bridge (Narrabeen Lagoon Bridge) show the northern end of Ocean Street at Narrabeen, just before the lagoon, as an unmade road without the retaining walls (see Figure 61 and Figure 62).

Figure 61: Pre-1927 aerial of Narrabeen. (Source: SLNSW, 9WZMXgKY)

[187] "Ocean Street Bridge Narrabeen," Northern Beaches Council, accessed April 7, 2025, https://northernbeaches.recollect.net.au/nodes/view/52145.
[188] "Ocean Street Bridge Narrabeen."
[189] "Ocean Street Bridge Narrabeen."
[190] "Ocean Street Bridge Narrabeen."
[191] "Ocean Street Bridge Narrabeen."
[192] "Ocean Street Bridge Narrabeen."
[193] "NEW BRIDGE," *Daily Telegraph*, August 3, 1927, http://nla.gov.au/nla.news-article246404351.

NBRS

Figure 62: Close up of pre-1927 aerial of Narrabeen, showing the subject area just before the construction of the retaining walls. (Source: SLNSW, 9WZMXgKY)

Soon after the agreement, Warringah Council sought tenders for the associated works, with the tender by James Shedden for the construction of the timber bridge accepted at £2,459.12.11.[194] The tender by John McDonald for the construction of the approaches to the Ocean Street bridge was accepted at £3,795.[195] McDonald was given permission to quarry stone from Narrabeen Headland for use in the construction of the approaches to the bridge.

Figure 63: circa 1927 image of Ocean Street bridge under construction. The subject area is circled. (Source: SLNSW)

[194] "Ocean Street Bridge Narrabeen."
[195] "Ocean Street Bridge Narrabeen."

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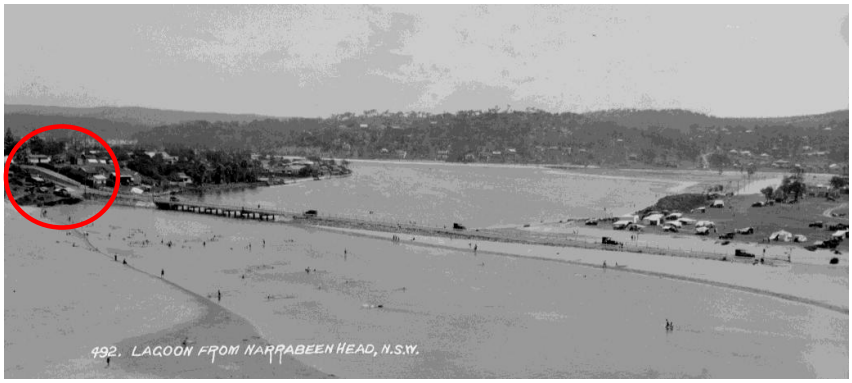

Figure 64: circa 1929 image of the completed Ocean Street bridge. The subject walls are circled. (Source: SLNSW 239934)

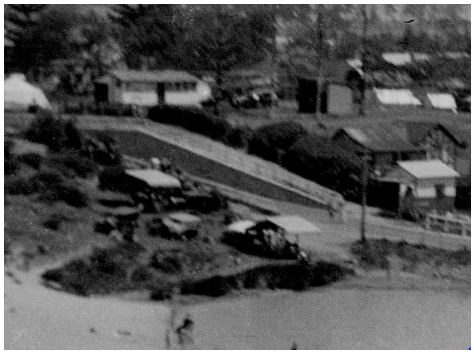

Figure 65: Close-up of the circa 1929 image of the completed Ocean Street bridge, showing the subject walls. (Source: SLNSW 239934)

Whilst the bridge was under construction, Warringah Council undertook upgrading works to Ocean Street.[196] Given John McDonald was commissioned to construct the approaches to the Ocean Street bridge, the scope of this work may have included the construction of the subject walls, which were built at a similar time (see Figure 64 and Figure 65).

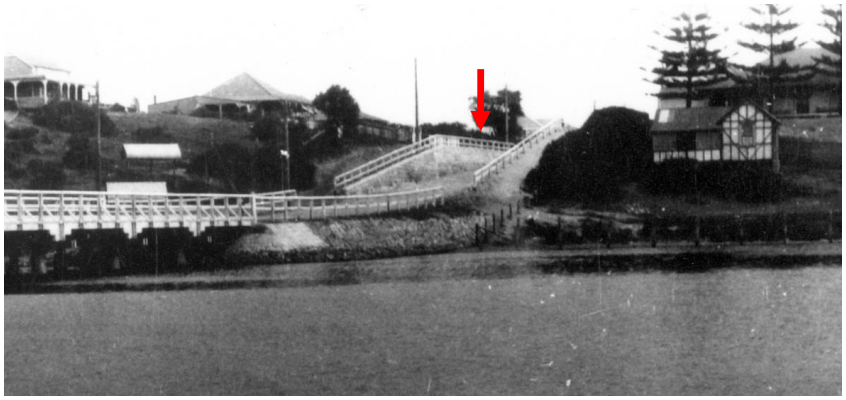

Figure 66: Late 1920s image of the bridge at Ocean Street, with the subject walls indicated by an arrow. (Source: Northern Beaches Council History Hub, 60257)

[196] "Ocean Street Bridge Narrabeen."

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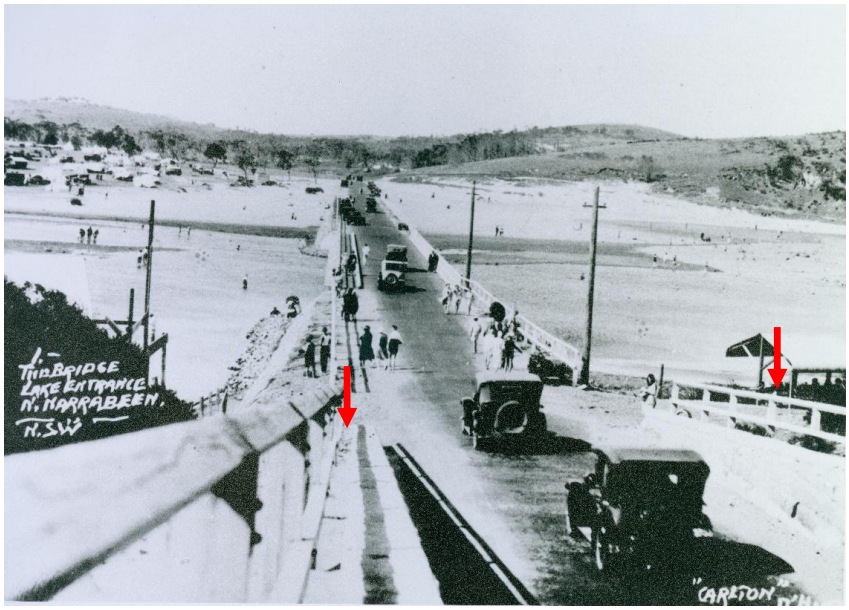

Figure 67: circa 1935 image of the bridge at Ocean Street, with the subject walls indicated by arrows. (Source: Northern Beaches Council History Hub, 60295)

Over the mid to late twentieth century, few changes appear to have occurred to the subject walls, with an image from the 1950s (Figure 68) showing the wall to the western side of Ocean Street as it appeared soon after its construction.

In 1967, another bridge was constructed to Ocean Street, replacing the earlier bridge constructed in 1928.[197] Another image from about 1983 shows the western subject wall with a similar form and extent to its original construction.

Figure 68: circa 1950 image of the Ocean Street bridge, with the subject walls indicated by an arrow. (Source: Northern Beaches Council History Hub 40107)

[197] "Ocean Street Bridge Narrabeen."

NBRS

Figure 69: circa 1983 image of the Ocean Street bridge, with the subject walls indicated by an arrow. (Source: Northern Beaches Council History Hub 42211)

Over the late twentieth century, changes appear to have been made to the retaining wall on the western side of Ocean Street. The portion of the wall to the north end was reduced in scale. The metal fence to the western wall was likely introduced at this time.

Figure 70: 1986 aerial with the subject walls circled. (Source: NSE Historical Imagery)

Figure 71: 1991 aerial with the subject walls circled. (Source: NSE Historical Imagery)

Figure 72: 2009 image of the subject walls, with the scale of the western wall reduce. (Source: Google Street View)

2.2.12 SUMMARY

Exact construction dates for each wall in this study have been difficult to establish as, in many cases, roads and road infrastructure are not documented in historical sources with the same accuracy as built structures. The following table provides approximate dates or date ranges for the construction of each wall, based on the historical summaries above.

Identification (for the purposes of this report)		Suburb	Approximate address / location	Description	Approximate construction date
A	West Street, Balgowlah	Balgowlah	West Street – southern end of West Street, close to its intersection with New Street West	Retaining wall	Northern wall – c.1910-1930 Southern wall – 1930s

NBRS

Identification (for the purposes of this report)		Suburb	Approximate address / location	Description	Approximate construction date
B	Quarantine Station, Manly	Manly	North Head, Quarantine Station, Sydney Harbour National Park	Quarantine Station boundary walls	c.1934
C	North Head Sanctuary, Manly	Manly	North Head, Sydney Harbour National Park	Former artillery battery boundary walls	Mid-1930s
D	Battle Boulevard, Seaforth	Seaforth	Battle Boulevard, west of the bend connecting to Manly Road	Retaining wall	c.1915-1930
E	Clavering Road, Seaforth	Seaforth	Clavering Road, extending along the majority of the western side of the road	Retaining wall	c.1922
F	Pittwater Road, Bayview	Bayview	Pittwater Road and Fermoy Avenue, at the northern end of Fermoy Avenue	Retaining wall	c.1914-1924
G	The Serpentine, Bilgola Beach	Bilgola Beach	The Serpentine, southern end, north of its intersection with Barrenjoey Road	Retaining wall	Mid-1920s
H	Causeway, Lovett Bay	Lovett Bay	Site of former causeway, on the northern shore of Lovett Bay	Retaining wall	c.1895.
I	Bungan Head Road, Newport	Newport	Bungan Head Road, road reserve adjacent to Betty Morrison Reserve at the northern end	Retaining wall	1895-1906
J	Ocean Street, Narrabeen	Narrabeen	Ocean Street north of Malcolm Street, west of Butcher Park	Retaining wall	c.1928

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3.0 PHYSICAL EVIDENCE

All walls in this study were inspected by Daniel Nabb, Heritage Consultant of NBRS in April and May of 2025.

3.1 NORTHERN BEACHES AREA

The Northern Beaches Council area is located to the north-east of the Sydney CBD. Its southernmost suburbs, including Manly, Seaforth, Clontarf, and Balgowlah Heights, are approximately 11–13 kilometres from the CBD, while its northernmost suburbs, Palm Beach and Whale Beach, are around 40–45 kilometres from the CBD.

The geographical extent of the Northern Beaches LGA is defined by natural boundaries: it stretches south to Sydney Harbour, with North Head forming the northern entrance to the harbour, west to Middle Harbour, and north to Broken Bay. The Spit Bridge marks the LGA's southern edge, separating it from the North Sydney LGA. Ku-ring-gai LGA borders it to the west.

The area includes significant tracts of national parkland and coastal reserves, such as the Ku-ring-gai Chase National Park, the Sydney Harbour National Park and approximately twenty ocean beaches extending from Manly to Palm Beach. This natural setting heavily influences the built form, with development shaped by the steep slopes, rocky headlands, and ridgelines of the coastline. Much of the area's urban form responds to its terrain, prioritising water views and integrating with the natural topography.

The Northern Beaches LGA is largely residential in character, with commercial centres located near beachfronts or along key transport corridors. High-density nodes include areas such as Manly, Dee Why and Brookvale. Several more remote, low-density areas are characterised by larger residential lots and coastal vegetation and include, for example, Palm Beach, Bilgola and Newport.

The built form across the LGA reflects its layered history and includes federation-era two-storey shopfronts early commercial strips, 1920s-1930s art deco style apartments in some areas reflecting the beach side holiday culture of the 1930s, post-war housing and modest brick and weatherboard homes dating from the mid-20th century. Contemporary development includes multi-storey apartment buildings in urbanised centres, while low-density dwellings dominate the headlands.

3.2 WALL LOCATIONS

This report considers ten (10) stone retaining walls within the Northern Beaches Local Government Area. The approximate locations of the 10 walls, labelled A-J for the purposes of this report, are shown on the map below.

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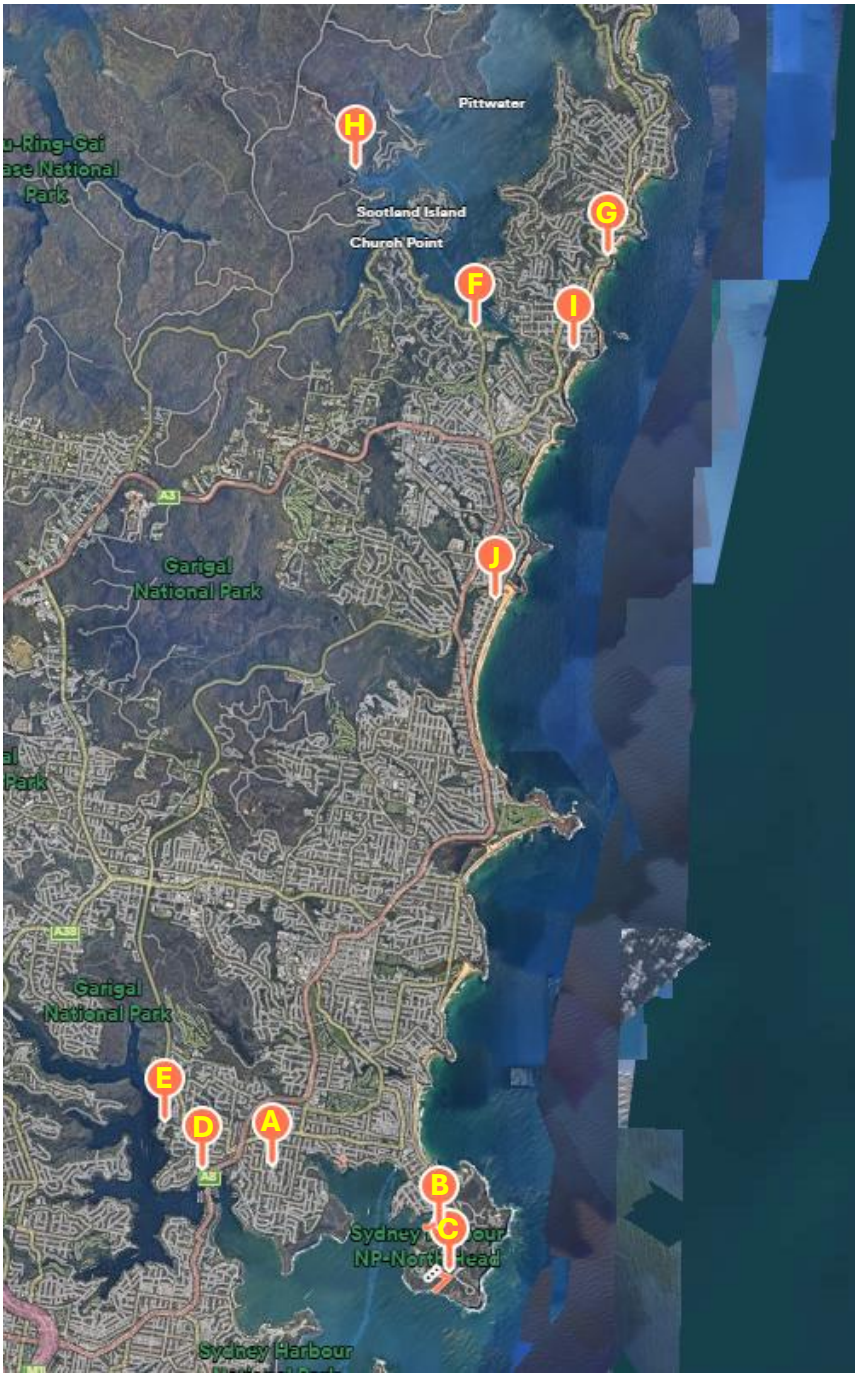

Figure 73: Diagram showing the location of the walls, labelled A-J within the Northern Beaches Local Government Area. Walls are described, numbered, in the following sections (Source: Neamap with NBRS overlay)

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3.3 WEST STREET, BALGOWLAH

3.3.1 SITE LOCATION

The West Street, Balgowlah wall (identified as A in Section 3.2) is located at the southern end of West Street, Balgowlah, close to its intersection with New Street West. The wall is located in the centre of the street, separating the upper (west) portion from the lower portion to the east.

Balgowlah is approximately 14 kilometres from the Sydney CBD, with access to the harbour to the south-east, near Fairlight. It is primarily residential, with shops along Sydney Road and a small shopping village at the intersection of Sydney Road and Condamine Street.

The southern portion of the wall is located in the centre of West Street, dividing it in two in order to accommodate a level difference between the western side and the eastern, lower, side. The western part of the street is a no-through-road which provides access to a small number of properties. The eastern part of the street extends north before it curves to become Upper Beach Street.

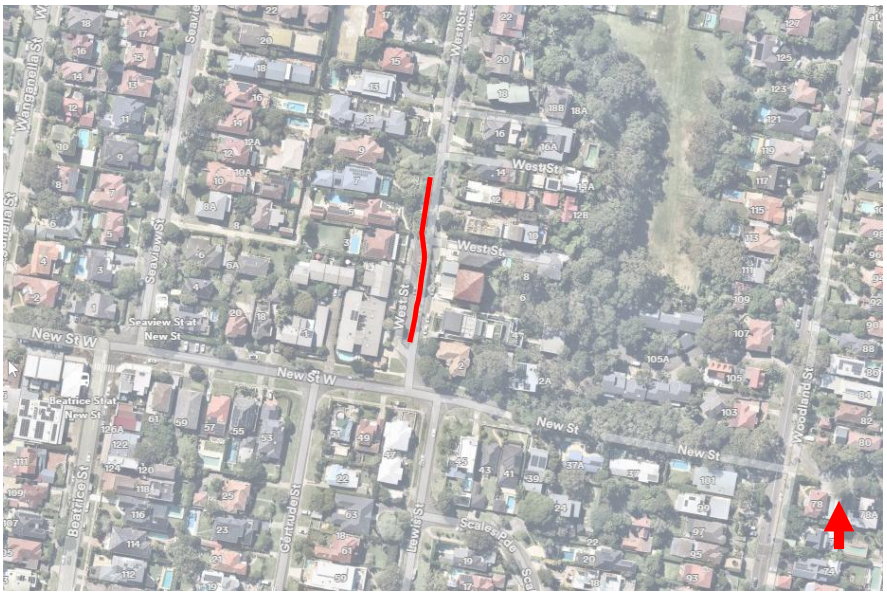

Figure 74: Aerial view of West Street, showing the approximate location of Wall A in red (Source: Nearmap with NBRS overlay)

An agenda for the Manly Heritage Committee Meeting of April 2010, provided to NBRS by Northern Beaches Council, includes a brief assessment and photograph of the West Street, Balgowlah wall, in relation to its (then) recommendation for listing as an individual heritage item. The photograph is of the wall in the northern part of West Street, shown on the aerial image below. This portion of the wall is not listed as a heritage item on Schedule 5 of the

NBRS

LEP. The southern portion, which is listed (mapped above), is not referenced specifically in the agenda.

Figure 75: Aerial view of West Street showing the southern (listed) sandstone retaining wall and the northern (not listed) sandstone retaining wall (Source: Nearmap with NBRS overlay).

3.3.2 DESCRIPTION – SOUTHERN WALL

The West Street, Balgowlah wall (identified as A in Section 3.2) is a sandstone wall located at the southern end of West Street, separating the upper (western) side of the street from its lower (eastern) side.

From its southern end, the wall/rock face extends approximately 45 metres before it curves to the west, and extends a further 30 metres tapering down to meet the street level. The northern 30 metres is sandstone rock face overgrown with prominent tree roots. The southern 45 metres is largely obscured by vegetation. The wall appears to be a combination of sections of rough cut stones, which are mostly located in the southern section, and uncut rock face. Mortar was not visible during the site inspection suggesting that the wall is of drystone construction, although it is noted that the wall is substantially obscured by vegetation.

A timber balustrade surmounts the wall, comprising square posts and rotated square section handrail.

In the northern section of the wall, a set of concrete steps with sandstone kerbing dissects the rock face in an east-west direction.

NBRS

Figure 76: View of West Street facing north from New Street West. The wall is seen on the left of this image, obscured by vegetation. The image also shows the timber balustrade which surmounts the wall.

Figure 77: Western side of the wall at the southern end

Figure 78: Substantial vegetation obscuring the rockface

Figure 79: The curve of the wall, showing its eastern side, facing north

Figure 80: South of the steps on the eastern side, showing substantial vegetation obscuring the upper embankment

Figure 81: The curve of the wall, showing a view facing south towards New Street West. This image shows the pecked surface of the rock face.

NBRS

Figure 82: Tree roots growing over rock face in the northern portion

Figure 83: Steps at the northern end of the wall, connecting West Street to the pedestrian pathway on its eastern side

3.3.1 CONDITION AND INTEGRITY – SOUTHERN WALL

The condition of the southern West Street wall is fair, the surviving fabric remains generally intact, and the wall retains a high level of integrity.

The wall does not appear to have undergone any substantial modifications and has a high level of integrity.

There are no obvious signs of deformation or bowing; however, substantial overgrown vegetation across the surface of the wall, including tree roots and other vegetation partially encapsulating it in places, has prevented a close inspection of the surface of the wall.

3.3.1 DESCRIPTION – NORTHERN WALL

This wall is a dry stack sandstone retaining wall located in the centre of West Street between Sydney Road (to the north) and White Street (to the south). Like the listed wall in the southern part of West Street, it separates the upper (western) part of the street from the lower (eastern) part; the height difference the wall accommodates in this case, however, is less than that in the southern part of the street.

This wall is a more formalised wall than the south wall, which is predominantly cut rock face overgrown with tree roots and vegetation. It comprises three to four linear courses of sandstone blockwork for most of its length, tapering down to two courses at its southern (White Street) and northern (Sydney Road) ends. There is a less formal arrangement of rough stones in the centre, below a single course of blockwork. There is also a small set of sandstone steps in the centre, adjacent to a small section of rock, with blockwork on either side.

The wall is surmounted by garden beds and a timber post and railing balustrade.

NBRS

Figure 84: View of the northern part of West Street, facing west, showing the three-course sandstone wall partially obscured by vegetation.

Figure 85: View of the northern part of West Street, facing west, showing the three-course sandstone wall partially obscured by vegetation.

Figure 86: Sandstone steps connecting the east and west sides of the street

Figure 87: Rough sandstone capped by a single course of blockwork, south of the steps

Figure 88: Four courses of sandstone blockwork forming the northern wall

Figure 89: Southern part of the northern wall, showing its taper to one to two courses

3.3.2 CONDITION AND INTEGRITY – NORTHERN WALL

The condition of the northern West Street wall is fair, and its surviving fabric is generally intact. It does not appear to have undergone any substantial modifications and has a high level of integrity.

