



**Lane Cove
Council**

Agenda Ordinary Council Meeting 23 October 2025, 7:00 PM

Council will commence consideration of
all business paper agenda items at 7.00 pm.

Notice of Meeting

Dear Councillors,

Notice is given of the Ordinary Council Meeting, to be held in the Council Chambers on Thursday 23 October 2025 commencing at 7:00 PM. The business to be transacted at the meeting is included in this business paper.

In accordance with clause 3.26 of the Code of Meeting Practice Councillors are reminded of their oath or affirmation of office made under section 233A of the Act, and of their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

Yours faithfully



Louise Kerr
General Manager

Council Meeting Procedures

The Council meeting is chaired by the Mayor, Councillor Merri Southwood. Councillors are entitled to one vote on a matter. If votes are equal, the Chairperson has a second or casting vote. When a majority of Councillors vote in favour of a Motion it becomes a decision of the Council. Minutes of Council and Committee meetings are published on Council's website www.lanecove.nsw.gov.au by 5.00 pm on the Tuesday following the meeting.

The Meeting is conducted in accordance with Council's Code of Meeting Practice. The order of business is listed in the Agenda on the next page. That order will be followed unless Council resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

The Public Forum will hear registered speakers from the Public Gallery as well as online using the web platform Zoom. All speakers wishing to participate in the public forum must register by using the [online form](#) no later than midnight, on the day prior to the meeting (Wednesday, 22 October 2025) and a Zoom meeting link will be emailed to the provided email address of those registered as an online speaker. Please note that the time limit of three minutes per address still applies, so please make sure your submission meets this criteria. Alternatively, members of the public can still submit their written address via email to service@lanecove.nsw.gov.au. Written addresses are to be received by Council no later than midnight, on the day prior to the meeting. (500 words maximum).

Please note that meetings held in the Council Chambers are webcasted, and recordings are made publicly available on the Council's website. Should you require assistance to participate in the meeting due to a disability; or wish to obtain further information in relation to Council, please contact Council's Director - Corporate Services and Strategy on (02) 9911 3550.

DECLARATIONS OF INTEREST

APOLOGIES

ACKNOWLEDGEMENT TO COUNTRY

MINUTE OF SILENCE FOR RELECTION OR PRAYER

NOTICE OF WEBCASTING OF MEETING

PUBLIC FORUM

Members of the public may address the Council Meeting on any issue for 3 minutes.

CONFIRMATION OF MINUTES

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Item No: 1
Subject: Mayoral Minute - Osborne Park Progress Association - Centenary Celebrations and Commemorative Plaque
Record No: SU5381 - 73507/25
Division: Lane Cove Council
Author(s): Councillor Merri Southwood

Executive Summary

This Mayoral Minute acknowledges the centenary of the Osborne Park Progress Association.

Background

This year marks the centenary of one of Lane Cove's most enduring and community-minded organisations – the Osborne Park Progress Association (OPPA).

Formed in 1926, the Association was established by local residents to improve access to the area and foster a sense of community among the early settlers of Osborne Park. Through volunteerism, fundraising and collaboration, members worked tirelessly to build the facilities and social fabric that continue to serve the local community today.

Over the decades, the OPPA has played a pivotal role in establishing and maintaining key local amenities, including the Osborne Park Community Hall, Osborne Park Preschool, Scout Hall, and the much-loved Osborne Park Tennis Court and clubhouse. These facilities have hosted countless community events, family gatherings, and recreational programs, reflecting the Association's vision to create a welcoming and active neighbourhood.

Discussion

The Osborne Park Progress Association's centenary represents a remarkable milestone in the history of community life within Lane Cove. Few volunteer associations have demonstrated such longevity, adaptability, and sustained contribution to local life.

The Association continues to manage and maintain the Osborne Park Tennis Court and liaise closely with Council to ensure that the Osborne Park Recreation Area remains safe, accessible and well-maintained. The group also keeps residents informed through newsletters and community updates distributed to over 350 households, continuing a proud tradition of civic engagement.

Council has enjoyed a long and productive partnership with the Association. In recent years, this has included support for facility upgrades through the NSW Community Building Partnership Program, supplemented by Lane Cove Council funding, to deliver a modernised and accessible tennis clubhouse.

To commemorate the Association's 100 years of service, Council will present a commemorative plaque reflecting the Osborne Park Progress Association's outstanding contribution to community development, civic life and the enhancement of local amenity. The plaque will be installed at the Osborne Park Recreation Area and unveiled as part of the centenary celebrations in November 2025.

RECOMMENDATION

That Council congratulate the Osborne Park Progress Association on its centenary and acknowledges the outstanding contribution of generations of members to the life of the Lane Cove community.

Councillor Merri Southwood
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 2
Subject: Notice of Motion - Tackling the spread of Spanish Moss
Record No: SU699 - 73224/25
Division: Lane Cove Council
Author(s): Councillor Rochelle Flood

Executive Summary

A motion to investigate opportunities for increased management of Spanish Moss within Lane Cove, and to advocate for federal recognition of Spanish Moss as a priority weed.

Background

Spanish Moss (*Tillandsia usneoides*) is an invasive species of weed that has been increasingly identified in Sydney's North Shore region, including Lane Cove.

This weed is a problem because it can smother the host tree, blocking natural light and preventing photosynthesis eventually killing the tree. The Department of Primary Industries (DPI) warns that in addition to smothering the tree, the added weight can damage branches, resulting in limb loss and extensive damage to the health of the tree. It thrives on many trees – magnolias, maples, lilly pillies and brushbox. It's especially dangerous to critically endangered bushland including the Sydney Turpentine-Ironbark Forest and Blue Gum High Forest (*EPBC Act 1999*; *NSW Biodiversity Conservation Act 2016*). Concerningly, the weed is also known to disrupt entire ecosystems by altering water and nutrient cycles, changing wildlife habitats and even altering fire behaviour.

This weed spreads rapidly – birds and possums use it as nesting material, and human activity has also fuelled the spread, with people using it as a decorative plant without realising it is an invasive weed. DPI notes that it can spread easily and quickly given the seeds are light and spread easily on the wind.

Discussion

As noted above, the prevalence of Spanish Moss is on the rise in Sydney's North Shore. Lane Cove Council has identified the significant risk to local Turpentine-Ironbark Forest and Blue Gum High Forest populations – which are key to local Endangered Ecological Communities. Council has proactively introduced an education and awareness program this year to increase understanding in the community about the harm that Spanish Moss can cause. It's also understood that in the past, Council's tree team did some ad-hoc work to remove clusters of Spanish Moss on smothered street trees.

Recent site visits undertaken with the Bushland Management Advisory Committee (BMAC) have identified a number of street trees that adjoin significant pockets of local bushland that have been covered with Spanish Moss. This includes street trees adjoining Lane Cove Bushland Park. Furthermore, other sightings have been reported by individual BMAC members – where the growth of Spanish Moss on street trees is concerningly close to significant bushland. Given the ease with which the seeds spread, this is cause for concern.

Neighbouring councils including Hunters Hill Council, North Sydney Council, and Willoughby Council have likewise identified the problems caused locally by the spread of Spanish Moss. Hunters Hill Council has dedicated some funding towards the management of the weed in this financial year.

It's worth noting that this weed is a garden weed in its early stages of spreading into local bushland. The Invasive Species Council has proactively been advocating for all levels of government to take stronger action to stem the spread of garden weeds, particularly those like Spanish Moss that are in the earlier stages of becoming a more widespread problem.

RECOMMENDATION

That Council:

1. recognises and supports the existing work of council staff in increasing the education and awareness within our community regarding the risks associated with Spanish Moss;
2. re-confirms that Spanish Moss is a problem weed that particularly threatens Sydney Turpentine-Ironbark Forest and Blue Gum High Forest populations – which are key to local Endangered Ecological Communities in Lane Cove;
3. considers the availability of dedicated funding in the 2026-2027 financial year budget for:
 - a. identification and mapping of Spanish Moss festoons on street trees that adjoin or are within close proximity to bushland within the Local Government Area and develop a removal plan with indicative timeline and cost;
 - b. accelerated removal of Spanish Moss on street trees, with a particular focus on street trees adjoining or in close proximity to bushland - per plan in item 3(a);
4. writes to The Hon. Jerome Laxale Member for Bennelong, and The Hon. Julie Collins MP, Minister for Agriculture Fisheries and Forestry, to advocate for Spanish Moss to be classified as a priority weed to allow enforcement under the *Biosecurity Act 2015*.

Councillor Rochelle Flood
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - DESIGN AND CONSTRUCTION OF RIVER ROAD CROSSING TO
ALLOW SAFE PEDESTRIAN ACCESS FROM THE ST LEONARDS SOUTH PRECINCT TO
THE SOUTH SIDE OF RIVER ROAD

Item No: 3

Item No: 3
Subject: Notice of Motion - Design and construction of River Road crossing to allow safe pedestrian access from the St Leonards South precinct to the south side of River Road
Record No: SU5449 - 73337/25
Division: Lane Cove Council
Author(s): Councillor Merri Southwood; Councillor Helena Greenwell; Councillor Caleb Taylor

Executive Summary

Council's Community Strategic Plan includes 2.6 Community Priority

- To prioritise walking, cycling and public transport as alternatives to driving

To achieve the above priority, the Community Strategic Plan includes Strategy 2.6.1

- Facilitate improvements to car, bicycle and pedestrian

Consistent with the above, this motion seeks to ensure that the residents of the St Leonards South Precinct will have safe passage across River Road to facilitate level and easily navigable access to schools, rail links and recreation areas.

Background

By mid-2027 it is anticipated that construction of several large residential developments in St Leonards South (SLS) will be completed and thousands of residents will move into the precinct.

