



**Lane Cove
Council**

Agenda Ordinary Council Meeting 20 November 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 20 November 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, 19 November 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: Petition Requesting Accessible Parking in Sera Street Car Park
Record No: SU1326 - 81111/25
Division: Open Space and Infrastructure Division
Author(s): Sashika Perera

Executive Summary

Council has received a petition from a patron of Luz All Abilities at 5 Sera Street, Lane Cove requesting accessible parking as well as timed parking for pick up and drop off spaces in the Sera Street car park. The petition also calls for pedestrian safety, lighting and signage to be reviewed around the center.

In accordance with standard procedures, the petition is reported to Council.

Background

The request for accessible parking was first made to Council in 2021 by Luz All Abilities. Council officers investigated the installation of accessible parking and subsequently informed Luz All Abilities that provision for pick up and drop off spaces can be made in the Sera Street car park under a lease agreement. This is similar to an agreement that Council has with the Childcare Centre at the other end of Sera Street (10-12 Tambourine Bay Road). However, Luz All Abilities decided to postpone the proposal until post Covid times.

On 3 September 2025, Council received a petition with 34 signatures requesting designated accessible parking and short term drop off/pick up spaces in the Sera Street car park. The petition also requested a review of pedestrian safety, lighting and signage to support families accessing the center safely.

On 9 October, Council provided a response to the head petitioner outlining that accessible parking spaces cannot be provided in the Sera Street car park due to its topography. Council's response suggested that the existing short-term and accessible parking spaces on the north side of Sera Street near 10-12 Tambourine Bay Road could be utilised by patrons of Luz All Abilities.

On 13 October, further representations were made by Hon. Anthony Roberts for the accessible and timed pick up and drop off spaces in Sera Street car park.

Council staff spoke with the petitioner on 23 October and outlined the requirements for accessible on-street parking and that the provision of accessible parking in Sera Street cannot be supported due to its non-compliance with Australian Standards. A response to Hon. Anthony Roberts was also provided following the conversation.

On 30 October, the petitioner responded to Council with further requests to investigate the matter. This response from the petitioner is included in **AT-1**.

The full petition including signatories and Council's response to the Hon. Anthony Roberts MP, have been provided to Councillors as a separate Confidential Memo.

Discussion

Council Officers have undertaken a site assessment in the Sera Street car park. As per AS2890.5 the accessible parking design requirements require that the fall in either direction of parking must not exceed 3% for bituminous seal.

In the Sera Street car park levels at three locations were taken in the direction of parking. The levels are as follows:

- Sera Street at the top end – 16.8%
- Sera Street lower end (north side) – 12.2%
- Sera Street lower end (south side) – 9.8%

In addition, the lack of levelled footpath connections from the Sera Street car park to the centre also prohibits safe access for people with disabilities.

As such, any accessible parking spaces installed in Sera Street car park would not be compliant with AS2890.5 and the requirements of the Disability Discrimination Act.

While all parking provisions including pick up and drop off spaces must be accommodated within the property, provisions for pick up and drop off spaces can be made under a lease agreement between Council and Luz All Abilities as was offered in 2021. Should Luz All Abilities wish to proceed with this proposal, Council can recommence the process to prepare a lease agreement for pick up and drop off spaces in the Sera Street car park.

In regard to other aspects of the request such as pedestrian safety and lighting, Council will undertake a lighting assessment in Sera Street in the vicinity of the centre to ensure lighting requirements meet standards. Further to this, to improve pedestrian safety, the existing pedestrian crossing line marking will be refreshed and Council will increase the cleaning regime for the footpath adjacent to the centre. Council will also investigate upgrading the existing handrail from the path connecting the lower section of Sera Street car park to the centre.

Conclusion

The request for accessible parking was first made to Council in 2021 by Luz All Abilities where they were informed that pick up and drop off spaces can be accommodated in the Sera Street car park under a lease agreement between Council and Luz All Abilities. However, Luz All Abilities decided to postpone the proposal until post covid times.

Should Luz All Abilities decide to proceed with this proposal, Council can recommence the lease agreement process.

Provision for accessible parking in the Sera Street Carpark cannot be made due to the topography and will be non-complaint with AS2890.5.

To improve pedestrian safety around the centre, Council can:

1. refresh the pedestrian crossing line marking in Sera Street car park;
2. undertake a street lighting assessment in Sera Street to determine the lighting levels and if required, upgrade the lighting as per Australian Standards;
3. increase cleaning regime for the path adjacent to the centre; and
4. investigate replacing the existing handrail on the path from Sera Street car park to the Centre.

RECOMMENDATION

That Council receive and note this report and proposed actions.

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

ATTACHMENTS:

AT-1 [View](#) Response from Petitioner

2 Pages Available
Electronically

Ordinary Council Meeting 20 November 2025
NOTICE OF MOTION - INSTALLATION OF SOLAR PANELS ON GALUWA RECREATION
CENTRE FOR MAXIMISING CLEAN ENERGY GENERATION

Item No: 2

Item No: 2
Subject: Notice of Motion - Installation of Solar Panels on Galuwa Recreation Centre for maximising clean energy generation
Record No: SU10235 - 80935/25
Division: Lane Cove Council
Author(s): Councillor Kathy Bryla; Councillor Bridget Kennedy

Background

Historically, from the late 1800's local councils across the State were responsible for coordinating electricity supply infrastructure. The first power station in Sydney was completed in 1904 at Pyrmont. By 1949, there were 157 electricity suppliers, either generating or distributing electricity to people across the State.

Post World War II, the State Government gained centralised control over new investment in generation and the interconnection of distribution networks. Thus, our electricity industry became centralised and monopolised.

Recently, as the transition to a renewable energy future accelerates, decentralisation and hyperlocal energy production is gaining traction. According to the Federal Government's Clean Energy Regulate, as at the end of May 2025, 4.136 million solar power systems have been installed on Australian homes and small businesses bringing the total of all houses to over 38%.

Lane Cove Council has already installed solar PV and battery storage systems on multiple Council-owned buildings, demonstrating its ongoing commitment to sustainability, operational efficiency, and emissions reduction.

This motion proposes building on that success by investigating the installation of a large-scale solar PV system on the roof of the Lane Cove Sport and Recreation building (a site with significant, under-utilised roof space), to support Council's net-zero targets and potentially enable locally generated electricity to be distributed within our community.

Unlike previous installations used to offset Council's own energy consumption, this project, whilst supporting operations within the building may also contribute to local renewable energy supply and support grid resilience. By implementing infrastructure such as Virtual Energy Networks, we can also start to generate electricity for locals who may be unable to generate electricity themselves.

This motion aligns with key Council commitments, including:

- The Cities Power Partnership pledges [Lane Cove Council - Cities Power Partnership](#)
- The Community Strategic Plan – Liveable Lane Cove 2035 (adopted 19 June 2025).

Examples and Opportunities for Partnership

Some existing and emerging energy capture and distribution models exist that maximise environmental and financial outcomes while minimising risk and cost, include but are not limited to:

- Community Energy Projects: [Community energy - Community Power Agency](#)
- Community Batteries: [Community batteries - AusNet](#)

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NOTICE OF MOTION - INSTALLATION OF SOLAR PANELS ON GALUWA RECREATION
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- CoreNA Community Energy Guide: [A Guide to Community Energy in Australia: Power to the People - CORENA - Citizens' Own Renewable Energy Network Australia](#)
- Virtual Energy Networks: [Virtual Energy Network](#)

RECOMMENDATION

That Council:

1. undertakes a Study to assess the viability of installing a large-scale solar PV system, with optional battery storage, maximising the roof capacity at the Galuwa Sport and Recreation building, for the purpose of generating and exporting electricity to the community or other council facilities to provide a cost-effective solution to support our local government area towards a renewable energy future;
2. as part of the Study, prepares a report that includes (but is not limited to):
 - a) a technical assessment of available roof space and solar generation capacity;
 - b) an evaluation of implementation and operational models that maximise environmental and community benefit while minimising cost and risk to Council, for example;
 - Grid-connected microgrids;
 - Stand-Alone Power Systems (SAPS);
 - Community battery, Virtual Energy Networks;
 - Community energy investment options; or
 - energy supply for community buildings (such as the Lane Cove Aquatic Centre);
 - c) an outline of (additional) battery storage benefits and opportunities.
 - d) estimated capital costs, potential partnership models (including third-party funding arrangements), and projected payback periods;
 - e) opportunities to access state and federal grants, or other funding streams;
 - f) analysis of local energy system benefits such as grid support, demand reduction, and increased local energy resilience;
3. writes to our Federal Minister requesting support for the project; and
4. includes funding for the consultant work to undertake this study in the 2026/2027 budget, with work to commence in July 2026. The consultant study is to be reported to Council in February 2027 to enable consideration in the preparation of the 2027/28 budget if the project is to proceed.

Councillor Kathy Bryla
Councillor

Councillor Bridget Kennedy
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 20 November 2025 NOTICE OF MOTION - PROMOTING COMMUNITY SAFETY AND STRONGER SENTENCING FOR VIOLENT CRIME
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Item No: 3

Item No: 3
Subject: Notice of Motion - Promoting Community Safety and Stronger Sentencing for Violent Crime
Record No: SU129 - 81660/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Background

Council notes with concern the recent increase in violent crimes within the Lane Cove Local Government Area (LGA) and the associated rise in break-ins, assaults, and property offences across metropolitan Sydney. These incidents have caused considerable anxiety among residents and business owners and highlight the need for stronger deterrents to protect the community.

Local statistics show a 22.3 per cent rise in break-ins, along with increased reports of stolen parcels from residential buildings and commercial premises. Nationally, the NRMA 2023 Home Theft Report found that December is the peak month for home thefts, with claims rising more than 20 per cent above the annual average.

Council also recognises the proactive work of the Mayor, who attends North Shore Police Area Command (PAC) – Community Safety Precinct Committee meetings, most recently on 18 November 2025, to monitor local crime trends and coordinate safety initiatives.

Council further notes the growing public concern over violent and youth-related crime across New South Wales and the need for sentencing laws that reflect community expectations of justice. Both the Queensland and Victorian Governments have introduced or announced legislation adopting an “Adult Crime – Adult Time” approach, providing for stronger custodial sentencing and clearer minimum penalties for violent and repeat offenders.

Given the recent violent incidents in Lane Cove and broader trends statewide, New South Wales must align itself with Queensland and Victoria by enacting comparable legislation that imposes mandatory minimum sentences for violent crimes and removes excessive judicial discretion in sentencing for serious and repeat offenders.

RECOMMENDATION

That Council:

1. requests that the General Manager, at her discretion, utilise Council’s communication channels — including social media, newsletters, and signage — to remind residents and businesses of the heightened risk of theft and property crime during the Christmas and New Year period, and to promote practical safety measures;
2. requests that the General Manager provide, as a matter of course, a brief report to Council following each North Shore Police Area Command (PAC) – Community Safety Precinct Committee meeting, outlining emerging crime trends and relevant recommendations for the Lane Cove LGA; and
3. calls on the NSW Premier, the Minister for Police and Counter Terrorism, and the Attorney General to introduce legislation that aligns New South Wales with Queensland and Victoria by adopting an “Adult Crime – Adult Time” framework.

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NOTICE OF MOTION - PROMOTING COMMUNITY SAFETY AND STRONGER SENTENCING
FOR VIOLENT CRIME

- a) such legislation should establish mandatory minimum custodial sentences for violent and repeat offences and limit judicial discretion in cases involving serious harm to persons or property, ensuring that sentencing outcomes reflect the gravity of the offences committed and the expectations of the wider community.

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 3

Ordinary Council Meeting 20 November 2025
NOTICE OF MOTION - STRENGTHENING ACCOUNTABILITY AND OVERSIGHT OF STRATA
MANAGING AGENTS

Item No: 4
Subject: Notice of Motion - Strengthening Accountability and Oversight of Strata Managing Agents
Record No: SU8187 - 81778/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Background

Lane Cove is undergoing rapid urban growth, with over 4,000 new residential units expected to be delivered within the Local Government Area (LGA) in the coming years. A significant proportion of these dwellings will form part of strata-managed developments, placing greater reliance on strata managing agents to oversee finances, engage contractors, and manage maintenance and compliance on behalf of owners corporations.

As strata schemes expand in scale and complexity, issues of transparency, governance, and accountability have become increasingly prominent. Many owners corporations report difficulties obtaining financial information, delays in essential maintenance, and limited avenues to address inaction or poor performance by managing agents.

Current Legislative Framework

Under the Strata Schemes Management Act 2015 (NSW), Division 3 – Accountability of Strata Managing Agents establishes duties for managing agents, including:

- Section 58–59: Accurate record-keeping and trust-account management.
- Section 60: Disclosure of commissions and benefit.
- Section 61: Timely responses to information requests from owners corporations; and
- Section 62: Penalties for failure to comply.

However, enforcement and oversight remain limited. Lot owners have **no direct right** to claim compensation or compel performance from managing agents. Existing remedies under:

- Section 106 – Owners corporation's duty to maintain and repair common property; and
- Section 232 – NSW Civil and Administrative Tribunal (NCAT) orders for disputes or management failures;

apply only to the owners corporation, not to the strata managing agent responsible for implementing its resolutions.

This leaves a gap where lot owners suffer damage or loss (e.g. water ingress, uncompleted repairs, or financial mismanagement), yet the agent faces no direct accountability.

Recent NSW Strata Reforms (2025–26)

The NSW Government has introduced a three-stage strata reform package commencing 1 July 2025, 27 October 2025, and 1 April 2026, which includes:

- enhanced financial transparency and disclosure of agent commissions.

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NOTICE OF MOTION - STRENGTHENING ACCOUNTABILITY AND OVERSIGHT OF STRATA
MANAGING AGENTS

- stronger Fair Trading enforcement powers to investigate breaches and issue compliance orders.
- standardised management contracts and clearer termination rights; and
- mandatory capital-works-fund planning and certified maintenance schedules for new developments.

While these reforms strengthen oversight and disclosure, they do not create direct legal recourse for lot owners against strata managing agents who fail to carry out delegated duties or comply with owners corporation resolutions.