There are no obvious signs of deformation or bowing and the original form of the wall remains evident.

Much of the stone surface is affected by the accumulation of lichen.

NBRS

3.4 QUARANTINE STATION, MANLY

3.4.1 SITE LOCATION

The Quarantine Station wall (identified as B in Section 3.2) is located on the western side of North Head, Manly at the former Quarantine Station site, within the Sydney Harbour National Park.

North Head is a headland on a sandstone plateau at the northern entrance to Sydney Harbour. It is located to the south-east of Manly, roughly 20 kilometres north-east of Sydney CBD. The headland is included as part of the Sydney Harbour National Park.

The wall is located on NSW State Government owned land, identified as 2763/DP752038 by the NSW Land Registry Services. Its eastern leg extends from Spring Cove and Collins Beach south to North Head Scenic Drive. It also has a second leg, to the west, which forms the boundary wall to the Australian Institute of Police Management.

Figure 90: Aerial view of the north-west portion of North Head with the location of Wall B indicated in red (Source: Nearmap with NBRS overlay)

3.4.2 DESCRIPTION

The Quarantine Station, Manly wall (identified as B in Section 3.2) is a sandstone boundary wall constructed using roughly cut sandstone blocks. The wall is of wet stone construction with visual evidence of various mortar compositions, some of which appears to be cement mortar.

The masonry consists of a single skin of sandstone blocks, with a rough sparrow peck finish. The stones are laid in horizontal courses varying in height from six to ten courses and cut diagonally to accommodate steep slopes. In many sections, mortar has been used to cap the wall rather than a capping stone course, and has been applied over the face of the sandstone units, creating a rough, disordered appearance.

NBRS

Figure 91: Sandstone pillar in the wall marking a road intersection

Figure 92: Portion of the wall showing dense adjacent vegetation

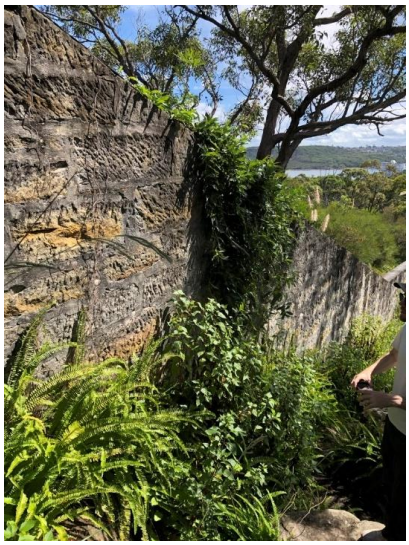

Figure 93: Portion of the wall facing south, showing its drop down in alignment with sloping terrain

Figure 94: This view shows the face of the stonework, including mortar over the stone units and the pecked/tooled surface

NBRS

Figure 95: Turn in the wall at the southern end

Figure 96: View of the wall showing the surrounding bushland

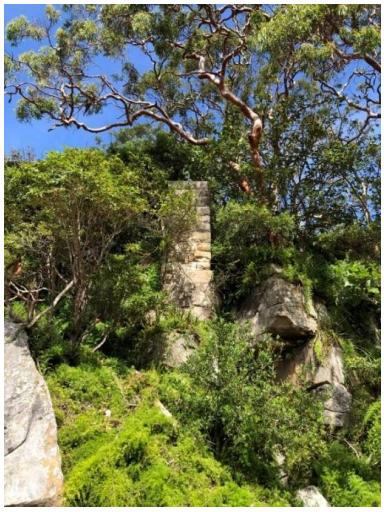

Figure 97: Termination of the wall at Collins Beach

Figure 98: The natural sandstone terrain at Collins Beach

3.4.3 CONDITION AND INTEGRITY

The condition of the Quarantine Station walls is fair, the surviving fabric remains generally intact, and the wall retains a moderate level of integrity.

Historical research has not revealed the original mortar composition for the wall, but visual inspection suggests that the wall has possibly been repointed with cement mortar.

Many of the sandstone units show signs of oxidisation; this, however, is a natural process which does necessarily mean the stone is in poor condition.

NBRS

No major structural issues were detected during the visual inspection of the wall. Issues include weathering, discolouration, build-up of sedimentary deposits, and biological colonisation. Some minor cracking was observed on individual blocks.

3.5 NORTH HEAD SANCTUARY

3.5.1 SITE LOCATION

The North Head Sanctuary walls (identified as C in Section 3.2) are located at the former North Head artillery battery site on North Head.

North Head is a headland on a sandstone plateau at the northern entrance to Sydney Harbour. It is located to the south-east of Manly, roughly 20 kilometres north-east of Sydney CBD. The headland is included as part of the Sydney Harbour National Park.

Figure 99: Aerial view showing the North Head Artillery Battery walls in red (Source: NSW Explorer https://portal.spatial.nsw.gov.au/explorer/index.html with NBRS overlay)

The North Head Artillery Battery walls are located in four sections across the south-eastern portion of North Head, partitioning the south-east portion of the headland. These four sections are shown on the map below: 1) south-west section, approximately 360 metres, 2) south-east section, approximately 470 metres, 3) central section, approximately 1,300 metres, and 4) north-east section, approximately 200 metres in length.

NBRS

Figure 100: Aerial view showing the four sections of the North Head Artillery Battery walls in red (Source: NSW Explorer https://portal.spatial.nsw.gov.au/explorer/index.html with NBRS overlay)

The State Heritage Inventory and the Manly LEP include within their mapping of this heritage item a leg extending west from the north-east end of the southernmost portion (refer to Section 4.0 of this report). It is not clear from recent aerials or site inspections that this portion of the wall exists; nor is it visible in the 1943 aerial.

3.5.2 DESCRIPTION

The North Head Sanctuary walls (identified as C in Section 3.2) are sandstone boundary walls, constructed using roughly cut sandstone blocks. The wall is of wet stone construction with visual evidence of various mortar compositions. The predominant original mortar composition is not known, but there is evidence of relatively recent repointing in sand-based mortar. Based on a visual inspection, it is possible that cement mortar has been used in some sections, either originally (1930s) or for repointing.

The masonry consists of a single skin of sandstone blocks, some with a sparrow peck finish, others with a rougher, less finished surface. The stones are laid in relatively straight horizontal courses in large sections, varying in height from six to twelve courses. Top courses in some sections are cut in triangular sections to achieve a sloping wall to accommodate the terrain. In many sections, mortar has been used to cap the wall rather than a capping stone course. There is a section in the central/southern portion of the wall which is of drystone (no mortar) construction, although mortar has been used to cap the wall.

NBRS

No buttresses are present, but sandstone pillars have been constructed to terminate the wall at road intersections and mark entrances to precincts within the former Artillery Battery site.

Figure 101: Part of the southern portion of the North Head wall, taken close to the intersection with Scenic Drive

Figure 102: View of the southern portion of the wall, facing south-west towards the water

Figure 103: View south-west towards the harbour, arrow indicating portion of collapsed wall

Figure 104: Part of the southern portion of the wall, partly collapsed

Figure 105: South-west termination of the wall

Figure 106: Northern end of the southern portion, close to Scenic Drive

NBRS

Figure 107: Southern portion of wall – this section is of drystone construction

Figure 108: Southern portion of the wall (south-east leg)

Figure 109: Central portion of the wall

Figure 110: Intersection of the wall with bitumen road, opening marked by concrete plinths near no. 2 gun emplacement north.

Figure 111: Infilled openings near the close defence battery observation post. The openings have been created with brickwork, and filled in.

Figure 112: Opening near the close defence battery observation post. The openings have been created with brickwork with a timber lintel.

NBRS

Figure 113: Central leg of the wall in the northern portion, approaching the battery observation post

Figure 114: Gate to the battery observation post

Figure 115: North-east leg, facing east towards the harbour

Figure 116: End of the north-eastern leg of the wall, showing its slope down to the harbour

Figure 117: Example of the picked surface, also showing some oxidisation – southern portion of wall

Figure 118: Southern portion of wall showing sand based mortar

NBRS

Figure 119: Southern portion – mortar capping

Figure 120: South-east leg of the southern portion, showing repointed section with sand-based mortar compared to portion of older pointing possibly cement based

3.5.3 CONDITION AND INTEGRITY

The condition and integrity of the North Head Sanctuary walls vary substantially, both across and within the four wall sections. The surviving fabric, alignment and configuration of the walls remain legible, however, despite condition issues.

Historical research has not revealed the original mortar composition for the wall, but visual inspection suggests that the wall has possibly been repointed with cement mortar in some sections. There is also visual evidence of relatively recent sand-based mortar repointing works in the southern wall section.

Many of the sandstone units show signs of oxidisation; this, however, is a natural process which does necessarily mean the stone is in poor condition. There are, however, substantial sections of the wall which have eroded to the point of disfigurement, particularly in the south-east and south-west sections.

In the central portion of the south-west leg a substantial area has collapsed, with loose stone units now lying on the ground.

Other more minor issues across the wall sections include weathering, discolouration, build-up of sedimentary deposits, and biological colonisation. Some minor cracking was observed on individual blocks.

Figure 121: Oxidisation – southern portion of wall

Figure 122: Collapsed wall in the southern portion, showing collapsed stones on the ground

NBRS

Figure 123: Serious erosion and caving of stone units in southern portion

Figure 124: South-east leg of southern portion showing loose stones

3.6 BATTLE BOULEVARD, SEAFORTH

3.6.1 SITE LOCATION

The Battle Boulevard, Seaforth wall (identified as D in Section 3.2) is located on the southern side of Battle Boulevard, east of its intersection with Seaforth Crescent.

Seaforth is approximately 12 kilometres from the Sydney CBD. It is bordered to the west by Middle Harbour, to the north by North Balgowlah and is separated from Balgowlah to the south-east by Manly Road. It is residential suburb that is densely subdivided and developed with small to medium-scale buildings that date to a range of periods. The topography of the suburb is elevated with undulating terrain.

Figure 125: Aerial view of Battle Boulevard, Seaforth, showing the approximate location of the wall indicated in red (Source: Nearmap)

The wall commences approximately midway along Battle Boulevard, on the south side of the street, and runs along a service road that provides access to 7- 21 Battle Boulevard. The wall is located approximately to the north of 9-27 Battle Boulevard.

Battle Boulevard is a two-way vehicular street spanning east to west between Edgecliffe Esplanade and Manly Road that is asphalted with concrete guttering and kerbing. Both the north and south sides of Battle Boulevard are developed with residential houses; a portion of the north side of the street, located to the west, is narrow and undeveloped. Battle Boulevard slopes uphill towards the west, rising steeply round a bend from Manly Road before rising higher as the road goes further west. At the intersection with Seaforth Crescent, a portion of Battle Boulevard curves sharply to the east before joining the intersection of Edgecliffe Esplanade and Palmerston Place. Approximately midway along Battle Boulevard, further to the west, there is a stone wall to the north side of the street that appears to be cut into the stone face of the embankment with dense vegetation to the top of the wall. To the western portion of Battle Boulevard are stairs and a path that connect the street with Edgecliffe Esplanade. There is a low rendered wall as part of the subject wall.

To the south side of Battle Boulevard, being north of the subject wall, is a low timber fence; to the eastern end of the street, approximately where the subject wall begins at 9 Battle Boulevard, there is a metal fence to the south side of the street.

Figure 126: Street map showing the approximate location of the stone retaining wall, as indicated by the red overlay. (Source: NSW Explorer with NBRS annotations)

Figure 127: Aerial image showing the approximate location of the sandstone retaining wall at Battle Boulevard, Seaforth. (Source: NSW Explorer, with NBRS annotations)

3.6.2 DESCRIPTION

The Battle Boulevard, Seaforth wall (identified as D in Section 3.2) is a sandstone retaining wall, constructed using roughly cut sandstone blocks. The wall varies in height from four to two stone courses and measures approximately 139m in length. At the eastern end, the height of the wall is parallel to the gradient of Battle Boulevard before lowering in height below the street level from 9 Battle Boulevard. The wall rises again in height from 13 Battle Boulevard.

NBRS

The wall is constructed of sandstone blocks with a rock-faced finish and straight horizontal coursing. There is some differentiation in the individual sizes of the stone blocks, several of which have a tooled finish. The wall appears to have been pointed in cement mortar to some areas; other areas are of drystone construction where no mortar is present.

There is a central section of the wall that has been replaced in concrete.

Figure 128: Aerial of Battle Boulevard, Seaforth, showing the location of the retaining wall shaded red. The area shaded blue is the portion of the wall that is concrete. (Source: NSW Explorer)

Figure 129: Sandstone retaining wall, as viewed from its eastern end at 7A Battle Boulevard.

NBRS

Figure 130: Image showing the re-pointing to the subject wall.

There is a concrete staircase in the wall, located in front of 13 Battle Boulevard. The half turn staircase comprises two levels or flights with a concrete landing to the middle that allows for the lower half of the staircase to change direction. The upper flight of the staircase leading from Battle Boulevard to the landing has a timber balustrade, while the lower flight leading from the landing to the service road has a metal handrail.

Figure 131: Concrete stairs, as viewed from the service road. Note the timber balustrade to the upper flight of stairs and a metal balustrade to the lower flight.

NBRS

Figure 132: Image of the return wall for the staircase

The section of the wall between about 13- 19 Battle Boulevard has four to five courses of face brickwork to the top of the wall. The brick courses are setback from the stone wall. The top and the bottom courses are in a header bond, while the middle courses are in a stretcher bond.

Figure 133: Image showing the brick courses to the top of the retaining wall.

A portion of the wall has been removed, located to 21 Battle Boulevard, and has been replaced with a low, rendered concrete block wall.

NBRS

Figure 134: Brick courses above the stone wall, located outside 13-19 Battle Boulevard.

Figure 135: Low rendered concrete block retaining wall, located at 21 Battle Boulevard.

During the site visit, it was observed that the wall is covered by overhanging vegetation growth, with dense plantings and established trees on the embankment. There are also bricks and rocks on the embankment.

Figure 136: Image showing Battle Boulevard to the right and the service road to the left, looking west

Figure 137: Portion of the wall to the eastern end. Note the metal fence

Figure 138: Portion of the wall, towards the eastern end, where it is reduced in height

Figure 139: Portion of the wall, towards the eastern end, where it is reduced in height

NBRS

Figure 140: Concrete stairs providing access from Battle Boulevard to the service road

Figure 141: Retaining wall, with the concrete stairs to the right of image. Note the brick courses to the wall

Figure 142: Portion of the wall. Note the brick courses to the top of the wall

Figure 143: Portion showing where the stone wall has been replaced with a rendered wall.

3.6.3 CONDITION AND INTEGRITY

The condition of the Battle Boulevard, Seaforth wall is fair, and its surviving fabric is generally intact with some modifications, resulting in a moderate level of integrity.

The subject wall has retained its original or early configuration and materials, however, it is evident that changes have occurred to the wall over the years. Despite this, the heritage values of the wall are still evident and can be understood and appreciated.

Modifications include the introduction of brick courses to the top of the wall at its western end and the metal balustrade to the stairs and to the east end of the wall. There is evidence of repointing, likely of cementitious mortar. Concrete kerbing has been introduced to the bottom of the wall at its easternmost end. No documentary evidence has been found regarding these changes and it is unknown when these changes occurred.

Despite this, these changes have not significantly diminished the legibility of the wall or impeded an appreciation of its appearance.

NBRS

Figure 144: Evidence of repointing to the subject wall.

Figure 145: concrete kerbing to the bottom of the wall.

The retaining wall is in good to fair condition.

Condition issues observed onsite include:

- Vegetation growth, particularly to the top of the wall, where roots from the embankment have covered the wall;
- Damp, evident mostly at the base of the wall but also to the return corner at the stairs;
- Erosion of mortar, particularly at the base of the wall;
- Staining, evident to both the stone and brick courses;
- Efflorescence, evident to both the stone and brick courses; and
- Accumulation of surface deposits, including lichen and pollution.

The sandstone fabric has developed a patina that is commensurate with its age and exposure to environmental conditions. This aged patina is superficial formation not regarded as a major conservation issue.

The concrete stairs are in good condition, with evidence of the accumulation of surface deposits; lichen is also evident where the stairs connect with the stone wall. The timber and metal balustrades to the stairs are generally in good condition.

Figure 146: Evidence of staining, efflorescence, and deposit build-up

NBRS

Figure 147: Evidence of damp to the bottom of the wall and vegetation growth

Figure 148: Evidence of vegetation growth.

3.7 CLAVERING ROAD, SEAFORTH

3.7.1 SITE LOCATION

The Clavering Road, Seaforth wall (identified as E in Section 3.2) is a sandstone retaining structure supporting the western embankment of Clavering Road, where steep terrain falls west towards Middle Harbour. Clavering Road extends north from its intersection with Gurney Crescent. It is characterized by relatively dense coastal bushland, with several houses on the eastern (upper) side of the road.

Seaforth is approximately 12 kilometres from the Sydney CBD. It is bordered to the west by Middle Harbour, to the north by North Balgowlah and is separated from Balgowlah to the south-east by Manly Road. It is residential suburb that is densely subdivided and developed with small to medium-scale buildings that date to a range of periods. The topography of the suburb is elevated with undulating terrain.

NBRS

Figure 149: Aerial view of Clavering Road, Seaforth, showing the approximate location of the wall indicated in red (Source: Nearmap)

3.7.2 DESCRIPTION

The wall (identified as E in section 3.2) is a dry stack structure, constructed using roughly cut sandstone blocks. It is located on Clavering Road, supporting the road on its western side where steep terrain drops down towards Gurney Crescent and Middle Harbour. The opposite bank on the eastern (higher) side of Clavering Road is largely supported by uncut rock face.

The masonry consists of a single skin of sandstone blocks. The stones are laid in relatively straight horizontal courses, with modifications to this laying pattern ion some sections to accommodate rough terrain. The wall ranges from three to six courses high in places which were visible during the site inspection; much of the wall is obscured by dense vegetation.

Figure 150: Top view of the wall from Clavering Road

Figure 151: View of the wall at its northern end, seen from below Clavering Road

NBRS

Figure 152: View of the wall in its northern/central portion, seen from below Clavering Road

Figure 153: Stone wall supporting Clavering Road, showing dense surrounding vegetation

Figure 154: Two courses of stonework below Clavering Road

Figure 155: Close view of stonework showing drystone construction

3.7.3 CONDITION AND INTEGRITY

The condition of the Clavering Road wall is fair, and its surviving fabric is generally intact. It does not appear to have undergone any substantial modifications and has a high level of integrity. There are no obvious signs of deformation or bowing, however overgrown vegetation on the banks and tree roots are increasing pressure on the wall sections. Sections of exposed soil on the embankment are vulnerable to erosion.

3.8 PITTWATER ROAD, BAYVIEW

3.8.1 SITE LOCATION

The Pittwater Road, Bayview wall (identified as F in Section 3.2) is a sandstone retaining structure located at the northern terminus of Fermoy Avenue, Bayview, where the road meets a natural escarpment separating it from Pittwater Road. It is roughly located in front of the northern lot boundary of 1 Fermoy Avenue, Bayview. Maybanke Cove is located to the immediate north, recreational open space lies to the east, and residential development occurs to the south and west.

Bayview is approximately 34 kilometres from the Sydney CBD. It is bounded by Pittwater to the north-east, with views to Scotland Island and Bilgola Plateau. Church Point wraps around the headland to its north. Bayview is primarily residential, generally characterised by relatively large lots with bushland reserves in the south-west.

Figure 156: Aerial view of the wall on Pittwater Road at the northern end of Fermoy Avenue. The approximate location of the wall is indicated in orange (Source: Nearmap)

Pittwater Road is a major arterial road that hugs the coastline extending along several Northern Beaches suburbs. It is aligned on a roughly north-south orientation and incorporates numerous curves, bends and steep gradients as it crosses undulating terrain.

In contrast, Fermoy Avenue is a minor residential street that branches off Alexandra Crescent and Roches Avenue, forming a cul-de-sac at its northern end. The street is built on elevated land, offering expansive views over Maybanke Cove. Substantial dwellings, mostly dating from the twentieth century, are regularly spaced along the Avenue. Grassy verges and mature trees enhance the streetscape setting.

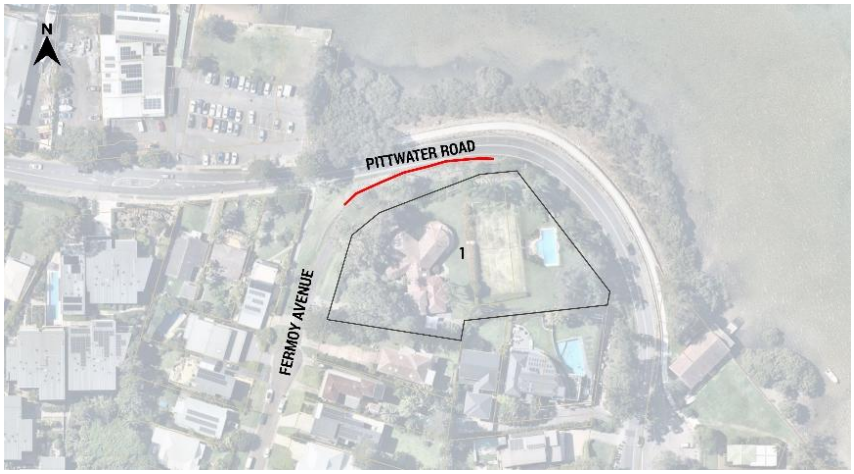

Figure 157: Diagram showing the approximate location of the Fermoy Avenue in red outline. (Source: Nearmap with NBRS edits)

Figure 158: View from the end of Fermoy Avenue, facing north. Pittwater Road is partially visible below. The stone wall is supporting the escarpment.

Figure 159: View along Pittwater Road, facing west. The stone wall is visible on the left.

3.8.2 DESCRIPTION

The wall (identified as F in Section 3.2) is a 58-metre-long dry stack structure, constructed using roughly cut sandstone blocks. It follows the natural curvature of the escarpment in an east-west orientation. The wall height varies, reaching up to 1.5 metres at the mid-section and tapers towards the east.

The masonry consists of a single skin of sandstone blocks, some with a sparrow peck finish. The stones are laid in relatively straight horizontal courses, ranging from two to six courses high across the length of the wall. Along the length of the wall narrower stones have been carefully stacked along the top course to create a smooth gradient transitioning different heights. In some areas the height is stepped, where the top courses abruptly terminates in a single block stone (Figure 161). The stepped drops indicates where original fabric has likely been removed or dislodged.

NBRS

Figure 160: Photograph showing western section of the wall where smaller stones have been used to transition different heights.

Figure 161: Photograph showing sections where the wall height follows a gradient (red overlay) and stepped sections where stone has been removed (blue overlay).

The wall has a slight batter at the western end where it intersects the escarpment (Figure 162). The remainder of the wall along the Pittwater Road reserve is straight and of consistent width (Figure 163). No capstones, coping, buttresses, rails or wall ends are present.