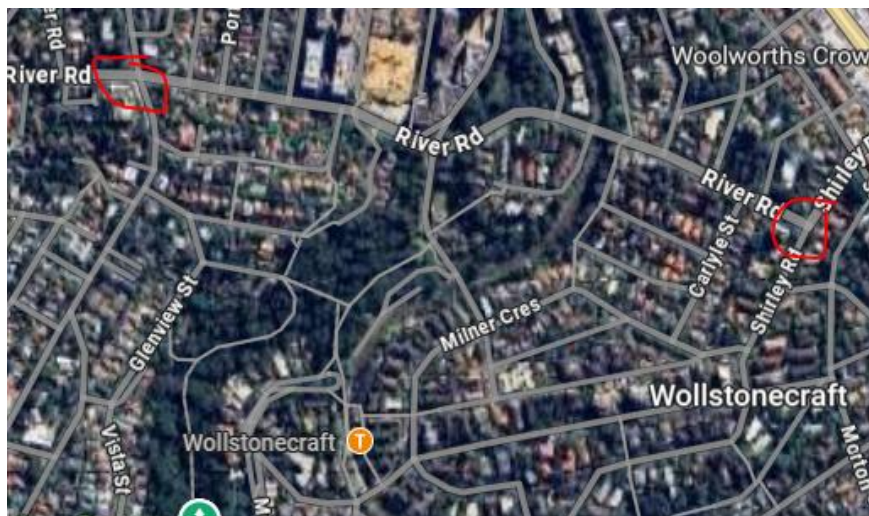
Many of these residents will need to cross River Road to -

- access Wollstonecraft Station, which is a much shorter and easier downhill walk from the southern portion of SLS than a walk up the hill to St Leonards Station or the Crows Nest Metro
- access Greenwich Infants School via Smoothey Park which is a quicker, shorter and more level route to school than going up to Greenwich Road
- access the bushland areas along Berrys Creek.

Currently the only traffic light controlled pedestrian crossings on River Road are long steep, uphill walks to either Shirley Road or Greenwich Road.

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Council staff have advised as follows –

“that the St Leonards South – Cumulative Transport and Accessibility Study “recommended a signalised pedestrian crossing at the Canberra Avenue/River Road intersection.

This recommendation was subsequently included in the St Leonards/Crows Nest 2036 Plan and funding for this project is expected to be collected by the State Government as part of their SIC. As such the funding of these signals has not been included in Council’s St Leonards South 7.11 plan”.

The modelling of traffic and transport in the St Leonards/Crows Nest 2036 Plan is contained in the Cardno Future Year Modelling Report – St Leonards and Crows Nest Station Precinct Traffic and Transport Study 2020.

https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/000-SLCN/SL/Cardno+-+Future+Year+Traffic+Study.pdf

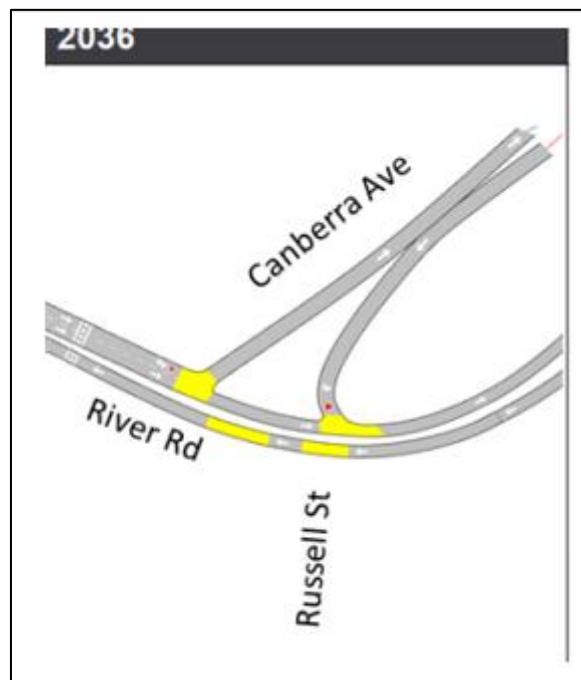
There are several upgrades named in Table 5-1 p 28 of the study that fall within the Lane Cove LGA and one of them relates to the crossing of River Road.

2. Intersection of Canberra Avenue and River Road

New signalised intersection and crossing. - Signalised crossing implemented to facilitate a north-south movement to the west of Canberra Avenue / River Road. East-west movement south of the intersection would also be signalised

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The Supplementary Transport Technical Note for the Crows Nest Transport Oriented Development Precinct October 2024

https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/Crows+Nest+Transport+Technical+Note+-+Nov+2024.pdf p 7 identified a pedestrian crossing at Canberra Avenue /River Road as a Medium priority and designates its status (Responsible Agency) as Planned (Council/TfNSW).

6	Further pedestrian crossings at Canberra Ave/River Rd, Willoughby Rd/Atchison St, Chandos St/Willoughby Rd, Oxley St/Atchison St and Oxley St/Albany St	The 2036 Plan	Planned (Council and TfNSW)	Medium
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As construction in the SLS precinct has progressed significantly since 2024, presumably this crossing has become more of a priority.

Given the considerable time frame required for design and construction of pedestrian infrastructure on regional roads such as River Road, work must start soon to ensure that the infrastructure required to ensure safe pedestrian movement across River Road is in place by mid- 2027.

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RECOMMENDATION

That Council:

1. notes that:
 - a) the only traffic light controlled pedestrian crossings on River Road are at the intersections with Greenwich Road and with Shirley Road;
 - b) it is important to have in place for future St Leonards South residents, and other community members, a pedestrian safe north-south crossing of River Road to provide a level and easily accessible route to Wollstonecraft Station, Greenwich Infants School and Smoothey Park;
 - c) it is expected that there will be several thousands of residents in the St Leonards South precinct by mid-2027;
 - d) the Supplementary Transport Technical Note for the Crows Nest Transport Oriented Development Precinct October 2024 identifies a pedestrian crossing at Canberra Avenue /River Road as a Medium priority and designates its status (Responsible Agency) as Planned (Council/TfNSW);
2. seeks urgent discussions with TfNSW and other relevant authorities to progress the funding of the design and construction of a safe pedestrian crossing of River Road; and
3. receives a report on the outcome of these discussions no later than the February 2026 meeting of Council.

Councillor Merri Southwood
Councillor

Councillor Helena Greenwell
Councillor

Councillor Caleb Taylor
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - DEVELOPMENT CONSENT CONDITIONS AND OTHER MEASURES TO
MONITOR DUST AND NOISE ASSOCIATED WITH CONSTRUCTION SITES AND TO
ADDRESS CONGESTION CAUSED BY WORKER PARKING ADJACENT TO CONSTRUCTION
SITES

Item No: 4
Subject: Notice of Motion - Development consent conditions and other measures to monitor dust and noise associated with construction sites and to address congestion caused by worker parking adjacent to construction sites
Record No: SU1787 - 73336/25
Division: Lane Cove Council
Author(s): Councillor Merri Southwood; Councillor Helena Greenwell; Councillor Caleb Taylor

Executive Summary

Council's Community Strategic Plan includes 3.2 Community Priority – Community Health and Wellbeing

- To enhance the community's health and wellbeing.

This motion seeks to mitigate the risk to community health and wellbeing from dust and noise from construction sites through the inclusion, in development consent conditions, of requirements to install monitoring devices to measure dust and noise impacts beyond development site boundaries and to report the data derived from this monitoring.

It also seeks to address possible solutions to the parking of construction workers' vehicles in residential areas adjacent to construction sites.

Background

The Lane Cove Local Government Areas (LGA) is in the midst of a significant amount of large-scale demolition, excavation and construction activity.

Given the demand for increased dwelling numbers, this activity is likely to continue indefinitely.

The activities on construction sites, in particular during demolition and excavation phases, often generate high levels of dust and noise.

The accumulation of dust particles, in particular, the smaller particles (less than 2.5 micrometres in aerodynamic diameter or PM2.5) generated from activities such as bulk earthworks can become a major health hazard, often causing irritation to the eyes, nose, throat and potentially causing long-term respiratory and cardiovascular issues <https://www.airmet.com.au/products/dust-and-aerosol-sampling/real-time-dust-monitors>.

Exposure to hazardous noise at work is a major cause of hearing loss for workers in a number of industry sectors across NSW. For the period 2012 – 2015, the construction industry sector ranked second highest, with workers lodging 17% of the total workers compensation claims for Noise Induced Hearing Loss (NIHL). <https://www.safework.nsw.gov.au/resource-library/construction/controlling-hazardous-noise-in-the-construction-industry>.

Development consent conditions seek to address the impact of noise and dust through the mandating of measures such as Construction Environmental Management Plans.

The mitigation and management of dust and noise impacts on workers on construction sites is ultimately the responsibility of the employers and contractors on site.

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However, dust and noise extend beyond the boundaries of construction sites and may severely impact the amenity of people who live or work adjacent to, or in the vicinity, of these sites.

Council compliance officers seek to enforce consent conditions but, notwithstanding these efforts, people are frequently exposed to noise and high dust levels coming from sites, sometimes some distance away.

Noise and dust make it impossible for people to use their outdoor living spaces and to open their windows or doors and the exterior surfaces of their residences or workplaces are covered in dust.

Of greatest concern is the potential health impact of the dust generated by demolition and excavation, noting that the risk of exposure to silica dust is well documented in SafeWork publications

<https://www.safework.nsw.gov.au/resource-library/hazardous-chemicals/crystalline-silica/crystalline-silica-general-fact-sheet>, and in recent media coverage

<https://www.abc.net.au/news/2025-09-25/new-cases-deadly-lung-disease-recorded-in-queensland/105800886>.

There are many devices available on the market that provide capacity to monitor dust and noise levels.

Monitoring of the level and composition of dust and noise coming from construction sites and the reporting of this information may, in many cases, provide reassurance as to the safety of operations on a construction site.

In cases where monitoring identifies a cause for concern, operators of sites and community members can take prompt action to mitigate harm.

Given the increasing level of concern within the community about exposure to dust and noise from construction sites, it is appropriate that Council investigates:

- (a) the use of dust and noise monitoring equipment for its own compliance and public health purposes
- (b) the development of consent conditions requiring the installation of such equipment on the boundaries of construction sites and.
- (c) the reporting of the data derived from this equipment.

Further to the above, the issue of parking by construction workers is an ongoing problem for the amenity of residents near construction sites. It is suggested that a Parking Plan be required to be included with any Development Application for a major development where it is considered that construction worker parking may impact the amenity of nearby residents.

This plan, if suitable, could be endorsed by a condition of consent.

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SITES

RECOMMENDATION

1. That Council:
 - a) develops and implements a set of development consent conditions to require the installation of dust and noise monitors at appropriate locations on or adjacent to construction sites to record the levels of noise and the levels and composition of dust coming from the sites and to require the recording and reporting to Council and the community of data derived from this monitoring
 - b) investigates the cost of acquiring equipment to monitor dust and noise levels coming from construction sites and to report back to Council with a view to inclusion of the cost of this equipment in the 2026/27 budget
 - c) subject to available funding, provides monitoring equipment to compliance officers to assist in the monitoring of potential risks to public health through the generation of dust and noise on construction sites, and
 - d) requires that a parking plan for construction workers be lodged with any Development Application for a major development and that this be endorsed by a suitable condition of consent.
2. That Council seeks to have similar conditions to the conditions outlined in 1a) and 1d) included in any consent conditions for State Significant Developments where such developments may generate dust and/or noise and/or may impact the amenity of nearby residents through worker parking.