Outcome and Limitations of Remedies – Netstrata Case

An independent review commissioned by NSW Fair Trading and conducted by McGrathNicol in early 2025 examined the practices of one of NSW's largest strata management firms, *Netstrata*. The review found instances of non-compliance with legislative requirements, including failures to obtain competitive quotes for major contracts, incomplete disclosure of commissions, and potential conflicts of interest through undisclosed supplier relationships.

Although the review resulted in regulatory scrutiny and recommendations for sector-wide reform, no direct legal remedy or compensation pathway was available to individual lot owners. The findings were referred to NSW Fair Trading for further action under the Property and Stock Agents Act 2002 (NSW), highlighting that lot owners cannot currently seek compensation or enforcement orders directly against strata managing agents, even when breaches are substantiated by official investigations.

This case underscores the accountability gap within the current framework, where enforcement is limited to regulatory oversight rather than direct owner recourse through NCAT.

Key Issues

- Strata managing agents hold extensive delegated powers but lack personal accountability for neglect or inaction.
- Lot owners cannot apply directly to NCAT for compensation where an agent's conduct causes loss.
- There is no civil penalty regime for repeated breaches or misconduct by strata managers.
- Oversight remains reactive, relying on Fair Trading investigations and limited public reporting.

Proposed Reforms

Council supports advocacy for further legislative amendments to:

1. extend statutory liability to strata managing agents who fail to implement owners-corporation resolutions or perform maintenance duties.
2. enable lot owners (or a minimum of 25% of lots) to apply directly to NCAT for compensation or compliance orders under Sections 106 or 232 of the Strata Schemes Management Act 2015 (NSW).
3. introduce civil penalties for repeated non-compliance or negligence by strata managing agents.

Ordinary Council Meeting 20 November 2025
NOTICE OF MOTION - STRENGTHENING ACCOUNTABILITY AND OVERSIGHT OF STRATA
MANAGING AGENTS

Item No: 4

RECOMMENDATION

That the General Manager prepare a submission to the Minister for Fair Trading outlining Council's support for the proposed reforms detailed above, with specific emphasis on improving accountability, enforcement, and owner protection under the Strata Schemes Management Act 2015 (NSW).

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Ordinary Council Meeting 20 November 2025
NOTICE OF MOTION - PROTECTING VULNERABLE FAMILIES FROM HOUSING
EXPLOITATION IN NSW

Item No: 5

Item No: 5
Subject: Notice of Motion - Protecting Vulnerable Families from Housing Exploitation in NSW
Record No: SU8187 - 81794/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Background

Council acknowledges the increasing pressure on housing affordability across New South Wales. Rising rents, higher living costs, and limited housing supply have forced many low-income households and vulnerable families out of traditional rental properties and into boarding and rooming accommodation. Lane Cove residents are no immune to these costs and risk of exploitation.

Under current legislation, occupants of these premises are regulated by the Boarding Houses Act 2012 (NSW), which provides fewer protections than those available to tenants under the Residential Tenancies Act 2010 (NSW). This disparity leaves residents in boarding houses more exposed to exploitation, insecure tenure, and unsafe conditions.

Many of these residents face:

- Limited rights to notice, repair, and inspection compared to tenants;
- Inconsistent rules regarding rent increases, bond management, and eviction; and
- Reduced access to dispute resolution and compensation through the NSW Civil and Administrative Tribunal (NCAT).

With the cost of food, rent, and energy continuing to rise, vulnerable families are increasingly being pushed into insecure accommodation without adequate safeguards. Council recognises the need for stronger and fairer protections for boarders and lodgers to ensure that housing laws in NSW provide consistent rights and standards for all residents, regardless of the type of accommodation they can afford.

The disparity between the Boarding Houses Act 2012 and the Residential Tenancies Act 2010 leaves vulnerable families without adequate protection in an increasingly unaffordable housing market. Strengthening boarders' rights will help safeguard residents from unsafe or exploitative conditions and ensure all households enjoy consistent legal protections and living standards, regardless of income or accommodation type.

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NOTICE OF MOTION - PROTECTING VULNERABLE FAMILIES FROM HOUSING
EXPLOITATION IN NSW

Item No: 5

Comparison of Rights: Boarders, Tenants, and Proposed Strengthened Boarder Rights

Right / Issue	Boarders (Boarding Houses Act 2012)	Tenants (Residential Tenancies Act 2010)	Proposed Strengthened Boarder Rights
Notice for termination	Resident to be given Reason written notice- No time frame mentioned	No reason termination abolished on 19 May 2025	Align with tenants: minimum 90 days except by mutual agreement; notice for breaches aligned with RTA
Notice to enter premises	24 hours' notice or shorter in urgent cases. Must specify the day when council intends to enter.	7 days' written notice for inspections	Same as tenants: 7 days' notice; immediate for urgent matters
Repairs & maintenance	No strict timelines (reasonable time on reasonable grounds)	Urgent within 24 h; other within 14 days 2 days notice for repair	Essential appliances repaired within 7 days
Rental agreements	Can be verbal or written	Must be written; prescribed agreement required	Written agreements specifying rights and obligations
Dispute resolution	Limited NCAT powers; fewer remedies May apply to the Civil and Administrative Tribunal for the resolution of an occupancy principles dispute	Full NCAT jurisdiction and compensation options	Extend full NCAT powers and compensation rights
Inspections	No requirement Once on registration of the Boarding house -by Council	4 per year; written notice required Inspection by real estate agent- not Council)	Mandatory annual inspections with notice
Security deposit / bond	Lodged with Rental Bond Board Security bond required	Lodged and protected under strict conditions	Align with RTA protections
Rent increases	Frequent; limited notice	60 days' written notice; typically once per year	Align with RTA: 60-day notice, once per year
Eviction / breach	Easier for operator; limited oversight	NCAT approval required if disputed	Align with tenants: NCAT approval required
Energy & utilities	Limited regulation	Must be metered and fair cost allocation	Require compliance with Fair Trading's rates; NCAT reviewable
Safety & standards	Basic minimums Council may conduct inspection on receiving complaints	Must meet habitability and fire-safety standards	Align with tenancy standards: fire safety, smoke alarms, and habitability

RECOMMENDATION

That Council:

1. acknowledges the growing number of vulnerable families being pushed into boarding and rooming accommodation due to the ongoing housing affordability crisis;
2. supports reform to strengthen the rights of boarders and lodgers under the *Boarding Houses Act 2012 (NSW)*, aligning them more closely with those of tenants under the *Residential Tenancies Act 2010 (NSW)*;
3. requests that the General Manager prepare correspondence to the Minister for Fair Trading, the Minister for Housing, and Local Government NSW expressing Council's support for reforms to:
 - a) standardise notice periods, repairs, and inspection requirements;
 - b) establish clear limits and notice periods for rent increases and evictions;
 - c) extend full NCAT powers for compensation and dispute resolution to boarders;
 - d) ensure bonds, energy charges, and safety standards are consistent with the *Residential Tenancies Act 2010 (NSW)*; and
4. notes that a comparison of current rights for boarders and tenants under NSW law is provided in the table below, illustrating the significant disparity in protections and the need for legislative alignment.

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 6
Subject: Notice of Motion - Drainage Works for Pottery Green
Record No: SU1230 - 81836/25
Division: Lane Cove Council
Author(s): Councillor Scott Bennison

Executive Summary

This motion recommends that Council consider the offer made by local sporting clubs to make a financial contribution to Pottery Green drainage works in 2026/27 pending their grant application being successful.

Discussion

Pottery Green is a highly used community sporting field that requires drainage improvement works to ensure safe and reliable use throughout the sporting calendar.

The estimated total cost of the works is approximately \$25,000. The Lane Cove Cricket Club and the Junior Rugby Club have jointly applied for a grant to cover the full amount.

Should the grant application be unsuccessful, the clubs have indicated their willingness to contribute \$15,000 (50%) towards the project and have requested that Council consider funding the remaining

It is recommended that Council officers take into account the offer made by the local sporting clubs when preparing the 2026/27 budget for these works.

RECOMMENDATION

That Council:

1. take into account the offer by the local sporting clubs when preparing the 2026/27 budget for the Pottery Green drainage improvement works; and
2. thank the local sporting clubs for their proactive offer and ongoing support for community sport in Lane Cove,

Councillor Scott Bennison
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 7
Subject: Galuwa Recreation Centre - Operation and Management of Food, Beverage, and Events Options
Record No: SU9859 - 52796/25
Division: Office of the General Manager
Author(s): David Stevens

Executive Summary

A report on the Selective Request for Tender (**RfT**) process to Operate and Manage Food, Beverage, and Events (**FB&E**) for the Galuwa Recreation Centre was presented to the June 2025 Council Meeting. The RfT was the second stage (following an earlier Expression of Interest process) of Council's procurement strategy to contract for the Services and was overseen by independent Probity Advisor, Noble Shore.

This Report responds to point 4 in Resolution **128** of the June Council Meeting including consideration of the financial and operational opportunities and risks, in addition to a description of Council's procurement strategy to identify a preferred FB&E Service(s) Operator:

Resolution 128

That Council:

1. pursuant to Section 178(1)(b) of the Local Government (General) Regulation 2021 (**Regulations**), declines to accept all tender submissions to the Selective Request for Tender for the Operation and Management for Food, Beverage, and Events at the Lane Cove Sport and Recreation Centre;
2. pursuant to Section 178(3)(a) of the Local Government (General) Regulation 2021 (**Regulations**), postpones the proposal for the contract;
3. receives a presentation at a Councillor workshop on 11 August 2025 (or earlier, as appropriate) on options for the operation and management of Food, Beverage, and Events services at the Lane Cove Sport and Recreation Centre; and
4. *receives a report at the 21 August 2025 meeting of Council (or at an extraordinary meeting of Council before that date) outlining the options explored for operation and management of the Food, Beverage, and Events services at the Lane Cove Sport and Recreation Centre together with a recommendation on the preferred option, including the preferred service operator (if identified).*

Since the Council decision in June, staff have presented options for the operation and management of FB&E services at the Galuwa Recreation Centre (**GRC**) at 3 Councillor Workshops held in August, October, and November 2025. During this time, Council issued a Request for Commercial Arrangements (**RfCA**) to a short list of 3 FB&E Operators.

Background

Council received 2 tender responses to its Selective RfT published 14 April 2025, both of which were submitted by Operators bidding for the Galuwa Facility Operation and Management, however only one response was conforming which was assessed and evaluated by Council's Tender Evaluation Panel. Four hospitality firms included in the Selective RfT declined to provide a response due to:

1. the absence of a fit out (capital) contribution from Council;
2. resourcing constraints as a small to medium enterprise, in responding to a comprehensive RfT, and / or
3. no gas permitted.

In negotiations with Sydney Sports Management Group (**SSMG**) to finalise the Lease for Facility Operation and Management at the GRC, SSMG indicated an interest to financially and operationally participate in a vertically integrated management solution to include FB&E.

Further discussions on the matter focused on limitations articulated by the Selective Tenderers, in particular Council's inability to commit capital expenditure for fit out of the front and back of house areas (excluding furniture and loose fittings) in support of the proposed FB&E operation(s). Such a capital contribution is critical to Council's ability to attract a suitably experienced and capable FB&E Operator.

A Confidential Memorandum has been circulated separately to Councillors detailing SSMG's Letter of Intent (**LOI**) to make a capital contribution "for the purchase of fixtures and fittings to fit out the bistro, outdoor dining, kitchen, cool room, and event space". In return, SSMG seeks annual rent plus outgoings indexed at a minimum of CPI annually "that may not fall" with the successful Operator. Preliminary cost estimates suggest that the SSMG capital contribution will be sufficient to fit out the FB&E space and therein, deliver on Council's vision of "an exceptional casual dining and event(s) experience" at the GRC.

In this scenario SSMG would:

1. enter into a "Head Lease" with Council for FB&E operations;
2. sub-lease the FB&E operations to the successful Operator;
3. assume all financial and operational risk; and
4. share reputational risk with Council.

SSMG's capital commitment enabled Council (and SSMG) to re-engage with FB&E Operators, two of whom were from the original Selective RfT. The third FB&E Operator, post the June 2025 Meeting and subsequent Resolution to reject all tenders, contacted Council directly and registered an interest to be considered in any future procurement.

The RfCA was a robust and streamlined version of an RfT that included weighted evaluation criteria and indeed, the establishment of an Evaluation Panel comprising Council, SSMG, and an expert industry consultant. The RfCA represented the third stage of Council's procurement strategy and was issued on 10 September (closing 1 October 2025) for which 2 submissions were received.

Discussion

SSMG as lessee for Operation and Management of the GRC have made a capital expenditure commitment to fit out the front and back of house areas in support of the proposed FB&E operation(s). In so doing, SSMG provide Council with the opportunity of delivering on this vital component of the GRC without the associated financial risk. Moreover, the financial contribution directly addresses the major limiting factor identified by the Selective Tenderers in not responding to the RfT and simultaneously supports a vertically integrated solution for the Operation and Management of the GRC.

The Confidential Memo to Councillors also contemplates a scenario where Council may wish to commit capital towards the fit out of the bistro, outdoor dining, kitchen, cool room and event space. This scenario is presented as a comparison to the SSMG LOI and includes associated opportunities and risks should Council pursue this level of financial commitment.

Fit out Funding Options and Financial Considerations

There are several fit out funding options available to Council. Each of the options are explored below from a financial perspective.

1. Accept SSMG's Letter of Intent with respect to the fit out:

This option involves no Council funding or financing. All financial (and operational) risk rests with SSMG. Whilst SSMG propose to fund the fit out, the cost is to be recouped via rent payable by the FB&E Operator over the life of the FB&E Operator lease (7 year + 5 year option).

2. Council Fund the Fit Out Using One of the Following Funding Sources:

- a. Capital Works Reserve;
- b. Loan Borrowings (Treasury Corp NSW);
- c. Lease the Equipment ("lease to keep").

Each of these options require Council to fund and / or finance the fit out. All three options, relative to the SSMG capital contribution offer, are not cost effective.

Net Present Value (**NPV**) is a commonly used financial metric that compares the value of future cash flows to the initial cost of the investment. All three options generate a **negative NPV over a 10 year period** meaning when all future expenses and income are taken into consideration, a net cost over and above the original Council investment is incurred.