Figure 162: View of the wall as it intersects the escarpment. Note the slight batter.

Figure 163: View of the mid-section of the wall, facing south from Pittwater Road. The residence at 1 Fermoy Avenue is visible in the background.

Figure 164: View of the mid-section of the wall, facing south from Pittwater Road. The residence at 1 Fermoy Avenue is visible in the background.

Figure 165: View of the wall as it intersects the escarpment. Note the slight batter.

At the eastern end of the wall is a minor extension, likely constructed after 1991 (Figure 166). The extension comprises two dry stack courses of sandstone blocks with a rockface finish. The extension has been less skilfully laid and exhibits inconsistent stonework (Figure 167).

Figure 166: Diagram showing the eastern end extension to the subject wall.

Figure 167: Detail showing the poorly laid stone forming the eastern extension.

The escarpment which the wall intersects has a natural appearance. It comprises an earthen slope upon which an unsealed path has been established following the alignment of the stone wall. The path replaces an earlier road that was removed after the closure of the Pittwater Road and Fermoy Avenue intersection in 1991. A rounded timber post and rail fence has been erected along one side of the path. It has a shallow set back from the wall.

Near Fermoy Avenue, the upper slope is covered in grass while the downslope, around Pittwater Road, is surfaced in mulch (Figure 168). The eastern end of the escarpment slope is densely vegetated with coastal scrub, palm trees and other ad hoc plantings (Figure 169). At the western end a medium sized tree grows next to the wall (Figure 169).

Figure 168: The western end of the wall, commencing at the termination of Fermoy Avenue. Note the grassy slope and tree growing adjacent to wall.

Figure 169: Vegetation behind the eastern end of the wall, along Pittwater Road.

3.8.3 CONDITION AND INTEGRITY

The condition of the subject wall is fair, and its surviving fabric is generally intact. Overall, it retains a high level of integrity.

While much of the original fabric remains in situ, some material loss has occurred. This is evident in the top courses where some of the stone has been dislodged or removed, resulting in an abrupt drop in wall height. In turn this has diminished the legibility of the original design in discrete areas. More intact sections of the was incorporate smaller stones to form a gradient that transitions different wall heights.

The surviving fabric is substantially intact although there are several condition issues present which will accelerate deterioration if not treated. Issues include material loss,

mentioned above, and discolouration and build-up of organic deposits to stone surfaces. Some cracking was observed on individual blocks. There are no obvious signs of deformation or bowing, however overgrown vegetation on the banks and tree roots are increasing pressure on the wall sections. Sections of exposed soil on the embankment are vulnerable to scour erosion.

It appears that the eastern end of the wall was added after 1991, following the closure of the Pittwater Road and Fermoy Avenue intersection.

Overall, the stone retaining wall has a relatively high level of integrity and intactness. It retains its original configuration, batter, form, function and materials. No new materials have been introduced within the wall, and the original section of the wall has not been modified. The construction of the timber post and rail fence has not resulted in damages or modifications to the stone wall and the minor extension at the eastern end is visually subordinate and, on close inspection, is distinguishable from the original design. Despite the material loss in parts the original gradation and use of select stone to transition heights can still be interpreted in the remaining intact wall sections.

3.9 THE SERPENTINE, BILGOLA BEACH

3.9.1 SITE LOCATION

The Serpentine, Bilgola Beach wall (identified as G in Section 3.2) is located on the road reserve on the western side of The Serpentine, near its southernmost intersection with Barrenjoey Road, in Bilgola Beach. The subject area abuts Eric Green Reserve to the east. The road reserve area is managed and owned by Northern Beaches Council.

Bilgola Beach is approximately 37 kilometres from the Sydney CBD. It comprises several small pockets of residential develop in between bushland reserve and the beach. Bilgola beach is one of approximately twenty beaches along the eastern coast of the Northern Beaches LGA, north of Newport beach and south of Avalon.

Figure 170: Aerial view of The Serpentine at Bilgola Beach, showing the approximate location of the wall indicated in red (Source: Nearmap)

The Serpentine is winding residential road that traverses Bilgola Plateau on Sydney's Northern Beaches. Surfaced in asphalt, it features numerous steel guardrails and road signs on its steep and curved sections. The road runs on a roughly southwest–northeast alignment, connecting with Barrenjoey Road at two separate intersections. It offers scenic coastal views and serves both local traffic and recreational users such as cyclists and walkers. Much of the road reserve on either side is heavily vegetated.

The Serpentine sandstone retaining wall is located on the western side of The Serpentine road reserve, near its southernmost intersection with Barrenjoey Road. To the east of the study area is the Bilgola Rockpool and to the west there are residential lots with rear boundaries backing onto Barrenjoey Road.

Facing west, towards the stone wall, distant views are impeded by the earthen slope supporting Barrenjoey Road. To the east there are some distant views of the ocean, and to the north-west the views are framed by the linear road corridor.

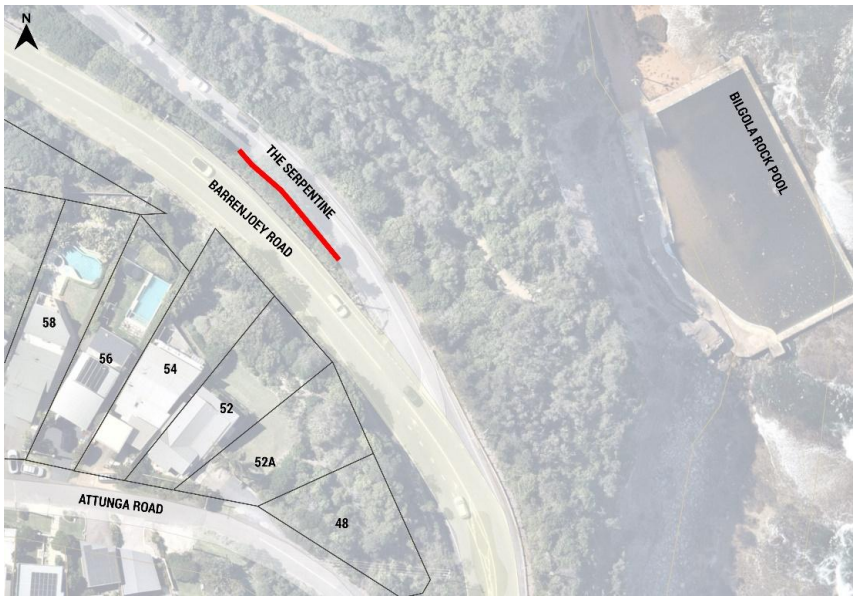

Figure 171: Diagram showing the approximate location of The Serpentine stone retaining wall in red. (Source: Nearmap with NBRS edits)

3.9.2 DESCRIPTION

The Serpentine, Bilgola Beach wall (identified as G in Section 3.2) is a stone retaining wall which extends roughly 26 metres in length, including a large opening where a section of the wall is missing or has been removed. Its height varies between two to five stone courses, reaching a maximum height of about 1.2 metres at some points. The wall has a relatively straight, linear configuration oriented on a north-west to south-east alignment.

NBRS

Figure 172: South eastern end of the stone wall, closest to the intersection with Barrenjoey Road. The height is lower in this area.

Figure 173: View of the stone wall facing. The red overlay indicates gaps, or missing sections, within the wall.

Figure 174: Roughly midway along the wall, where there are five stone courses.

Figure 175: Section of wall that steps down, north western end.

The subject wall is a dry stack construction, built of sandstone blocks laid in relatively straight horizontal courses. Generally, the wall has a consistent width and batter. The blocks have a rock face finish and there is some differentiation in individual block sizes. No capstones, coping, buttresses, rails or wall ends are present.

Figure 176: Detail showing stonework. Note the regular horizontal courses, different block sizes and dry stack construction.

Figure 177: Vegetation growing through masonry.

Behind the stone retaining wall is an earthen slope that supports Barrenjoey Road. The slope is vegetated with ground cover, scrub and several medium sized trees. In some spots, the vegetation is sparse, exposing loose soil and visible signs of erosion.

Figure 178: Overhanging vegetation and trees on the slope behind the retaining wall (left hand side).

Figure 179: Detail showing dense vegetation on the down slope.

3.9.3 CONDITION AND INTEGRITY

The condition of The Serpentine wall is poor, but its surviving fabric remains generally intact and it retains a moderate level of integrity.

Portions of original wall have been lost, likely a result of localised partial collapse. This has resulted in there being a number of gaps, or informal openings, across the wall extent. Variations in the course heights indicated that stone blocks may have been deliberately removed or dislodged from the top courses over time. This material loss has diminished the legibility of the original scale of the wall to some degree.

The surviving fabric is substantially intact although there are several condition issues present which will accelerate deterioration if not treated. Issues include material loss, mentioned above, and discolouration and build-up of organic deposits to stone surfaces. Some cracking was observed on several individual blocks, and there is some lateral deformation occurring around wall openings. Overgrown vegetation on the banks and gaps in the wall are increasing pressure on the surviving wall sections.

Overall, The Serpentine stone retaining wall has moderate levels of integrity and intactness. It generally retains its original configuration, batter, form, function and materials. No new materials have been introduced, and the wall form has not been deliberately modified. Despite the material loss in parts, the original scale can still be interpreted by the remaining wall sections and overall length.

3.10 CAUSEWAY, LOVETT BAY

3.10.1 SITE LOCATION

The causeway wall at Lovett Bay (identified as H in Section 3.2) forms the seaward wall of the causeway, providing access from the Lovett Bay wharf to local residential properties and to tracks leading into Ku-ring-gai Chase National Park.

Lovett Bay is small suburb and inlet in the Ku-ring-gai Chase National Park, approximately 38 kilometres from the Sydney CBD. There is no road access to Lovett Bay and transportation to this area is by water or foot.

NBRS

Figure 180: Aerial view of Lovett Bay, showing the approximate location of the wall indicated in red (Source: Nearmap)

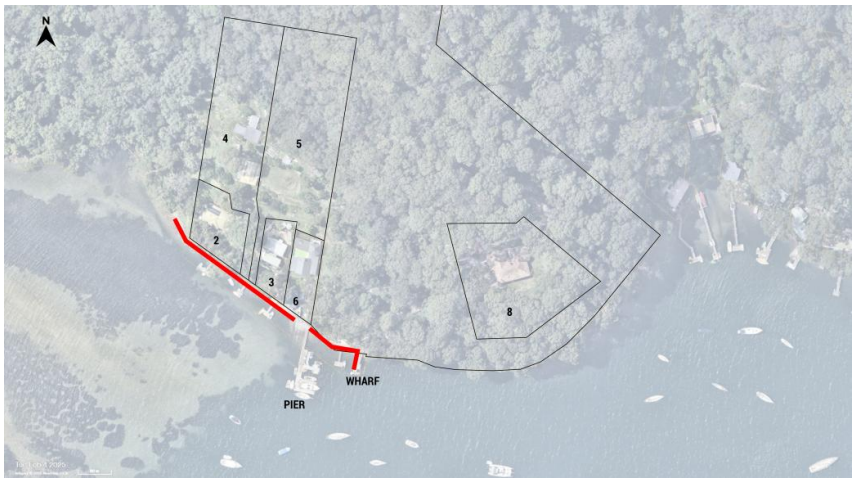

Figure 181: Diagram showing the approximate location of the Lovett Bay stone retaining wall in red. (Source: Nearmap with NBRS edits)

The subject area comprises the Lovett Bay causeway and wharf, a public pier, private piers, and a boat ramp. There is a cluster of waterfront residential properties located on the lots identified as 2-6 Lovett Bay. The shoreline consists of muddy and silty flats periodically exposed and submerged by the tide. Dense vegetation, including mature trees, ferns and bushland scrub, form a thicket around the subject area. Birnie Lookout (previously known as Flagstaff Hills) lies to the north of the subject area overlooking Lovett Bay.

Bounded by an open body of water to the south and dense national parkland to the north, south and west, the small suburb of Lovett Bay retains a semi-rural character. The sense of separation from urban centres is strengthened by the lack of roads, informal paths and few, widely spaced buildings.

Views to the north, south and west are restricted by the heavily vegetated landscape and hilly topography. Expansive views are afforded from the shore of Lovett Bay facing east towards the Pittwater and Scotland Island. The Lovett Bay western shoreline is visible in approaching views from the water. During high tide the stone wall is largely concealed

3.10.2 DESCRIPTION

The Lovett Bay wall (identified as H in Section 3.2) forms the eastern (seaward) wall of the causeway; a raised, compact earth path that skirts the western foreshore. It provides access from the Lovett Bay wharf to local residential properties and to tracks leading into Ku-ring-gai Chase National Park. Primarily, the wall's function is to hold back the earth on the western foreshore preventing erosion. The top of the causeway is surfaced in grass with a narrow unsealed pathway running through the centre.

Extending roughly 80 metres in length and approximately 1.2 metres high, the stone retaining wall is an integrated part of the Lovett Bay causeway structure. It has a linear plan, loosely configured on a southeast-northwest alignment. The wall was likely built as a dry stack construction. It consists of roughly cut sandstone blocks carefully arranged in an interlocking fashion without mortar. Large sandstone billets are stacked along the top course. Despite variations in the stone sizes, the wall is straight, relatively consistent in width and there is some regularity to the horizontal courses. In some areas, cement mortar is present at the joins of the top courses. It is likely that this is a later addition, given the discrete and inconsistent presence of pointing throughout and mortar strength.

At its eastern terminus, the wall returns on a north-south alignment, forming part of the wharf structure. The wharf is built on fill with stone retaining walls to the outer. It has a concrete slab floor and small timber shelter with low-pitched gable roof. At the junction between the wharf and the beginning of the causeway there is a large stone billet sleeper bearing an engraving reading 1895. It is supported on two smaller blocks as a display. The approach to the causeway is paved in rubble stone with cement mortar.

NBRS

Figure 182: Eastern end of the stone wall, between the wharf (right) and the pier.

Figure 183: The wharf shelter, view facing the western shore. The stone causeway is located on the left hand side of the wharf.

Figure 184: Landing next to the stone wharf, showing the engraved sandstone billet.

Figure 185: View from the wharf facing the western foreshore. The sandstone retaining wall. The path in the mid ground appears to be contemporaneous with the wall.

There is a substantial pier near the wharf and several smaller, private piers dotted along the length the length of the causeway. The piers are all supported on piles and perpendicular to the shore. Next to the main pier there is a gap in the causeway wall, where a modern concrete boat ramp has been constructed.

Figure 186: Piers jutting out from the causeway.

Figure 187: View showing the concrete boat ramp and the northwestern end of the causeway wall.

The northwestern end of the wall continues demonstrating the same characteristics as the rest of the wall. On this side the central pathway ends, and the remainder of the causeway is surfaced in grass.

The northwestern section of the wall terminates informally without a wall end. The end of the wall is indicated by the absence of the large sandstone billets along the top course. Without this ballast, the smaller stone blocks have become dislodged from the top down. Roughly cut stone blocks gradually give way to rubble. Further along the wall is replaced by loose rubble armour.

Figure 188: Continuing along the northwest section of the wall. Red overlay indicating where a stone has been removed or lost.

Figure 189: Aerial view of the stone wall, showing relatively straight form and consistent width.

Figure 190: Area where the intact stone masonry appears to end (left hand side).

Figure 191: Detail showing dry stack construction. Note that there is some distinction to horizontal courses and arrangement of stone in interlocking fashion.

Figure 192: Photograph showing transition between the dry stack masonry and rubble.

Figure 193: Rubble armour at the northwestern end of the shoreline.

3.10.3 CONDITION AND INTEGRITY

The condition of the Lovett Bay causeway stone wall is fair, the surviving fabric remains generally intact, and the wall retains a high level of integrity.

Structurally, there are noticeable breaches in the wall which have likely occurred as a result of the movement and displacement of sediment. In some areas, the breach has dislodged interlocking stones creating or enlarging gaps. Some material loss has also occurred, including the loss or removal of a sandstone billet on the top course (roughly midway along the wall) and occasional loss of small wedges and interlocking blocks in the lower courses. Despite the breaches and isolated material loss, the wall appears to be in fair condition with no obvious signs of bowing or lateral deformation. There is some minor collapse and movement occurring at the northwestern end due to the absence of a wall end.

The stone fabric is substantially intact although there are several condition issues present affecting the stone surfaces. Issues include weathering, discolouration, build-up of sedimentary deposits, and biological colonisation. Some minor cracking was observed on individual blocks. Overgrown grass runners are growing through and over the top course around the mid-section the wall. Vegetation in the area is otherwise maintained and not affecting the stone wall.

At the northwestern end sections of the on the banks and gaps in the wall are increasing pressure on the surviving wall sections.

3.11 BUNGAN HEAD ROAD, NEWPORT

3.11.1 SITE LOCATION

The Bungan Head Road, Newport wall (identified as I in Section 3.2) is located on the southern side of Bungan Head Road adjacent to the Betty Morrison Reserve.

Newport is located approximately 31km north of the Sydney CBD. The area is characterised mainly by residential development with close proximity to Newport Beach, Bungan Beach, and Pittwater. Newport is situated on elevated and undulating terrain.

Development in the area dates from various periods, including the interwar, postwar, and contemporary periods. Roads are asphalted with concrete footpaths, kerbing, and drainage. Mature street plantings are common.

NBRS

Figure 194: Aerial view of the wall on Bungan Head Road, adjacent to the Betty Morrison Reserve. The approximate location of the wall is indicated in orange (Source: Nearmap)

The Bungan Head Road wall is a retaining wall located on the south side of Bungan Head Road between Karloo Parade and Myola Road. To the south of the retaining wall is the Betty Morrison Reserve. The wall is located to the south of 40-44 Bungan Head Road.

The wall is adjacent to the Betty Morrison Reserve which has sweeping views of Bungan Beach. The Reserve also provides views of the steep terrain of the area, which required the construction of retaining walls to support transport infrastructure.

Figure 195: View to Bungan Beach from the Bungan Head Road retaining wall.

Bungan Head Road is a two-way vehicular street spanning east to west with Barrenjoey Road to the west and Myola Road to the East; a portion of Bungan Head Road to the east circles back to connect with Myola Road. There is no vehicular access from Bungan Head Road to Barrenjoey Road, with access only provided by a footpath. Bungan Head Road is asphalted with concrete kerbing and guttering. Both the north and south sides of Bungan Head Road have been developed with residential housing; a portion of the south side, where the retaining wall is located, is undeveloped with the Betty Morrison Reserve. Bungan Head Road is undulating with inclines of varying gradients.

There are extensive plantings to both sides of Bungan Head Road, with portions of the road having timber fencing.

3.11.2 DESCRIPTION

The Bungan Head Road, Newport wall (identified as I in Section 3.2) is a sandstone retaining wall of dry stack construction using roughly cut sandstone blocks. The wall is relatively straight to accommodate the steep drop in terrain, with a slight tapering out at the bottom. The wall varies in height between two and seven courses. It is approximately 37m in length. The top of the retaining wall is level with Bungan Head Road, with a timber pole and chain fence. There is asphalting to the top of the Bungan Head Road wall.

The masonry consists of a single skin of sandstone blocks with a rock-faced finish laid in relatively straight horizontal courses. Blocks have generally not been pecked or tooled, although some show small areas of tool marks. There is some differentiation in the sizing of the stone blocks.

NBRS

Figure 196: Bungan Head Road retaining wall, as viewed from Bungan Head Road, looking west, with timber and chain fence. Asphalting is visible to the top of the wall.

Figure 197: Bungan Head Road retaining wall, as viewed from the south side of Bungan Head Road, looking east, with timber and chain fence. Asphalting is visible to the top of the wall.

Figure 198: Bungan Head Road retaining wall

NBRS

Figure 199: Bungan Head Road retaining wall.

During the site visit, it was observed that there is vegetation growth to and atop of the retaining wall, with dense vegetation and debris to the bottom of the wall.

Figure 200: Bungan Head Road retaining wall, looking east, with vegetation

Figure 201: Bungan Head Road retaining wall, with vegetation abutting the wall

NBRS

Figure 202: Bungan Head Road retaining wall, with vegetation to and abutting the wall

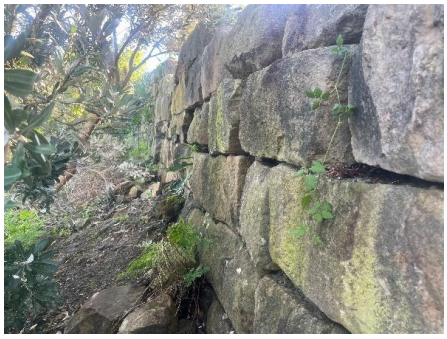

Figure 203: Bungan Head Road retaining wall, with debris visible to the bottom of the wall.

3.11.3 CONDITION AND INTEGRITY

The condition of the Bungan Head Road retaining wall is fair, the surviving fabric remains generally intact, and the wall retains a moderate level of integrity.

It has retained its original or early configuration and materials, however, there is evidence of changes occurring to the wall. Despite these changes, the wall has retained its heritage values, which can be understood and appreciated.

Changes to the sandstone wall include asphalting to the top course of the wall and the introduction of fencing. The retaining wall also appears to have lost its pointing and some of its ashlar stone blocks. These changes have not significantly diminished the legibility of the wall or impeded an appreciation of its earlier known appearance.

Figure 204: Bungan Head Road retaining wall, with the asphalting to the top course and the non-original fence.

The Bungan Head Road retaining wall is in fair condition. Condition issues observed onsite include:

- Vegetation growth, with considerable vegetation growth to the wall, including to its top course and abutting the lower courses of the wall.
- Damp, particularly to the bottom courses, where soil, vegetation, and debris have built up.
- Erosion of sandstone or mortar, with the wall demonstrating considerable loss of mortar. Nearby ashlar stones also indicate that the wall is missing stone blocks.
- Staining, evident on the stone.
- Accumulation of surface deposits, particularly lichen and pollution.

Figure 205: Bungan Head Road retaining wall, with staining, vegetation, lichen, and built-up soil.

NBRS

Figure 206: Ashlar stone block, likely originally part of the Bungan Head Road retaining wall, as dislodged from the wall.

The sandstone fabric has developed a patina that is commensurate with its age and exposure to environmental conditions. This aged patina is superficial formation not regarded as a major conservation issue.

3.12 OCEAN STREET, NARRABEEN

3.12.1 SITE LOCATION

The Ocean Street, Narrabeen wall (identified as J in Section 3.2) comprises two walls located on the east and west sides of Ocean Street, near Malcolm Street, extending along a portion between Malcolm Street to the south and Walsh Street to the north.

Narrabeen is located approximately 23km northeast of the central business district in Sydney. The area is characterised by low-scale residential and commercial development, with close proximity Narrabeen Beach and South Creek. The topography of Narrabeen is generally flat with some gentle sloping hills.

Development in the area dates from various periods, including the interwar, postwar, and contemporary periods. Roads are asphalted with concrete footpaths, kerbing, and drainage. Street planting is minimal.