Councillor Merri Southwood
Councillor

Councillor Helena Greenwell
Councillor

Councillor Caleb Taylor
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ACKNOWLEDGEMENT OF COUNCIL STAFF FOR LANE COVE'S
LIVEABILITY ACHIEVEMENTS – 2021 TO 2025

Item No: 5

Item No: 5
Subject: Notice of Motion - Acknowledgement of Council Staff for Lane Cove's Liveability Achievements – 2021 to 2025
Record No: SU8425 - 72853/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Executive Summary

This motion seeks Council's support to acknowledge the outstanding efforts of all Council staff in achieving Australia's highest liveability ranking in 2025 and maintaining top-tier performance since 2021

Background

The Australian Liveability Census, conducted biennially by Place Score, measures resident perceptions across key liveability indicators including access to green space, local amenities, safety, character, and community connection. Over the past five years, Lane Cove has consistently ranked among the highest in New South Wales and nationally, demonstrating the cumulative effect of strategic planning, infrastructure investment, and community-centred governance.

SUMMARY OF RESULTS AND STAFF CONTRIBUTIONS

2021 – Equal #1 Nationally (Score: 76/100)

Lane Cove achieved an equal first place nationally (tied with Adelaide), outperforming the national average by a significant margin. This reflected the foundation of strong strategic planning, community engagement, and consistent delivery of high-quality public services. Council acknowledges the efforts of staff in parks, libraries, open space management, and community development who helped build the foundations of this success.

2023 – #1 in NSW / #2 Nationally (Score: 79/100)

Lane Cove improved its score to 79/100 and achieved first in NSW, second nationally. Residents rated the local natural environment, quality of open spaces, and access to amenities among the best in the country. Council's capital works program—encompassing library upgrades, plaza improvements, pool modernisation, community centres, and active transport links—was central to this outcome. Council acknowledges staff across infrastructure, community services, and project management for their professionalism and coordination in delivering these outcomes while maintaining everyday service excellence.

2025 – #1 Nationally (Score: 80/100)

In 2025, Lane Cove was officially recognised as Australia's Most Liveable Community with a Place Experience score of 80, well above the national average (66). Lane Cove improved or maintained performance across all nine liveability pillars while national averages declined. Residents particularly highlighted personal safety, access to green space, and local identity as key strengths. Council commends the continued efforts of staff across all functions—planning, infrastructure, open space, roads, community engagement, and communications—for their innovation, collaboration, and responsiveness to community needs.

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NOTICE OF MOTION - ACKNOWLEDGEMENT OF COUNCIL STAFF FOR LANE COVE'S
LIVEABILITY ACHIEVEMENTS – 2021 TO 2025

Item No: 5

Discussion

Lane Cove's sustained excellence over multiple Liveability Censuses is not an accident, it is the result of long-term commitment by staff at every level. The consistency of results across changing external conditions (pandemic recovery, population growth, and evolving service expectations) demonstrates resilience and adaptability.

Council recognises that behind each infrastructure upgrade, service improvement, and engagement initiative stands a dedicated workforce committed to making Lane Cove a better place to live. These achievements enhance civic pride, strengthen community trust, and position the Council as a benchmark for liveability nationally.

RECOMMENDATION

That Council acknowledges the outstanding efforts of all Council staff in achieving Australia's highest liveability ranking in 2025 and maintaining top-tier performance since 2021.

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - REFORM OF PRINCIPAL PLACE OF RESIDENCE ELIGIBILITY:
ALIGNING NSW LAND TAX EXEMPTIONS WITH ATO TAX RESIDENCY STANDARDS

Item No: 6

Item No: 6
Subject: Notice of Motion - Reform of Principal Place of Residence Eligibility: Aligning NSW Land Tax Exemptions with ATO Tax Residency Standards
Record No: SU2244 - 69541/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Executive Summary

This motion seeks Council's support to advocate for urgent reform of the definition of "residency" as it relates to land tax exemptions, including the Principal Place of Residence (PPR) exemption and the application of foreign owner surcharge thresholds. It also proposes that this matter be submitted as a Motion for consideration at the 2025 Local Government NSW (LGNSW) Annual Conference.

Discussion

Under current NSW land tax law, the Principal Place of Residence (PPR) exemption, as outlined in Schedule 1A of the Land Tax Management Act 1956 (NSW), allows individuals to be exempt from land tax (and, where applicable, the foreign owner surcharge under Schedule 2) if they occupy a property as their principal place of residence as at 31 December of the taxing year.

However, this framework does not currently require a demonstration of genuine or habitual residence in New South Wales. As a result, individuals including non-resident Australian citizens and foreign-based owners may claim the exemption by briefly occupying a property around the taxing date, even if they spend the majority of the year overseas and have minimal or no ties to the state. This practice undermines the intent of the exemption and allows for the avoidance of land tax and foreign owner surcharges.

Unlike Revenue NSW's current approach, the Australian Taxation Office (ATO) applies a comprehensive and principled framework to determine tax residency under s6(1) of the Income Tax Assessment Act 1936 (Cth). This includes:

- The resides test, assessing habitual living arrangements,
- The domicile test, requiring a permanent home in Australia and no settled abode overseas,
- The 183-day presence test, and
- Consideration of a person's behaviour, intent, and economic and social ties to Australia.

Adopting a similar residency framework for land tax purposes would ensure that land tax exemptions reflect a genuine connection to the community, rather than being based on strategically timed presence or citizenship status.

Importantly, these reforms are not intended to remove the existing six-year temporary absence concession under Clause 6 of Schedule 1A, which remains a crucial safeguard for residents who:

- Initially occupied the property as their principal place of residence,
- Temporarily relocate for work, education, health, or family reasons, and
- Intend to return and do not establish another principal residence elsewhere.

Ordinary Council Meeting 23 October 2025 NOTICE OF MOTION - REFORM OF PRINCIPAL PLACE OF RESIDENCE ELIGIBILITY: ALIGNING NSW LAND TAX EXEMPTIONS WITH ATO TAX RESIDENCY STANDARDS

However, to preserve the integrity of this concession, it is recommended that the following be introduced:

- A requirement to maintain Australian tax residency during the absence,
- An annual declaration of intent to return, and
- A prohibition on commercial or investment use of the property during the exemption period.

These reforms will ensure that land tax relief is targeted, equitable, and reserved for those with a genuine, long-term presence in New South Wales. They will close known avoidance pathways and align NSW's land tax residency framework with federal tax principles and community expectations.

RECOMMENDATION

That Council:

1. endorse the submission of this matter as a Motion to be considered at the 2025 Local Government NSW (LGNSW) Annual Conference.
2. write to the NSW Premier, Treasurer, and Minister for Finance, calling for urgent reform to the definition of "residency" for the purpose of land tax exemptions, including the Principal Place of Residence (PPR) exemption and application of foreign owner surcharge thresholds.
3. recommend that the NSW Government adopt the Australian Taxation Office's (ATO) tax residency assessment framework as the basis for determining land tax residency eligibility, specifically incorporating:
 - a) the "resides test" (habitual place of residence),
 - b) the "domicile test" (intention to permanently reside),
 - c) the 183-day presence test, and
 - d) the exclusion of individuals with a permanent place of abode outside Australia.
4. advocate that access to the PPR exemption and related land tax thresholds be limited to individuals who meet Australian tax residency criteria, rather than eligibility based solely on citizenship, nominal ownership, or short-term, strategically timed occupancy.
5. request that Revenue NSW undertake a targeted review into potential misuse of the PPR exemption, focusing on cases where individuals:
 - a) spend the majority of the year living overseas,
 - b) maintain no habitual residence or economic ties to NSW or Australia; and
 - c) briefly occupy the property around the taxing date in an apparent attempt to claim the exemption.
6. support the development of a consistent, fair, and enforceable land tax residency standard that:
 - a) prevents avoidance by absentee and foreign-based owners,
 - b) aligns NSW residency criteria with established federal ATO residency rules; and
 - c) ensures land tax exemptions reflect a genuine and ongoing connection to the local community.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - REFORM OF PRINCIPAL PLACE OF RESIDENCE ELIGIBILITY:
ALIGNING NSW LAND TAX EXEMPTIONS WITH ATO TAX RESIDENCY STANDARDS

Item No: 6

7. confirm that any proposed reform should not affect the existing six-year concession under Clause 6 of Schedule 1A of the Land Tax Management Act 1956, but that it recommends it be strengthened to include:
- a) a requirement to maintain Australian tax residency during the absence period,
 - b) an annual declaration of intent to return,
 - c) a prohibition on commercial use of the property during the exemption period; and
 - d) measures to prevent its misuse by long-term overseas residents with no real or continued connection to NSW.

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ABANDONING NET ZERO - A CALL TO THE FEDERAL AND NSW
GOVERNMENTS TO PROTECT REGIONAL COMMUNITIES

Item No: 7

Item No: 7
Subject: Notice of Motion - Abandoning Net Zero - A Call to the Federal and NSW Governments to Protect Regional Communities
Record No: SU10235 - 73534/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Executive Summary

This motion raises the unintended consequences of net-zero emissions targets and recommends that Council submit a Motion for consideration at the 2025 Local Government NSW (LGNSW) Annual Conference.

Background

The Federal Government and the NSW State Government have both legislated or committed to achieving net-zero emissions by 2050.

While these policies aim to reduce greenhouse gas emissions, they have resulted in the rapid expansion of industrial-scale renewable energy projects across regional NSW — including large solar farms, wind turbine developments, and extensive transmission corridors. These projects are producing serious unintended consequences for regional communities, including:

- Economic impacts through reduced agricultural productivity, property value decline, and higher council infrastructure costs.
- Social and mental health impacts, including division, distress, and loss of trust in government processes.
- Environmental degradation of prime farmland, bushland, and native wildlife habitats.

Reports by NSW Parliamentary Committees, independent think tanks, and major media outlets have all documented these outcomes and the growing opposition within regional NSW.

Evidence and Regional Opposition

Community opposition has been recorded across numerous NSW regions and Local Government Areas (LGAs), including:

- Central-West Orana Renewable Energy Zone (REZ) – Parliamentary inquiry found “significant mental health impacts” and poor consultation (*Daily Telegraph*, 2024).
- Upper Lachlan & Yass Valley – Formal petitions and objections to transmission line corridors.
- Binalong / Bowning – Local resistance to wind farm proposals on agricultural land.
- Cabonne Shire – Concerns about the loss of farmland and community amenity.
- Nundle & Hanging Rock – Long-standing opposition to large turbines near heritage ridgelines.
- Muswellbrook / Upper Hunter – Protests against industrial wind projects.
- Riverina / Wagga Wagga – Petitions opposing large solar farms on irrigated land.