Of the 3 Council funded options, drawing down Council's Capital Works Reserve incurs the least cost to Council, whilst leasing the equipment delivers the greatest cost to Council over a 10 year period. However, drawing down Council's Capital Works Reserve does result in a lost opportunity to allocate the funds towards other key capital priorities of Council.

3. Source an FB&E Operator to Fund the Fit Out:

Council's original and subsequent market testing has identified no FB&E Operator appetite for the level of investment required for the fit out. FB&E Operator appetite extends only to the provision of dining / events furniture and loose fittings.

4. Do Nothing:

This option does not deliver on Council's vision for an exceptional casual dining experience, nor does it enable events to be managed and facilitated in an efficient and effective manner. Further, it does not meet the community's general expectations of a newly established Recreation Facility and is therefore, not recommended.

Opportunities and Risks

In determining the most appropriate fit out funding option, it is important to consider relevant opportunities and risks associated with each option. The following matrix is provided to understand the differences between the SSMG and Council capital contribution (funding) models:

Ordinary Council Meeting 20 November 2025
**GALUWA RECREATION CENTRE - OPERATION AND MANAGEMENT OF FOOD,
 BEVERAGE, AND EVENTS OPTIONS**

Item No: 7

Fit Out Contribution Risk & Opportunity Matrix	
SSMG-Funded Fit Out	
<i>Opportunities</i>	<i>Risks</i>
No upfront capital cost to Council (owns fixed elements of SSMG contribution from commencement)	Council has reduced asset ownership/control (offset by no maintenance)
Council Capital Works Reserve (CWR) retains integrity	Long lease/sub-lease reduces future flexibility
Risk transfer for capital and operational delivery	No revenue stream (rent) payable to Council
SSMG carry primary financial risk (capital)	Design choices may favour operator's priorities
SSMG carry secondary financial risk (operator solvency)	Dependent on SSMG's ongoing financial health
Faster delivery – operator coordinates design & fit out	Possible public perception of private gain from public asset
Share in facility success without capital investment	Community and commercial aspirations may not be aligned
Vertically integrated operations for efficiency	
Attracts higher-quality FB&E operator (anchor tenant)	
Council-Funded Fit Out	
<i>Opportunities</i>	<i>Risks</i>
Full asset ownership from commencement	Significant upfront budget impact
Cashflow available from head lease to repay CWR	Funded by CWR, puts other projects at risk
Greater control over design & specifications	Potential financial loss if operator underperforms
Long-term cost recovery potential via lease terms	Council responsible for procurement of design, services, and fit out
Flexibility to change operators without sub-lease conflicts	Potential time delays from Council processes
Ability to ensure alignment with broader facility/community vision	Sunk cost risk if tenancy changes mid-term

FB&E Operator Assessment

Assessment of the RfCA Operator responses was undertaken by an Evaluation Panel comprising 2 Council staff, 2 SSMG staff, and Titanium Food (**Titanium**). Respondents were asked to include a concept back and front of house design, indicative costing for fit out, mood board, and sample menu(s) in the submission. The Evaluation Criteria, whilst similar in design and effect to the original RfT, was refined (and re-weighted) with an emphasis on “Community and Vision, Customer Experience Focus, and Environmentally Sustainable Principles”. Note, Council has the ultimate say in the preferred FB&E Operator.

Further, respondents were “encouraged to articulate their point of difference that may include value added services and / or innovation pertaining to accessibility (eg local resident benefits), pricing, collaboration with the anchor tenant for delivery excellence under the auspices of your vision for the FB&E services as they align with Council’s overarching objectives and commitment to the community” as illustrated in Council’s Community Strategic Plan.

The RfCA was based on the following “Key Assumptions” and silent on the capital contribution funding source:

1. Capital contribution (*commercially confidential and shared with Councillors*) for fit out to warm shell (excluding dining / events furniture and loose fittings);
2. 10-year term plus options for up to a further 10 years (10 + 5 + 5);
3. Fixed commencing rent (*commercially confidential and shared with Councillors*) indexed annually at CPI that may not fall;
4. 3 Month Bank Guarantee;
5. 100% of outgoings including utility costs paid by the sub-lessee.

Submissions were received from Lusso Kitchen (**Lusso**) and Oliveto & Lozzi (**Oliveto**), whilst the third short-listed Operator declined to respond because the capital required for furniture and loose fittings was not included in the fit-out contribution.

Prior to conducting formal interviews with Lusso and Oliveto, and after deliberations with Councillors in the August and October 2025 Workshop sessions, Council determined that a 7 year + 5 year lease was a more appropriate term for the FB&E Operator Services at GRC.

Whilst at the time of these discussions there was no council decision on the preferred source of the capital contribution, the views of FB&E tenderers were canvassed on an alternate term of lease being 7 years + 5 Years. There has also been some consideration as to whether the lease term of the Facilities Management for the Galuwa Centre should be varied to reflect the term of the FB&E lease noting that this is currently less (5 years + 5 Years) than what is proposed in the FB&E lease, If the Council was of a mind to extend the FMO lease pursuant to s47 of the *Local Government Act* 1993, public notice of any amendment must be given for 28 days.

Lusso’s response was commensurate in quality and detail to that of a large (multi-site) FB&E Operator. Lusso clearly articulated their “vision” for GRC that included their engagement plans for diversity and whole of community inclusion, plus a set of extensive sample menus to cover a range of bistro and event(s) offerings. Bistro menu pricing represents fair value when measured against local competition and includes loyalty and local resident (cost) benefits. Further, Lusso seeks to introduce bespoke activation initiatives with a community focus such as “The Community Table” and “The Local Producer Shelf”.

Lusso have developed their own Sustainability Framework to create a venue that is both responsible and resilient under the following guiding principles:

1. Community;
2. Education;
3. Continuous Improvement; and,
4. Responsible Consumption.

Lusso's commitment to GRC includes the development of a detailed and venue-specific Sustainability Plan (**SP**) to set out clear thresholds and measurable actions across energy and water usage, waste, procurement, and packaging. Underpinning the SP will be the establishment of a dedicated "Green Team" to champion sustainability in daily operations. This team will comprise Lusso Senior Management (plus a representative from Council and the Community) to conduct audits, track progress (against the SP), and identify opportunities for improvement.

Titanium, in their assessment of Lusso's concept kitchen design, identified areas for improvement that can be incorporated during further design development overseen by Titanium.

Lusso scored very strongly in all the evaluation criteria, and in so doing are Council's preferred FB&E Operator. A copy of the Evaluation Panel's assessment has been shared with Councillor's via a Confidential Memo.

SSMG have been pro-actively assembling their GRC Management Team since execution of the Agreement for Lease in August 2025 and are actively pursuing a specialist with hospitality experience for the General Manager role. SSMG foresee this skillset being critical to customer experience outcomes, integral to a strong partnership with the preferred FB&E Operator, and complementary from a skillset perspective with existing sport and recreation staff.

Council recognises that in pursuing a vertically integrated solution, there is the likelihood of a timing misalignment between the GRC (facility operation and management) and FB&E Services commencement dates. The former is due to commence on 1 January 2026, whilst FB&E may not occur until June 2026.

This scenario is within risk tolerance for both Council and SSMG, such that identifying the right FB&E Operator is a higher priority than a window of time in recognition of the GRC's inter-generational site status. With this in mind, and regardless of whether Council accepts the SSMG capital contribution offer, all parties (including the FB&E respondents) have discussed interim convenience offerings that include a temporary liquor licence and the deployment of two coffee carts whereupon the "interim services" can be jointly or severally offered for community benefit.

Conclusion

A capital expenditure commitment for the purchase of fixtures and fittings to fit out the bistro, outdoor dining, kitchen, cool room, and event space is critical to the long-term success of the GRC. Council's vision for an exceptional casual dining and event(s) experience is acknowledged as a vital component of the GRC in its role as a community hub for sport, recreation, and leisure.

SSMG has issued Council with a Letter of Intent that outlines a meaningful capital contribution to fit out the bistro, outdoor dining, kitchen, cool room, and event space. It is important that Council consider the Letter of Intent, and its inherent opportunities and risks including the cost (current and future) of capital, and in the context of medium term financial and operational risk.

In accepting SSMG's Letter of Intent and simultaneously appointing Lusso Kitchen as the preferred FB&E Operator, Council delivers a vertically integrated management solution at the GRC that will benefit the Lane Cove Local Government area and support community sport, recreation, and connection.

RECOMMENDATION

That Council:

1. note and receive the Report;
2. accept SSMG's Letter of Intent;
3. endorse Lusso Kitchen as the preferred FB&E Operator; and
4. vary the GRC Facility Operation and Management lease to 7 + 5 years and publicly exhibit for 28 days pursuant to s47 of the Local Government Act 1993;
5. publicly exhibit the FB&E Services Operation and Management lease for 28 days pursuant to s47 of the Local Government Act 1993 (at the appropriate time).

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 8
Subject: Annual Community Satisfaction Survey
Record No: SU7705 - 78664/25
Division: Office of the General Manager
Author(s): Kara Densby

Executive Summary

Each year Council undertakes a Community Satisfaction Survey which aims to understand and identify the trends in the community's satisfaction with Council's performance across various service delivery areas including planning and development, maintenance of roads and footpaths, parks and open space, and community services and facilities as well as the community's level of satisfaction with Council's overall performance.

In the 2025 survey, Council achieved an overall satisfaction rating of 88%, with 17% of residents stating they were very satisfied with Council's overall performance. In addition to this, of the 20 service delivery areas surveyed, 15 received satisfaction ratings of more than 80%.

This report includes a summary of the ratings received across the service areas surveyed and provides high level analysis on the top performing areas and the areas noted for improvement.

It is recommended that the report be received and noted, and the results of the survey be published on Council's website.

Background

Council has conducted a Customer / Community Satisfaction Survey each year since 1996, with the number of service delivery areas reviewed increasing over time. The annual survey allows Council to track progress in key service delivery areas in accordance with Council's Community Strategic Plan and identifies the community's level of satisfaction with the overall performance of Council. The survey is also used to better understand how the community contacts Council and the satisfaction with Council's customer service, communication, and engagement.

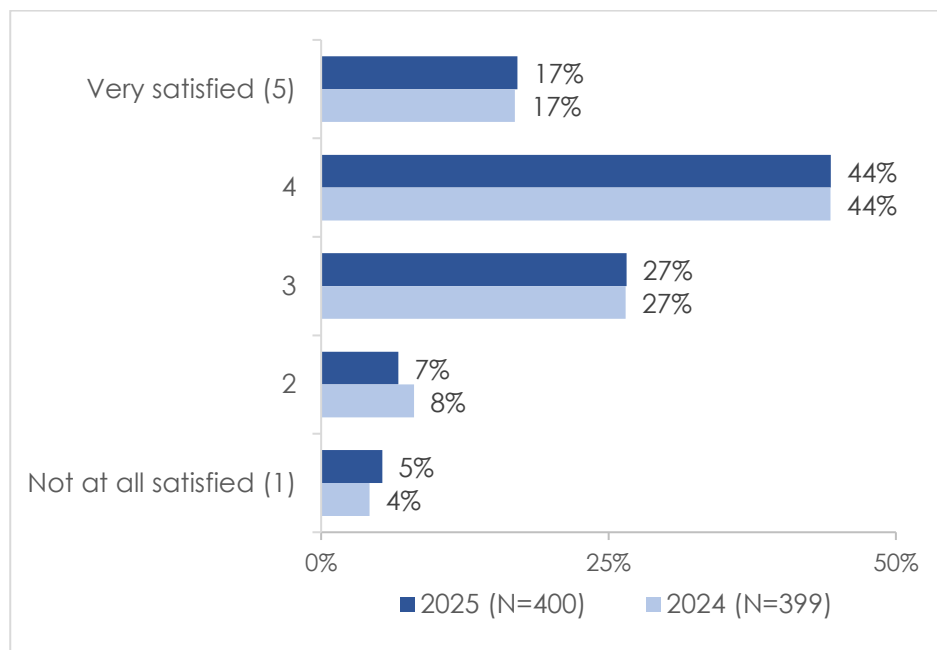
Discussion

Survey Methodology

The 2025 Annual Community Satisfaction Survey was completed by 402 residents via phone, with calls taking place between 1 – 12 September 2025. 50% of the survey respondents were selected via a computer based random sample using data available to Micromex, the third party conducting the research on behalf of Council. The other 50% were contacted via a Council supplied database of customers who had contacted Council since the start of the 2025 year for a customer service request.

Community Satisfaction Results

Using a 5-point rating scale (with 1 being the lowest and 5 the highest), 88% of residents rated Lane Cove Council in the top 3 ratings (very satisfied, satisfied or somewhat satisfied). This result is on par with the Micromex benchmark which uses survey results from 21 other Councils as a comparison.



In addition to the overall satisfaction rating, the community was asked to rate the performance of Council in 20 individual service delivery areas which sit under the broad themes of Natural and Built Environment, Community Services and Facilities, Culture and Recreation, Local Economic Development and Council Services and Engagement.

Of these 20 service areas, 15 received satisfaction ratings of more than 80%. The following ranked as the top 6 highest rated service areas in terms of satisfaction.

1. Events at The Canopy – 99%
2. Special Events – 99%
3. Libraries - 97%
4. Appearance of public areas; Maintaining a high standard of Council facilities; Lane Cove Aquatic Centre – 95%

These 6 service areas consistently rank very highly in Annual Community Satisfaction Surveys for Lane Cove Council.

The importance of these service areas is also noted in the verbatim comments, with both community events/activities and library services ranking highly as a valued service.

The following ranked as the bottom 5 service areas in terms of satisfaction rating, noting that even the lowest rated area for satisfaction, control of development, achieved a satisfaction rating of 67%.