NBRS

Figure 207: Street map showing the approximate locations of the stone walls, as indicated by the red overlay. (Source: NSW Explorer with NBRS annotations)

Figure 208: Aerial view of the sandstone retaining walls at Ocean Street, Narrabeen. (Source: NSW Explorer, with NBRS annotations)

The Ocean Street walls are located at its northern end, adjacent to 224-232 Ocean Street, which are located to the west of the walls. To the east of the walls is Birdwood Park.

There are grassed strips to the top of the walls. There is a timber fence to the top of the east wall; to the west wall is a non-original metal fence.

Ocean Street is a two-way vehicular street spanning north to south from Pittwater Road to the Narrabeen Lagoon Bridge; the street extends beyond the bridge as Narrabeen Park Parade. Ocean Street is long and spans the length of the Narrabeen Peninsula, measuring over 1,935 meters. Ocean Street is asphalted with concrete kerbing and guttering. Both the west and east sides of Ocean Street have been developed with commercial and residential buildings; a portion of the east side, at the southern end of the street, is Furlough Park. Ocean Street is flat, with an incline to its northern end, where the subject wall is located. There are plantings on Ocean Street.

3.12.2 DESCRIPTION

The Ocean Street, Narrabeen walls (identified as J in Section 3.2) are a pair of sandstone retaining walls of dry stack construction. The west wall is approximately 73 meters in length, and the east wall is approximately 66 meters in length. Both walls have a straight configuration, aligned with the road. The walls support embankments to Ocean Street, with the top of the embankments and walls level with the footpaths and building development.

The walls are constructed of ashlar sandstone blocks with a rock-faced finish and straight horizontal coursing. It generally comprises rectilinear units, with some bottom and top courses cut diagonally to accommodate the slop of the road and retained terrain. A stone capping course, laid flat and diagonally in accordance with the slope, terminates the walls at footpath level. There Individually, the stone blocks vary in size. is pointing to the walls, which has eroded considerably.

The northern end of the west wall has been lowered and recapped, likely with the original coping, with stone laid in paving to the top of the wall; the stones used for the paving may have originally been part of the wall that was removed and reused in the paving.

Figure 209: Image of the northern end of the east wall on Ocean Street, looking northeast

Figure 210: Image of the northern end of the east wall on Ocean Street, looking southeast

NBRS

Figure 211: Image of the east wall on Ocean Street, looking east

Figure 212: Image of the east wall on Ocean Street, looking southeast

Figure 213: Image of the southern end of the east wall on Ocean Street, looking southeast

Figure 214: Image of the northern end of the west wall on Ocean Street, looking northwest

Figure 215: Image of the northern end of the west wall on Ocean Street, looking west

Figure 216: Image of the west wall on Ocean Street, looking northwest

Figure 217: Image of the west wall on Ocean Street, looking southwest

Figure 218: Image of the southern end of the west wall on Ocean Street, looking southwest

To the northern ends of each wall is concrete drainage. The asphalting of the road abuts the bottom courses of the walls.

During the site visit, it was observed that there was some overhanging vegetation growth to the top of the walls.

3.12.3 CONDITION AND INTEGRITY

The condition of the Ocean Street walls is fair and the surviving fabric remains generally intact. The retaining wall on the eastern side of Ocean Street has a high level of integrity. The retaining wall on the western side of Ocean Street has a moderate level of integrity.

The wall on the eastern side of Ocean Street retains its original configuration, form, materials, and coping. The fence to the top of the eastern wall is possibly an early fence or a sympathetic replacement that replicates its original fencing. The heritage values of the wall are still evident and can be clearly understood and appreciated.

The wall to the western side of Ocean Street has retained some of its original features, such as its configuration, materials, and coping. It is evident that changes have occurred to the original form and scale of the retaining wall, which has been reduced to its northern end. The height of the wall to its northern end has been reduced by the removal of several stone courses. The original wall had a gradual gradient towards the bridge, similar to the east wall; the removal of several courses has introduced a sharper gradient to the wall, with a lower portion of the wall retained and recapped, possibly with the original coping. Stone paving has been introduced to the top of the lower portion of the retained wall. It is unclear if the stone for this paving was part of the original wall or if new stone was introduced. A metal fence has been introduced to the western wall, likely when the changes were made to the wall. A drain has been introduced to the northernmost end of the wall.

The changes to the western wall have diminished the legibility of the original design to some extent, yet the wall remains appreciable and interpretable.

The stone walls to Ocean Street are in fair to good condition and its built fabric is generally intact. The west wall is less intact than the east wall.

Condition issues observed onsite include:

- Vegetation growth to both walls, including overhanging vegetation and plant growth between stone blocks.
- Damp, mainly to the base of the west wall.
- Erosion of sandstone or mortar, with the mortar substantially eroded from both walls.
- Staining, evident to the stone and mortar.
- Efflorescence, evident to the stones and mortar.
- Accumulation of surface deposits, mainly pollution.

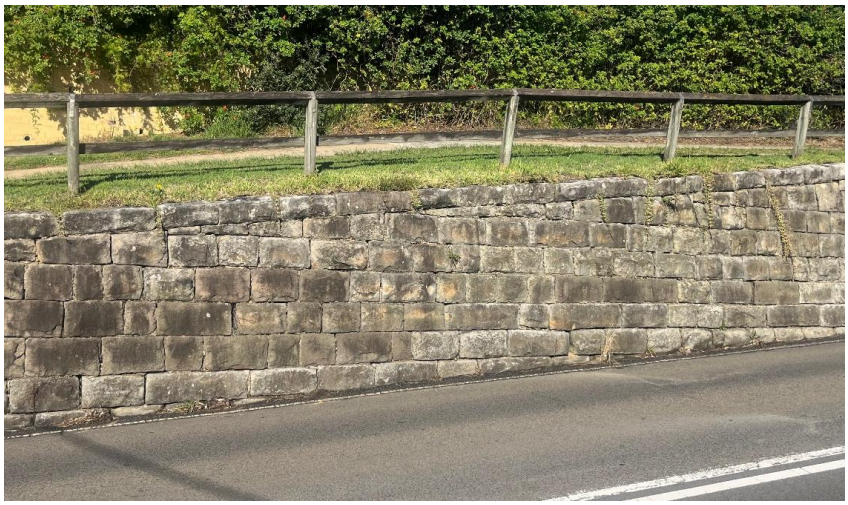

Figure 219: Image of the east wall, with vegetation growth, erosion, efflorescence and surface deposits visible.

Figure 220: Image of the west wall, with vegetation growth, erosion, and surface deposits visible.

The sandstone fabric has developed a patina that is commensurate with its age and exposure to environmental conditions. This aged patina is superficial formation not regarded as a major conservation issue.

NBRS

4.0 HERITAGE MANAGEMENT FRAMEWORK

4.1 HERITAGE STATUS

The Northern Beaches Local Government Area formerly consisted of three separate Councils, which are today reflected in the separate Local Environmental Plans which govern planning in the area under the *Environment Planning and Assessment Act 1979*. The three areas are shown on the map below.

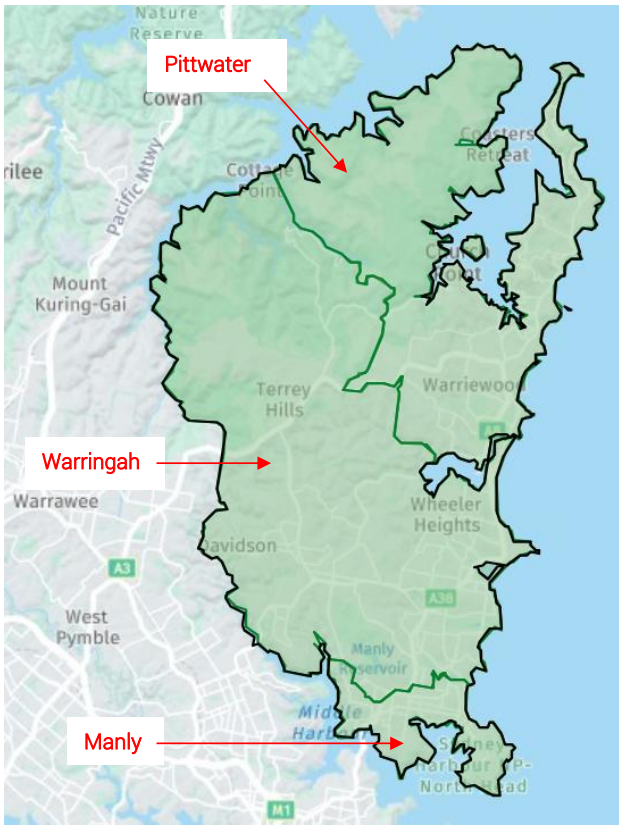

Figure 221: Map showing the three areas associated with the LEPs (formerly three council areas) (Source: https://profile.id.com.au/northern-beaches/about with NBRS overlay)

The subject walls are listed as items of local heritage significance Schedule 5 of their respective LEPs, described in the following table.

Identification (for the purposes of this report)	Local Environmental Plan	Address (as recorded in Schedule 5)	Schedule 5 Item number	Property Description (in Schedule 5)	Schedule 5 description
A	Manly LEP 2013	West Street, Balgowlah	I4	-	Retaining wall
B	Manly LEP 2013	North Head, Quarantine Station, Sydney	I178	-	Quarantine Station stone walls

NBRS

Identification (for the purposes of this report)	Local Environmental Plan	Address (as recorded in Schedule 5)	Schedule 5 Item number	Property Description (in Schedule 5)	Schedule 5 description
		Harbour National Park, Manly			
C	Manly LEP 2013	North Head, Sydney Harbour National Park, Manly	I182	-	Stone Walls
D	Manly LEP 2013	Battle Boulevard, Seaforth	I266	-	Retaining Wall
E	Manly LEP 2013	Clavering Road, Seaforth	I269	-	Dry stone wall
F	Pittwater LEP 2014	Pittwater Road and Fermoy Avenue (within road reserve at junction of roads), Bayview	2270057	-	Sandstone retaining wall
G	Pittwater LEP 2014	The Serpentine (western side near Barrenjoey Road), Bilgola Beach	2270032	-	Sandstone retaining wall
H	Pittwater LEP 2014	Site of former causeway (northern side), Lovett Bay	2270049	Adjacent to Lots 2 and 3, DP 584315; Lots 4 and 5, DP 590990; Lot 6, DP 545717	Stone retaining wall
I	Pittwater LEP 2014	Bungan Head Road, road reserve adjacent to	2270488	Adjacent to northern boundary	Stone wall

Identification (for the purposes of this report)	Local Environmental Plan	Address (as recorded in Schedule 5)	Schedule 5 Item number	Property Description (in Schedule 5)	Schedule 5 description
		Betty Morrison Reserve, Newport		of Lot 2, DP 230883	
J	Warringah LEP 2011	Ocean Street near Malcolm Street, Narrabeen	I93	As shown on *Heritage Map*	Stone wall

Excerpts from LEP maps identifying the location of each item are shown below.

The following sections provide the Statements of Significance for each wall as recorded on the NSW State Heritage Inventory. These statements have been revised in Section 5.0 of this report.

4.2 WEST STREET, BALGOWLAH

The West Street, Balgowlah wall is listed as item I4 on Schedule 5 of the *Manly LEP 2013*.

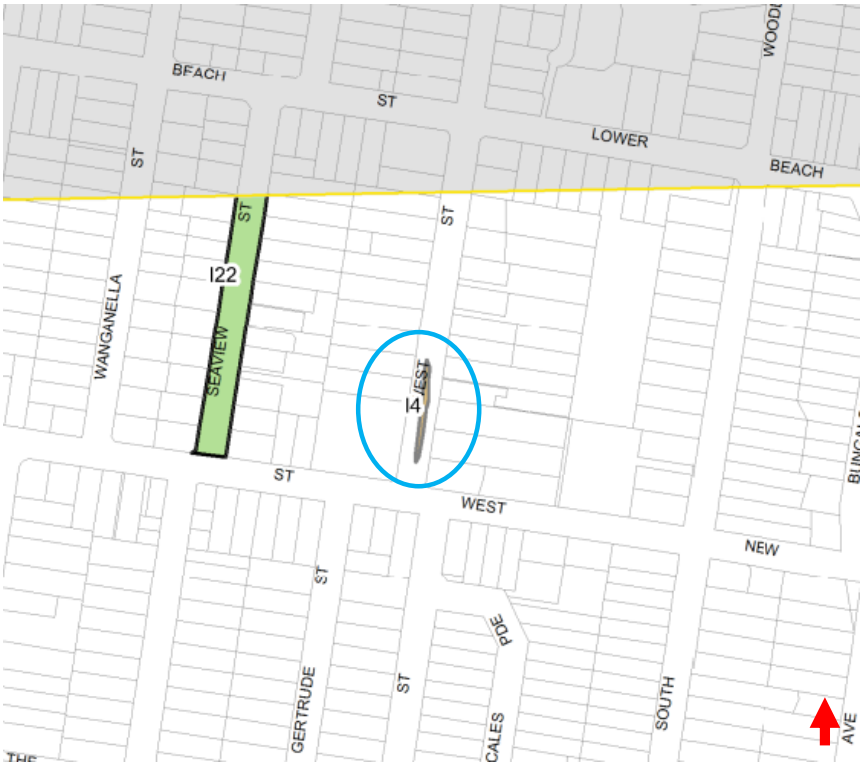

Figure 222: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. Wall A is circled blue. (Source: Manly LEP 2013, Heritage Map HER_004)

The NSW State Heritage Inventory does not contain a Statement of Significance for this wall.

4.3 NORTH HEAD WALLS

The Quarantine Station walls and the North Head walls in this study are included within the boundary of the National Heritage Listing for North Head - Sydney, place ID 105759. The listing is shown below.

NBRS

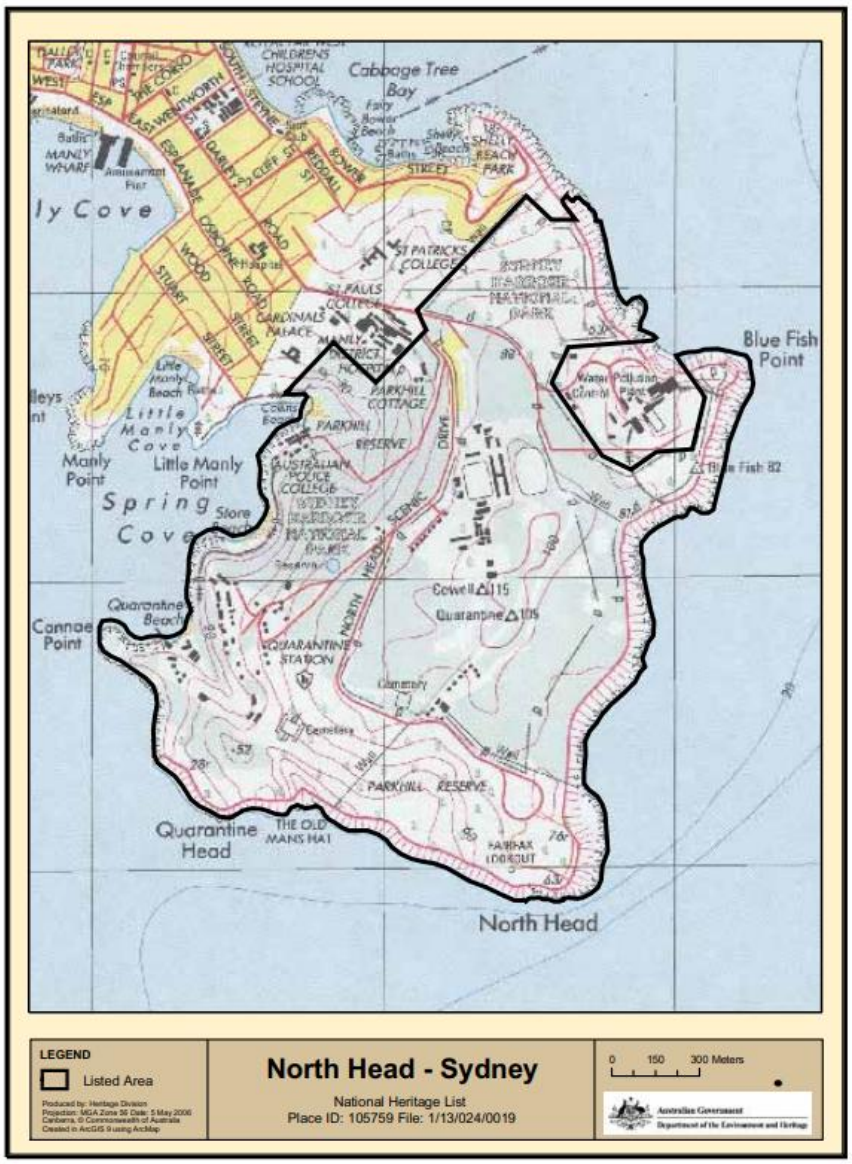

Figure 223: National Heritage List map for North Head – Sydney (Source: https://www.dcceew.gov.au/parks-heritage/heritage/places/national/north-head)

NBRS

4.3.1 QUARANTINE STATION, MANLY

The Quarantine Station, Manly wall is listed as item I178 on Schedule 5 of the *Manly LEP 2013*.

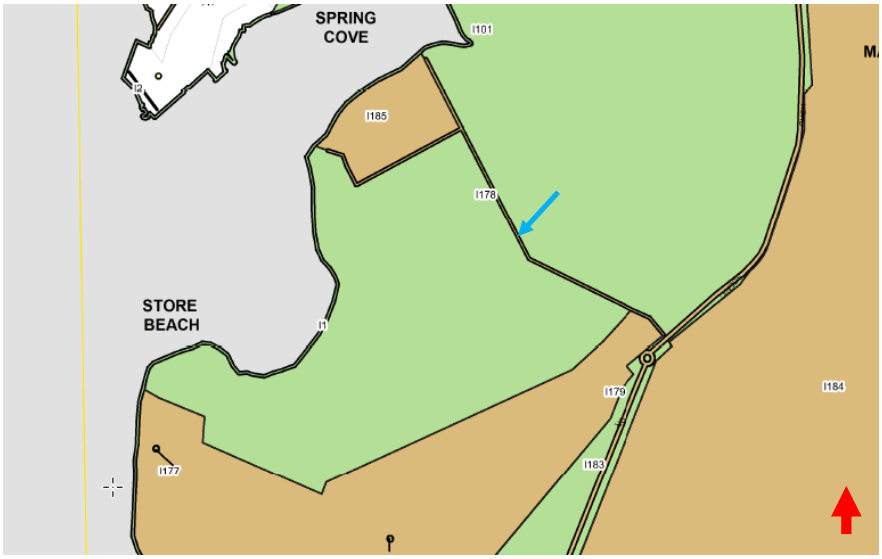

Figure 224: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. Wall B is indicated by the blue arrow. (Source: Manly LEP 2013, Heritage Map HER_006)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Quarantine Station Stone Walls', Heritage Item ID 2020480:

> *Part of the Quarantine Station.*

NBRS

4.3.2 NORTH HEAD SANCTUARY

The North Head Sanctuary walls is listed as item I182 on Schedule 5 of the *Manly LEP 2013*.

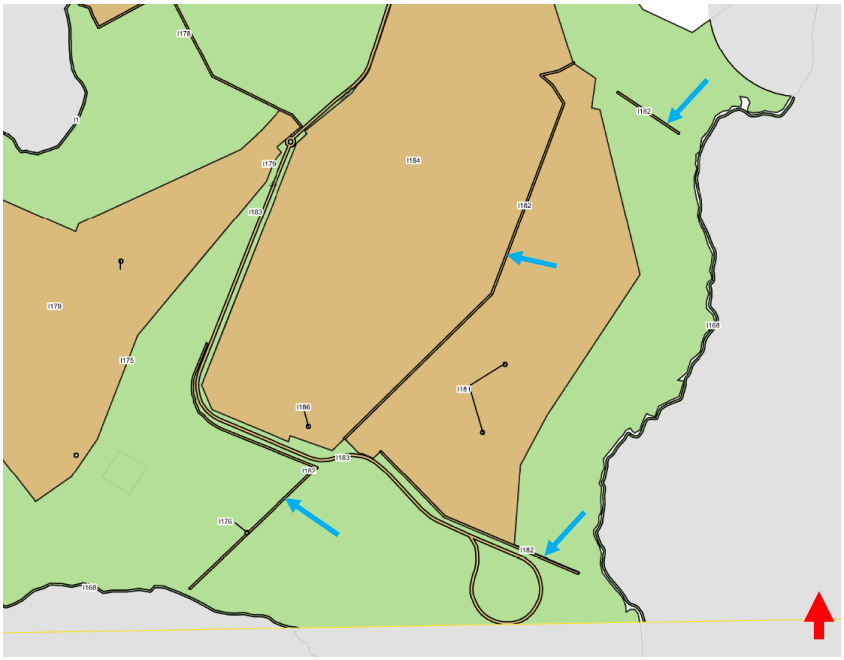

Figure 225: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. Wall C is indicated by the blue arrows. (Source: Manly LEP 2013, Heritage Map HER_006)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Stone Walls' at North Head, Manly, Heritage Item ID 2020400:[198]

> *Listed as a rare and complex group of stone walls of unusual length, outstanding as a visual element of the environment, symbolizing the above themes.*

The State Heritage Inventory and the Manly LEP include within their mapping of this heritage item a leg extending west from the north-east end of the southernmost portion, parallel to Scenic Drive, identified in the map below. It is not clear from recent aerials or site inspections that this portion of the wall exists; nor is it visible in the 1943 aerial.

[198] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020400

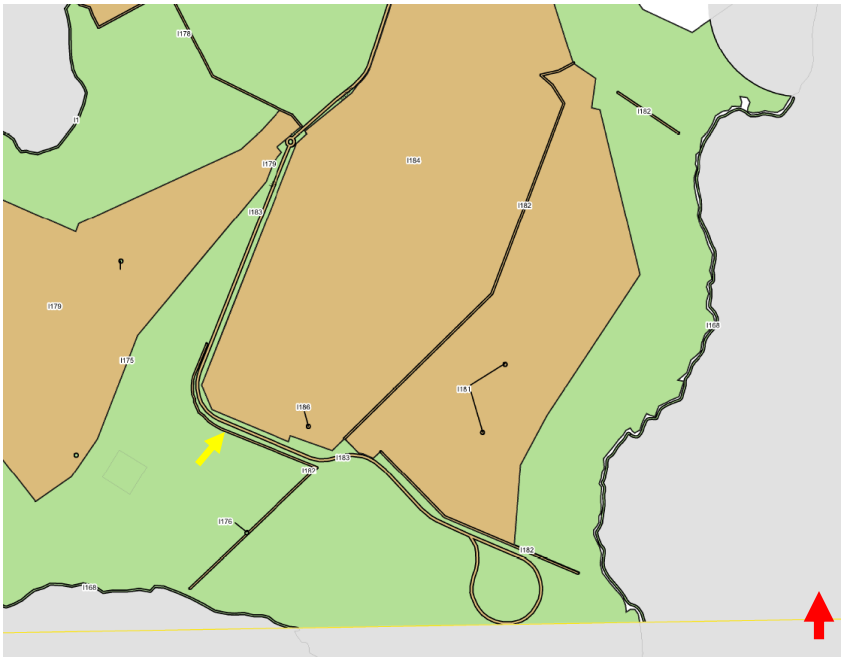

Figure 226: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. The listed portion of this wall which was not detected on site is indicated by the yellow arrow (Source: Manly LEP 2013, Heritage Map HER_006)

NBRS

4.4 BATTLE BOULEVARD, SEAFORTH

The Battle Boulevard, Seaforth wall is listed as item I266 on Schedule 5 of the *Manly LEP 2013*.