Ordinary Council Meeting 23 October 2025 NOTICE OF MOTION - ABANDONING NET ZERO - A CALL TO THE FEDERAL AND NSW GOVERNMENTS TO PROTECT REGIONAL COMMUNITIES

- Illawarra Coast – Strong backlash against the proposed \$10 billion offshore wind zone (*News.com.au*, 2024).
- Dubbo / Dunedoo / Sunny Corner / Burrinjuck / Woolgarlo – Planning submissions, objections, and council resolutions opposing renewable expansions.

Political momentum is shifting: in June 2025, the NSW Nationals voted to abandon the net-zero by 2050 target, citing harm to regional communities (*The Guardian*, 2025).

Resolution

That Local Government NSW (LGNSW):

1. Formally acknowledge the adverse economic, social, and environmental impacts caused by large-scale solar and wind energy projects being driven by Federal and NSW Government net-zero policies.
2. Call on the Federal Government and the NSW State Government to abandon their legislated and policy commitments to net-zero emissions by 2050, and to suspend further approvals of large-scale renewable projects until a comprehensive, independent review of their cumulative impacts is completed.
3. Request both governments to establish a Regional Impact and Compensation Framework that ensures proper consultation with councils, transparent land-use assessment, and fair compensation to affected landholders and LGAs.
4. Support regional councils' rights to maintain full planning control and veto powers over major renewable energy and transmission infrastructure projects within their Local Government Areas (LGAs).

Supporting References

1. NSW Climate Change (Net Zero Future) Act 2023, NSW Parliament – <https://www.parliament.nsw.gov.au/bills/Pages/bill-details.aspx?pk=18510>
2. "Distrust and anxiety in regional communities over renewables," *ABC News*, 2 Feb 2024 – <https://www.abc.net.au/news/2024-02-02/distrust-anxiety-in-regional-communities-over-renewables/103419062>
3. *The Faces of Net Zero: Real Stories on the Devastating Impact of Renewable Energy*, Institute of Public Affairs, 2024 – <https://ipa.org.au/research/climate-change-and-energy/the-faces-of-net-zero-real-stories-on-the-devastating-impact-of-renewable-energy>
4. "Fury over wind farm plan for the Illawarra," *News.com.au*, 10 May 2024 – <https://www.news.com.au/technology/environment/fury-over-wind-farm-plan-for-the-illawarra-nsw/news-story/45649029ae881e43a778b2595d29b36e>

RECOMMENDATION

That given the scale of regional NSW impacted by the Federal and NSW Governments' net-zero policies — including economic loss, environmental damage, and social division — this motion should be formally debated at the LGNSW Annual Conference to ensure all regional councils have an equal opportunity to represent their communities and contribute to state-wide policy direction.

Ordinary Council Meeting 23 October 2025
**NOTICE OF MOTION - ABANDONING NET ZERO - A CALL TO THE FEDERAL AND NSW
GOVERNMENTS TO PROTECT REGIONAL COMMUNITIES**

Item No: 7

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ELECTRIFICATION TO HEATING OF THE LANE COVE AQUATIC CENTRE

Item No: 8

Item No: 8
Subject: Notice of Motion - Electrification to heating of the Lane Cove Aquatic Centre
Record No: SU5184 - 73499/25
Division: Lane Cove Council
Author(s): Councillor Kathy Bryla; Councillor Merri Southwood; Councillor Rochelle Flood; Councillor Helena Greenwell; Councillor Bridget Kennedy; Councillor Katie Little; Councillor David Roenfeldt

Executive Summary

This motion recommends that further consideration be given to the electrification of the heating of Lane Cove Aquatic Centre and that a workshop occur regarding this matter in December 2025 or February 2026.

Background

Gas-heated public swimming pools are major contributors to greenhouse gas emissions due to their reliance on natural gas. These facilities are among the highest energy consumers in the local government areas. Electrifying pool heating systems and transitioning to renewable energy sources is an essential step in achieving Net Zero targets.

The Federal Government's Community Energy Upgrades Fund (CEUF) is a \$100 million program that provides matched funding to local governments for energy upgrades that lower emissions and reduce costs. Eligible upgrades include:

- replacing gas heating in pools with heat pumps,
- installing energy-efficient lighting,
- adding battery storage systems.

Lane Cove Council applied unsuccessfully for CEUF Round 1 funding in 2024, and has submitted a further application under Round 2, with the outcome pending. Electrifying both the internal and external pool heating systems at the Lane Cove Aquatic Centre aligns with Council's adopted sustainability and climate commitments, including:

- **Sustainability Action Plan 2022–2025 (p.13):** Targets for reducing emissions and water use to support a Circular Community by 2024.
- **Climate Resilience Plan 2021–2026 (p.5):** Goal to reduce community emissions by 80% by 2036.
- **Community Strategic Plan (p.19):** Commitments to reduce energy, water use, and waste, with specific indicators including energy use in Council buildings and progress toward Net Zero.
- **Delivery Program and Operational Plan 2025–2029:**
 - 1.1.2.1: Identify and implement energy and water efficiency upgrades across Council facilities.
 - 2.1.3.9: Continue implementing initiatives to reduce community emissions by 80% by 2036 and achieve net zero by 2040.
 - 2.1.3: Prioritise infrastructure that supports sustainable living and climate resilience.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ELECTRIFICATION TO HEATING OF THE LANE COVE AQUATIC CENTRE

Item No: 8

Given the significance of emissions from gas-heated facilities and the opportunity for matched funding, it is timely to progress planning for the pool heating electrification at the Lane Cove Aquatic Centre in time for inclusion in the next budget plan

RECOMMENDATION

That Council:

1. notes the submission of a grant application for the CEUF Round 2 funding to electrify the Lane Cove Aquatic Centre;
2. notes that a report for electrification of the pool was submitted to council in May 2024 which outlined the hard work already undertaken by the council team;
3. notes that the current internal pools and spa are heated by gas and that this equipment is nearing the “end of operational life”;
4. requests that a workshop be held in December 2025 or February 2026 with the governing body to present a road map to electrification of the Lane Cove Aquatic Centre and to include, but not limited to, the following information:
 - a) capital and operational cost implications, for the electrification of the internal and external pool/s and spa;
 - b) the potential emission reductions and alignment with Council’s strategic targets; c. A proposed timeline for implementation; and
5. following the workshop, information to be brought back to council for consideration of inclusion in the 2026/2027 budget and Long Term Financial Plan updates.

Councillor Kathy Bryla
Councillor

Councillor Merri Southwood
Councillor

Councillor Rochelle Flood
Councillor

Councillor Helena Greenwell
Councillor

Councillor Bridget Kennedy
Councillor

Councillor Katie Little
Councillor

Councillor David Roenfeldt
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ONGOING FAILURE AND UNRELIABILITY OF VERTICAL
TRANSPORT AT LANE COVE MARKET SQUARE

Item No: 9

Item No: 9
Subject: Notice of Motion - Ongoing Failure and Unreliability of Vertical Transport at Lane Cove Market Square
Record No: SU5079 - 73571/25
Division: Lane Cove Council
Author(s): Councillor Caleb Taylor; Councillor Scott Bennison

Executive Summary

This motion discusses the lifts, escalators, and travelators at Lane Cove Market Square, and recommends that Council engage with the head lessee and facilities manager on outages.

Background

The persistent unreliability of lifts, escalators, and travelators at Lane Cove Market Square has become a significant concern for many residents. Access to essential services, shops, and facilities should not be impeded by poor infrastructure or delayed maintenance. It is time for Council to push for transparency, accountability, and action to ensure this issue is properly addressed for the benefit of the whole community.

RECOMMENDATION

That Council:

1. notes with concern the continued and consistent failures of vertical transport infrastructure namely lifts, escalators, and travelators at Lane Cove Market Square, which have caused significant disruption, reduced accessibility, and raised safety concerns for community members, particularly older residents, people with disabilities, and families with young children;
2. acknowledges that this is a long-standing issue, with ongoing breakdowns and service outages reported over an extended period, often with minimal communication and delayed repairs, despite the importance of this infrastructure for access to essential retail and services;
3. notes that an audit of the vertical transport systems has recently been completed by Frank Knight on behalf of Region Group (head lessee) and the Building Management Committee (BMC), but that the results and subsequent action plans have not been made available;
4. calls on the Council General Manager to urgently engage with Region Group and Knight Frank (building and facilities management), and any other relevant senior stakeholders to:
 - a) Obtain the audit findings.
 - b) Clarify the causes of repeated failures and current maintenance procedures.
 - c) Request a formal plan and timeline for improvements to ensure the reliability and safety of all vertical transport systems at Market Square;

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ONGOING FAILURE AND UNRELIABILITY OF VERTICAL
TRANSPORT AT LANE COVE MARKET SQUARE

Item No: 9

5. requests that Councillors be updated on the outcomes of the discussions by the December 2025 Council Meeting detailing:
 - a) the outcomes of these discussions;
 - b) any commitments made by Region Group, Knight Frank, or responsible parties to address the ongoing issues;
 - c) recommendations on further advocacy or action Council can take to ensure the issue is resolved in the community's interest;
6. further requests that Council advocate for improved communication and signage during outages at Lane Cove Market Square, including estimated repair times, points of contact, and alternative access arrangements to reduce inconvenience and frustration for the public.

Councillor Caleb Taylor
Councillor

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ADVOCACY ON THE PROPOSED ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (PLANNING SYSTEM REFORMS) BILL 2025

Item No: 10
Subject: Notice of Motion - Advocacy on the proposed Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025
Record No: SU10874 - 73591/25
Division: Lane Cove Council
Author(s): Councillor Rochelle Flood

Executive Summary

A motion to write to State representatives and decision makers to advocate for increased community consultation and significant changes to the proposed Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025.

Background

The Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025, while presented by the government as a housing supply measure, makes sweeping changes to the Environmental Planning and Assessment Act 1979 which would impact all types of development across NSW, including large-scale commercial, industrial and infrastructure projects.