1. Control of development – 67%
2. Traffic Management of local roads – 70%
3. Tree Management – 71%
4. Consultation and engagement with the community – 76%
5. Maintaining local roads and footpaths – 78%

The following table provides a comparison with other metropolitan councils in relation to the satisfaction levels of key services:

Service Measure	2025 (T3B%)	Metro Benchmark (T3B%)	Gap
Appearance of public areas	95%	84%	11%
Events at The Canopy	99%	90%	9%
Special events	99%	90%	9%
Lane Cove Aquatic Centre	95%	87%	8%
Customer Service Centre	89%	83%	6%
Access for people with disabilities	90%	85%	5%
Bushland	92%	87%	5%
The library	97%	94%	3%
Consultation and engagement with the community	76%	74%	2%
Traffic management of local roads	70%	71%	-1%
Sports fields	90%	91%	-1%
Parks and playgrounds	90%	91%	-1%
Council website	87%	88%	-1%
Control of development	67%	70%	-3%
Waste and recycling collections	90%	93%	-3%
Tree management	71%	76%	-5%

The following commentary is provided in relation to the lower performing areas.

Control of development rated at 67% and was also the lowest ranked area for community satisfaction in 2024 (67%). Residents raised control of development as an area for improvement in the open question and a review of the verbatim feedback provided shows that the main concern expressed by residents is concern about levels of over-development, particularly regarding high-rise and large-scale buildings.

Traffic Management rated at 70% community satisfaction, down from 76% in 2024. Responses were largely reflecting a general concern about traffic management broadly within the community, with congestion being raised by many respondents. A very limited number of very specific issues were also raised, such as feedback about traffic signs at particular intersections.

Tree Management rated at 71% community satisfaction, a slight uplift from 2024 (69%). Tree management by Council included a variety of feedback across disparate tree-related matters; the

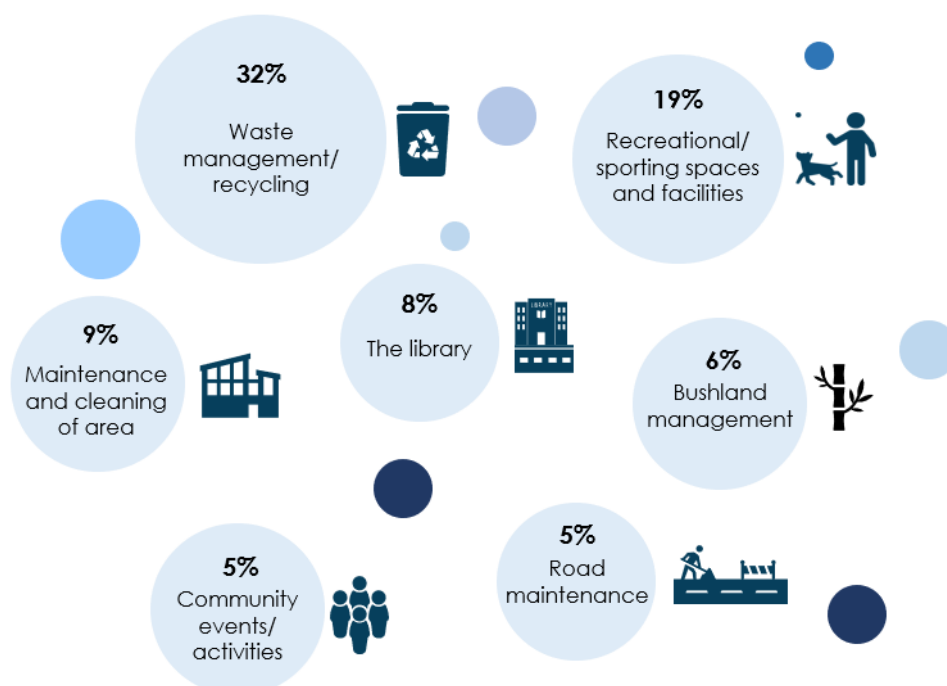
most common theme however was concern about the requirements and processes for seeking approval to manage private trees, followed thereafter by concerns about the management of public trees.

Consultation and engagement rated at 76% community satisfaction, a slight uplift from 75% in 2025, noting this result exceeds the Micromex benchmark satisfaction rating of 74%. In their feedback, as per previous years, residents advocate for more consultation and communication with the community, with particular emphasis around enhanced consultation processes for local development. Some residents indicated they would also like to see more responsiveness from Council in addressing and responding to residents' concerns.

Maintaining local roads and footpaths rated at 78% community satisfaction, a slight dip from 79% last year. Feedback centred on requesting Council to focus on local roads maintenance, including the need to repair potholes and other road damage. However, feedback was of a general, non-specific nature.

Finally, the graphic below shows the most valued services as noted by residents in the open question towards the end of the survey. Waste and recycling were mentioned by 32% of residents, well above any other service, demonstrating the importance to residents for Council to perform its core functions well. The satisfaction rating for this area was 90% which is slightly lower than last year's score of 94%, and just below the metro benchmark. Feedback related to increasing recycling options and the desire for food waste collection services.

Recreational and/or sporting facilities was the most valued service for 19% of Lane Cove's residents with verbatim comments stressing the importance of a well-maintained and safe environment for recreation. In this area, sports fields, parks and playgrounds all scored a 90% satisfaction rating.



Conclusion

In the 2025 survey, Council achieved an overall satisfaction rating of 88%, with 17% of residents stating they were very satisfied with Council's overall performance. In addition to this, of the 20 service delivery areas surveyed, 15 received satisfaction ratings of more than 80%.

It is recommended that the report be received and noted, and the results of the survey be published on Council's website.

RECOMMENDATION

That Council:

1. receives and notes this report and publishes the results of the 2025 Annual Satisfaction Survey on Council's website; and
2. use insights from the 2025 Survey to inform the development of the 2026/27 Delivery Program and Operational Plan (DPOP).

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

AT-1 [View](#) Annual Community Satisfaction Survey Results - 2025 Report

Available
Electronically

Item No: 9
Subject: Lane Cove Council Draft Annual Report 2024/25
Record No: SU245 - 74340/25
Division: Corporate Services and Strategy Division
Author(s): Steven Kludass

Executive Summary

The purpose of this report is to table the Annual Report 2024/25 as required by the Local Government Act, 1993. Once adopted, the Annual Report will be sent to the Minister for Local Government.

Discussion

The Annual Report 2024/25 details Council's achievements towards the objectives and performance targets contained in the Delivery Program as well as providing legislative information required under the Local Government Act, 1993 and other acts and regulations as part of the statutory returns.

The Annual Report for 2024/25 is attached electronically as **AT-1**

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

- A council is to prepare its annual report within 5 months after the end of each year to report on its achievements in implementing its delivery program.
- The annual report must contain: - a copy of the council's audited financial reports - a statement of the action taken by the council in relation to any issue raised by the Antislavery Commissioner during the year - a statement of steps taken to ensure that goods and services procured were not the product of modern slavery.
- A copy of the council's annual report must be posted on the council's website and provided to the Minister for Local Government. Section 217 of the Local Government (General) Regulation 2021 details legislative information that needs to be included in the annual report. This information is contained in the Statutory Returns Section of the Annual Report 2023/24.

To ensure consistency in Council's Corporate Planning documents, the Annual Report is organised into Council's Six Strategic Planning Themes as per Liveable Lane Cove: 2035 Plan and the Delivery Program and Operational Plan.

Highlights for 2024/25 as described in the Mayor and General Manager Overview included in the Annual Report are as follows:

The 2024-25 year has been one of progress, connection and shared achievement for the Lane Cove community. Across every corner of our local government area, we've continued to grow together – delivering projects that enhance daily life, protect our natural environment, and strengthen the sense of belonging that defines Lane Cove.

This year saw important milestones in our community infrastructure, with significant progress on the Galuwa Recreation Centre, a major new eight court facility that will provide opportunities for sport, fitness and social connection for generations to come. We also advanced work on the Bob

Campbell Oval upgrade, completed the Pottery Lane Performance Space, and continued to deliver improvements to playgrounds, footpaths and open spaces across our suburbs. Each project represents Council's commitment to providing quality facilities that meet the evolving needs of our community.

Our investment in the social fabric of Lane Cove remains just as strong. Programs such as Chatty Chairs, Meet Your Neighbours, and Weaving Climate Stories continue to bring people together – encouraging connection, conversation and shared understanding. The Age-Friendly Strategy is also helping ensure Lane Cove remains a place where residents can live well at every stage of life, with new initiatives focused on accessibility, inclusion and wellbeing.

We are proud of the way our community celebrates its diversity and creativity. This year, the Lane Cove Festival, NAIDOC Week, and Lane Cove Art Award showcased local talent and culture, while milestone anniversaries – 70 years of Lane Cove Library and 60 years of Greenwich Library – highlighted the enduring importance of these much-loved spaces.

Council's library network continues to evolve as dynamic community hubs that support lifelong learning, connection and creativity. The 12 Beetles of Christmas brought together biodiversity awareness and public art activations together for a festive season with a unique bushland twist.

Our young people have also made their voices heard through the Youth Advisory Group, which played an active role in shaping youth programs and events. Intergenerational initiatives, volunteer programs, and accessibility upgrades across community facilities reflect our belief that everyone should feel welcome and included in the life of Lane Cove.

Sustainability continues to be at the heart of our work. Lane Cove was recognised as a finalist in the Keep Australia Beautiful Awards and received honours at the Local Government NSW Environment Awards – achievements that reflect the dedication of our community and Council teams.

Initiatives like the Lane Cove Seed Library, On the Verge program, and Harbourcare and Bushcare volunteer efforts demonstrate that environmental stewardship is deeply rooted in our local culture. Together, we're making meaningful progress toward a more resilient and sustainable future.

Organisationally, Council has maintained a sound financial position, ensuring that we can continue to deliver for our community now and in the years ahead. Customer service improvements, digital upgrades, and streamlined development processes have made it simpler for residents and businesses to engage with Council.

The results of the 2025 Australian Liveability Census, in which Lane Cove was named Australia's Most Liveable Community, reaffirm that our shared focus on safety, connection, and quality of life is making a real difference.

Conclusion

The Annual Report has been prepared to meet the requirements of the Local Government Act, 1993. Upon adoption of the Annual Report, a copy will be forwarded to the Minister as required by the Local Government Act, 1993 and will be publicly accessible via the 'Plans and Publications' section on Council's website.

RECOMMENDATION

That Council adopt the Annual Report 2024/25 and be posted on Council's website and provided to the Minister for Local Government.

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

ATTACHMENTS:

AT-1 View	Lane Cove Council Draft Annual Report 2024-25	219 Pages	Available Electronically
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Ordinary Council Meeting 20 November 2025
PRESENTATION OF AUDITED ANNUAL FINANCIAL STATEMENTS - YEAR ENDED 30 JUNE
2025

Item No: 10

Item No: 10
Subject: Presentation of Audited Annual Financial Statements - Year Ended 30 June 2025
Record No: SU772 - 74342/25
Division: Corporate Services and Strategy Division
Author(s): Don Johnston

Executive Summary

Council's Annual Financial Statements for the year ended 30 June 2025, together with the Auditor's Reports, are presented to Council and the public.

Background

At the Council meeting on 23 October 2025, Council received the draft Annual Financial Statements and resolved that notice be given for public presentation of the statements at the Council meeting on 20 November 2025. This report now presents Lane Cove Council's Annual Financial Statements for 2024/25 and the auditor's reports to the public.

As noted in the 23 October 2025 Council report, Council's overall financial result for the 2024/25 year was a surplus of \$28.825M including capital grants and contributions and \$6.904M excluding capital grants and contributions.

No issues of concern were identified at that meeting, and it was noted that the Audit Office were likely to issue an unmodified audit opinion following the completion of the final stages of the audit.

On 24 October 2025 Council received that unmodified audit opinion, which is included within Attachment AT-1 and these reports were lodged with the Office of Local Government on 24 October 2025, prior to the 31 October statutory deadline.

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 was placed on Council's website (under 'Council Notices') on Wednesday 29 October 2025 with the intent to present the Financial Statements at the 20 November 2025 Ordinary Council Meeting.

A full copy of the Financial Statements has been available for inspection on Council's website since 29 October 2025. Written submissions have been invited and at the time of writing this report no submissions had been received.

The Local Government Act 1993 states that any person may make submissions to the Council in respect to the annual Financial Statements or auditor's reports. Submissions must be made in writing and submitted to Council within 7 days after the date on which the reports are presented to the public. Council must ensure that any submissions are forwarded to the auditor.

Ordinary Council Meeting 20 November 2025
PRESENTATION OF AUDITED ANNUAL FINANCIAL STATEMENTS - YEAR ENDED 30 JUNE
2025

The Financial Statements, together with the Auditors Reports, are now formally presented to Council and the public.

Council's Auditors will attend the Council meeting to present the Auditor's Reports and respond to questions.

A copy of the audited Financial Statements, including the Auditor's Reports, for the year ended 30 June 2025 is attached at **AT-1**.

Conclusion

The 2024/25 financial results reflect Council's ongoing sound financial performance and position established and maintained over many years. Once again, Council exceeded all industry benchmarks, including an 'operating performance ratio' of 5.58% (the benchmark target is greater than 0%).

RECOMMENDATION

That Council adopt the Annual Financial Statements, together with the Auditors Report, for the year ended 30 June 2025 subject to the receipt of any submissions over the ensuing 7-day period.

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

ATTACHMENTS:

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

Available
Electronically

Item No: 11
Subject: Audit, Risk and Improvement Committee - 2024/25 Annual Report
Record No: SU740 - 74343/25
Division: Corporate Services and Strategy Division
Author(s): Steven Kludass

Executive Summary

The purpose of this report is to present the Audit, Risk and Improvement Committee Annual Report for the year ended 30 June 2025. The Annual Report highlights the role, focus and achievements of the Committee over the past financial year. It is recommended that Council receive and note the Audit, Risk and Improvement Committee Annual Report for year ended 30 June 2025.

Background

In accordance with OLG Guidelines on Risk Management and Internal Audit in NSW, the Audit, Risk and Improvement Committee (ARIC) is required to report annually to Council on its activities and performance.

The Chairperson of ARIC recently endorsed the draft Annual Report for 2024/25. Its production is designed to promote awareness to Council and the community of the functions and performance of the Committee and the matters it has dealt with over the previous financial year. The practice of preparing an ARIC Annual Report is now being undertaken by all Councils and is considered a prudent way of demonstrating sound governance, transparency and accountability to both Council and the community.