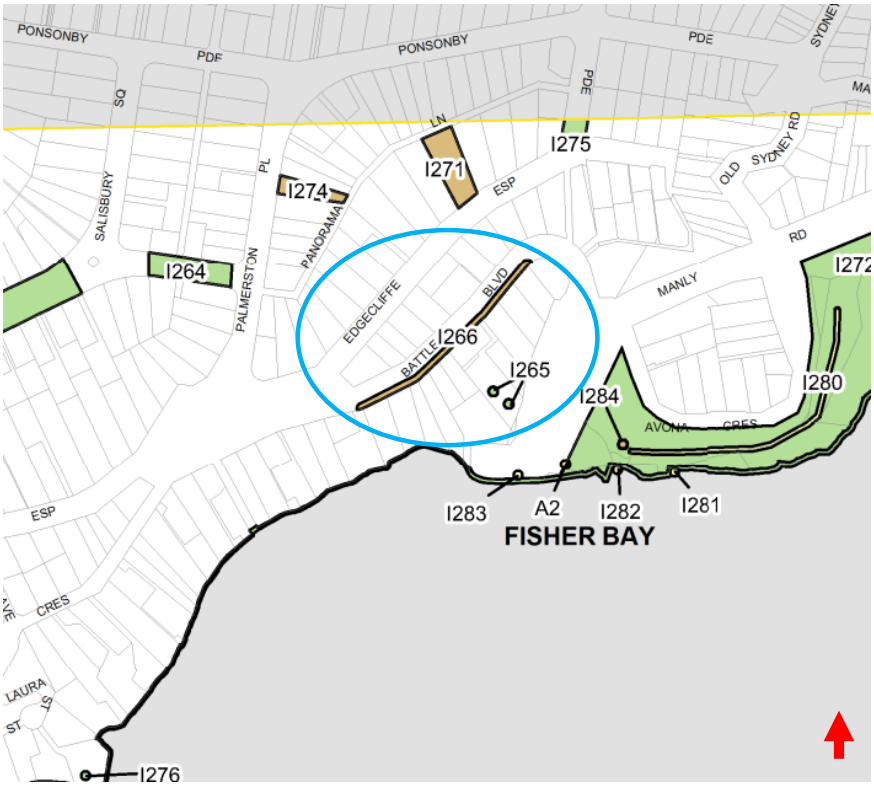

Figure 227: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. Wall D is circled blue. (Source: Manly LEP 2013, Heritage Map HER_002)

Northern Beaches Council has provided the following Statement of Significance for the retaining wall on Battle Boulevard, Seaforth, Heritage Item ID 2020856:

> *The Battle Boulevard Retaining Wall is a representative example of historical infrastructure built by the Municipal Council of Manly. It provides evidence of the high quality of urban elements in the pre-modern period in this area.*

NBRS

4.5 CLAVERING ROAD, SEAFORTH

The Clavering Road, Seaforth wall is listed as item I269 on Schedule 5 of the *Manly LEP 2013*.

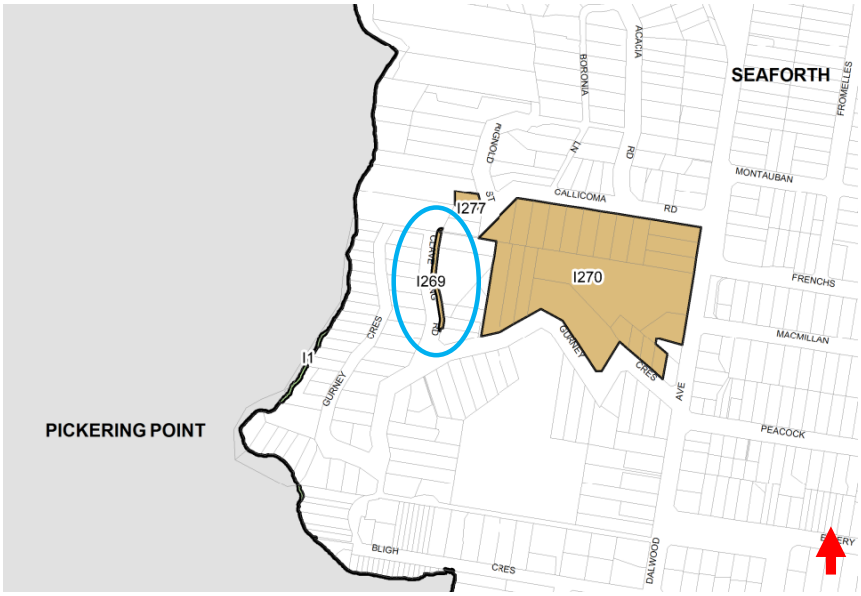

Figure 228: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. Wall E is circled blue. (Source: Manly LEP 2013, Heritage Map HER_001)

The NSW State Heritage Inventory does not contain a Statement of Significance for this wall.

NBRS

4.6 PITTWATER ROAD, BAYVIEW

The Pittwater Road, Bayview wall is listed as item 2270057 on Schedule 5 of the *Pittwater LEP 2014*.

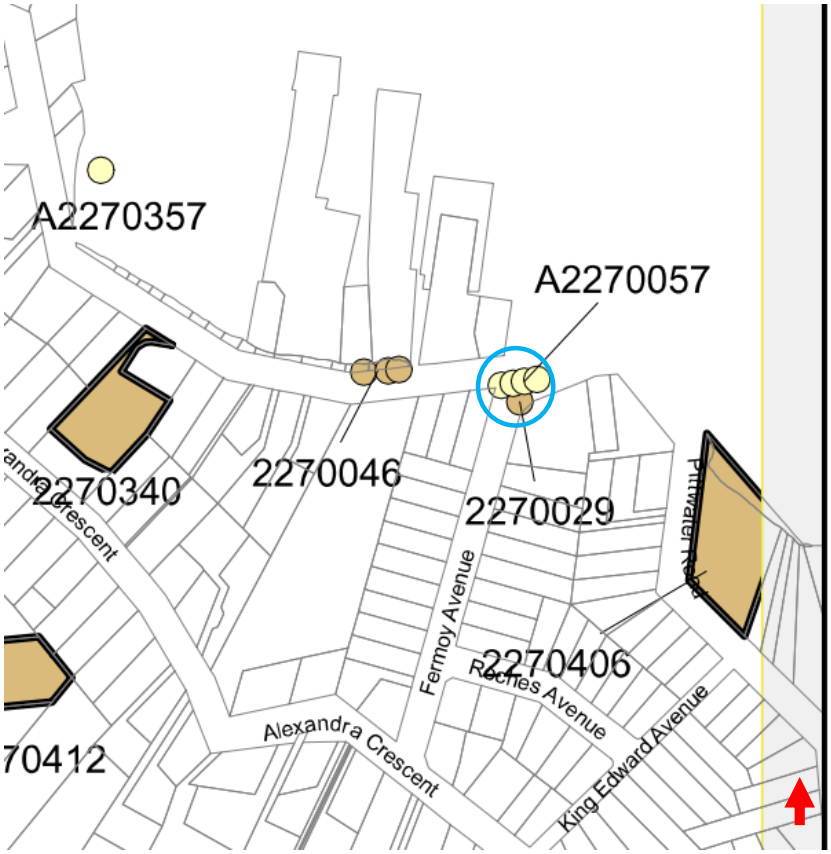

Figure 229: Excerpt from the Pittwater LEP 2014 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Pittwater LEP 2014, Heritage Map HER_11)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Sandstone retaining wall', Pittwater Road and Fermoy Avenue, Heritage Item ID 2270057:

> *The Sandstone Retaining Wall may have been built by convict labour during the 19th Century and may therefore be associated with the first construction of a road through Pittwater. The sandstone retaining wall demonstrates aesthetic characteristics associated with early stone construction methods and is aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.*

NBRS

4.7 THE SERPENTINE, BILGOLA BEACH

The Serpentine, Bilgola Beach wall is listed as item A2270032 on Schedule 5 of the *Pittwater LEP 2014*.

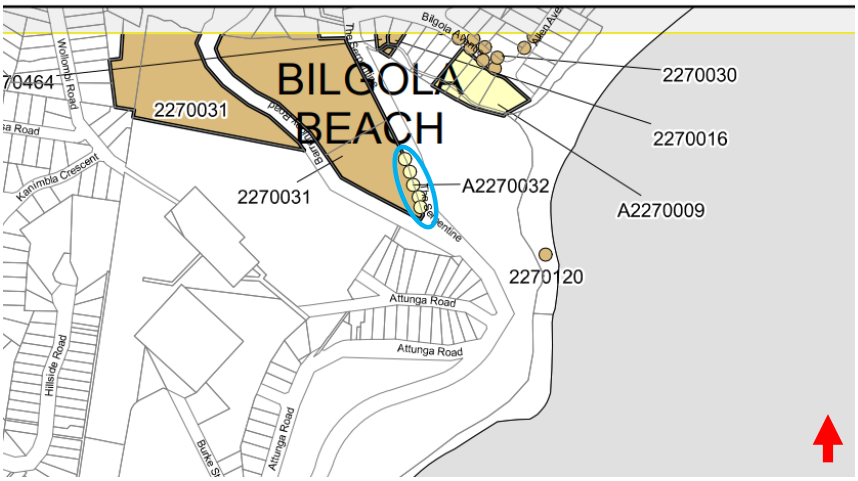

Figure 230: Excerpt from the Pittwater LEP 2014 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Pittwater LEP 2014, Heritage Map HER_17)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Sandstone retaining wall', The Serpentine, Bilgola Beach, Heritage Item ID 2270032:

> *The Sandstone Retaining Wall may have been built by convict labour during the 1800s and may therefore be associated with the first construction of a road to Avalon. The sandstone retaining wall demonstrates aesthetic characteristics associated with early stone construction methods and is aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.*

NBRS

4.8 CAUSEWAY, LOVETT BAY

The causeway wall, Lovett Bay, is listed as item A2270049 on Schedule 5 of the *Pittwater LEP 2014*.

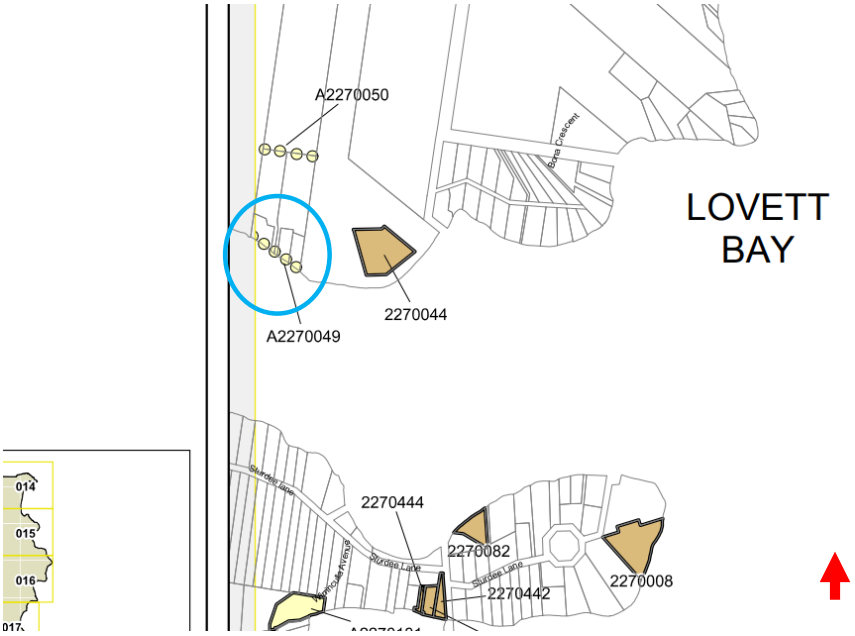

Figure 231: Excerpt from the Pittwater LEP 2014 heritage map. Heritage items are shown brown and the subject site is circled blue. (Source: Pittwater LEP 2014, Heritage Map HER_010)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Sandstone retaining wall', causeway, Lovett Bay Heritage Item ID 2270049:

> *The Stone Retaining Wall is associated with the first development works at Lovett Bay. The sandstone retaining wall is aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.*

NBRS

4.9 BUNGAN HEAD ROAD, NEWPORT

The Bungan Head Road, Newport wall is listed as item A2270488 on Schedule 5 of the *Pittwater LEP 2014.*

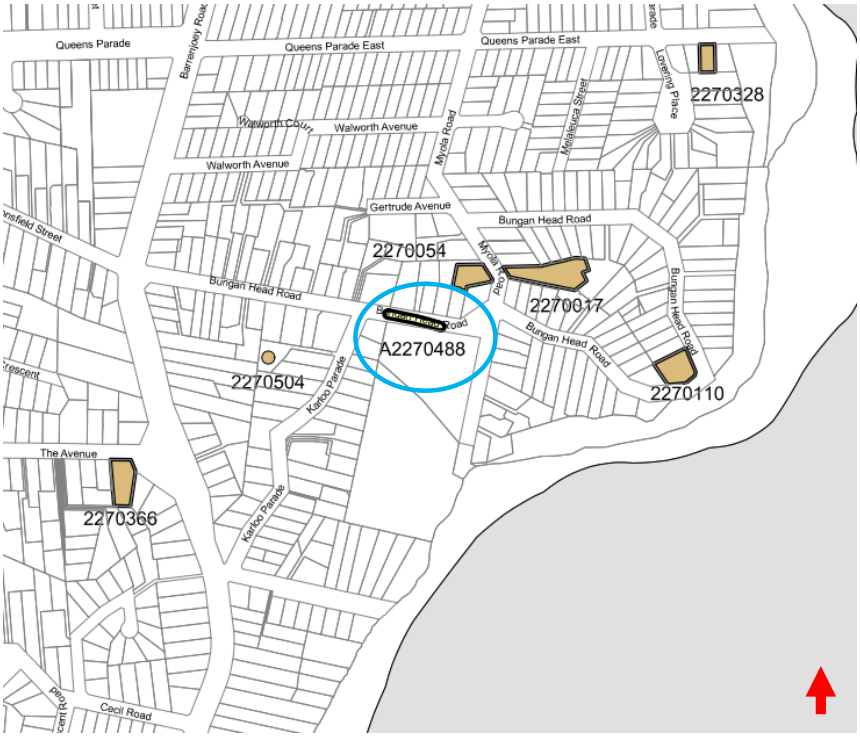

Figure 232: Excerpt from the Pittwater LEP 2014 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Pittwater LEP 2014, Heritage Map HER_017)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Stone wall', Bungan Head Road, road reserve, adjacent to Betty Morrison Reserve, Heritage Item ID 2270488:

> *The Stone Wall is an historic sandstone retaining wall erected in the 1920s reusing sandstone blocks that were part of the Goldsborough Mort building in Circular Quay and Customs Station wall in Palm Beach. The convict hewn stones are historically associated with the early inhabitants of Pittwater. It is an attractive addition to the landscape and a characteristic item of street construction and is evidence of previous road alignments. Part of the stone wall is collapsed creating a public safety risk.*

NBRS

4.10 OCEAN STREET, NARRABEEN

The Ocean Street, Narrabeen wall is listed as item I93 on Schedule 5 of the *Warringah LEP 2011*.

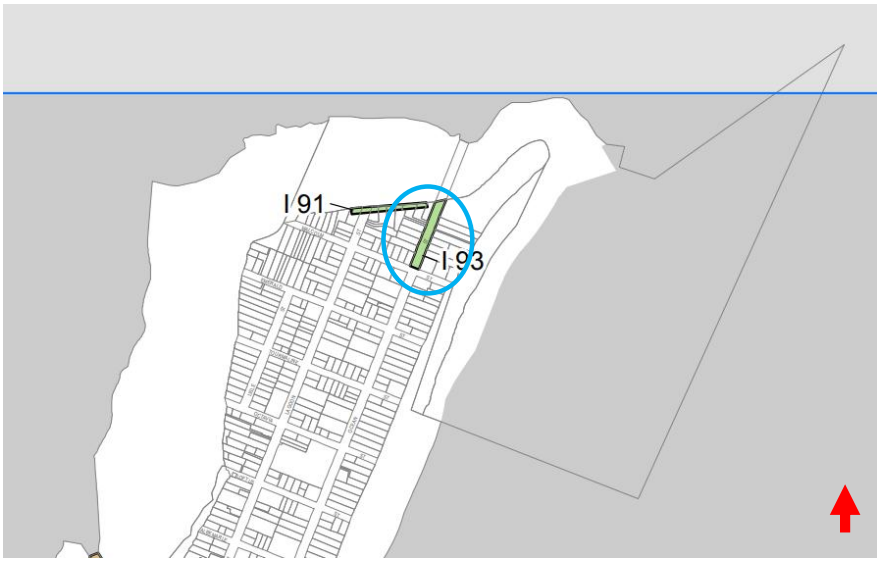

Figure 233: Excerpt from the Warringah LEP 2011 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Warringah LEP 2011, Heritage Map HER_009)

The NSW State Heritage Inventory contains the following Statement of Significance for 'Stone wall', Ocean Street, Narrabeen, Heritage Item ID 2610097:

> *A good representative example of stone retaining walls of which there are a number in the study area. Historically representative of public works in the locality.*

NBRS

5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

Determining cultural significance is the basis of all planning for places of heritage value. Determination of significance permits informed decisions or future planning to ensure that the expressions of significance contained within the place are protected, retained and enhanced. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The following assessment of cultural significance for the study areas have been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance 2013*, known as The Burra Charter, and the Heritage NSW publication, *Assessing Heritage Significance*.

5.1.1 THE BURRA CHARTER

The Burra Charter was adopted by Australia ICOMOS in 1979 and contains a set of principles developed to create a nationally accepted standard for the practice of heritage conservation in Australia. The Burra Charter describes a process by which a significant place is conserved, which includes understanding significance, developing policy and managing the place in accordance with the policy. An assessment of the cultural significance of the place underpins the development of appropriate policies for its protection and conservation. Cultural significance is defined in Article 1.2 of the Burra Charter as follows:

> *Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.*
>
> *Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.*
>
> *Places may have a range of values for different individuals or groups.*[199]

5.1.2 HERITAGE NSW GUIDELINES

In accordance with the above definition of cultural significance, Heritage NSW has developed a set of guidelines contained in their publication *Assessing Heritage Significance*, which sets out assessment criteria based on the understanding that the cultural significance of a place can be determined by its aesthetic, historic, scientific, social and spiritual values.

The assessment of cultural heritage significance for the study areas contained in this Section is based on the methodology and guidelines set down by Heritage NSW and considers the standard values or criteria which arise from the history, construction and use as well as any levels of esteem by recognised groups for the study areas.

Heritage significance, *cultural significance* and *cultural value* are all terms used to describe an item's value or importance to our society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it and in the historical record that allow us to understand it in its own context.

[199] Burra Charter, Article 1.2.

NBRS

5.2 COMPARATIVE ANALYSIS

A comparative analysis of the study areas demonstrates the technical and historical context of the walls so that their importance as part of a group or class of historic structures, or similarly their uniqueness, may be understood. The comparative examples below are not intended to constitute an exhaustive list, but rather have been selected in order to provide an overview of similar examples in other municipalities in the Sydney region.

The comparative examples are sourced from the NSW State Heritage Inventory and therefore only include heritage listed walls.

The introduction of motor cars, and electric tramways resulted in the rapid development of road infrastructure in the Northern Beaches during the early twentieth century. From the early 1900s, Municipal Councils commissioned public works infrastructure to support new modes of transportation. Roads, retaining walls, kerbs and embankments, were gradually constructed throughout the northern beaches region as residential development proceeded apace.

Nineteenth and early twentieth century retaining wall infrastructure in the Northern Beaches share common characteristics that demonstrate both the functional requirements of the typology and construction methods of the Victorian, Federation, and Interwar periods.

The following characteristics are common for this typology:

- Single skin wall often retaining an earthen slope, shore or embankment
- Sandstone material, roughly textured finish to stone face, edges pitched off to a straight line, minor differences in block sizes
- Low-medium scale, taller retaining walls relatively uncommon
- Dry stack construction or wet stack construction with narrow joints and lime mortar bedding
- Stonework in relatively straight horizontal courses, consistent wall width, straight occasionally incorporating a batter
- Located on road reserves or other public domain area, typically adjacent to a road or path
- Incorporating an opening for stairs on larger retaining walls.
- Buttresses, capstones, and wall ends occasionally present but not common. Usually reserved for more substantial walls.

The North Head and Manly Quarantine walls are examples of stone freestanding walls. A freestanding wall is usually built to defines a property boundary or to restrict access to certain areas.

Characteristics of interwar stone freestanding walls include

- Self-supporting single skin wall
- Sandstone material, roughly textured finish to stone face, edges pitched off to a straight line, minor differences in block sizes
- Larger scale, increased height, and length compared to retaining walls
- Wet stack construction with lime mortar bedding and pointing
- Stonework in relatively straight horizontal courses, consistent wall width, straight profile, and defined wall ends
- Often built along property boundaries or used to delineate restricted access areas
- May intersect with connecting wall
- Buttresses and wall ends more likely to be present on substantial freestanding walls.