The Bill:

- Removes the requirement to consult with the Environment Department before making an environmental planning instrument that would adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats (by omitting s 3.25 of the *EP&A Act*).
- Restricts assessment of cumulative and indirect impacts of a development.
- Introduces a new streamlined assessment pathway ("targeted development assessment") that is unconstrained and expressly prohibits consideration of environmental impacts, site suitability, and public interest.
- Restricts community participation, cutting consultation requirements and removing objects in the Act that emphasise community involvement in environmental and planning decisions.
- Centralises planning powers and reduces the role of councils, independent panels, and community consultation by legislating two new authorities: the Development Coordination Authority (which is the Planning Secretary) and the Housing Delivery Authority (comprising the Planning Secretary and two members appointed by the Minister, with no requirements for specific skills or experience).
- Creates a conflict of interest where the Development Coordination Authority reviews its own decisions.
- Undermines safeguards recommended by the Independent Commission Against Corruption regarding accountability, transparency and probity in the planning system.
- Requires councils to assess variations to complying developments within 10 days, or 20 days if the council is also assessing the complying development certificate, after which time the variation will be deemed to be approved.
- Removes provisions for mapping of bushfire prone land and limits the independence of Rural Fire Service advice.

Discussion

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ADVOCACY ON THE PROPOSED ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (PLANNING SYSTEM REFORMS) BILL 2025

The proposed reforms encompassed under the Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025 represent the most significant overhaul of the NSW planning system in decades. They override the principles of local democracy, environmental stewardship, and place-based planning, and risk further entrenching a planning regime that prioritises short-term development outcomes over public trust, long-term sustainability, and the public interest.

While it's indisputable that we are in the midst of a housing crisis, the reforms proposed by the NSW Government will do little to meaningfully address the serious shortage of affordable housing. On the other hand, these reforms will seriously undermine good planning principles, potentially delivering poor planning outcomes, the impacts of which could be felt for decades.

Experts have warned that the reforms could have serious environmental consequences. The bill would remove legislative requirements for specialised government agency advice on developments. For example, the Department of Climate Change, Energy, the Environment and Water (DCCEEW) would no longer need to be consulted about the impact of developments on threatened species. For projects on the Targeted Assessment Development (TAD) pathway, there is an express prohibition on considering environmental impacts, site suitability, and public interest. Alarming, solicitors at the Environmental Defenders Office have warned that while the government has framed this as a housing bill, there's no safeguards in place to stop large controversial developments such as mines from being assessed through a TAD Pathway – where environmental impacts, site suitability and public interest cannot be considered.

Environmental sustainability is a core focus within Lane Cove Council. We are incredibly fortunate to have access to bushland and green space that our community values highly. These ecosystems also hold inherent value and ought to be protected. We also know that our local community is particularly engaged and active and they deserve a planning system that enables them to make meaningful contributions to help shape the Lane Cove of the future. It's important Lane Cove Council advocates for a better, more evidence-backed approach to planning reforms that protects the voices of local communities.

Meaningful reform to improve our planning system requires genuine consultation, rigorous environmental assessment, and respect for local knowledge and governance. These reforms are too important to rush – it's vital the NSW Government takes the time to get them right.

RECOMMENDATION

That Council:

1. notes with concern that the Environmental Planning and Assessment (Planning System Reforms) Bill 2025 reduces local planning control and transparency, increases risk of corruption in planning processes, and will decrease community input and confidence in planning decisions;
2. notes concern about the expansion of Complying Development that takes away the involvement of local communities in how their areas are developed into the future;
3. seeks clarity in how developments will be determined with the removal of the Regional Panels;
4. writes to the Premier, the Leader of the Opposition, the Minister and Shadow Ministers for Planning and Public Spaces, and the Member for Lane Cove the Hon. Anthony Roberts MP opposing the passage of the bill in its current form and requesting the opportunity for formal public consultation on these reforms; and

Ordinary Council Meeting 23 October 2025
NOTICE OF MOTION - ADVOCACY ON THE PROPOSED ENVIRONMENTAL PLANNING AND
ASSESSMENT AMENDMENT (PLANNING SYSTEM REFORMS) BILL 2025

Item No: 10

5. writes to the President of Local Government New South Wales (LGNSW) to express our concern that the statement issued by LGNSW on 18 September¹ welcoming these reforms is not consistent with the LGNSW policy platform².

Councillor Rochelle Flood
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

¹ Local Government NSW, *Planning Reforms Welcomed, But Infrastructure and Local Input Still Key* (Media Release, September 2025) <https://lgnsw.org.au/Public/Public/Media-Releases/2025/0918-Planning-reforms.aspx>

² Local Government NSW, Policy Platform (April 2025) https://lgnsw.org.au/common/Uploaded%20files/Policy/LGNSW_Policy_Platform_2025.pdf. See esp. pp 16-22 on planning, housing and homelessness, building regulation and certification, and climate change.

Item No: 11
Subject: General Purpose Financial Statements for the year ended 30 June 2025
Record No: SU10192 - 63226/25
Division: Corporate Services and Strategy Division
Author(s): Don Johnston

Executive Summary

Following completion of the annual external audit, Council's annual General Purpose Financial Statements for the year ended 30 June 2025 (financial statements) are presented to Council for adoption and subsequent lodgement with the Office of Local Government by 31 October 2025. It is recommended that Council adopt the financial statements and invite the Audit Office of NSW to attend the next Council meeting in November 2025 to present the Auditor's Reports.

Background

The audit of the financial statements has been completed by Council's Auditors, the Audit Office of NSW.

An audit clearance meeting was held between the external auditors and Council senior staff on 24 September 2025. No major issues were identified during the course of the audit or at the clearance meeting. The 2025 draft financial statements were then presented to the Audit, Risk and Improvement Committee on 30 September 2025. The Committee endorsed the financial statements without modification.

The Auditor's Reports will be finalised and issued following Council's adoption of the financial statements and the signing of the 'Statement by Councillors and Management'. They will be lodged, together with the audited financial statements, with the Office of Local Government by the due date of 31 October 2025.

It should be noted that Section 418 of the Local Government Act 1993, requires that as soon as practicable after a council receives a copy of the Auditor's Reports:

- a. it must fix a date for the meeting at which it proposes to present its audited financial reports, together with the auditor's reports, to the public; and
- b. it must give public notice of the date so fixed.

Notice will be given via Council's website of the intention to present the financial statements for the year ended 30 June 2025, together with the Auditor's Reports, at the 20 November 2025 Council meeting and invite members of the public to make written submissions, should they wish to do so.

Representatives from the Audit Office of NSW will attend the 20 November 2025 meeting to present the Auditor's Reports and respond to any questions Councillors may have.

Discussion

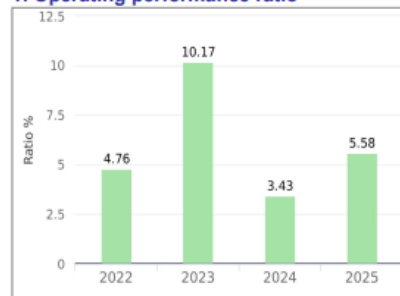
Financial Result

Council's overall financial result for the year was an operating surplus of \$6.9 million before capital grants and contributions and \$28.83 million including capital grants and contributions. Council's net assets exceed \$1.16 billion.

Council has once again performed well against all key performance measure benchmarks. Council recorded an 'operating performance ratio' of 5.58% (the benchmark is greater than 0%) meaning it generated sufficient revenue to cover its operational expenses, including depreciation.

Council also exceeded all other performance measure benchmarks. While the benchmarks have been removed from the financial statements for the year ended 30 June 2025 by the Office of Local Government, the unaudited performance measures are provided below for Council's information.

1. Operating performance ratio



Benchmark: — > 0.00%

Source of benchmark: Code of Accounting Practice and F

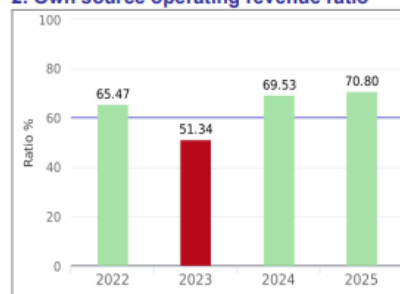
4. Debt service cover ratio



Benchmark: — > 2.00x

Source of benchmark: Code of Accounting Practice and F

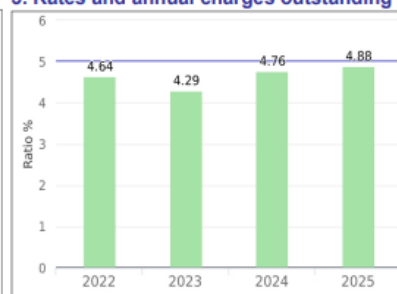
2. Own source operating revenue ratio



Benchmark: — > 60.00%

Source of benchmark: Code of Accounting Practice and F

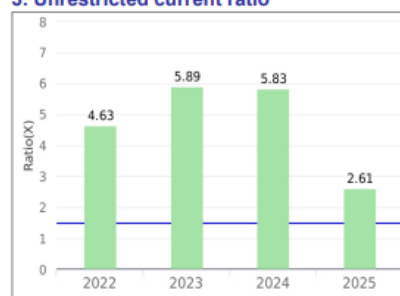
5. Rates and annual charges outstanding p



Benchmark: — < 5.00%

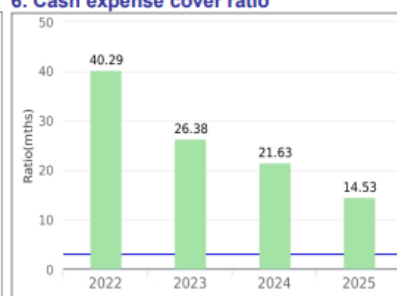
Source of benchmark: Code of Accounting Practice and F

3. Unrestricted current ratio



Benchmark: — > 1.50x

6. Cash expense cover ratio



Benchmark: — > 3.00months

Audit Findings

Council is anticipating being issued with an unqualified audit opinion on its financial statements. The audit team have assessed and evaluated a range of key issues and audit risks as part of their audit scope including:

- Revaluation of assets
- Assessment of the fair value of assets
- Capital expenditure
- Information Technology general controls; and
- Cyber security

No significant matters have arisen from those assessments and evaluations.

A copy of the draft financial statements for the year ended 30 June 2025 is attached at **AT-1**.

Statement by Councillors and Management

In accordance with Section 413(2)(c) of the Local Government Act, 1993, Council is required to include with the financial statements a 'Statement by Councillors and Management' signed under resolution of Council by the Mayor, one other Councillor (generally, the Deputy Mayor), the General Manager and the Responsible Accounting Officer (Chief Financial Officer). The adoption of the financial statements and signing of the Statement will enable the issue of the Auditor's Reports and allow Council to include them in its financial statements and submit them to the OLG by 31 October 2025.