Discussion

The attached Audit, Risk and Improvement Committee 2024/25 Annual Report **(AT-1)** includes the following:

- Committee membership and meetings held throughout the financial year,
- the Internal Audit Plan for 2024/25, including a Report Card,
- a snapshot of the status of internal audit recommendations,
- information relating to an ARIC self-assessment survey
- an Annual Attestation Statement, and
- financial management and external audit matters

Conclusion

The Audit, Risk and Improvement Committee Annual Report has been prepared for the benefit of Council and the community and highlights the commitment of the Committee in undertaking its role. A copy of the ARIC Annual Report will be publicly accessible via Council's website.

RECOMMENDATION

That Council receive and note the Audit, Risk and Improvement Committee Annual Report for year ended 30 June 2025.

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

ATTACHMENTS:

AT-1 [View](#) 2024/25 ARIC Annual Report

Available
Electronically

Item No: 12
Subject: 2025/26 Budget - First Quarter Review
Record No: SU10719 - 71574/25
Division: Corporate Services and Strategy Division
Author(s): Don Johnston

Executive Summary

The purpose of this report is to present financial performance results for the period ended 30 September 2025 - First Quarter Review 2025/26 (the review).

The review uses new reporting templates issued by the Office of Local Government (OLG) in its *Quarterly Budget Review Statements Guidelines* in August 2025. The new Guidelines mandate the following statements:

- A QBRs Financial Overview providing a one-page snapshot of how Council is performing at the end of the quarter (new)
- Income and Expenses Budget Review Statement (revised format)
- Capital Budget Review Statement (revised format)
- Cash and Investments Budget Review Statement (revised format)
- Summary of Developer Contributions (new)
- A report from the Responsible Accounting Officer (Council's Chief Financial Officer) stating whether they believe Council's financial position is satisfactory, and if not, what recommendations should be implemented

In addition to the mandated statements management will continue to provide Council with:

- A Statement of Financial Position (Balance Sheet) at the end of the quarter
- Key Performance Measures at the end of the quarter (noting also that the OLG, whilst working on a new suite of performance indicators, no longer mandate the disclosure of key performance indicators in the annual financial statements).

This first quarter review shows variations to both income and expenditure estimates, together with the rollover and revotes of unexpended 2024/25 budgets for projects and activities continuing in 2025/26 as detailed below:

Income Statement summary:

Taking into consideration the variations from the review, the forecast 2025/26 operating result before capital grants and contributions has been revised to a deficit of \$577K, an improvement of \$84K over the original budget deficit of \$661K. The overall operating result is forecast to be a surplus of \$33,752K compared to the original budget surplus of \$31,697K.

Program Budget summary:

Capital expenditure has been increased by a net \$4,180K to \$54,194K.

When transfers to and from Reserves are considered, the net result of the first quarter review is balanced.

Given the budget review has produced a small program budget surplus of \$59K, largely a product of a windfall in income which may not be repeated across the full year, and it is the first quarter, it is recommended that the small surplus be transferred funds into the Capital Works Reserve and not allocated to other projects or programs.

Background

Council is required to prepare a Budget Review Statement each quarter, in accordance with Clause 203 of the Local Government (General) Regulation 2021. The purpose of these reviews is to ensure that the impacts of financial variations are reflected in the forecast of Council's financial position to 30 June 2026, and that it remains satisfactory.

Discussion

Rollovers and revotes from the 2024/25 Budget:

At the end of each financial year there are projects and activities that have not been completed and require their unexpended budget amounts to be rolled over or revoted in the new year's budget. Unexpended budgets for projects that have commenced are rolled over administratively. Projects that have not commenced need to be revoted by resolution of Council. The table below sets out the projects / activities being rolled over and revoted.

Unfortunately, the mandated OLG templates do not provide for separate disclosure of revotes/rollovers as would ordinarily be the case. Despite a request being made to alter the templates, all councils have been advised to include these in the '*Recommended changes for Council resolution*' together with the first quarter QBRS changes.

A full list of rollovers and revotes is provided in **AT-1** and a summary is provided below:

	Rollover Amount (\$'000)	Revote Amount (\$'000)
Operating Budget	587	10
Capital Budget	4,248	794
Total Rollovers and Revotes	4,835	804
Funding:		
Grants	1,433	715
Reserves	3,300	89
Sale of Assets	52	-
Other	50	-
Total Funding	4,835	804

**Ordinary Council Meeting 20 November 2025
2025/26 BUDGET - FIRST QUARTER REVIEW**

Item No: 12

First Quarter Review

A summary of Council's revised Budget for 2025/26 and a summary of budget movements have been included in this report:

	Original Budget (\$'000)	First Quarter Review* (\$'000)	Second Quarter Review (\$'000)	Third Quarter Review (\$'000)	Revised Budget (\$'000)
Income from continuing operations	102,151	3,370			105,521
Expenses from continuing operations	(70,454)	(1,315)			(71,769)
Surplus/(Deficit)	31,697	2,055			33,752
Less: Capital grants & contributions	32,358	1,971			34,329
Surplus/ (Deficit) before Capital Grants & Contributions	(661)	84			(577)
Operating Budget Reserve movements:					
Net transfer from/(to) Reserves	(4,805)	154			(4,652)
Non-cash items – depreciation, leave entitlements accrual, book value of assets disposed and fair value movements	12,949	-			12,949
Loan principal repayments & strata arrears	(1,014)	-			(1,014)
Capital Expenditure	(50,014)	(4,180)			(54,194)
<i>Funded by:</i>					
Transfers from Reserves	42,950	1,971			44,922
Grants and Contributions	497	1,971			2,468
Internal Plant Hire	98	-			98
Program Budget Result	-	-			-

* Includes revotes and rollovers from the 2024/25 Budget.

A copy of all material proposed budget adjustments can be found in **AT-2**.

Summary of Budget Movements

Income from continuing operations:

The review includes a \$3,370K net increase in income from continuing operations made up of the following additional income:

- \$2,148K in grants and contributions to fund projects rolled over and revoted from the 2024/25 Budget (refer to **AT-1** for a full listing)
- \$207K in additional interest on investments arising from developer contributions received toward the end of the 2024/25 financial year which has been transferred to the s7.11 Reserves
- \$200K from hoarding fees, rock anchors and construction zones associated with large construction sites across the LGA
- \$194K in grant income under the Fresh Start program to fund two trainee and one apprentice positions
- \$190K in recovered legal costs associated with the 40A Cope Street matter
- \$168K for Transport for NSW grants for road safety, relocation of a vehicle activated sign and the Open Streets program

- \$154K in internal rental income from Kindy Cove, included in the budget following receipt of competitive neutrality advice
- \$50K in lessee reimbursements to match Council funding for the Support Solar on Community Facilities project
- \$40K in reimbursement from the Greenwich Village Games Organising Committee to cover additional expenditure
- \$23K for a heritage grant for works at Carisbrook House, matched by Council on a dollar-for-dollar basis; and
- A net \$58K increase across all other income variations proposed in the budget review

The additional income is offset by the following reduction in income:

- \$62K in net rent from the St Leonards childcare centre following the selection of an operator

Expenditure from continuing operations:

The review includes a \$1,315K net increase in operating expenditure made up of the following increases:

- \$597K for projects rolled over and revoted from the 2024/25 budget (refer to **AT-1** for a full listing)
- \$204K for salaries and superannuation for two trainees and one apprentice, noting Council is paying slightly more than the approved gradings due to existing qualifications
- \$154K for internal rental expense at Kindy Cove, included in the budget following receipt of competitive neutrality advice
- \$108K to cover an increase in workers' compensation insurance due to increased salaries and claims experience
- \$77K for the grant funded Open Streets Program
- \$46K for the dollar-for-dollar heritage grant works at Carisbrook House
- \$46K for the upgrade of car park payment terminals
- \$40K for additional expenditure required by the Greenwich Village Games Organising Committee
- \$35K for increased insurance premiums including public liability and property insurance
- \$20K for additional legal costs arising from NCAT hearings
- \$20K for unbudgeted expenditure on St Leonards South properties acquired last financial year; and
- a further \$76K in net increases in across all other expenditure variations proposed in the budget review

The increases in expenditure are offset by the following reductions:

- \$55K budgeted for strata levies at 150 Epping Road is not required and has been transferred to the Affordable Housing Reserve
- \$52K net loss on sale of assets due to the rollover of asset sale income from 2024/25.

Capital Expenditure

The review includes a \$4,180K net increase in capital expenditure made up of:

- \$5,042K for projects rolled over and revoted from the 2024/25 budget (refer to **AT-1** for a full listing)

- \$1,500K for Galuwa Recreation Centre as per the Council resolution of 18 September 2025, funded from the Capital Works Reserve
- \$340K for urgent air conditioning works at Market Square, funded from the Market Square Capital Replacement Reserve
- \$189K to replace the floor at Kindy Cove, funded by internal rent income and a transfer from the Kindy Cove Reserve
- \$165K for works at Wadangari Park to replace vandalised panels and complete associated works, largely offset by a reduction in the Playgrounds capital budget
- \$91K for the grant funded relocation of a vehicle activated sign and road safety works

The following decreases in capital expenditure have also been included in the review:

- \$2,964K from St Leonards Childcare due to the \$3M fit out of the second centre not proceeding this financial year, partly offset by a small increase in the cost of fitting out the first centre following acceptance of a tender. The funds have been returned to the VPA Reserve
- \$150K reduction in the Playgrounds capital budget. The original budget provided for replacement of playgrounds at Charlish and Marjorie York parks but the works at Wadangari required a re-prioritisation of expenditure
- \$34K transferred to the operating budget to cover expenditure requirements

Reserve Movements

The table below summarises the Reserve movements proposed in the review.

Operating Budget	\$'000
<i>Transfers to Reserves:</i>	
S7.11 Reserves – forecast additional interest	207
Sustainability Levy Reserve – in line with actual rates levied for 2025/26	18
Affordable Housing Reserve – reduction in 150 Epping Road strata levies budget	55
Kindy Cove – reduction in workers' compensation insurance	22
Capital Works – net program budget result for the quarterly review	59
<i>Transfers from Reserves:</i>	
Various Reserves – funding for projects rolled over and revoted from 2024/25	(329)
Kindy Cove – funding to cover internal rent expense	(154)
Financial Assistance Grant – budgeting for this has been complicated by a reduction in the advance payment of the 2025/26 grant in June 2025. The budget provided for an 85% advance payment but only 50% was prepaid. This impacts both transfers to and from Reserve. Overall, the budget is forecasting an increase in the Financial Assistance Grant for 2025/26 based on allocation advice received from the Grants Commission	(33)
Net Operating Budget transfer to/(from) Reserves	(153)
Capital Budget	
<i>Transfers to Reserves:</i>	
VPA Reserve – net reduction in St Leonards Childcare fit out budgets	2,964
<i>Transfers from Reserves:</i>	
Various - funding for projects rolled over and revoted from 2024/25	(3,060)
Capital Works Reserve – funding for additional Galuwa Recreation Centre budget	(1,500)
Market Square Capital Replacement Reserve – funding for air conditioning replacement	(340)
Kindy Cove Reserve – funding for floor replacement in addition to internal rent income	(35)
Net Capital Budget transfer from Reserves	(1,971)

Resolution of Council - 22 June 2023

Council on 22 June 2023 resolved the following (in part) when it considered a Notice of Motion about increasing funds for maintenance and enhancement of bushland and tracks – 97/2023

2. *Should the 2023/24 and following annual budgets be approved, the allocation of any surplus at the end of each financial quarter (for the upcoming financial year) be considered after council has considered each quarterly budget with a view to prioritising allocation of the surplus to supplement the bushland budget and that these allocations be reported to council.*

It is understood that this was a time-limited resolution, but for the avoidance of doubt, a recommendation has been included to rescind this part of the 22 June 2023 resolution. The rescission is recommended on the basis that a deficit budget was approved in 25/26 and whilst some savings have been made in the first quarter, it is not recommended that the small surplus be spent but rather should be placed in reserve.

Conclusion

The variations proposed in the first quarter review, including rollovers and revotes from the 2024/25 Budget, see the projected 2025/26 overall operating result improving to a revised surplus of \$33,752K, with the operating result before capital grants and contributions forecast to improve but remain a deficit of \$577K.

Capital expenditure has been increased by \$4,180K mainly due to the rollover of projects from the 2024/25 Budget, Galuwa Recreation Centre and a net reduction in St Leonards Childcare budgets. When transfers to and from Reserves are taken into account, the net result of the review is in balance, with a small program budget surplus of \$59K which is recommended for transfer to the Capital Works Reserve.

The following statement by the Responsible Accounting Officer (Chief Financial Officer – Don Johnston) is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2021.

It is my opinion that the 2025/26 Quarterly Budget Review Statement for Lane Cove Council for the quarter ended 30 September 2025 indicates that Council's projected financial position will be satisfactory at year end 30 June 2026, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

RECOMMENDATION

That Council:

1. note the First Quarterly Budget Review Statement; and
2. approve changes to the current forecast in the First Quarterly Budget Review statement as shown below:

	Original Budget (\$'000s)	First Quarter Review (\$'000)	Second Quarter Review (\$'000)	Third Quarter Review (\$'000)	Revised Budget (\$'000)
Income from continuing operations	102,151	3,370			105,521
Expenses from continuing operations	(70,454)	(1,315)			(71,769)
Surplus/(Deficit)	31,697	2,055			33,752
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Operating Budget Reserve movements:					
Net transfer from/(to) Reserves	(4,805)	154			(4,652)
Non-cash items – depreciation, leave entitlements accrual, book value of assets disposed and fair value movements	12,949	-			12,949
Loan principal repayments & strata arrears	(1,014)	-			(1,014)
Capital Expenditure	(50,014)	(4,180)			(54,194)
<i>Funded by:</i>					
Transfers from Reserves	42,950	1,971			44,922
Grants and Contributions	497	1,971			2,468
Internal Plant Hire	98	-			98
Program Budget Result	-	-			-

3. Rescind Point 2 of Resolution 97 adopted at the Ordinary Council Meeting held on 22 June 2023 'Notice of Motion - Address Need For Increased Funds For Maintenance And Enhancement Of Bushland And Tracks':

Should the 2023/2024 and following annual budgets be approved, the allocation of any surplus at the end of each financial quarter (for the upcoming financial year) be considered after Council has considered each quarterly budget with a view to prioritising allocation of the surplus to supplement the bushland budget, and that these allocations be reported to council.