NBRS

5.2.1 LIST OF COMPARATIVE EXAMPLES

19-21 Riley Street, Woolloomooloo
I2189, *Sydney LEP 2012*

Statement of significance: The wall remnant is likely to be the remains of the former convict garden wall on the site of what is now Cook and Phillip Park. It is a rare remnant of Macquarie period convict infrastructure and also marks the official limits of Sydney Town established by Governor Phillip.[200]

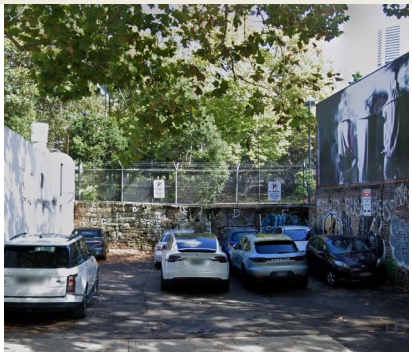

Figure 234: Stone retaining wall on Riley Street (Source: Google Streetview)

111-131 Beach Street, Coogee
I57, *Randwick LEP 2012*

Statement of significance: The wall is indicative of the attempts made to alter the landscape to one perceived as attractive by generations of mainly British descendants.[201]

Figure 235: Stone retaining wall on the beach at Coogee (Source: NSW State Heritage Inventory)

Lavender Crescent, North Sydney
I0347, *North Sydney LEP*

Statement of significance: Visually impressive stone wall. Element in the historic development of locality. Visually records method of construction and the relationship of development with the steep topography. The earlier sandstone retaining wall is now buried in the centre of Lavender St.[202]

Image not available

Off Dawson Street, Flat Rock Gully, Naremburn
I158, *Willoughby LEP 2012*

[200] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2421243
[201] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310168
[202] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180552

NBRS

Statement of significance: The significance of the site lies with the fact that this is an excellent example of a dry stone wall, imposing in its size and scale in relation to the surrounding bushland, aesthetically, the wall's significance is surmounted by its juxtaposition within the valley and vegetation. The historical and social implication of this site is that this structure indicates the way labour was deployed in the Great Depression in the 1930s. There is no evidence of any mechanics used to move the large blocks. The significance relates to the achievement that these blocks were moved manually and that such a large monument can be achieved with relatively unskilled labour.[203]

Figure 236: Stone retaining wall in Flat Rock Gully, Naremburn (Source: NSW State Heritage Inventory)

Stone retaining wall, Blues Point Road, McMahons Point
I10426 *North Sydney LEP 2013*

Statement of significance: Surviving early section of retaining wall. Well known and visible feature of the area for over a century.[204]

Figure 237: Stone retaining wall on Blues Point Road (Source: NSW State Heritage Inventory)

Stone retaining wall, Bayview Street, Lavender Bay
I10322 *North Sydney LEP 2013*

Statement of Significance: Well-formed and visually prominent retaining wall along the west-side of the street. Important streetscape element which imports a particular nineteenth century flavour to the vicinity and which features some attractive openings and formations.[205]

Image not available

Retaining wall on north boundary, Mitchell Road, Darling Point
I147 *Woollahra LEP 2014*

[203] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2660065
[204] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180683
[205] https://www.hms.heritage.nsw.gov.au/App/Item/ ViewItem?itemId=2180557

NBRS

Statement of Significance: The steep topography of the municipality resulted in some unusual subdivision features. The retaining wall located at Mitchell Road, Darling Point, divides the road into two levels, and is a result of such early road works in the Woollahra Municipality. The structure is significant as an example of the retaining walls and structures necessary for the construction of roads in the district. The structure has some scientific significance as an example of nineteenth century road works and retaining structures.[206]

Figure 238: Retaining wall on Mitchell Road, Darling Point (Source: NSW State Heritage Inventory)

Retaining wall, Lovel Street Katoomba
K084 *Blue Mountains LEP 2015*

Statement of significance: The retaining wall east of York St is a well preserved and intact example of local early twentieth century road infrastructure.[207]

Image not available

Retaining wall, 23-27 Speers Road, North Rocks
A22 *Parramatta LEP*

Statement of significance: Integral part of a major mid Victorian house in undeveloped bushland, associated with the impressive figure of James Pye (1803-84).[208]

Figure 239: Retaining wall on Speers Road, North Rocks (Source: NSW State Heritage Inventory)

Bond Street sandstone retaining wall
I205 *Randwick LEP 2012*

Statement of significance: The Bond Street road cutting and retaining wall are significant as evidence of the mid twentieth century development of civic infrastructure and road building in a sandy and undulating landscape. The sandstone retaining walls have historic associations with the operation of the stone quarries throughout the Randwick municipality and the workers employed in them. There is

Image not available

[206] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2710208
[207] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1170096
[208] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1090253

NBRS

also some research potential in showing the relationship between the quarrying operations and the construction of the walls. The Bond Street sandstone retaining wall is a well-constructed landscape feature that evokes the mid twentieth-century development of Randwick.[209]	
Arden Street sandstone retaining walls I44 *Randwick LEP 2012*	
Statement of significance: The Arden Street road cutting and retaining walls are significant as evidence of the early twentieth century development of civic infrastructure and road building in a sandy and undulating landscape. The sandstone retaining walls have historic associations with the operation of the stone quarries throughout the Randwick municipality and the workers employed in them. There is also some research potential in showing the relationship between the quarrying operations and the construction of the walls, and possibly the use of Depression-era unemployed relief fund labour. The Arden Street sandstone retaining walls are the most intact and extensive examples of retaining walls in Randwick municipality and are the outstanding examples of this type of landscape element. The retaining walls comprise a well-constructed landscape feature that evokes the early twentieth century development of Randwick.[210]	*Image not available*

5.2.1 DISCUSSION OF COMPARATIVE EXAMPLES

The walls in this study were constructed across a period of four decades from 1895 (Lovett Bay and Bungan Head Road) to the mid-1930s (Quarantine Station and North Head Sanctuary), reflecting the gradual development of suburbs and infrastructure in the Northern Beaches in the late 19th and early 20th centuries.

Many sandstone structures in Sydney, including walls, pre-date this period, with some of the earliest constructed with convict labour. The 19-21 Riley Street, Woolloomooloo wall in the above table is an example of a remnant convict-period wall which has a historical significance relating to the early establishment of the town of Sydney. In contrast, the Northern Beaches walls in this study demonstrate later suburban development that occurred in Sydney as suburbs spread out from the early 19th century township.

[209] https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310481
[210] https://www.hms.heritage.nsw.gov.au/App/Item/ ViewItem?itemId=2310460

NBRS

The retaining walls in this study are reflective of the area's steep natural topography, which is common to many areas of Sydney and in particular coastal areas. The lower North Shore, the Eastern Suburbs and the CBD share similar topography in this regard, and sandstone retaining walls have been constructed throughout these areas in response to this terrain. The walls on Lavender Crescent, Mitchell Road, Bond Street and Arden Street are examples of this response.

Many of the retaining walls in this study were constructed using drystone construction, including the northern wall on West Street, the Bungan Head Road wall and the Ocean Street wall. Drystone or dry stack construction is of technical significance as an early method of stone construction requiring honed technical skills. The Flat Rock Gully wall in the above table is an example of a drystone wall, and like the Northern Beaches walls in this study, demonstrates the achievements of manual labour during the early 20th century.

The Great Depression of the 1930s saw numerous efforts by local authorities to implement relief fund projects for the unemployed, and many of these were associated with the construction of infrastructure including roads and walls. This infrastructure remains today as evidence of the experience of the Great Depression. These include the Quarantine Station walls in this study, and may have included the North Head Sanctuary walls as well. Of the above comparative examples, the Arden Street and Flat Rock Gully walls may also have been constructed as part of Depression relief works.

These comparative examples demonstrate aspects of the historical and technical significance of sandstone walls in the Sydney region which assist in understanding the historical context and significance of the walls in this study.

5.3 HISTORICAL THEMES

NSW Historical Theme:	Transport
Northern Beaches Thematic History Theme:	Theme 3: Isolation and transportation

Comments—Road infrastructure

The stone retaining walls provide evidence of early road infrastructure development in the Northern Beaches area.

Travelling to and from the Northern Beaches area was a long and arduous task in the nineteenth and early twentieth centuries. Surrounded by water on three sides, and comprising a landscape of densely vegetated, hilly terrain, the Northern Beaches area remained sparsely populated due to its poor accessibility. Travellers to the area were forced to use multiple transportation modes, via water and land, as they attempted to make passage through the region.

During the interwar period the Northern Beaches experienced significant population growth as land was increasingly subdivided and developed as residential estates. This activity coincided with a period of increased car ownership and use.

As suburbs were formed across the Northern Beaches, municipal councils modernised and expanded the road network to provide greater connectivity and accommodate vehicular transportation. The hilly topography in the Northern Beaches necessitated the use of retaining walls to retain earthen slopes and embankments carrying new roadways. The stone retaining walls exhibit shared characteristics—they were built using roughly hewn sandstone blocks, mostly as dry stack constructions (i.e. laid without mortar), with little to no detailing. These characteristics reflect the utilitarian function of the walls and their public works design and construction.

Relevant sites:

- West Street, Balgowlah
- Battle Boulevard, Seaforth
- Clavering Road, Seaforth
- Pittwater Road, Bayview
- The Serpentine, Bilgola Beach
- Bungan Head Road, Newport
- Ocean Street, Narrabeen

Northern Beaches Thematic History Theme:	Theme 3: Isolation and transportation

Comments—Estuarine infrastructure

The stone retaining wall forming part of the causeway and wharf at Lovett Bay demonstrates some of the earliest estuarine infrastructure in the Northern Beaches area.

Pittwater is a drowned river valley and semi tide-dominated estuary. Access to the suburbs on the western shores is predominately by water. In 1895 construction of the causeway and wharf at Lovett Bay was completed. The stone retaining wall prevents erosion of the western shore, facilitating access by providing a stable raised path along the intertidal area between the wharf and paths leading into Ku-ring-gai Chase

Relevant sites

- Causeway, Lovett Bay

NSW Historical Theme:	Health
Northern Beaches Thematic History Theme:	Theme 3: Isolation and Transport

Comments—Quarantine

The Quarantine Station stone walls in Manly reflect the continued operations of the Quarantine facility, which operated from 1832 until 1984.

The Quarantine Station in Manly was established for the purpose of isolating individuals, ships or other entities suspected of carrying a contagious disease. It was established at North Head because of the area's sparse population, physical separation from adjacent settlements (surrounded by water on three sides), and distance from Sydney. The benefits of fresh sea air, that were, at the time, widely believed, also likely factored into the site selection.

The stone walls were constructed in c.1934 as an extension to the northern portion of the Quarantine Station site. Their construction reflects the expansion of the Quarantine following a period of heightened activity during the interwar years—including combatting the spread of tuberculosis and venereal diseases brought ashore by returned WWI soldiers, and later preventing the spread of the Spanish Flu during the pandemic. Built during the Great Depression, using unemployment relief labour, the tall impermeable stone walls reflect the strict isolation requirements arising from public health concerns.

Relevant sites:

- Quarantine Station, Manly

NSW Historical Theme:	Environment - cultural landscape
Northern Beaches Thematic History Theme:	Theme 6: Leisure and tourism

Comments

The stone retaining wall, forming part of the integrated causeway at Lovett Bay, demonstrates some of the oldest development associated with Ku-ring-gai Chase, Australia's second oldest National Park.

By the late nineteenth century. The Ku-ring-gai Chase and surrounding area had emerged as a popular tourist destination, admired for its abundant flora and expansive views across the Pittwater. Ku-ring-gai Chase was reserved for public recreation and conservation in 1894. Due to the dense and protected vegetation, hilly terrain, and estuarine environment the area has restricted accessibility. It was, and remains, accessible only by water or foot.

After the Chase's establishment, the Ku-ring-gai Chase Trust arranged for the formation of paths, causeways and wharves to improve public access to and within the Chase. These works were completed in 1895. The stone wall, forming part of the causeway, reflects some of the oldest national park infrastructure in the country.

Relevant sites

- Causeway, Lovett Bay

NSW Historical Theme:	Towns, suburbs and villages
Northern Beaches Thematic History Theme:	Theme 7: New suburbs and cultural landscapes

Collectively, the stone walls demonstrate some of the earliest public infrastructure in the Northern Beaches. The walls are associated with the formation and development of suburbs including Balgowlah, Bayview, Bilgola Beach, Narrabeen, Newport and Seaforth.

Initial land grants and early subdivisions occurred in the Northern Beaches during the early 1800s. However, due to poor transportation and access within the area, it was not until the interwar period that many of the suburbs in the locality were substantially formed. Prompted by urban development and population growth within Sydney, large tracts of land were opened up in outer areas to facilitate the expansion of the metropolitan. In the Northern Beaches large portions were subdivided and sold as individual allotments from the late 1910s continuing into the early 1920s.

The municipal councils oversaw the construction of public domain infrastructure as new suburbs were formed. New roadways were established as streets were laid out and planted with trees. Retaining walls were constructed to a standard design using locally available sandstone blocks as roadways were modernised and expanded to meet transport needs.

Collectively the walls reflect key phases of development occurring within Northern Beaches suburbs.

Relevant sites:

- West Street, Balgowlah
- Battle Boulevard, Seaforth
- Clavering Road, Seaforth
- Pittwater Road, Bayview
- The Serpentine, Bilgola Beach
- Bungan Head Road, Newport
- Ocean Street, Narrabeen

NSW Historical Theme:	Defence
Northern Beaches Thematic History Theme:	Theme 7: New suburbs and cultural landscapes

Comments—Defence

The North Head sanctuary stone walls demonstrate continued fortification of the headland for coastal defence during the interwar period.

The stone walls form the boundary to a battery site established in the 1930s. The site was built to house artillery equipment and provide an outer line of fortification for the defence of Sydney and Port Jackson. Other fortifications at Bradley's Head, South Head and Middle Head had already been completed prior to World War I. The North Head fortification was added during the interwar period, reflecting the continued expansion of the defence scheme. By World War II, the defence scheme spanned 300 kilometres of coastline around Sydney.

The construction, scale and configuration of the walls reflects military requirements for containment, restricted access, and privacy. Sandstone pillars located along the wall indicate the former extent of the Artillery Battery site.

Relevant sites
- North Head, Manly

5.4 ASSESSMENT AGAINST SIGNIFICANCE CRITERIA

The following commentary discusses how each of the criteria established by the NSW Heritage Council relates to each of the walls in this study. The assessments are based on the guidelines provided by the Department of Planning and Environment in their document *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, published in 2023. Information from that document is reproduced under each criteria in the boxes below.

5.5 WEST STREET, BALGOWLAH

The following table assesses the cultural significance of the West Street, Balgowlah walls against criteria established by Heritage NSW.

5.5.1 ASSESSMENT

West Street, Balgowlah stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
<u>Criterion (a) Historical Significance</u> ***An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of*	The West Street, Balgowlah stone retaining walls (north and south end of the street) have local historical significance as evidence of early road infrastructure constructed in Balgowlah during the early twentieth century. Constructed between 1910-1930, the northern stone retaining wall was built to support the West Street between Sydney Road and White Street, as it gradually

NBRS

West Street, Balgowlah stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
government, regardless of the intactness of the place or any structure on the place. • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	developed following subdivision in the 1880s. Constructed in the 1930s, the southern retaining wall was built to support the upper (west) side of West Street as development along the street expanded south and Manly Council implemented a series of road infrastructure works to improve the public domain. The need to update and expand road infrastructure in Balgowlah was driven by residential development, population growth and increased use of motor vehicles. The subdivision and sale of land in Balgowlah during the early twentieth century prompted investment in local infrastructure to support the burgeoning population. The rising popularity of and access to motor vehicles saw significant development occurring to established and new roadways from the interwar period onwards.
<u>Criterion (b) Historical Associations</u> ***An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	Historical research has not revealed any important persons or group of persons historically associated with these walls.
<u>Criterion (c) Aesthetic/ Creative/ Technical Achievement</u> ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).***	The West Street stone retaining walls are aesthetically significant at the local level for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.

NBRS

West Street, Balgowlah stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
Places or objects that meet this criterion might include those that: • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	It demonstrates the walls have a distinctive aesthetic associated with early 20th century road infrastructure in the Northern Beaches area. Consistent with other early road retaining walls, the northern wall is a dry stack construction using sandstone blocks. The aesthetic qualities of the stone walls are enhanced by the stone's patina and natural appearance. The walls' aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
<u>Criterion (d) Social, Cultural, and Spiritual</u> ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.
<u>Criterion (e) Research Potential</u> ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.

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West Street, Balgowlah stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	
<u>Criterion (f) Rare</u> ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The two West Street, Balgowlah stone retaining walls demonstrate rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the early decades of the 20th century, there are relatively few within the suburb of Balgowlah. The two retaining walls on West Street are rare as some of the earliest intact infrastructure in Balgowlah which retains its original function.
<u>Criterion (g) Representative</u> ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:* • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with*	The northern West Street, Balgowlah stone retaining walls is a good representative examples of roadway infrastructure in Balgowlah constructed in the early twentieth century. The use of stone retaining walls to support roadways was adopted by local government councils in response to the hilly terrain which characterises the Northern Beaches region. The northern wall demonstrates the principal characteristic common for this type of structure, with its rock-face stone blocks and drystone construction. The southern wall is obscured by thick vegetation and it is not clear that its sandstone blockwork is a good representational example.

NBRS

West Street, Balgowlah stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
associated furniture, fittings and other objects.	

5.5.2 STATEMENT OF SIGNIFICANCE

The stone retaining walls on West Street, Balgowlah are significant at the local level for their historical, aesthetic, technical, rarity and representational values.

Significant aspects of the walls include their overall form, configuration, stone materiality and finishes.

Constructed between 1910-1930, the northern stone retaining wall was built to support the West Street between Sydney Road and White Street, as it gradually developed following subdivision in the 1880s. Constructed in the 1930s, the southern retaining wall was built to support the upper (west) side of West Street as development along the street expanded south and Manly Council implemented a series of road infrastructure works to improve the public domain. Their construction reflects the area's residential expansion, population growth, and increased motor vehicle use, which drove infrastructure development during the interwar period. (Criterion a)

The stone retaining walls hold local aesthetic and architectural (representative) significance for exemplifying a distinctive style of early 20th century and interwar roadway infrastructure characteristic of the Northern Beaches. The northern wall in particular exhibits skilled craftsmanship with regular horizontal courses and a consistent profile in a drystone construction. Its natural appearance, weathered patina, and integration with the surrounding slope enhance its visual appeal. The natural rockface of the southern wall also has visual appeal. As part of a group of similar retaining walls, these walls contribute to and is representative of the unique aesthetic character of the Northern Beaches region. (Criteria c and g)

The stone retaining wall is locally significant for its rarity. Although stone retaining walls were commonly built across the Northern Beaches during the interwar period, few examples are represented in Balgowlah. These walls are rare as examples of early infrastructure in the suburb that continues to serve its original purpose. (Criterion f)

5.6 QUARANTINE STATION, MANLY

The following table assesses the cultural significance of the Quarantine Station, Manly walls against criteria established by Heritage NSW.

5.6.1 ASSESSMENT

Quarantine Station, Manly, freestanding stone wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*	The Quarantine Station, Manly walls in the northern portion of the former Quarantine Station site, extending from Collins Beach to North Scenic Drive and around the Australian Institute of Police

NBRS

Quarantine Station, Manly, freestanding stone wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Places or objects that meet criterion (a) might include: • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	Management site, were constructed c.1934 as part of a relief project for the unemployed during the Great Depression. They have historical importance at a local level for their demonstration of this period of the history of Manly, and they contribute, on a moderate level, to the National significance of North Head. The former Quarantine Station is significant as part of this precinct and was operating for its original purpose at the time of their construction.
Criterion (b) Historical Associations ***An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	Historical research has not revealed any important persons or group of persons historically associated with these walls.
Criterion (c) Aesthetic/ Creative/ Technical Achievement ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.*	The Quarantine Station, Manly walls have aesthetic and technical significance for its length and overall monumentality, whereby sandstone construction has been employed to navigate difficult terrain. Aesthetically, the walls are in keeping with other built structures at the former Quarantine Station and North Head more widely, and contribute to the area's visual character.

NBRS

Quarantine Station, Manly, freestanding stone wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	
Criterion (d) Social, Cultural, and Spiritual ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.
Criterion (e) Research Potential ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.

NBRS

Quarantine Station, Manly, freestanding stone wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (f) Rare ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Quarantine Station stone walls are distinctive for their length, monumentality, navigation of steep and undulating terrain, and their historical development as part of a quarantine station on Sydney Harbour. Walls of this type, size, character and history are rare in NSW.
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:* • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	The Quarantine Station, Manly stone walls are good representative examples of 1930s stone construction, built as an unemployment relief project during the Depression era. They are representative of boundary walls designed and sited to separate the Quarantine Station from the rest of Sydney.

5.6.2 STATEMENT OF SIGNIFICANCE

The Quarantine Station, Manly, wall in the northern portion of the former Quarantine Station site, extending from Collins Beach to North Scenic Drive and around the Australian Institute of Police Management site, is significant at the local level for its historical, aesthetic,

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technical, rarity and representational values. It also contributes to the national significance of North Head.

The walls were constructed c.1934 as part of a relief project for the unemployed during the Great Depression. They have historical importance at a local level for their demonstration of this period of the history of Manly, and they contribute, on a moderate level, to the National significance of North Head. The former Quarantine Station is significant as part of this precinct and was operating for its original purpose at the time of their construction. (Criterion a)

The walls have aesthetic and technical significance for its length and overall monumentality, whereby sandstone construction has been employed to navigate difficult terrain. Aesthetically, the walls are in keeping with other built structures at the former Quarantine Station and North Head more widely, and contribute to the area's visual character. (Criterion c)

The walls are distinctive for their length, monumentality, navigation of steep and undulating terrain, and their historical development as part of a quarantine station on Sydney Harbour. Walls of this type, size, character and history are rare in NSW. (Criterion f)

They are good representative examples of 1930s stone construction, built as an unemployment relief project during the Depression era. (Criterion g)

5.7 NORTH HEAD SANCTUARY

The following table assesses the cultural significance of the North Head Sanctuary walls against criteria established by Heritage NSW.

5.7.1 ASSESSMENT

North Head Sanctuay freestanding stone walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance ***An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation*	The North Head Sanctuary walls were constructed in the 1930s for the North Head artillery battery site as part of a series of defensive sites on Sydney Harbour. They are historically significant on a local level for their demonstration of the historical development of this area in the 1930s. They are also historically significant at a National level as walls which were integral to the construction of the North Head Artillery Battery site, contemporary with its establishment and part of its original design.

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North Head Sanctuay freestanding stone walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
where the physical fabric (above or below ground) demonstrates any of the points described above.	
Criterion (b) Historical Associations ***An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	Historical research has not revealed any important persons or group of persons historically associated with these walls.
Criterion (c) Aesthetic/ Creative/ Technical Achievement ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	The North Head Sanctuary walls have aesthetic and technical significance for their length and overall monumentality, whereby sandstone construction has been employed to navigate difficult terrain. Aesthetically, the walls are in keeping with other built structures at the former Artillery Battery and North Head more widely, and contribute to the area's visual character.
Criterion (d) Social, Cultural, and Spiritual ***An item has strong or special association with a particular community or cultural group***	Research for this report has not revealed any strong or special connections

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North Head Sanctuay freestanding stone walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
in NSW (or the local area) for social, cultural, or spiritual reasons. *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	between this wall and any identified community group.
<u>Criterion (e) Research Potential</u> ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.
<u>Criterion (f) Rare</u> ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The North Head Sanctuary stone walls are distinctive for their length, monumentality, navigation of steep and undulating terrain, and their historical development as part of a 1930s defensive site on Sydney Harbour. Walls of this type, size, character and history are rare in NSW.

NBRS

North Head Sanctuay freestanding stone walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:* • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	The four sections of wall which make up the North Head Sanctuary stone walls are good representative examples of 1930s stone construction, built as an integral part of a defensive site on Sydney Harbour. The use of stone retaining walls for defensive sites such as forts and artillery batteries is characteristic of other defensive sites along the coast of NSW.