This statement is presented on Page 4 of the General Purpose Financial Statements and is separately attached as **AT-2**.

Conclusion

Council's financial position and performance for the period ending 30 June 2025 is strong. There are no major audit findings which in turn indicates Council's internal controls, systems and processes are robust and working in an effective manner.

RECOMMENDATION

That Council:

1. adopt the General Purpose Financial Statements for the year ended 30 June 2025 (**AT-1**);
2. in accordance with Section 413(2)(c) of the Local Government Act, 1993, authorise the Mayor, one other Councillor, the General Manager and the Responsible Accounting Officer to sign the 'Statement by Councillors and Management' (**AT-2**) for the General Purpose Financial Statements and lodge them, together with the Auditor's Reports, with the Office of Local Government by 31 October 2025;
3. note that the General Purpose Financial Statements will be placed on Council's website for public comment; and
4. invite the Audit Office of NSW to attend the Council meeting of 20 November 2025 to present the Auditor's Reports.

Steven Kludass
Director - Corporate Services and Strategy
Corporate Services and Strategy Division

ATTACHMENTS:

AT-1 [View](#) DRAFT - Annual Financial Statements - June 2025

Available
Electronically

AT-2 [View](#) Statement by Councillors and Management - June
2025

Available
Electronically

Item No: 12
Subject: Audit, Risk & Improvement Committee - Four Year Internal Audit Plan - 2025/26 to 2028/29
Record No: SU740 - 72764/25
Division: Corporate Services and Strategy Division
Author(s): Steven Kludass

Executive Summary

The purpose of this report is to seek Council adoption of the Audit, Risk and Improvement Committee (ARIC) four-year Internal Audit Plan for the period 1 July 2025 to 30 June 2029.

Discussion

The ARIC provides a pivotal role providing Council with independent assurance and advice in the areas of internal audit, financial management, risk management, compliance and control, and organisational performance and improvement, along with external accountability responsibilities.

One of key deliverables of the ARIC is the preparation of a four-year Internal Audit Plan. The four-year Internal Audit Plan is a rolling program of audits that can be reviewed annually to consider the relevance and currency of the plan and consider any new emerging risks that may require audit in the future.

The Office of Local Government (OLG) issued Guidelines for Risk Management and Internal Audit for Local Government (the Guidelines) in November 2023, with elements of the Guidelines mandated under the Local Government (General) Regulation 2021 (Regulation) in July 2024.

The Guidelines advise that the ARIC must develop a work plan every four years to ensure that all matters listed in section 428A of the Act are reviewed by the ARIC and considered by the internal audit function when developing their risk-based program of internal audits.

The methodology for the development of the four-year Internal Audit Plan included a facilitated workshop with the General Manager and the Executive Leadership Team and uses several inputs into the development of the plan, including:

- Council's enterprise risk management register (using 'inherent risk' ratings);
- Audit Office NSW priorities and/or recommendations;
- a scan of state agency priorities and/or recommendations; and
- Council's adopted four-year Delivery Program and Operational Plan.

At the ARIC meeting held on 24 June 2025 the four-Year Internal Audit Plan for the period 1 July 2025 to 30 June 2029 was endorsed and is now reported to Council for adoption.

Lane Cove Council's Internal Audit function is part of a shared service arrangement managed by NSROC. This arrangement entitles Council to 6 internal audit reviews per annum or 24 audits over the four-year period.

RECOMMENDATION

That Council adopt the Audit, Risk and Improvement Committee four-year Internal Audit Plan for 2025/26 to 2028/29 (inclusive), as attached to this report.

Steven Kludass
Director - Corporate Services and Strategy
Corporate Services and Strategy Division

ATTACHMENTS:

AT-1 [View](#) ARIC Endorsed 4 Year Internal Audit Plan

Available
Electronically

Item No: 13
Subject: Audit, Risk & Improvement Committee Confirmed Minutes - 24 June 2025
Record No: SU740 - 71931/25
Division: Corporate Services and Strategy Division
Author(s): Steven Kludass

Executive Summary

The purpose of this report is to provide the confirmed minutes of the Audit, Risk and Improvement Committee (ARIC) meeting held on 24 June 2025.

Discussion

The Audit, Risk and Improvement Committee provides a pivotal role providing Council with independent assurance and advice in the areas of internal audit, financial management, risk management, compliance and control, and organisational performance and improvement, along with external accountability responsibilities.

Amendments made to the Local Government (General) Regulation 2021 commenced on 1 July 2024 and set out new requirements for ARICs. The Office of Local Government's *Guidelines for Risk Management and Internal Audit for Local Government* support and guide the operation of ARICs. Council adopted new ARIC Terms of Reference at the 18 July 2024 Council Meeting.

The minutes of each ARIC meeting are to be reported to the governing body.

The minutes of the ARIC meeting held on 24 June 2025 and confirmed by ARIC at its meeting held on 30 September 2025 are attached for noting by Council **(AT-1)**.

The confirmed minutes of ARIC meetings are presented to the governing body for noting each quarter. To further improve the way in which the minutes are prepared, the Chair of ARIC will be asked to include a brief description of the discussion points as part of the preparation of the minutes, in addition to the existing Determinations of the Committee. This practice commenced at the most recent ARIC meeting held on 30 September 2025 and these minutes will be endorsed at the next ARIC meeting on 9 December 2025.

RECOMMENDATION

That Council note:

1. the confirmed minutes of the Audit, Risk and Improvement Committee meeting held on 24 June 2025; and
2. the minutes do not seek action from Council.

Steven Kludass
Director - Corporate Services and Strategy
Corporate Services and Strategy Division

ATTACHMENTS:

AT-1 [View](#) ARIC Minutes - 24 June 2025

Available
Electronically

Item No: 13

Item No: 14
Subject: Pecuniary Interest Returns 2025
Record No: SU2095 - 47610/25
Division: Lane Cove Council
Author(s): Stephen Golding

Executive Summary

The purpose of this report is to table the Annual Pecuniary Interest Returns of Designated Staff and Councillors as required by the Local Government Act 1993. This report recommends that Council notes the tabling of these returns.

Background

The disclosure of interest returns, written declarations and the disclosure of pecuniary interests at Council and Council committee meetings, supports community confidence in local government and ensures staff act honestly and responsibly, when carrying out Council functions.

Section 440AAB of the Local Government Act 1993 ("LG Act") requires:

- 1. The General Manager must keep a register of returns disclosing interests that are required to be lodged with the General Manager under a code of conduct, and*
- 2. Returns required to be lodged with the General Manager must be tabled at a meeting of the Council, being the first meeting held after the last day specified by the code for lodgment, or if the code does not specify a day, as soon as practicable after the return is lodged.*

The Model Code of Conduct for Local Councils in NSW requires that all Councillors must lodge a written return of interests with the General Manager within three months of 30 June of each year (4.21).

Discussion

Council's Code of Conduct replicates the Model Code of Conduct for Local Councils in NSW and supports the Local Government Act, that requires that Councillors and designated persons to complete and lodge with the General Manager, a return disclosing his or her pecuniary interests within three (3) months of:

- becoming a Councillor or designated person;
- 30 June of each year; and
- becoming aware of a new interest that must be disclosed in the return.

A designated person refers to:-

- the General Manager and senior staff;
- a staff member who holds a position as a designated person because it involves the exercise of a function that could give rise to a conflict of interest; and,
- members of Committees where the Committee is exercising a function that could give rise to a conflict of interest.

All returns for Councillors and Designated Staff in office as of 30 June 2025 have been lodged by the 30 September 2025 deadline.

In addition to being publicly available on request, returns are published on Council's website as soon as practicable, in line with the mandatory open access requirements of the Government Information (Public Access) Act 2009 (GIPA Act) and Information Access Guideline 1 - For Local Councils on the disclosure of information (returns disclosing the interest of Councillors and designated persons) September 2019.

In accordance with the Local Government Act 1993 and sections 6(1) and 13 of the GIPA Act, a public interest test determined that there is an overriding public interest against the disclosure of Councillors' and designated persons' residential addresses and signatures.

Conclusion

Pecuniary Interest Returns for designated staff and Councillors in office as of 30 June 2025, covering the return period from 1 July 2024 to 30 June 2025, have been received.

RECOMMENDATION

That Council note the report and tabling of Annual Pecuniary Interest Returns of Designated Staff and Councillors for the return period 1 July 2024 to 30 June 2025.

Steven Kludass
Director - Corporate Services and Strategy
Corporate and Strategy Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 15
Subject: Local Transport Forum - 16 September 2025
Record No: SU1326 - 72460/25
Division: Open Space and Infrastructure Division
Author(s): Hasir Suhaib

Executive Summary

The Lane Cove Local Transport Forum met in September 2025 and provided recommendations for Council's consideration. The attached Minutes include a summary of each item, and it is recommended the September 2025 Minutes are adopted for implementation.

Background

The Lane Cove Local Transport Forum (formerly known as the Local Traffic Committee) is a requirement of Transport for NSW and is primarily a technical review forum which provides advice to Council on matters referred to it by Council.

These matters must be related to prescribed traffic control devices and traffic control facilities for which Council has delegated authority.

The Forum has no decision-making powers, but rather makes recommendations for the Council to consider, noting that Council is not bound by its advice.

Discussion

The Lane Cove Local Transport Forum was held on Tuesday 16 September 2025. The agenda is included as **AT-1**, and Supplementary agenda at **AT-2**.

The Local Transport Forum recommendations are shown in the Minutes of the meeting, included as **AT-3**, which address:

1. Traffic Committee Meeting Confirmation of Minutes – 15 July 2025
2. Changes to the Local Traffic Committee – introduction of the Local Transport Forum
3. Proposed truck zone at 22 Birdwood Avenue, Lane Cove
4. Rear of 450 Pacific Highway, Lane Cove North - Proposed 'no parking' restriction on Helen Street
5. 670 Mowbray Road West, Lane Cove West - Proposed removal of 15-Minute parking restrictions
6. Wilona Avenue & Eastview Street, Greenwich - proposed no parking restriction
7. Sera Street, Lane Cove – proposed stop control
8. Food and Wine Festival by the River at Tambourine Bay Reserve 2025 - Traffic Management Plan and Traffic Control Plan
9. Location for new VAS signage – Mowbray Road West
10. 138 Burns Bay Road – Driveway issues
11. Physio on Longueville Road – 237 Longueville Road, Lane Cove
12. River Road Shared User Path.

RECOMMENDATION

That Council adopt the recommendations of the Lane Cove Local Transport Forum held on Tuesday 16 September 2025.