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

ATTACHMENTS:

AT-1 [View](#) Rollovers and revotes from the 2024/25 Budget

Available
Electronically
Available
Electronically

AT-2 [View](#) Quarterly Budget Review Statement - September 2025

Item No: 13
Subject: Delivery Program and Operational Plan - 2025/26 First Quarter Review
Record No: SU238 - 73803/25
Division: Corporate Services and Strategy Division
Author(s): Stephen Golding

Executive Summary

This report outlines the 2025/26 First Quarter progress towards achieving the projects and activities listed in the adopted 2025/26 Delivery Program and Operational Plan.

Discussion

The 2025/26 Delivery Program and Operational Plan was adopted by Council on 19 June 2025. Council's 2025/26 Delivery Program and Operational Plan outlines the strategies, actions and new initiatives proposed to be undertaken during the period 1 July 2025 to 30 June 2026 to advance the goals and objectives of the Community Strategic Plan: Liveable Lane Cove: 2035.

The First Quarter Review of the 2025/26 Delivery Program and Operational Plan for the period to 20 September 2025 is attached at **AT-1**. The report indicates the responsible work area and includes a short progress report and action status.

Council is making good progress towards delivering operational and capital projects and programs.

Some highlights for the First Quarter include:

- The Solar for Community Facilities program supported the installation of solar and batteries at Greenwich Sailing Club and Possums Corner Childcare Centre.
- Council launched the ZapCat program, offering residents and small business free, independent energy advice and hand-holding through the process of installing sustainable technologies such as solar panels, batteries, induction cook tops, EV chargers, and hot water heat pumps. In the program's first month, we saw 50 Instant Estimates, 32 Recommendations/Consults, and 12 Inspections/Quotes provided to our community.
- Community Engagement was undertaken for the development of the next Sustainability Action Plan. This included 2 staff internal workshops, 2 community workshops, 1 workshop with the Sustainability Advisory Committee, 1 workshop with the Bushland Management Advisory Committee, and a community survey which was open for 6 weeks from the 8th of August to 19th of September.
- At the Council meeting of 21 August 2025, Council endorsed the rollout of a food organics service with a target start date of March 2026. Work has commenced on the delivery of the rollout, with a particular focus on communications.
- Council engaged the consultancy 100 Percent Renewables to assist with the delivery of a full emissions inventory to understand Council's Scope 1, 2 and 3 emissions, to develop a pathway to achieve our target of Net Zero by 2028.

- 2024/25 annual financial statements were completed with an unqualified audit opinion.
- Staff Engagement survey results indicate high levels of staff satisfaction and engagement (80%).
- Following extensive community consultation, the revised Community Strategic Plan and new Delivery Program and Operational Plan came into effect 1 July 2025.
- Drafted a new Code of Meeting Practice based on the OLG Model Code for public exhibition purposes.
- Updated Council's Child Safe Risk Assessment and Management Plan to meet and embed best practice across all service.
- Delivered the Cultural Venue Hire Subsidy Program and Lane Cove Festival, engaging diverse and under-represented groups.
- Lane Cove Festival @ Sydney Fringe completed. Hosted a record-breaking program of 66 events including international acts, local youth performers, art awards, and the "Different Degrees" performance which drew the largest audiences to date.
- Dementia-Friendly Action Plan was launched during Dementia Action Week following community consultation; formally registered with Dementia Australia.
- Awareness & Inclusion Campaigns promoted, included Eye Health Month, Dying to Know Day, Wear It Purple, International Week of Deaf People and Dementia Action Week.
- Library Innovation & Digital Literacy improvements included t new technology workshops (AI, coding, video editing, Ozobot Mazes, Makerspace Nights) and launched a new Culturally & Linguistically Diverse Book Club.
- Sensory & STEM Resources increased with the introduction of sensory kits and VOX talking books, added STEM Construction Kits, and commenced upgrades to makerspace equipment including sewing and laser tools.
- Support for Families in Crisis with the winter crisis vouchers distributed and completed two refurbished homes through RizeUp for families escaping domestic violence.
- Cultural & First Nations Programs delivered Cameraygal Week, NAIDOC and Gai-mariagal events including Blak Douglas' Canopy installation, Awesome Black Film Nights and Ngumpie Weaving workshops.
- Accessibility improvements made to the 50 Metre pool at Lane Cove Aquatic Centre now opening in September.
- Advanced The Canopy accessibility project to improve disability access to staged events though a new accessible seating area to the right of the stage and signage.
- Showcased multicultural performances from Navratri Gala to "And What Will People Say?", a Fringe Award-winning production on South Asian community voices.

- Kindy Cove playground renovated with new fencing, and the New Nursery playground additional decking and new relocated sandpit to encourage creative play. Also new flooring installed to the Nursery and dining room.
- The Lane Cove Community Nursery supplied 4,938 free native plants to support Council programs and community initiatives, including Bushcare, Backyard Habitat, and sustainability events. An additional 400 plants were provided for the Community Nursery Open Day giveaway.
- Approximately 150 new street trees were planted as part of the recent street tree planting program.
- 161 nursery volunteers contributed 536.25 hours, potting 5,222 new plants and propagating 34 trays of native seeds and cuttings.
- Long-term volunteers were recognised for 20 years of service at the Community Nursery Open Day in September.
- The Harbourcare program conducted 4 clean-up events with 8 volunteers, removing 22 kg of rubbish from local reserves and waterways.
- The Bush Kids program delivered 14 activities, engaging 221 participants.

RECOMMENDATION

That Council note the First Quarter Review of the 2025/26 Delivery Program and Operational Plan.

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

ATTACHMENTS:

AT-1	View	Delivery Program and Operational Plan - Draft Quarterly Review - 2025-2026	224 Pages	Available Electronically
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Item No: 14
Subject: Tender for the Provision of Legal Services
Record No: SU10671 - 74647/25
Division: Corporate Services and Strategy Division
Author(s): Stephen Golding

Executive Summary

Council recently called for tenders in accordance with Council's Tender and Quotation Procedure from suitably qualified and experienced legal firms to appoint to Council's Legal Services Panel for a period of up to five (5) years.

This report provides summarised details of the tender process conducted and recommends that the tenders submitted by Schmidt-Liermann Pty Ltd, G.N Beattie & J.N Ede & L.G Motta & S.H Patterson & C Rose, Marsdens Legal and HWL Ebsworth Lawyers be accepted and these firms be appointed to Council's Legal Services Panel.

Background

Council will be proposing to offer a Contract for a period of up to five (5) years, being three (3) years plus two (2) x 12-month extensions, exercisable at Council's discretion.

The Public Tender for the Provision of Legal Services opened on 4 July 2025 and was advertised via [Council's website](#) and [VendorPanel](#).

A tender specification was prepared detailing the scope of work, service inclusions and categories of Legal Services required.

The Legal Services categories are:

Category (CAT) 1
Commercial & Property
• Routine / standard property advice and transactions (including conveyancing for purchase / sale, preparation of lease and licence, drafting of easements etc.) • Complex property advice and transactions • Statutory land acquisition processes • Crown Land • Commercial and contractual matters • Construction Contracts • Taxation

Category (CAT) 2
Planning & Environmental
• Planning and Assessment law • Voluntary Planning Agreements • Environmental law • Heritage law
Category (CAT) 3
Regulatory & Administrative
• Administrative and Governance • Employment and Industrial Relations • Work Health and Safety • Local Government Law • Enforcement and Regulation
Category (CAT) 4
In House Legal
• Mandatory three (3) hours per week on-site block time • General legal advice in relation to Categories 1, 2 and 3 (as outlined above)

The specification outlined that the tender submissions would be assessed based on the following weighted criteria:-

Criteria 1: Price
Weighting: 30%

Based on the schedule of rates provided in the mandatory schedules, the bids were assessed using a normalised average of the submitted hourly rates, with the lowest-priced submission receiving the maximum score of 30 points.

This criterion is automatically calculated and populated within the scoring tables.

Criteria 2: Capability and Capacity
Weighting: 20%

The Capability and Capacity Assessment evaluates the tenderer's ability to deliver the required services.

To achieve the maximum score, the tenderer must demonstrate a high level of professional expertise supported by relevant qualifications, sufficient resources to sustain operations, and sound financial management and capacity. In addition, the

tenderer must show the ability to operate effectively within relevant policy frameworks and applicable legislation.

Criteria 3: Service Delivery
Weighting: 20%

This criterion assesses the quality of the proposed service delivery.

To achieve the maximum score, the tenderer must demonstrate a proven track record and capability in delivering high-quality services, supported by continuous improvement and quality assurance programs. The tenderer should also identify value-adding opportunities and clearly outline proposed methods of service delivery, articulating a customer experience vision and values that align with those of Council.

Criteria 4: Experience
Weighting: 20%

This criterion assesses the demonstrated capability and experience of the tenderer and its personnel, including management, supervisors, and any third-party professionals to be engaged.

To achieve the maximum score, the tenderer must demonstrate relevant experience within a local government context in the specific category of law being tendered, provide details of appropriately qualified key personnel with the necessary skills and expertise to deliver the required services under the Contract, and show evidence of a strong reputation and a high success rate within the relevant category of law.

Criteria 5: Work Health & Safety
Weighting: 5%

This criterion assesses the tenderer's commitment to and compliance with the Work Health and Safety Act and associated legislation.

To achieve the maximum score, the tenderer must demonstrate the existence and implementation of effective Work Health and Safety policies and procedures, as well as evidence of adequate and current insurance coverage.

Criteria 6: Sustainability and Environment
Weighting: 5%

The Sustainability and Environment Assessment evaluates how the tenderer considers and addresses environmental issues, including compliance with environmental legislation and evidence of past performance in environmental protection and enhancement initiatives.

To achieve the maximum score, the tenderer must have provided positive responses to the questions outlined in Council's Environmental Survey, as included in the tender specification, and supplied supporting documentation where required.

Tender submissions closed at 5:00pm on Friday, 1 August 2025 with Council receiving 24 submissions.

Below is a list of the tender submissions received;

- A Abrahams & Others
- Apex Planning & Environment Law
- C Brown & Y Chen & G Dowd & P.H Ford & A.M Forster & S.P Morgan & J.S Morvell & E Woolley
- ClarkeKann
- Corporate Overhaul Legal Services Pty Lt
- G.N Beattie & J.N Ede & L.G Motta & S.H Patterson & C Rose (Wilshire Webb Staunton Beattie),
- Holding Redlich
- HWL Ebsworth Lawyers
- Keystone Lawyers Pty Limited
- Lisa Kavanagh Legal Services
- Local Government Legal
- Maddocks
- Marsdens Legal
- Moray & Agnew
- Muscat Tanzer Pty Ltd
- P.J Chodat & A.R Harper & M.J Hatfield & P.D Magagnino & M Quintiliani
- Paradise Charnock Hing Pty Ltd
- Pikes & Verekers Lawyers
- Redenbach Legal
- Schmidt-Liermann Pty Ltd
- Shaw Reynolds Lawyers Pty Ltd
- Solve Legal Pty. Ltd.
- Sparke Helmore Lawyers
- Workdynamic Australia

The tender evaluation panel consisted of the following Council staff;

- Director Corporate Services and Strategy
- Director Planning and Sustainability
- Manager Commercial Operations
- Manager Governance and Risk.

Each panel member independently reviewed and scored all tender submissions against the relevant criteria for each category tendered.

The total score for each submission was then automatically calculated, applying the designated criteria weighting.

Based on the master scoring for each category, the top 4 of each category were reviewed by the panel to ascertain the top four (4) to be considered to be panel members for the provisioning of Legal Services for Council, those being;

- Schmidt-Liermann Pty Ltd

- G.N Beattie & J.N Ede & L.G Motta & S.H Patterson & C Rose (Wilshire Webb Staunton Beattie)
- Marsdens Legal
- HWL Ebsworth Lawyers

Discussion

A Confidential Memorandum has been circulated separately to Councillors, inclusive of the Master Score Sheet for each category and summarised pricing for the top four (4) ranked firms.

Schmidt-Liermann Pty Ltd submitted the most competitive hourly rate of all tenderers, achieving the highest score for the Price criterion (30%) and the top overall score across all evaluation categories. Schmidt-Liermann Pty Ltd has successfully provided in-house legal services to Council under Category 4 since 2011, demonstrating long-term value, consistency, and a strong understanding of Council's operational requirements.

The service offering is both efficient and cost-effective, covering the preparation and review of operational legal and quasi-legal documentation prior to finalisation. This includes leases, licences, deeds, agreements, contracts, MOUs, indemnities, releases, disclaimers, procurement-related documentation, and any instruments that create or may create legally enforceable relationships.

The work also extends to items such as warning signs and penalty notice signage. Schmidt-Liermann Pty Ltd has proven to be an integral component of Council's structured governance and risk assurance processes, ensuring documents are appropriately reviewed before issue, execution, or dispatch.

Marsdens Legal and HWL Ebsworth Lawyers are accredited specialists in Local Government and Planning Law, have extensive knowledge and experience in the provision of legal services, acting for councils in significant cases, with a large pool of resources to call upon.

As these Legal Firms have previously provided specialist legal service to Council, inclusive of representing Council in complexed legal cases in Planning law, the panel did not consider the need for reference checks.

G.N Beattie & J.N Ede & L.G Motta & S.H Patterson & C Rose, trading as Wilshire Webb Staunton Beattie, are accredited specialists in Local Government and Planning Law and property law acting for numerous NSW Local Government Councils. As Council has not previously engaged this legal firm, reference checks were conducted. The referees provided by the firm gave exceptional feedback regarding the firm's performance, professionalism, and quality of service.

Conclusion

The Legal Services tender attracted strong interest among practitioners in the legal services industry. The Tender Evaluation Panel assessed all tenderers using defined criteria and weightings. The Panel recommend that Wilshire Webb Staunton Beattie, Marsdens Legal and HWL Ebsworth Lawyers be appointed to Council's Legal Services Panel for categories 1, 2, and 3, and that Schmidt-Liermann be appointed to Council's Legal Services Panel for Category 4, which includes general legal advice in Categories 1, 2 and 3 where and when appropriate.