5.7.2 STATEMENT OF SIGNIFICANCE

The North Head Sanctuary stone walls are significant at the local level for their historical, aesthetic, technical, rarity and representational values.

The North Head Sanctuary walls were constructed in the 1930s for the North Head artillery battery site as part of a series of defensive sites on Sydney Harbour. They are historically significant on a local level for their demonstration of the historical development of this area in the 1930s. They are also historically significant at a National level as walls which were integral to the construction of the North Head Artillery Battery site, contemporary with its establishment and part of its original design. (Criterion a)

The North Head Sanctuary walls have aesthetic and technical significance for their length and overall monumentality, whereby sandstone construction has been employed to navigate difficult terrain. Aesthetically, the walls are in keeping with other built structures at the former Artillery Battery and North Head more widely, and contribute to the area's visual character. (Criterion c)

The North Head Sanctuary stone walls are distinctive for their length, monumentality, navigation of steep and undulating terrain, and their historical development as part of a 1930s defensive site on Sydney Harbour. Walls of this type, size, character and history are rare in NSW. (Criterion f)

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The four sections of wall which make up the North Head Sanctuary stone walls are good representative examples of 1930s stone construction, built as an integral part of a defensive site on Sydney Harbour. The use of stone retaining walls for defensive sites such as forts and artillery batteries is characteristic of other defensive sites along the coast of NSW. (Criterion g)

5.8 BATTLE BOULEVARD, SEAFORTH

The following table assesses the cultural significance of the Battle Boulevard, Seaforth wall against criteria established by Heritage NSW.

5.8.1 ASSESSMENT

Battle Boulevard, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).* *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	The Battle Boulevard, Seaforth retaining wall is of historical importance at a local level for its demonstration of the early formation of roads and infrastructure in Seaforth. The retaining wall was likely built between 1915 and 1930, when the service road was constructed to provide access to the properties on the south side of Battle Boulevard. The land to the south side of Battle Boulevard was subdivided as part of the Undercliffe Estate in 1915. The retaining wall is demonstrative of the development of Battle Boulevard, one of the earliest streets constructed in Seaforth through the Seaforth Middle Harbour subdivision. It more broadly illustrates the upgrades and improvements that occurred to road infrastructure in Seaforth during the early twentieth century as the area underwent a period of residential growth. The construction of retaining walls contributed towards the early formation and development of Seaforth.
Criterion (b) Historical Associations *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or*	Historical research has not revealed any important persons or group of persons historically associated with this wall.

NBRS

Battle Boulevard, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
natural history (or the cultural or natural history of the local area). *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	
<u>Criterion (c) Aesthetic/ Creative/ Technical Achievement</u> ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	The Battle Boulevard, Seaforth stone retaining wall is aesthetically and technically significant at the local level for demonstrating a distinct aesthetic characteristic found within the Northern Beaches. It demonstrates a distinctive aesthetic associated with interwar roadway infrastructure in the Northern Beaches area. The aesthetic qualities of the stone wall are enhanced by the stone's patina and natural appearance. The wall's aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
<u>Criterion (d) Social, Cultural, and Spiritual</u> ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.

NBRS

Battle Boulevard, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	
<u>Criterion (e) Research Potential</u> ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.
<u>Criterion (f) Rare</u> ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Battle Boulevard, Seaforth stone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the interwar period, there are relatively few within the suburb of Bayview. Constructed between 1915 - 1930, the retaining wall is rare as some of the earliest intact infrastructure in Seaforth which retains its original function.
<u>Criterion (g) Representative</u> ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).***	The retaining wall at Battle Boulevard is a good example of a retaining wall constructed during the early twentieth century as residential development increased in Seaforth.

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Battle Boulevard, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Types of places or objects that meet this criterion might include those that: • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	While the integrity of the wall has been diminished, the retaining wall demonstrates the principal characteristics of a retaining wall constructed in response to the natural terrain and increasing residential development in the locality. The principal characteristics of the stone wall, which representative of its type, include its ashlar sandstone blocks with a rock-faced finish, straight horizontal coursing, utilitarian design, and straight configuration.

5.8.2 STATEMENT OF SIGNIFICANCE

The retaining wall at Battle Boulevard, Seaforth, is significant at the local level for its historical, aesthetic, technical, rarity and representational values.

The wall is historically significant in demonstrating the early formation of roads and infrastructure in Seaforth over the early twentieth century. The retaining wall was likely built between 1915 and 1930, when the service road was constructed to provide access to the properties on the south side of Battle Boulevard. The land to the south side of Battle Boulevard was subdivided as part of the Undercliffe Estate in 1915. The wall is illustrative of the upgrades and improvements that occurred as part of the development of Battle Boulevard and Seaforth more broadly, when the locality underwent a period of growth. (Criterion a)

The stone retaining wall holds local aesthetic and architectural (representative) significance for exemplifying a distinctive style of interwar roadway infrastructure characteristic of the Northern Beaches. It demonstrates the principal characteristics for this type of structure, being its ashlar sandstone blocks with a rock-faced finish, straight horizontal coursing, utilitarian design, and straight configuration. As part of a group of similar retaining walls, it contributes to and is representative of the unique aesthetic character of the Northern Beaches region. (Criteria c and g)

While the integrity of the wall is diminished by introduced elements, such as the brick courses and low rendered concrete wall, the wall remains legible as a relatively early retaining wall in the area.

The stone retaining wall is locally significant for its rarity. Although stone retaining walls were commonly built across the Northern Beaches during the interwar period, few examples are represented in Seaforth. Constructed between 1915-1930, this wall is rare as an example of early infrastructure in the suburb that continues to serve its original purpose. (Criterion f)

NBRS

5.9 CLAVERING ROAD, SEAFORTH

The following table assesses the cultural significance of the Clavering Road, Seaforth wall against criteria established by Heritage NSW.

5.9.1 ASSESSMENT

Clavering Road, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance ***An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	The Clavering Road, Seaforth stone retaining wall has local historical significance as evidence of early road infrastructure constructed in Seaforth during the early twentieth century. Constructed c.1922, the wall was built to support Clavering Road on its western side as the land slopes steeply down towards Middle Harbour. The need to update and expand road infrastructure in Seaforth was driven by residential development, population growth and increased use of motor vehicles. The subdivision and sale of land in Seaforth during the early twentieth century prompted investment in local infrastructure to support the burgeoning population. The rising popularity of and access to motor vehicles saw significant development occurring to established and new roadways from the interwar period onwards.
Criterion (b) Historical Associations ***An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	Historical research has not revealed any important persons or group of persons historically associated with this wall.

NBRS

Clavering Road, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (c) Aesthetic/ Creative/ Technical Achievement *An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).* *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	The Clavering Road, Seaforth stone retaining wall is aesthetically and technically significant at the local level for demonstrating a distinct aesthetic characteristic found within the Northern Beaches. It demonstrates a distinctive aesthetic associated with interwar roadway infrastructure in the Northern Beaches area. Consistent with other early road retaining walls, the wall is a dry stack construction using sandstone blocks. The aesthetic qualities of the stone wall are enhanced by the stone's patina and natural appearance. The wall's aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
Criterion (d) Social, Cultural, and Spiritual *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.* *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.
Criterion (e) Research Potential *An item has potential to yield information that will contribute to an understanding of*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however,

NBRS

Clavering Road, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
NSW's cultural or natural history (or the cultural or natural history of the local area). *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.
<u>Criterion (f) Rare</u> ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Clavering Road, Seaforth stone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the interwar period, there are relatively few within the suburb of Seaforth. Constructed c.1922, the retaining wall is rare as some of the earliest intact infrastructure in Seaforth which retains its original function.
<u>Criterion (g) Representative</u> ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:* • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.*	The Clavering Road, Seaforth stone retaining wall is a good representative example of roadway infrastructure in Bayview constructed in the early twentieth century. The use of stone retaining walls to support roadways was adopted by local government councils in response to the hilly terrain which characterises the Northern Beaches region. The wall demonstrates the principal characteristic common for this type of structure, with its rock-face stone blocks and drystone construction.

NBRS

Clavering Road, Seaforth, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	

5.9.2 STATEMENT OF SIGNIFICANCE

The retaining wall at Clavering Road, Seaforth, is significant at the local level for its historical, aesthetic, technical, rarity and representational values.

The wall is historically significant in demonstrating the early formation of roads and infrastructure in Seaforth over the early twentieth century. Constructed c.1922, the wall was built to support Clavering Road on its western side as the land slopes steeply down towards Middle Harbour. The wall is illustrative of the upgrades and improvements that occurred as part of the development of Seaforth more broadly, when the locality underwent a period of growth. (Criterion a)

The stone retaining wall holds local aesthetic and architectural (representative) significance for exemplifying a distinctive style of interwar roadway infrastructure characteristic of the Northern Beaches. It demonstrates the principal characteristics for this type of structure and drystone construction. As part of a group of similar retaining walls, it contributes to and is representative of the unique aesthetic character of the Northern Beaches region. (Criteria c and g)

The stone retaining wall is locally significant for its rarity. Although stone retaining walls were commonly built across the Northern Beaches during the interwar period, few examples are represented in Seaforth. Constructed c.1922, this wall is rare as an example of early infrastructure in the suburb that continues to serve its original purpose. (Criterion f)

5.10 PITTWATER ROAD, BAYVIEW

The following table assesses the cultural significance of the Pittwater Road, Bayview wall against criteria established by Heritage NSW.

5.10.1 ASSESSMENT

Pittwater Road, Bayview, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance *An item is important in the course, or pattern, of NSW's cultural or natural history*	The Pittwater Road, Bayview stone retaining wall has local historical significance as evidence of early road

NBRS

Pittwater Road, Bayview, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
(or the cultural or natural history of the local area). *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	infrastructure constructed in Bayview during the early twentieth century. Constructed between 1914 and 1924, the stone retaining wall was built to support the newly formed Fermoy Avenue roadway. The wall was constructed along the alignment of the naturally occurring escarpment between Fermoy Avenue and Pittwater Road (originally known as Bay View Road). The need to update and expand road infrastructure in Bayview was driven by residential development, population growth and increased use of motor vehicles. The subdivision and sale of land in Bayview during the early twentieth century prompted investment in local infrastructure to support the burgeoning population. The rising popularity of and access to motor vehicles saw significant development occurring to established and new roadways from the interwar period onwards.
<u>Criterion (b) Historical Associations</u> ***An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	Historical research has not revealed any important persons or group of persons historically associated with this wall.
<u>Criterion (c) Aesthetic/ Creative/ Technical Achievement</u> ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).***	The Pittwater Road, Bayview stone retaining wall is aesthetically significant at the local level for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.

NBRS

Pittwater Road, Bayview, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Places or objects that meet this criterion might include those that: • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	It demonstrates a distinctive aesthetic associated with interwar roadway infrastructure in the Northern Beaches area. Consistent with other early road retaining walls, the wall is a dry stack construction using sandstone blocks with a rock face or sparrow pecked finish. The stonework has been skilfully laid in straight horizontal courses maintaining a consistent width and batter. Smaller stones have been carefully placed along the top courses to form a continuous grade that transitions different wall heights. The aesthetic qualities of the stone wall are enhanced by the stone's patina, natural appearance and integration with the earthen slope which it retains. The wall's aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
<u>Criterion (d) Social, Cultural, and Spiritual</u> ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.
<u>Criterion (e) Research Potential</u> ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).***	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that

NBRS

Pittwater Road, Bayview, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Types of places or objects that meet this criterion might include those that: • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	would further contribute to an understanding of the local area.
Criterion (f) Rare ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Pittwater Road, Bayview stone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the interwar period, there are relatively few within the suburb of Bayview. Constructed between 1914 and 1924, the retaining wall is rare as some of the earliest intact infrastructure in Bayview which retains its original function.
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:* • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.*	The Pittwater Road, Bayview stone retaining wall is a good representative example of roadway infrastructure in Bayview constructed in the early twentieth century. The use of stone retaining walls to support roadways was adopted by local government councils in response to the hilly terrain which characterises the Northern Beaches region. As with other interwar stone retaining walls, the Fermoy Avenue stone wall demonstrates the principal characteristics of this class of infrastructure. It is a dry stack construction using crudely cut and dressed sandstone blocks. The wall has

NBRS

Pittwater Road, Bayview, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	been skilfully laid in straight horizontal courses. Smaller stones have been carefully selected and placed to form a continuous grade that transitions different wall heights. The lower section of the wall, along the Pittwater Road Reserve, is straight with a consistent width and the upper section, built on the Fermoy Avenue escarpment, incorporates a slight batter.

5.10.2 STATEMENT OF SIGNIFICANCE

The stone retaining wall between Fermoy Avenue and Pittwater Road, Bayview is significant at the local level for its historical, aesthetic, technical, rarity and representational values.

Significant aspects of the wall include its overall form, configuration, stone materiality and finishes.

The stone retaining wall holds local historical significance as a remnant of early twentieth century road infrastructure in Bayview. Built between 1914 and 1924 to support the newly formed Fermoy Avenue, the wall follows the natural escarpment between the two roads. Its construction reflects the area's residential expansion, population growth, and increased motor vehicle use, which drove infrastructure development during the interwar period. (Criterion a)

The stone retaining wall holds local aesthetic and architectural (representative) significance for exemplifying a distinctive style of interwar roadway infrastructure characteristic of the Northern Beaches. Built using dry-stacked sandstone blocks with a natural or sparrow-pecked finish, the wall exhibits skilled craftsmanship with regular horizontal courses and a consistent profile. Its natural appearance, weathered patina, and integration with the surrounding slope enhance its visual appeal. As part of a group of similar retaining walls, it contributes to and is representative of the unique aesthetic character of the Northern Beaches region. (Criteria c and g)

The stone retaining wall is locally significant for its rarity. Although stone retaining walls were commonly built across the Northern Beaches during the interwar period, few examples are represented in Bayview. Constructed between 1914 and 1924, this wall is rare as an example of early infrastructure in the suburb that continues to serve its original purpose. (Criterion f)

NBRS

5.11 THE SERPENTINE, BILGOLA BEACH

The following table assesses the cultural significance of the Serpentine, Bilgola Beach wall against criteria established by Heritage NSW.

5.11.1 ASSESSMENT

The Serpentine, Bilgola Beach, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).* *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	The Serpentine stone retaining wall has historical importance at the local level as evidence of early road infrastructure constructed in Bilgola during the interwar period. Constructed c.1926, the sandstone wall was built following the creation of Barrenjoey Road and modification to The Serpentine (then the Old Barrenjoey Road). It was built on the road reserve to retain the earthen slope, thereby supporting the new roadway. The wall was constructed for Warringah Council, likely using locally sourced materials. Motivation to establish new road infrastructure was driven by residential growth in Bilgola and increased use of motor vehicles. Large tracts of land were subdivided in Bilgola during the 1920s prompting significant residential development. As the local population grew, existing roads required modernisation and upgrade, and new roadways were developed. The newly constructed roads reflected the increasing use of motor vehicles by the late 1920s. The retaining wall provides evidence of the construction of the modification and expansion of roadways in Bilgola during its key period of development.
Criterion (b) Historical Associations *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*	Historical research has not revealed any important persons or group of persons historically associated with this wall.

NBRS

The Serpentine, Bilgola Beach, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Places or objects that meet this criterion might include those that: • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	
Criterion (c) Aesthetic/ Creative/ Technical Achievement ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	The Serpentine stone retaining wall demonstrates aesthetic significance at the local level. It demonstrates a distinctive aesthetic associated with interwar roadway infrastructure in the Northern Beaches area. Consistent with other early road retaining walls, the wall is a dry stack construction using crudely cut and dressed sandstone blocks with a rustic finish. The stonework has been skilfully laid in straight horizontal courses maintaining a consistent width and batter. The aesthetic qualities of the stone wall are enhanced by the stone's patina, natural appearance and integration with the earthen slope which it retains. The wall's aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
Criterion (d) Social, Cultural, and Spiritual ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.

NBRS

The Serpentine, Bilgola Beach, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *contribute to a community's sense of identity such as places of reverence and worship.*	
Criterion (e) Research Potential ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.
Criterion (f) Rare ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Serpentine sandstone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the interwar period, there are relatively few surviving within the suburb of Bilgola Beach. Constructed in c.1928, the retaining wall is rare as some of the earliest intact infrastructure in Bilgola Beach which retains its original function.
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:*	The Serpentine stone retaining wall is a good representative example of roadway infrastructure from the interwar period. The use of stone retaining walls to support roadways was adopted by local government councils in response to the hilly terrain which characterises the Northern Beaches region.

NBRS

The Serpentine, Bilgola Beach, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	As with other interwar stone retaining walls, the Serpentine stone wall demonstrates the principal characteristics of this class of infrastructure. It is a dry stack construction using sandstone blocks with a natural finish. The wall has been and laid in straight horizontal courses with a consistent batter and width.

5.11.2 STATEMENT OF SIGNIFICANCE

The sandstone retaining wall at The Serpentine, Bilgola is significant at the local level for its historical, aesthetic and architectural (representativeness) and rarity values.

Significant aspects of the wall include its overall form, configuration, stone materiality and finishes.

The Serpentine stone retaining wall, built c.1928, has local historical significance as an example of early road infrastructure in Bilgola during the interwar period. Constructed in c.1928 to support the newly developed Barrenjoey Road and changes to The Serpentine, the wall was constructed for Warringah Council, likely using locally sourced sandstone. The wall provides evidence of the area's residential development, population growth and increased motor vehicle use in the late 1920s. (Criterion a)

The Serpentine sandstone wall has aesthetic and architectural significance as a distinct and representative class of roadway infrastructure built during the interwar period.

The Serpentine wall is a representative example of interwar roadway infrastructure adapted to the region's hilly terrain. Its design and construction demonstrate key characteristics of this infrastructure type, including the use of dry-stack rock-faced sandstone, straight horizontal coursing, and consistent width and better. The aesthetic qualities of the stone wall are enhanced by the stone's patina, natural appearance and integration with the earthen slope which it retains. As part of a group of stone retaining walls in the Northern Beaches, it contributes to the area's distinct aesthetic character. (Criteria c and g)

The Serpentine sandstone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the interwar period, there are relatively few surviving within the suburb of Bilgola. Constructed in c.1928, the retaining wall is rare as some of the earliest intact infrastructure in Bilgola which retains its original function. (Criterion f)

NBRS

5.12 CAUSEWAY, LOVETT BAY

The following table assesses the cultural significance of the causeway, Lovett Bay wall against criteria established by Heritage NSW.

5.12.1 ASSESSMENT

Lovett Bay stone causeway wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance ***An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	The Lovett Bay stone retaining wall has historical importance at the local level as an integrated part of a causeway structure built in 1895 for the Ku-ring-gai Chase National Park Trust. During the mid-late nineteenth century, Ku-ring-gai emerged as a popular picnicking and tourist destination. Accessible only by foot or water, Flagstaff Hill (now known as Birnie's Lookout) was especially favoured for its expansive views over Lovett Bay. Ku-ring-gai Chase was reserved as a conservation and public recreation area in 1894. The Ku-ring-gai Trust commissioned a series of works designed to improve accessibility within the newly formed national park. This included construction of causeways, wharfs, and miles of path. As part of the causeway and wharf structure, the stone wall at Lovett Bay reflects the earliest development at Ku-ring-gai Chase—Australia's second oldest national park (after the Royal National Park, NSW). It was built to support a stable and dry passage between the wharf and Ku-ring-gai chase paths.
Criterion (b) Historical Associations ***An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.*	Historical research has not revealed any important persons or group of persons historically associated with this wall.

NBRS

Lovett Bay stone causeway wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	
<u>Criterion (c) Aesthetic/ Creative/ Technical Achievement</u> ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	The sandstone wall at the Lovett Bay causeway has local aesthetic significance for demonstrating distinct aesthetic characteristics associated with Northern Beaches infrastructure and public reserves. It demonstrates a distinctive aesthetic associated with early infrastructure in the Northern Beaches area. Consistent with other early retaining walls, the Lovett Bay wall is a dry stack construction using roughly hewn sandstone blocks and billets. The stonework has been skilfully laid in an interlocking fashion, with discernible horizontal coursing and a relatively consistent width and profile. The wall's aesthetic qualities are enhanced by the stone's natural materiality and weathered patina. The wall's modest scale and subtle aesthetic are in keeping with Lovett Bay's natural beauty and unspoilt character. As part of a group of stone retaining walls in the Northern Beaches, the Lovett Bay stone wall contributes to the area's distinct aesthetic character.
<u>Criterion (d) Social, Cultural, and Spiritual</u> ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.

NBRS

Lovett Bay stone causeway wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *contribute to a community's sense of identity such as places of reverence and worship.*	
Criterion (e) Research Potential ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.
Criterion (f) Rare ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Lovett Bay causeway stone wall has local significance for its rarity values. Local Government Councils oversaw the construction of several dry stack sandstone retaining walls to support infrastructure in the interwar period. In many Northern Beaches suburbs, these stone walls are evidence of the earliest surviving infrastructure in the area. Constructed in c.1895, the stone wall at Lovett Bay is rare as some of the earliest intact infrastructure in Lovett Bay and in Ku-ring-gai Chase area. Its rarity is increased as part of an integrated causeway structure built on a remote inlet.
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).***	The Lovett Bay causeway stone wall has local architectural significance as a good representative example of early retaining wall infrastructure. The use of sandstone to construct retaining walls was widely adopted by local government councils and private

NBRS

Lovett Bay stone causeway wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Types of places or objects that meet this criterion might include those that: • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	residents in the nineteenth and twentieth centuries. Retaining walls were constructed to stabilise slopes, prevent erosion, and support paths, roadways or terraces formed in wet and undulating environments. Local sandstone materials were typically used owing to the durability and availability of the material. As with other stone retaining walls, the Lovett Bay stone causeway wall demonstrates the principal characteristics of this class of infrastructure. It is a dry stack construction using roughly hewn sandstone blocks and billets. The wall is straight and has been laid in relatively straight horizontal courses of a consistent width.

5.12.2 STATEMENT OF SIGNIFICANCE

The sandstone retaining wall forming part of an integrated causeway structure at Lovett Bay is significant at the local level for its historical, aesthetic, architectural (representativeness) and rarity values. The wall, including its overall form, configuration, materiality, stonework and 1895 engraving, is significant.