Martin Terescenko
Director - Open Space and Infrastructure
Open Space and Infrastructure Division

ATTACHMENTS:

AT-1	View	Agenda of Local Transport Forum - Tuesday, 16 September 2025	Available Electronically
AT-2	View	Agenda - Supplementary - Local Transport Forum - 16 September 2025	Available Electronically
AT-3	View	Minutes of Local Transport Forum - Tuesday, 16 September 2025	Available Electronically

Item No: 16
Subject: Road naming proposal - St Leonards South
Record No: SU10859 - 69283/25
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz

Executive Summary

The purpose of this report is to seek Council approval to commence engagement with the community to gather ideas for the name of a new road that is being constructed between Berry Road and Park Road. The road is being delivered as part of the St Leonards South precinct.

Background

A new road is being delivered as part of the St Leonards South precinct on sites known as Areas 22 and 23. The precinct plan shows the delivery of a new public road connecting Berry Road and Park Road.

The respective Development Application for Sites 22 and 23 was approved on 3 August 2023 and construction of the development is well advanced.

A request has been made by the developer for Council to name the new road as shown in Figure 1 below.



Figure 1: Location of new road

Discussion

Construction of the development is well advanced with key decisions needing to be made shortly on matters such as street numbering and signage requirements, including the naming of the new road.

The developer has approached council seeking a name to be assigned to the new road and this report seeks to initiate the naming process.

In the absence of a Council policy position on names for roads, reserves and facilities it is proposed to seek ideas from the community on suggested names for the new road. This is consistent with recent engagement activities seeking ideas for names for community infrastructure such as Galuwa Recreation Centre, The Canopy and Wadangarri Park.

When seeking ideas from the community and ultimately approving a new road name, Council should follow the guidelines set down in the Geographical Names Board's NSW Addressing Policy.

Some key criteria for the selection of road names would include:

- Road names are not to be duplicated, or be too similar to, existing names within a 10 km radius.
- The GNB's Road Name Evaluation website can be used to check for eligibility.
- Road names should have relevance to the local heritage, culture, environment or industry.
- Road names with a local Aboriginal dimension are encouraged but must be supported by the local Aboriginal community.
- For road names commemorating a person:
 - The person should have contributed significantly to the area.
 - The person must have been deceased for at least 12 months.
 - An effort should be made to gain consent from family members of the person.

To gather ideas from the community on a name for the new road, it is proposed to engage with the community for a 6-week period inviting name suggestions. Guidance material will be made available on the council website during the exhibition period so that members of the public are aware of the guidelines that exist for appropriate names by the Geographic Names Board.

At the end of the engagement period, all suggestions will be collated and reviewed against relevant naming requirements and shortlisted for Councillor consideration.

Following endorsement of the final name by Council, the proposed road name will be submitted to the Geographical Names Board (GNB) for consideration and approval.

The Road Naming process is also subject to requirements under the Roads Act 1993, Roads Regulation 2018 and the NSW address Policy and User manual.

Conclusion

The provision of a new road between Berry Road and Park Road requires a name to be assigned to the road.

This report seeks to commence engagement with the community to gather ideas for a new name for the road which is being delivered in the St Leonards South Precinct. A further report will be presented to Council following the community engagement seeking approval of a road name.

RECOMMENDATION

That:

1. Council seeks ideas from the community to name a new road being delivered as part of the St Leonards South Precinct (between Berry Road and Park Road) for a period of 6-weeks; and
2. the outcome of the community engagement be reported back to council.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 17
Subject: 2025 Australian Liveability Census Results
Record No: SU8425 - 71995/25
Division: Community and Culture Division
Author(s): Stephanie Kelly

Executive Summary

Lane Cove Council has achieved first place nationally in the 2025 Australian Liveability Census, a comprehensive independent study conducted by Place Score measuring community wellbeing, amenity, and satisfaction across Australian local government areas (LGA).

The 2025 achievement reflects Council's sustained investment in quality infrastructure, environmental sustainability, cultural vitality, and community engagement. The Census result highlights Lane Cove's reputation as one of Australia's most desirable and inclusive places to live, underpinned by strong local identity and connectedness.

Background

The Australian Liveability Census, conducted every two years by Place Score, is Australia's largest liveability survey. In 2025, more than 120,000 Australians participated, rating their local areas across 50 key attributes, grouped into the following domains:

- Access and connectivity
- Environment and sustainability
- Safety and belonging
- Housing choice and affordability
- Community facilities and open space
- Culture, recreation and local character
- Governance and community voice

Results are benchmarked nationally and reported at both state and local government levels. Lane Cove has consistently performed strongly in past years, but the 2025 Census marks the second time since 2021 the Council has been ranked No. 1 nationally, outperforming more than 530 local government areas across Australia.

Discussion

Lane Cove received a Place Experience (PX) score of 80/100 which is the highest of any LGA in the country, and well above the national (66) and NSW (70) averages.

This marks the third consecutive top-tier result, following similarly strong performances of joint first in the 2021 and second nationally and first in New South Wales in the 2023 Liveability Census. Lane Cove is now consistently ranked in the top 2% nationally, confirming our continued leadership in community outcomes and resident satisfaction.

As well as achieving an outstanding Place Experience (PX) Score of 80/100, Lane Cove also received an exceptional Net Promoter Score of +67, reflecting strong community pride and satisfaction. The 2025 National Liveability Census received 1,576 local responses, including 585 community values, 545 place ratings, and 446 improvement ideas, demonstrating a highly engaged community.

Notably, 91% of residents reported positive mental health, which is 12% above the national average, underscoring the area's strong sense of wellbeing.

Consistent themes emerging from the Census describe Lane Cove as a connected, green, inclusive and thriving neighbourhood, confirming its position as one of Australia's most liveable and community-focused local government areas

Residents defined an ideal neighbourhood as green, safe, welcoming and connected, with key drivers of liveability including:

- access to amenities such as shops, cafes, and services (scored 8.7/10)
- natural environment (8.8/10)
- personal safety (8.7/10)
- neighbourhood character and village atmosphere (8.6/10)
- local businesses that meet daily needs (8.7/10)
- a strong sense of belonging, inclusion and community identity.

In the official debrief following the release of results, Place Score advised Council to focus on maintaining and strengthening the attributes most highly valued by the community, noting that these represent the features residents are most invested in preserving and enhancing.

The 2025 Census identified that the strongest predictors of liveability were residents feeling that their community is "welcoming to all people" and that "there are people like me". These findings underscore the importance of Council's ongoing investment in social infrastructure—programs, places and services that support inclusion, connection and community participation. Continuing to strengthen these areas will assist in maintaining Lane Cove's high levels of liveability and social cohesion across all age groups and community demographics.

This national recognition strengthens Lane Cove's profile as a leading example of local government excellence. It supports Council's broader strategic objectives, attracting and retaining residents and local businesses, encouraging visitation, and reinforcing civic pride and engagement.

Conclusion

This is a significant achievement for our community and organisation. Lane Cove has once again been nationally recognised as a leading example of local liveability.

Our focus now is to maintain that momentum: protect what we love, respond where needed, and continue building a stronger, more inclusive Lane Cove.

RECOMMENDATION

That Council:

1. note the results of the 2025 Australian Liveability Census, in which Lane Cove achieved first place nationally; and
2. use insights from the Liveability Census to inform the 2026/27 Delivery Program and Operational Plan (DPOP).

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 18
Subject: Lane Cove Aquatic Centre Operational Assessment
Record No: SU2191 - 70811/25
Division: Community and Culture Division
Author(s): Stephanie Kelly

Executive Summary

This report presents the findings of a performance review of the Lane Cove Aquatic Centre operators' performance against obligations set out in the current lease agreement for the management of the Lane Cove Aquatic Centre.

The purpose of the review was to inform a recent decision to extend the lease with the current operator for a further 5-year term (as allowed under the lease agreement) on the basis that the operator exceeded expectations across key performance areas.

The report is submitted for noting.

Background

The leasing arrangements for the Lane Cove Aquatic Centre were originally established over 15 years ago, with 4 leases executed simultaneously to support the funding for the facility's development. The current lease commenced in July 2021 and is due to expire in July 2026. In accordance with the provisions of the lease, if Council was to have exercised an option available to not renew the lease for a final 5-year term, it needed to do so prior to 30 September 2025.

Over the past 5 years, the operator has faced a series of significant external pressures that have influenced operations, tested resilience, and shaped community expectations. The most immediate challenge was the COVID-19 pandemic, which resulted in extended closures, capacity limits, enhanced health protocols, and major disruption to membership retention, staffing levels, and program delivery. Compounding these pressures, the long-term closure of nearby facilities at Willoughby, North Sydney, and Epping diverted significant additional demand to Lane Cove Aquatic Centre, stretching infrastructure and staffing resources. Rising utility and fuel costs have added a further financial burden, particularly in relation to heating, ventilation, and water treatment. Sector-wide staff shortages, particularly among lifeguards, swim instructors, and fitness professionals, have made it difficult to consistently deliver programming and services to the standards expected.

Community expectations have shifted markedly due to the opening of the new outdoor facilities in 2021, and this has raised expectations of quality and amenity which has created heightened pressure on presentation, customer service, and service variety. The provision of additional facilities has transformed the facility's capacity to deliver lap swimming, squads, and school programs which has enhanced community use, raised service standards, and reinforced the centre's role as a major community asset.

Discussion

The approach to the formal review of the contractor's performance involved Council undertaking an independent assessment in line with the lease obligation that services must be delivered to the '*reasonable satisfaction of the lessor (Council)*'. The review drew upon available operational performance data and was commissioned in response to legal advice recommending an independent evaluation of the contractor's performance prior to considering lease renewal.

The current lease agreement sets a clear expectation that the contractor is to provide services to Council's reasonable satisfaction. While it does not require the disclosure of commercial or financial information, it does specify that the operator should supply data relating to service delivery, maintenance, work health and safety, compliance with safety requirements, and operational performance, along with community feedback. This framework provided the foundation for the scope of the review.

Independent Advice

Council engaged Sport and Leisure Solutions, an experienced consultancy in the sport, recreation, and aquatic sector, to conduct an independent review of the Aquatic Centre operator's performance. The consultant brought over 20 years of specialist experience, including leading roles in the design and operation of major aquatic facilities such as the Macquarie University Sport and Aquatic Centre.

Established in 2007, Sport and Leisure Solutions is recognised for delivering independent, evidence-based advice to government and community organisations. Their expertise spans aquatic and leisure facility operations, business planning, and benchmarking, with a strong focus on aligning technical rigour with community expectations.