RECOMMENDATION

That Council:

1. accept the tenders from Wilshire Webb Staunton Beattie, Marsdens Legal, HWL Ebsworth Lawyers and Schmidt-Liermann Lawyers and appoint them to its Legal Panel for a period of up to five (5) years, being three (3) years plus two (2) x 12 month extensions, exercisable at Council's discretion;
2. appoint Wilshire Webb Staunton Beattie, Marsdens Legal and HWL Ebsworth Lawyers to be on Council's Legal Services Panel for Categories 1, 2, and 3;
3. appoint Schmidt-Liermann Lawyers to be on Council's Legal Services Panel for Category 4, noting this includes general legal advice with respect to Category's 1, 2 and 3; and
4. delegate authority to the General Manager to execute all necessary documentation to give effect to this resolution.

Steven Kludass

Director - Corporate Services and Strategy
Corporate Services and Strategy Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 15
Subject: Schedule of Ordinary Council Meetings for 2026
Record No: SU1915 - 73609/25
Division: Corporate Services and Strategy Division
Author(s): Stephen Golding

Executive Summary

The purpose of the report is to propose the Council meeting schedule for 2026.

Discussion

Section 365 of the Local Government Act 1993 (the Act) provides that Council is to meet at least 10 times per year, each time in a different month. Clause 3.2 of Council's Code of Meeting Practice requires the Council to determine by resolution the frequency, date, time and place of its ordinary meetings.

The proposed meeting dates do not clash with any public holidays, fall within school holidays, or any sector conferences (at time of publication).

The proposed schedule of meeting dates is consistent with prior year schedules in that meetings are held on the Thursday following the 3rd Monday of each month (except for December).

The below table sets out the proposed 2026 ordinary council meeting schedule:

- Thursday 19 February 2026
- Thursday 19 March 2026
- Thursday 23 April 2026
- Thursday 21 May 2026
- Thursday 18 June 2026
- Thursday 23 July 2026
- Thursday 20 August 2026
- Thursday 24 September 2026
- Thursday 22 October 2026
- Thursday 19 November 2026
- Thursday 10 December 2026

RECOMMENDATION

That Council adopt the proposed Ordinary Council Meeting Schedule for 2026, as outlined in this report.

Steven Kludass

Director - Corporate Services and Strategy
Corporate Services and Strategy Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 16
Subject: Public Exhibition - Draft Children and Families Strategy
Record No: SU8891 - 79354/25
Division: Community and Culture Division
Author(s): Susan Heyne

Executive Summary

The purpose of this report is to seek Council's endorsement to publicly exhibit the draft Children and Families Strategy (draft Strategy)

The draft Strategy sets a clear direction for how Council will plan, deliver, partner and advocate for the wellbeing of children and families. The draft Strategy is a values based decision making tool and acts as a compass to guide decision making across planning, design, program delivery and infrastructure investment.

The draft Strategy aligns with national and state-based frameworks and obligations, serving as a strategic guide to support coordinated decision-making across all areas of Council.

Council has engaged extensively with the community and stakeholders to help inform the draft Strategy.

The draft Strategy has 6 guiding principles being: (1) Inclusion; (2) Diversity; (3) Sustainable outcome-focused; (4) Focus area-led design; (5) Communicative, Connected and Coordinated; and (6) Safety and protection.

The draft Strategy is proposed to be publicly exhibited for 6 weeks.

Background

In April 2024, the *Children and Families Policy Report* was submitted to Council recommending that Council commence work on a Children and Families Strategy to be presented for adoption in the 2024-2025 financial year.

At the Council meeting held 18 April 2024 Council resolved to: -

commence work on a Children and Families Strategy to be presented for adoption in the 2024-2025 financial year. (67/2024)

The *Children and Families Policy Report* provided the framework that underpins the draft Children and Families Strategy. The stated aim of the Strategy was to provide a clear direction for Council's efforts to support better outcomes for children and families. The report also identified key priorities including child safety, engagement and participation, and wellbeing.

Discussion

Consultants Jonathan Marin and Linda Perrine from Aslan Strategy were appointed to develop the Strategy. The consultation plan included an online survey, community forums, one-on-one interviews, meeting with Council staff, attending Council community events and meetings with local service providers.

The consultation plan included partnering with the exhibition of the Community Strategic Plan (CSP) to include specific questions relating to children and families in phone and online surveys. This was supported by a targeted online survey, interviews and community forums.

How we consulted

Surveys	Community Conversations
Community Strategic Plan phone surveys – 400 respondents	Community Groups Workshop x 1
Community Strategic Plan online survey - 217 completed	Council Advisory Committee members workshop x 1
Social Inclusion Targeted Survey – 18 Respondents	Business Stakeholders Workshop x 1
	Bush Kids activity day x 1
	Kindy Cove observation X 1

In depth Interviews	Council engagement
Service provider interviews x 7	Senior Council staff sessions x 2
Individual resident interviews x 4	Key Council children and families staff session x 1
	Councillor workshops x 2
	Councillor Interview X 1

The consultants also researched current local, national and global trends, ensuring the Strategy aligns with national and state-based frameworks and obligations including:

- United Nations Convention on the Rights of the Child
- NSW Office of the Children's Guardian Child Safe Standards
- National Framework for Protecting Australia's Children 2021-2031
- NSW *Local Government Act 1993*

From this work six (6) guiding principles and six (6) focus areas were developed.

The guiding principles anchor the strategy and reflect the beliefs and expectations of the Lane Cove community. The focus areas group together related outcomes.

Guiding principles

1. **Inclusion** - Champion inclusion by ensuring equitable access and welcoming environments for all families.
2. **Diversity**- Celebrate diversity through culturally representative programs and events.
3. **Sustainable, outcome-focused** - Deliver sustainable, outcome-focused actions with measurable benefits for wellbeing and connection.
4. **Focus area-led design** - Align all initiatives with defined focus areas to deliver relevant, targeted outcomes for each stage of childhood and local setting.

5. **Communicative, Connected and Coordinated** – Council will strengthen coordination between services, remove barriers to access, and ensure clear, consistent communication so families can easily find and engage with local supports.
6. **Safety and protection** - embed safety and protection as a non-negotiable foundation in all spaces and programs.

Focus Areas

1. **Health & Wellbeing** – Physical, mental and social wellbeing for all ages.
2. **Learning & Development** – Foundations for learning and lifelong growth.
3. **Play, Recreation & Nature** – Inclusive access to enriching play and outdoor experiences.
4. **Voice, Participation & Belonging** – Empowering children and youth to be heard and connected.
5. **Inclusive Places & Housing** – Advocating for adaptable, family-friendly environments.
6. **Service Access & Coordination** – Making local supports visible, connected and effective.

When combined, these principles and focus areas form a practical compass to support Council to deliver better, more consistent results and focus resources where they matter most.

Community Consultation

Statement of Intent

The public exhibition of Lane Cove's Draft Children and Families Strategy is part of our commitment to transparency and community engagement. Any comments received will be reviewed and evaluated to determine how to proceed with their inclusion in the final Plan.

Method

Level of Participation	Inform	Consult
Form of Participation	Open	Open
Target Audience	Lane Cove Community	Lane Cove Community
Proposed Medium	Website exhibition and eNewsletter	Public Exhibition, Website Exhibition and Survey
Indicative Timing	February 2026 (6 weeks)	February 2026 (6 weeks)

Conclusion

Implementation of the Children and Families Strategy will embed the guiding principles across Council's work, ensuring programs, services and places are inclusive, connected and outcome focused.

In practice, this will ensure Council continues to deliver initiatives that are age-appropriate, locally relevant and reflective of Lane Cove's diversity—strengthening partnerships, improving access and participation, and fostering safer, more welcoming spaces for children to learn, play and thrive. The draft Strategy positions Lane Cove as a cohesive, supportive and resilient community that values every child and family as integral to its future.

RECOMMENDATION

That the draft Children and Families Strategy be placed on public exhibition for 6 weeks (as per the consultation plan) with the outcome of the public exhibition reported to Council.

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

AT-1 [View](#) DRAFT Children and Families Strategy

32	Available
Pages	Electronically

Ordinary Council Meeting 20 November 2025
PLANNING PROPOSAL 45 - 170 PACIFIC HIGHWAY, GREENWICH

Item No: 17

Item No: 17
Subject: Planning Proposal 45 - 170 Pacific Highway, Greenwich
Record No: SU10718 - 61708/25
Division: Planning and Sustainability Division
Author(s): Golrokh Heydarian; Christopher Pelcz

Property:	170 Pacific Highway, Greenwich
PP No:	Planning Proposal No. 45
Legal Description:	Lot 1, DP 716649
Date Lodged:	25/06/2025
Owner (Proponent):	The Trustee for 170 Pac Hwy Sub Trust
Applicant:	Keylan
Site Area:	2,434 m ²
Description of Proposal:	Amendments to the LCLEP to allow an Additional Permitted Use of Seniors Housing,
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-7).
Relevant Strategic Planning documents	<i>Greater Sydney Region Plan – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Section 9.1 Ministerial Directions</i> <i>Community Strategic Plan – Liveable Lane Cove 2035</i> <i>Local Housing Strategy (AT-4)</i> <i>Local Strategic Planning Statement 2020 (AT-5)</i> <i>Local Environmental Plan 2009</i> <i>Delivering Program and Operational Plan (AT-6)</i> <i>Strategy for an Age Friendly Lane Cove 2024 (AT-7)</i>
Recommendation	That Planning Proposal No. 45 is not supported.

EXECUTIVE SUMMARY

The Proposal (**AT-1**) seeks to amend the Lane Cove Local Environmental Plan 2009 (LCLEP) to allow an Additional Permitted Use of Seniors Housing on the land 170 Pacific Highway, Greenwich, including the ability to strata subdivide.

The site is zoned E2 Commercial Core under LCLEP. Seniors Housing is prohibited in the E2 Commercial Core zone; however, the State Environmental Planning Policy Housing (Housing SEPP) permits seniors housing with development consent.

The proponent is seeking to amend the LCLEP to allow seniors housing as a permitted land use to circumvent a restriction on the subdivision of seniors housing which is prohibited in section 90 of the Housing SEPP.

In the initial report to the Local Planning Panel, Council staff supported the proposal from a strategic planning perspective, recognising the potential to broaden housing choice for the ageing population within the Lane Cove LGA while contributing to housing diversity.

The Local Planning Panel noted that while there is merit in exploring ways to expand housing choice for seniors, the preferred mechanism for doing so is through a state-led review of the Housing State Environmental Planning Policy (Housing SEPP), rather than by progressing individual LEP amendments.

Advice was subsequently sought from the Department of Planning, Housing and Infrastructure (DPHI) who confirmed that Section 90 of the Housing SEPP protects the strategic function of the E2 Commercial Zone, and there are no plans to amend the SEPP in relation to Section 90.

Following consideration of the Panel's comments and further discussions with DPHI Council undertook a re-assessment of the proposal to ensure its consistency with the Housing SEPP and the broader strategic planning framework.

It is evident that even if the LEP were to be amended to include 'seniors housing' as a permissible land use, the subdivision of seniors housing in the E2 zone would still be prohibited under Section 90 of the Housing SEPP. This means that there would be no utility in the LEP amendment, as the land use is already permitted with consent under the Housing SEPP.

There is also the further consideration of the protection of important commercial land within the Lane Cove LGA which is close to the St Leonards health precinct and transport. Any LEP amendment to allow residential land uses would undermine the important and limited employment land.

It is therefore the recommendation of this report that Council does not support the Planning Proposal proceeding to a Gateway Determination.

[Planning Proposal 45](#) is also accompanied by:

- [Appendix 1 – Market Demand Analysis](#) (AT-2)
- [Appendix 2 – Letter of Offer](#) (AT-3)
- [Local Strategic Planning Statement](#) (AT-4)
- [Adopted Local Housing Strategy](#) (AT-5)
- [Delivery Program and Operational Plan](#) (AT-6)
- [Strategy for an Age Friendly Lane Cove](#) (AT-7)

It is noted that the applicant refers to a Planning Agreement and includes a letter of offer as part of the Proposal. No further documentation was included with the application. As is standard practice, Planning Agreements are considered separately by Council to ensure that the Planning Proposal is considered on its own merit.

SITE

The property known as 170 Pacific Highway, Greenwich, encompasses an area of approximately 2,434 m² (see **Figure 1** below). The site is an irregular shape, with a primary (eastern) street frontage (approximately 33m in length) to the Pacific Highway and a rear (western) frontage to Elcedo Lane. The site is generally flat, with a gentle slope away from the western boundary of the site into the adjoining R2 low density residential zone.



Figure 1: Location of site

The site is located fronting to the Pacific Highway, currently zoned E2 Commercial Centre as defined in the Lane Cove Local Environmental Plan 2009 and occupied by a five-storey commercial office building and a ground floor healthcare facility, with vehicle access and onsite parking provided via Elcedo Lane at the rear of the site.

The site is located approximately 700m walking distance from St Leonards railway station, 1km north of Wollstonecraft Station, and 10m from a bus stop located at Pacific Highway after Bellevue Avenue, offering a range of routes to the CBD, St Leonards, North Sydney and North Shore. It is situated near a designated Transit Oriented Development (TOD) precinct and benefits from its strategic location, with convenient access to public transport, services and amenities.