The Lovett Bay stone retaining wall is historically significant at the local level as part of a causeway built in 1895 for the Ku-ring-gai Chase National Park Trust. It reflects early efforts to improve access to the park, which was reserved in 1894 as a public recreation and conservation area. The wall is one of the earliest surviving features of Ku-ring-gai Chase, Australia's second oldest national park, and provides tangible evidence of nineteenth century public recreation planning and early infrastructure. (Criterion a)

The sandstone wall at the Lovett Bay causeway has local aesthetic and representative significance as an example of early stone wall infrastructure in the Northern Beaches. Walls of this class were built in the nineteenth and early twentieth century to stabilise slopes, prevent erosion and support roadways and paths. Like others, the stone wall at Lovett Bay is a dry stack construction, built using local sandstone. The stonework maintains a consistent width with relatively straight plumb and horizontal coursing. The natural materiality of the stone and its patinaed appearance enhance and complement the local setting. As a group, these stone walls contribute to the Northern Beach's distinct aesthetic character. (Criteria c and g)

The Lovett Bay causeway stone wall holds local significance for its rarity. Built around 1895, it is among the earliest surviving infrastructure in Lovett Bay and the Ku-ring-gai Chase area. Unlike more common interwar stone retaining wall infrastructure in the northern Beaches,

this example is rare due to its early construction date, unique typology as part of estuarine infrastructure, and association with the formation of the Ku-ring-gai Chase National Park. (Criterion f)

5.13 BUNGAN HEAD ROAD, NEWPORT

The following table assesses the cultural significance of the Bungan Head Road, Newport wall against criteria established by Heritage NSW.

5.13.1 ASSESSMENT

Bungan Head Road, Newport, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).* *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	The Bungan Head Road retaining wall is of historical significance at the local level for its demonstration and role in the early formation of roads and infrastructure in Newport. The stone wall on Bungan Head Road, Newport, was likely built between circa 1895 and 1905 to support the road extension to Beaconsfield Street. The Bungan Head Road was built to provide access to subdivided lots in the Mona Vale Estate. The retaining wall is illustrative of the early development of Beaconsfield Street/Bungan Head Road as Newport underwent a period of residential growth over the early twentieth century. The retaining wall more broadly demonstrates the road construction that occurred in Newport, as the land in the area was increasingly subdivided. The construction of the retaining wall contributed towards the early formation and development of Newport.
Criterion (b) Historical Associations *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*	Historical research has not revealed any important persons or group of persons historically associated with this wall.

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Bungan Head Road, Newport, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Places or objects that meet this criterion might include those that: • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	
Criterion (c) Aesthetic/ Creative/ Technical Achievement ***An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).*** *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	The Bungan Head Road, Newport stone retaining wall is aesthetically and technically significant at the local level for demonstrating a distinct aesthetic characteristic found within the Northern Beaches. It demonstrates a distinctive aesthetic associated with interwar roadway infrastructure in the Northern Beaches area. Consistent with other early road retaining walls, the wall is a dry stack construction using sandstone blocks. The aesthetic qualities of the stone wall are enhanced by the stone's patina and natural appearance. The wall's aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
Criterion (d) Social, Cultural, and Spiritual ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.

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Bungan Head Road, Newport, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *contribute to a community's sense of identity such as places of reverence and worship.*	
Criterion (e) Research Potential ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that would further contribute to an understanding of the local area.
Criterion (f) Rare ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Bungan Head Road, Newport stone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the late 19th and early 20th century period, there are relatively few within the suburb of Newport. Constructed between 1895 - 1906, the retaining wall is rare as some of the earliest intact infrastructure in Newport which retains its original function.
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).***	The retaining wall at Bungan Head Road is a good example of a retaining wall constructed during the early twentieth century as residential development and estate subdivision increased in Newport. The wall demonstrates the principal characteristic common for this type of

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Bungan Head Road, Newport, stone retaining wall	
Criteria for Assessing Heritage Significance in NSW	Assessment
Types of places or objects that meet this criterion might include those that: • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.* • *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	structure, with its ashlar rock-face stone blocks.

5.13.2 STATEMENT OF SIGNIFICANCE

The retaining wall at Bungan Head Road, including its form, configuration, and materiality, is significant at the local level for its historical and representative values.

The wall is of historical significance for its role in the early formation of road infrastructure in Newport. The retaining wall illustrates the early development of Beaconsfield Street/Bungan Head Road as Newport experienced a period of residential growth in the early twentieth century. More broadly, the retaining wall demonstrates the road construction that took place in Newport, as the land in the area became increasingly subdivided. (Criterion a)

The stone retaining wall holds local aesthetic and architectural (representative) significance for exemplifying a distinctive style of interwar roadway infrastructure characteristic of the Northern Beaches. The wall is of representative significance as a good example of a retaining wall constructed during the early twentieth century in Newport. The retaining wall demonstrates the principal characteristics of a retaining wall constructed in response to the natural terrain and increasing residential subdivisions in Newport over the early twentieth century. (Criterion c and g)

The stone retaining wall is locally significant for its rarity. Although stone retaining walls were commonly built across the Northern Beaches during the early 20th century period, few examples are represented in Newport. Constructed between 1895-1906, this wall is rare as an example of early infrastructure in the suburb that continues to serve its original purpose. (Criterion f)

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5.14 OCEAN STREET, NARRABEEN

The following table assesses the cultural significance of the Ocean Street, Narrabeen walls against criteria established by Heritage NSW.

5.14.1 ASSESSMENT

Ocean Street, Narrabeen, stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
Criterion (a) Historical Significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).* *Places or objects that meet criterion (a) might include:* • *those that demonstrate strong associations with past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the place or any structure on the place.* • *those that are associated with significant historical events, regardless of the intactness of the place or any structure on the place.* • *cultural landscapes and other evidence demonstrating overlays of the continual pattern of human use and occupation where the physical fabric (above or below ground) demonstrates any of the points described above.*	The stone walls on Ocean Street are of historical importance at a local level for its role in the early development of road infrastructure in Narrabeen. The construction of a bridge across South Creek from Ocean Street in 1928, which was funded by the Warringah Council and the Salvation Army, entailed the upgrading of Ocean Street and improving approaches to the bridge, which included the construction of the stone walls around 1928. The walls are illustrative of the upgrades that occurred to the road infrastructure during the interwar period as residential and tourist development increased in Narrabeen.
Criterion (b) Historical Associations *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).* *Places or objects that meet this criterion might include those that:* • *demonstrate strong associations with a particular event, historical theme, people, or philosophies and ideologies.* • *are associated with significant historical events, regardless of the intactness of the place or any structure on the place.*	Historical research has not revealed any important persons or group of persons historically associated with these walls.
Criterion (c) Aesthetic/ Creative/ Technical Achievement	The Ocean Street, Narrabeen stone retaining walls are aesthetically and technically significant at the local level

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Ocean Street, Narrabeen, stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area). *Places or objects that meet this criterion might include those that:* • *demonstrate creative or technical excellence, innovation or achievement.* • *demonstrate aspirations, tastes and fashions.* • *have been the inspiration for creative or technical achievement.* • *demonstrate distinctive aesthetic attributes in form or composition.* • *demonstrate a highly original and influential style, such as an important early (or seminal) work of a major architect.* • *are an archaeological resource.* • *demonstrate the culmination of a particular architectural style (known as climactic).*	for demonstrating a distinct aesthetic characteristic found within the Northern Beaches. These walls demonstrate a distinctive aesthetic associated with interwar roadway infrastructure in the Northern Beaches area. Consistent with other early road retaining walls, the wall is a dry stack construction using sandstone blocks. The aesthetic qualities of the stone wall are enhanced by the stone's patina and natural appearance. The walls' aesthetic qualities are enhanced as part of a group of stone retaining walls in the Northern Beaches which collectively contribute to the area's distinct aesthetic character.
<u>Criterion (d) Social, Cultural, and Spiritual</u> ***An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.*** *Types of places or objects that meet this criterion might include those that:* • *are esteemed by the community for their cultural values such as places that support cultural traditions or practices.* • *are considered sacred and/or if damaged or destroyed would cause the community a sense of loss.* • *contribute to a community's sense of identity such as places of reverence and worship.*	Research for this report has not revealed any strong or special connections between this wall and any identified community group.
<u>Criterion (e) Research Potential</u> ***An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).***	Archaeological investigations and assessment have not been carried out as part of the preparation of this report. The historical research carried out, however, does not suggest that the site has the potential to yield further information that

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Ocean Street, Narrabeen, stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
Types of places or objects that meet this criterion might include those that: • *have the potential to yield new or further substantial information (such as scientific, archaeological, architectural.)* • *are an important benchmark or reference site, place or type.* • *contribute evidence to our understanding of past natural and cultural patterns, development or activity that is unavailable elsewhere.*	would further contribute to an understanding of the local area.
Criterion (f) Rare ***An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*** *Types of places or objects that meet this criterion might include those that:* • *Provide evidence of a defunct custom, way of life or process.* • *Are the only example of their type.* • *Demonstrate designs or techniques of exceptional interest.* • *Show rare evidence of a significant human activity important to a community.*	The Ocean Street, Narrabeen stone retaining wall demonstrates rarity at the local level. While the construction of stone retaining walls to support road infrastructure was relatively widespread across the Northern Beaches in the interwar period, there are relatively few within the suburb of Narrabeen. Constructed c.1928 the retaining wall is rare as some of the earliest intact infrastructure in Narrabeen which retains its original function.
Criterion (g) Representative ***An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*** *Types of places or objects that meet this criterion might include those that:* • *Demonstrate the stages of development of a class of cultural places, including experimentation.* • *Are recognised as an example of a type, style, taxonomic group, etc.* • *Demonstrate land-use influence on the geographical, financial, etc. development of an area.*	The subject walls at Ocean Street are a good example of stone wall construction in the late 1920s in Narrabeen as residential and tourist development increased and became more prominent in the area. The walls demonstrate the principal characteristic common for this type of structure, with its ashlar rock-face stone blocks, the capping or coping, and timber fencing.

Ocean Street, Narrabeen, stone retaining walls	
Criteria for Assessing Heritage Significance in NSW	Assessment
• *Demonstrate in their fabric the impact of an ideology, value or philosophy or association with a custom.* • *Include complexes where more than one building or structure survives, demonstrating a way of life, often with associated furniture, fittings and other objects.*	

5.14.2 STATEMENT OF SIGNIFICANCE

The stone walls at Ocean Street (near Malcolm Street), Narrabeen, are significant at the local level for their historical, aesthetic, technical, rarity and representational values.

The walls, including their overall configuration, materiality and detailing, are significant in demonstrating the early upgrades that occurred to the road infrastructure as residential and tourist development increased during the interwar period in Narrabeen. The construction of a bridge across South Creek from Ocean Street in 1928, which was funded by the Warringah Council and the Salvation Army, entailed the upgrading of Ocean Street and improving approaches to the bridge, which included the construction of the stone walls around 1928. (Criterion a)

The stone retaining wall holds local aesthetic and architectural (representative) significance for exemplifying a distinctive style of interwar roadway infrastructure characteristic of the Northern Beaches. The walls are of representative significance as a good example of stone wall construction that occurred in Narrabeen in the late 1920s, demonstrating the principal characteristics of its type. (Criteria c and g)

The stone retaining wall is locally significant for its rarity. Although stone retaining walls were commonly built across the Northern Beaches during the interwar period, few examples are represented in Narrabeen. Constructed c.1928, this wall is rare as an example of early infrastructure in the suburb that continues to serve its original purpose. (Criterion f)

5.15 SIGNIFICANCE SUMMARY

Wall	Date	Significance Criteria						
		A - Historical	B - Associations	C – Aesthetic / Technical	D – Social	E – Research	F – Rarity	G - Representational
A - West Street, Balgowlah	Northern wall – c.1910-1930	✓ Demonstrates the early development of road infrastructure in Balgowlah	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic	X	X	✓ Rare early road infrastructure in Balgowlah	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.

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Wall	Date	Significance Criteria						
		A - Historical	B - Associations	C – Aesthetic / Technical	D – Social	E – Research	F – Rarity	G - Representational
				characteristic found within the Northern Beaches.				
	Southern wall – 1930s	✓ Demonstrates the early development of road infrastructure in Balgowlah	X	✓ Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.	X	X	✓ Rare early road infrastructure in Balgowlah	X
B - Quarantine Station, Manly	c.1934	✓ Depression-era unemployment relief project Contributory to the historical significance of the former Quarantine Station	X	✓ Aesthetic and technical significance for length, monumentality and navigation of terrain Contributes to the aesthetic character of the former Quarantine Station and North Head	X	X	✓ Rare for their for their length, monumentality, navigation of steep and undulating terrain, and their historical development as part of a quarantine station on Sydney Harbour. Walls of this type, size, character and history are rare in NSW.	✓ Good representative example of 1930s stone construction
C - North Head Sanctuary, Manly	Mid-1930s	✓ Integral to the construction of the North Head Artillery Battery site	X	✓ Aesthetic and technical significance for length, monumentality and navigation of terrain	X	X	✓ Rare for their length, monumentality, navigation of steep and undulating terrain, and their	✓ Freestanding stone walls characteristic of defensive sites on Sydney Harbour and across coastal

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Wall	Date	Significance Criteria						
		A - Historical	B - Associations	C – Aesthetic / Technical	D – Social	E – Research	F – Rarity	G - Representational
				Contributes to the aesthetic character of the former Artillery Battery and North Head			historical development as part of a 1930s defensive site on Sydney Harbour.	sites in NSW.
D - Battle Boulevard, Seaforth	c.1915-1930	✓ Demonstrates the early development of road infrastructure in Seaforth	X	✓ Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.	X	X	✓ Rare early road infrastructure in Seaforth	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.
E - Clavering Road, Seaforth	c.1922	✓ Demonstrates the early development of road infrastructure in Seaforth	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.	X	X	✓ Rare early road infrastructure in Seaforth	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.
F - Pittwater Road, Bayview	c.1914-1924	✓ Demonstrates the early development of road infrastructure in Bayview	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic characteristic found	X	X	✓ Rare early road infrastructure in Bayview	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.

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Wall	Date	Significance Criteria						
		A - Historical	B - Associations	C – Aesthetic / Technical	D – Social	E – Research	F – Rarity	G - Representational
				within the Northern Beaches.				
G - The Serpentine, Bilgola Beach	Mid-1920s	✓ Demonstrates the early development of road infrastructure in Bilgola Beach	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.	X	X	✓ Rare early road infrastructure in Bilgola Beach	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.
H - Causeway, Lovett Bay	c.1895.	✓ Demonstrates the early development of causeway infrastructure in Lovett Bay	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.	X	X	✓ Rare early infrastructure in Lovett Bay	✓ Good representative example of the principal characteristics of late 19th century stone wall construction.
I - Bungan Head Road, Newport	1895-1906	✓ Demonstrates the early development of road infrastructure in Newport	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the	X	X	✓ Rare early road infrastructure in Newport	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.

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Wall	Date	Significance Criteria						
		A - Historical	B - Associations	C – Aesthetic / Technical	D – Social	E – Research	F – Rarity	G - Representational
				Northern Beaches.				
J - Ocean Street, Narrabeen	c.1928	✓ Demonstrates the early development of road infrastructure in Narrabeen	X	✓ Technical significance for drystone construction Aesthetic significance for demonstrating a distinct aesthetic characteristic found within the Northern Beaches.	X	X	✓ Rare early road infrastructure in Narrabeen	✓ Good representative example of the principal characteristics of early twentieth century stone wall construction.

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6.0 CONCLUSION AND RECOMMENDATIONS

6.1 RECOMMENDATIONS

6.1.1 STATE HERITAGE INVENTORY RECOMMENDATIONS

Inventory sheets should be prepared for all walls assessed in this report. Inventory sheets should include historical summaries, dates of construction (where possible), identification of relevant historical themes, assessments against the Heritage NSW criteria and revised Statements of Significance for each wall.

The NSW State Heritage Inventory should be updated to include database entries for all walls assessed in this report, and those entries should include the information contained in the inventory sheet.

Existing entries in the NSW State Heritage Inventory database should be replaced.

6.1.2 LEP MAPPING RECOMMENDATIONS

If a consolidated LEP for the Manly, Pittwater and Warringah LEPs is created, it should include the amendments to Schedule 5 and associated heritage mapping recommended below.

WEST STREET, BALGOWLAH WALLS

Schedule 5 of the *Manly LEP 2013* should be amended with regard to item number I4 in order to describe and identify the northern wall on West Street in addition to the southern wall.

The LEP mapping of the West Street wall, and the consequent mapping on the NSW State Heritage Inventory, should be amended to include the northern wall in addition to the southern wall.

NORTH HEAD SANCTUARY WALLS

The State Heritage Inventory and the Manly LEP include within their mapping of this heritage item a leg extending west from the north-east end of the southernmost portion. It is not clear from recent aerials or site inspections that this portion of the wall exists; nor is it visible in the 1943 aerial.

Investigations should be carried out to determine the reasoning for the inclusion of this area in the heritage item mapping (indicated by the red arrow below). If it is determined that this part of the wall does not exist, it should be removed from the LEP map.

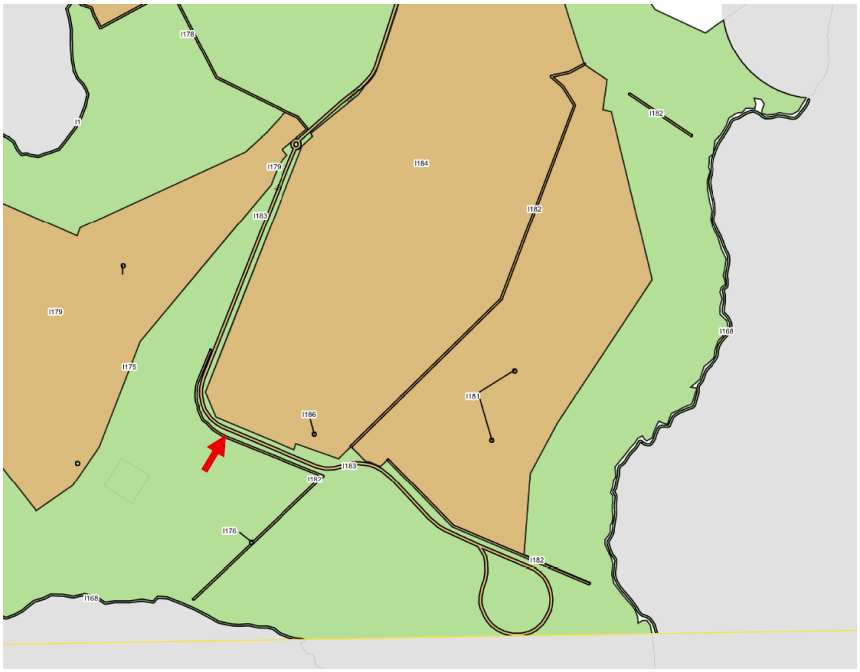


Figure 240: Excerpt from the Manly LEP 2013 heritage map (Source: Manly LEP 2013, Heritage Map HER_006)

CLAVERING ROAD, SEAFORTH

The LEP map for this wall (item I269 on the *Manly LEP 2013*) shows its location as the eastern side of Clavering Street. This is incorrect as the retaining wall is located on the western side, supporting the street as the terrain slopes down to Middle Harbour. The LEP map and consequent NSW State Heritage Inventory mapping for this heritage item should be updated.

OCEAN STREET, NEWPORT

The LEP map for this wall (item I93 on the *Warringah LEP 2011*) should be updated to identify both walls (east and west) on either side of the road.

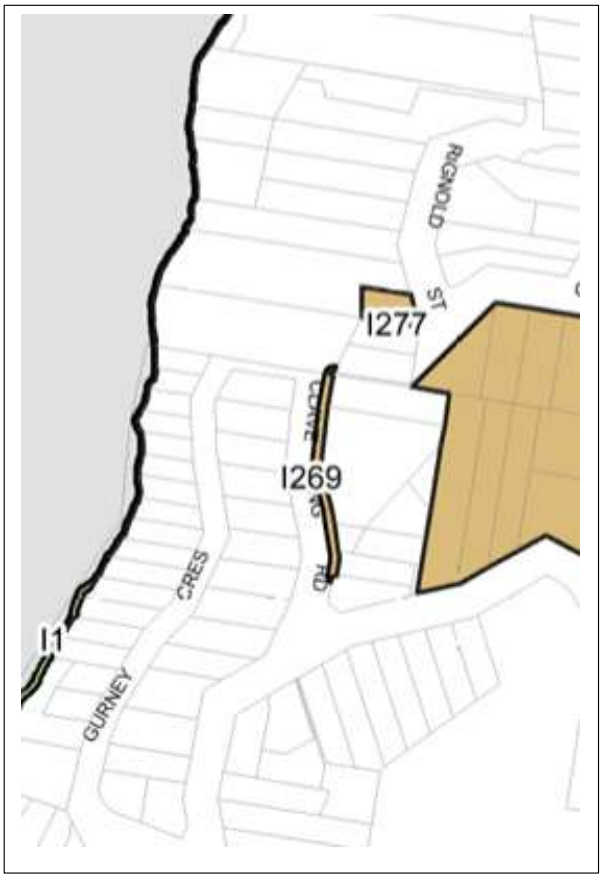
6.2 CONCLUSION

This report has assessed the heritage significance of the following ten (10) stone walls within the Northern Beaches Local Government Area. Statements of Significance for each wall are included in this assessment. NBRS recommends that these updated assessments should be included on new inventory sheets for each heritage item and that the NSW State Heritage Inventory database entry for each item should be updated accordingly.

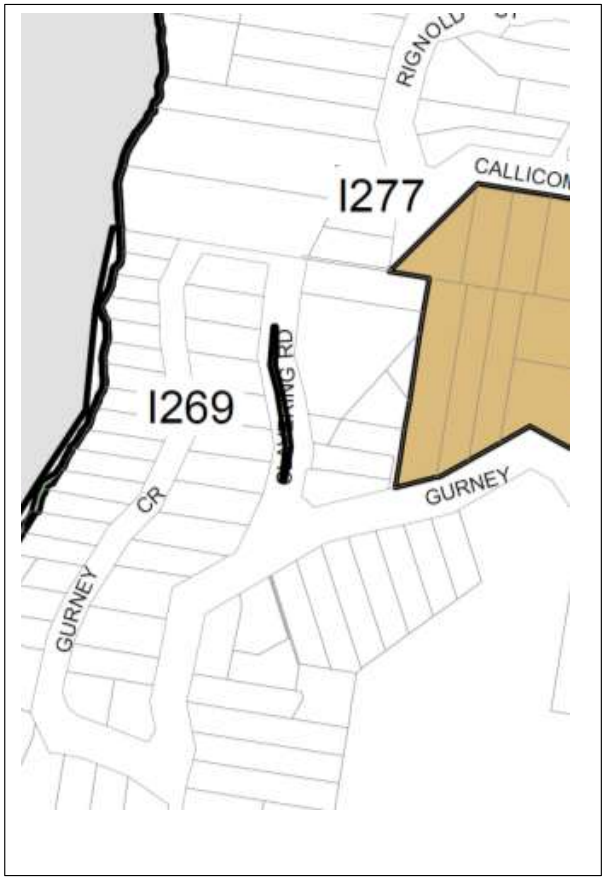
Sophie Bock
Principal – Heritage
NBRS

Existing Heritage Map Sheet number 1

Proposed Heritage Map Sheet Number 1



Extract of Existing Heritage Map Sheet number 1



Extract of Proposed Heritage Map Sheet number 1