For this project, the consultant was engaged to assess the operator's performance against lease obligations. The review included benchmarking against comparable metropolitan facilities, evaluation of contract compliance, and analysis of Council audits and site observations. The final report provided Council with independent assurance of strong overall operator performance, while identifying targeted opportunities for improvement in asset presentation.

Scope of the Review

The review provided a consolidated and independent assessment of the contractor's performance across core operational areas. The assessment focused on performance statistics, service delivery, compliance with maintenance schedules, work health and safety standards, operational practices, and community feedback. The approach aligns with recognised best practice in contract performance auditing and ensured that Council's decision-making was grounded in objective, comprehensive, and relevant operational evidence.

The review considered:

1. Contract compliance - testing operator records against agreed specifications and prior compliance reviews.
2. Qualitative assessment - incorporating quarterly audits, site inspections, WHS data, maintenance, customer satisfaction, and marketing activity.
3. Comparative Performance Assessment - data benchmarking and comparing visitation, memberships, and learn-to-swim enrolments.

Key Findings

Performance exceeds industry benchmarks in:

- Annual visitation approaching one million, far higher than comparable centres.
- Membership penetration within a 3-kilometre radius is at 4.1%, compared with the national average of 1.7%.
- Learn-to-swim enrolments 79% above average within the catchment.
- Net Promoter Score of +37, compared with the national benchmark of +10.

Community satisfaction with the performance of the Lane Cove Aquatic Centre is very high, and 95% satisfaction was recorded in Council's annual survey. Strong compliance was evidence of best practice in work health and safety planning, emergency management, business continuity, and staff training. There was clear evidence of proactive marketing, community engagement, and targeted investment in programs designed to boost participation and inclusivity.

Contract Compliance

As part of the review, the operator was required to submit a suite of documentation reflecting industry best practice for high-quality aquatic and leisure operations. This included the Work Health and Safety Plan, Risk Management Plan, Emergency Action Plan, Business Continuity Plan, Disaster Recovery Plan, Staff Training Plan, Marketing Plan, and Environmental Management Plan. All documents were provided in a timely manner, demonstrating full compliance with contractual requirements and confirming that the operator has ready access to its core operational frameworks. These plans provide a sound operational basis for day-to-day operations and ensure compliance with both Council and industry standards.

In addition, Council's assessment considered work health and safety outcomes, compliance checks, capital improvements, water quality, and marketing performance. Together, these demonstrate a comprehensive approach to risk management, safety, customer service, and sustainability.

Qualitative assessment

Independent reviews confirmed that while the operator is meeting its obligations, there remain areas for improvement in presentation and housekeeping.

Specific issues include the storage of equipment in plant rooms and on the pool deck, limited storage capacity within the original building, and inconsistent follow-through on low-cost maintenance and cleanliness actions.

However, audits found that some reported issues remained outstanding across subsequent inspections, which affects customer perception and satisfaction. Several maintenance and presentation issues also relate to the age of the facility rather than operator neglect, such as corroded fixtures, marked flooring, ceiling vents and signage.

To address this, a stronger action plan process is required, focusing on timely resolution of complaints, improved housekeeping, and more proactive presentation standards. Council and the operator should jointly implement bi-monthly reviews and targeted action plans to ensure recurring low-cost issues are rectified quickly, while aligning capital planning and asset renewal strategies to address ageing infrastructure.

Comparative Performance Assessment

Benchmarking against 3 comparable NSW metropolitan aquatic centres demonstrates the operator's strong performance across participation, membership, and program delivery. Within the 3 kilometre catchment, Lane Cove Aquatic Centre achieves 10 visits per capita, compared with a benchmark average of 3. This represents a 234% uplift and highlights the centre's value as a highly used and accessible community facility.

Membership penetration is also well above average, with 4.1% of the 20+ catchment population enrolled as members, compared with 1.75% at other centres (a 134% uplift). Learn-to-swim participation is similarly outstanding: 27% of the 0–9 age group is enrolled, compared with a sector average of 15%, representing a 79% uplift. These results point to strong marketing, effective retention strategies, and exceptional community engagement.

Financial benchmarking suggests that income is approximately 12.6% below comparable centres, indicating a lower yield per visitor. This may reflect pricing structures, visit patterns, and a high proportion of concession and learn-to-swim users. However, the exceptionally high levels of participation demonstrate that the facility is fulfilling its role as a community asset and delivering significant social value.

Conclusion

The independent review confirmed that the current operator is not only compliant with all contractual obligations but is also delivering performance that exceeds industry benchmarks. With annual visitation nearing one million, membership penetration more than double the national average, and learn-to-swim enrolments surpassing those of comparable facilities, the Centre is achieving exceptional community reach and impact. A Net Promoter Score of +37 also demonstrates strong customer satisfaction and loyalty.

While the review identified some areas for improvement, particularly around presentation standards, housekeeping, and the ageing condition of certain assets these are shared challenges with Council that reflect both operational and infrastructure responsibilities. They also highlight the need for improved follow-through on audit recommendations and a more proactive approach to asset management.

Based on these findings, it has been determined that the lease will continue with the current operator for the remainder of the lease term. This decision is supported by clear, independent evidence of strong operational performance, effective community engagement, and sound contract compliance.

A collaborative approach will be adopted to improve site presentation and cleanliness. In parallel, consideration will need to be made into the future for additional capital investment to support major works within the Centre, ensuring the facility remains safe, functional, and aligned with community expectations into the next phase of its operation.

RECOMMENDATION

That Council receive and note the report

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 19
Subject: Civic Centre Concert Grand Piano Hire
Record No: SU1438 - 65631/25
Division: Community and Culture Division
Author(s): Stephanie Kelly

Executive Summary

This report proposes the introduction of a concert grand piano for hire in the Civic Centre foyer during evenings (5pm to 9pm) and on weekends (8am to 11pm) when the Cove Room is vacant. The initiative aims to activate an underused space, broaden cultural offerings, and provide equitable access to a high-quality instrument for local teachers, students, hobbyists, and community members.

A fee structure is proposed to ensure affordability and sustainability, with rates set at \$40 per hour for commercial hire and \$10.00 per hour for community hire.

Background

The piano located in the foyer of the Civic Centre has been held by Council for many years but has not been in regular use. There is potential interest from local music teachers, students and residents living in nearby apartments and smaller dwellings who do not have space or access to concert grade acoustic instruments. Public access to pianos and 'pop-up' pianos in public spaces is growing in popularity across Australia, with similar programs successfully operating in neighbouring councils, including the City of Ryde, where access to the library's grand piano has attracted strong community interest.

Discussion

The proposal offers an opportunity to maximise use and community access to an existing Council asset, aligning with Council's broader focus on making full use of its facilities. It expands Council's cultural offerings and creates a new opportunity for music teachers, students, hobbyists and community groups to access a high-quality instrument in a professional setting. The proposal would activate an underused space when the administrative office is closed and bring life and vibrancy to the Civic Centre foyer during evenings and on weekends - times when it is currently unused. It also supports more equitable access to music and provides residents, especially those living in apartments or smaller dwellings, with access to a grand piano they may not have space for or the means to own.

The proposal also acknowledges the contribution of Judy Bailey OAM for whom the piano has now been named in honour of. Judy's life was dedicated to music, and she was instrumental in creating the Lane Cove Festival to share culture with our local residents in their own village centre. This project would recognise her long-standing advocacy for maintaining and using the piano and adds a personal and symbolic dimension to the space.

The hire scheme can generate modest revenue where fees would contribute to the cost of tuning and maintenance of the instrument and leverages investment already made in making the Cove Room a space for hire. This initiative also reflects a broader trend of repurposing civic spaces for cultural use, reinforcing Council's role in fostering vibrant community life.

While the risks are considered low, the following controls are proposed:

Risk	Mitigation
Vandalism:	The foyer is already monitored by CCTV, and access would be supervised through a booking system.
Misuse or damage from inexperienced playing:	Users must be at a piano skill level equivalent to AMEB Grade 5 or higher. Bookings will require confirmation of this experience level.
Overuse or noise:	The piano will only be available during designated periods (evenings 5pm–9pm Monday to Friday and 8am-11pm weekends) to prevent disruption to other uses of the space. The grand piano is not to be used for practicing scales or repetitive technical drills, to preserve the instrument and ensure it is used for performance-standard playing. These measures will help preserve the quality of the piano
Conflicts with the Cove Room Hire.	Block out bookings when The Cove room is booked.

Proposed fees:

- Commercial hire: \$40 per hour
- Community/individuals hire: \$10 per hour

These rates are modest and are expected to generate modest revenue while remaining accessible to the community.

Community Consultation

Statement of Intent

The consultation is designed to confirm the proposed fees and charges. Any comments received will be reviewed and evaluated to determine whether or not to proceed with the proposed fees and the new program.

Method

Level of Participation	Inform	Inform	Consult
Form of Participation	Open	Targeted	Open
Target Audience	Lane Cove Community and community groups	Shared with local music groups to target musicians.	Lane Cove Community
Proposed Medium	Advertisement and eNewsletter	Direct mail and email.	Public Exhibition, Website Exhibition and Survey
Indicative Timing	Early November	Early November	Early November

Conclusion

The proposed piano hire initiative represents a low-risk, high-value opportunity to enhance cultural engagement, activate underused space, and recognise Judy Baily's legacy. It is recommended that Council endorse the introduction of the program and the proposed fee structure.

RECOMMENDATION

That Council:

1. adopt the proposed fees and charges for piano hire, in accordance with Section 608 of the Local Government Act 1993 (NSW), as follows:
 - \$40 per hour - Commercial hire
 - \$10 per hour – Community/Individual hire.
2. place the proposed fees on public exhibition for a period of 28 days in accordance with Section 610F of the Local Government Act 1993 (NSW), and invite public submissions during this period; and
3. receive a further report following the public exhibition period to consider any submissions received.

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No:

20

Subject:

Council Snapshot September 2025

Record No:

SU220 - 72684/25

Division:

Office of the General Manager

Author(s):

Corinne Hitchenson

Attached for the information of Councillors is a review of Council's recent activities.

This Snapshot report provides a summary of the operations of each Division within Council for September 2025 at AT-1.

Included at AT-2 is Council's Resolution Tracker showing the progress of Council's resolutions.

RECOMMENDATION

That Council receive and note the report.

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

AT-1 View	Council Snapshot - September 2025	42 Pages	Available Electronically
AT-2 View	Resolution Tracker for Council meeting of 23 October 2025		Available Electronically