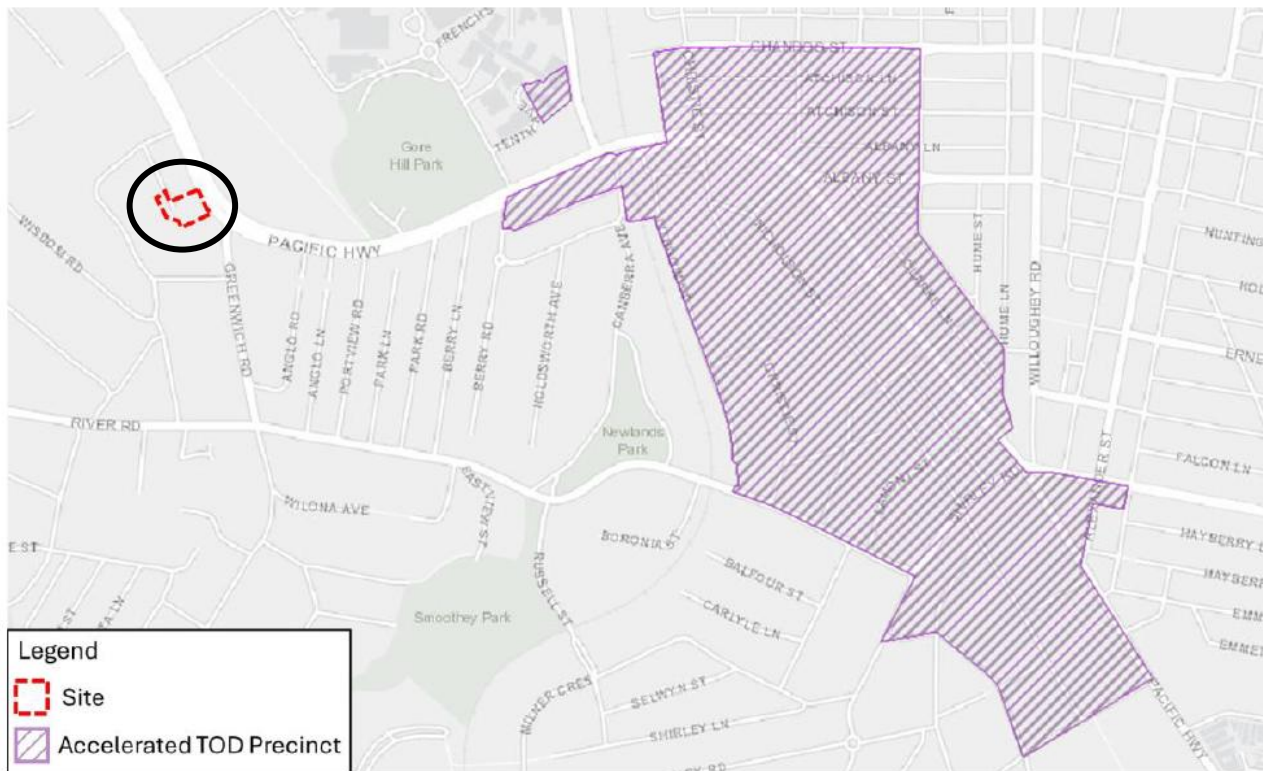


Figure 2: TOD Precinct

The site is also benefits from being within close walking distance to the St Leonards town centre, which is identified as a health and education precinct under the *Greater Sydney Region Plan* and *North District Plan* (see **Figure 3** below). This precinct comprises the Royal North Shore Hospital, North Shore Private Hospital and a wide range of specialist health services. The site is highly accessible to a range of health services.

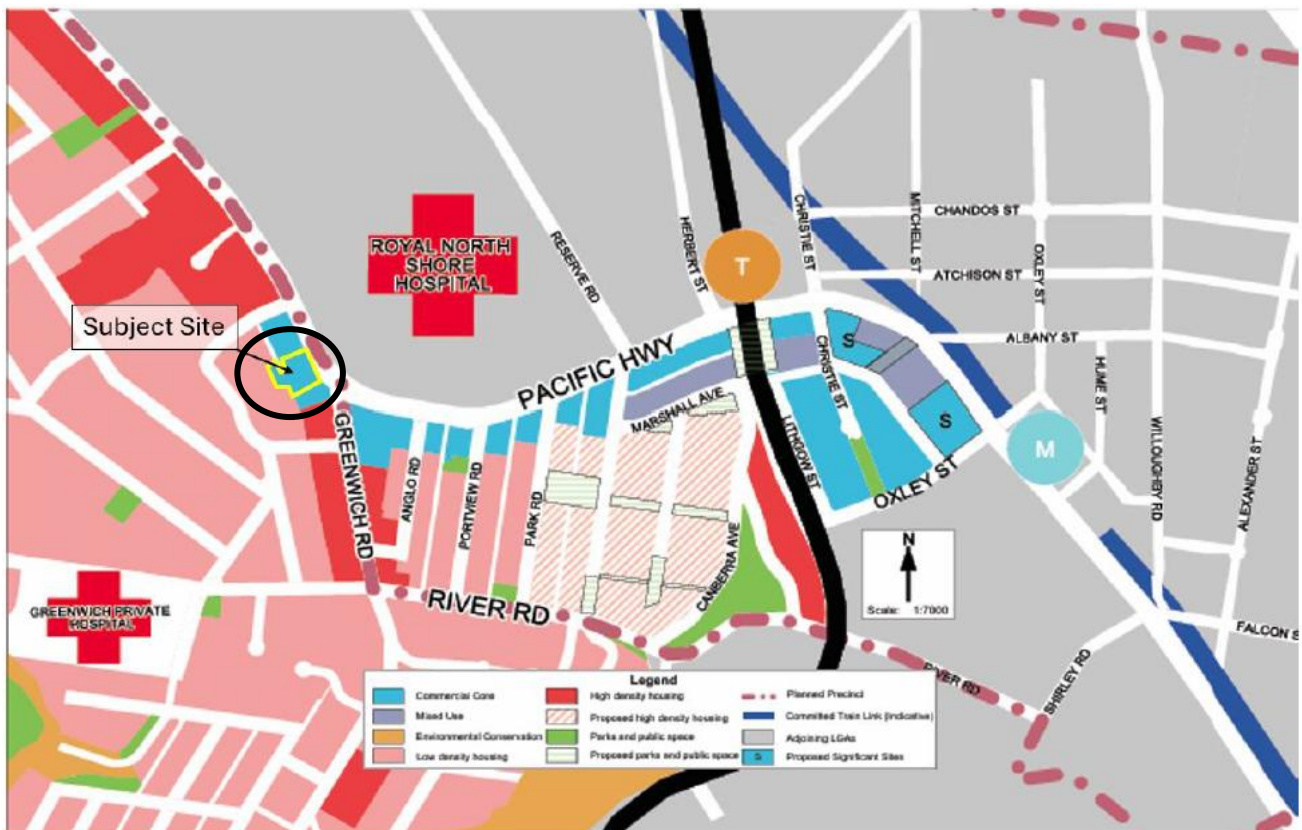


Figure 3: St Leonards Health and Education Precinct

Current LEP Planning Controls

Figures 4, 5, 6, and 7 show the current LEP controls for Land Use, Building Height, Floor Space Ratio, and Heritage Items on the site.

The site is zoned E2 Commercial Core under Lane Cove Local Environmental Plan 2009 (LCLEP) (**Figure 4**).

Under the current Height of Building (HOB) control, the maximum permissible building height for the site is 25 metres (**Figure 5**).

The maximum permissible Floor Space Ratio (FSR) for the site is 3:1 (**Figure 6**).

As it is shown in the **Figure 7**, the site does not contain any heritage items, and it is not within a conservation area. The subject site is located within proximity of three local heritage items, which are:

- 'House' - I13 - Located at 8 Bellevue Avenue, Greenwich - Lane Cove LGA
- 'House' - I14 - Located at 14 Bellevue Avenue, Greenwich - Lane Cove LGA
- 'Gore Hill Memorial Cemetery' – I148 - Willoughby LGA



E2 Commercial Centre

Figure 4: Land Use Zones



Figure 5: Height of Building



Figure 6: Floor Space Ratio

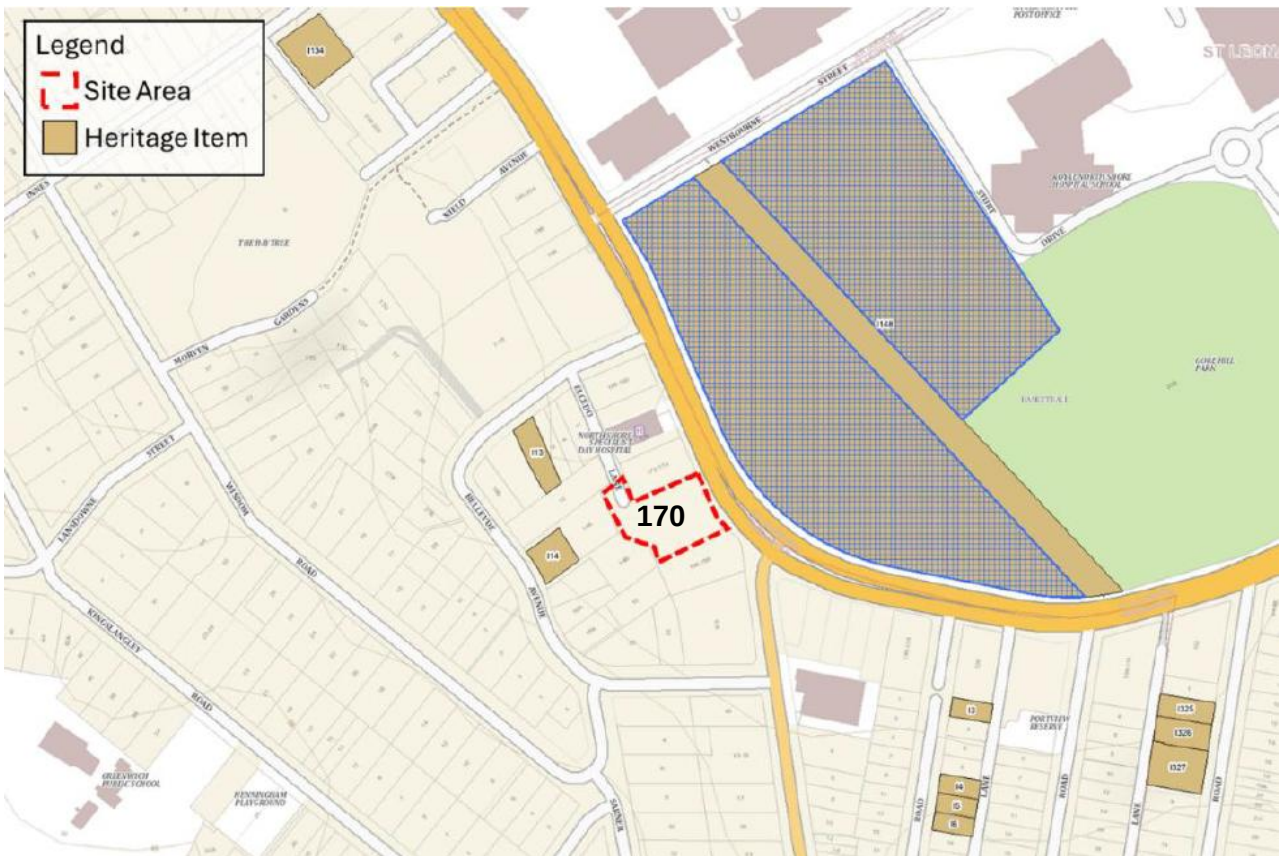


Figure 7: Heritage conservation

Under the current Local Environmental Plan (LEP), a potential 10-storeys building (fronting Pacific Highway) would be permissible if it complied with the building height (**Figure 5**) and Floor Space Ratio (FSR) (**Figure 6**) controls as set out in the LEP.

The site does not contain any local heritage items nor is it located within a conservation area under the LCLEP 2009; however it is in proximity to the Gore Hill Cemetery, which is identified as a State Heritage Item (SHR 01491). It is important to note that the Pacific Highway separates the subject site from this heritage item, and it is not anticipated that the proposal to permit seniors housing at the site will have any impact on Gore Hill Cemetery.

BACKGROUND

In addition to the above, there are also other strategic planning documents to consider. These documents and their relationship to this site are briefly outlined below.

Greater Sydney Region Plan

The following objectives of the Greater Sydney Region Plan are particularly relevant to this Planning Proposal:

- ***Objective 10: Greater housing supply***
- ***Objective 11: Housing is more diverse and affordable***
- ***Objective 12: Greater places that bring people together***
- ***Objective 21: Internationally competitive health, education, research and innovation precincts***

These are explained in further detail in the Discussion section of this report.

National Housing Accord 2022

In August 2023, the Australian Federal Government signed the National Housing Accord. The Accord committed to building 1.2 million new homes across Australia in a five-year period from 2024 to 2029.

It set housing targets for each State and Territory, with NSW required to complete 377,000 new homes within the same five-year period.

The current target for Lane Cove is 3,400 new dwellings by 2029. Based on analysis, Council is well on track to exceed its Housing Accord Target by 2029. While this is normally a consideration the planning proposal only seeks to permit seniors housing.

Local Strategic Planning Statement

Council's adopted *Local Strategic Planning Statement (AT-5)* outlines a 20-year vision, planning priorities and actions for land use in Lane Cove. The LSPS came into force on 30 March 2020 and was published to the NSW Planning Portal website.

Accordingly, the Planning Proposal seeks to permit seniors housing at the site as an Additional Permitted Use and is supported by the strategic directions and planning priorities of the LSPS, particularly in relation to:

- responding to the demographic change and ageing population needs
- the proposal would support greater housing diversity in a highly accessible location within 700m of the St Leonards Railway Station and Royal North Shore Hospital

- the proposal would encourage appropriate infill development in suitable locations.

This Statement and other relevant documents must now be used to inform future amendments to Council's Local Environmental Plan and Development Control Plan; however it is noted that seniors housing is already currently permitted by virtue of the Housing SEPP and the proposed LEP amendment does not increase land available for seniors housing above that already provided.

Local Housing Strategy

Council's adopted Local Housing Strategy (LHS) provides an evidence-based framework that informs how and where residential development is planned to be delivered in the LGA for the next 20 years.

The Planning Proposal involves residential development, and this Strategy (**AT-4**) is relevant in this instance, however it is noted that the land use is already currently permitted by virtue of the Housing SEPP and the proposed LEP amendment does not increase land available for seniors housing above that already provided.

Delivery Program and Operational Plan

One key action from this Plan is relevant to this proposal:

- *"Support the development of Seniors Housing"* (Page 33 of **AT-6**)

Strategy for an Age Friendly Lane Cove 2024-2029

Council's adopted Strategy for an Age-Friendly Lane Cove 2024-2029 provides strategies and actions under the World Health Organisation (WHO) framework to enable all people to age well, be included and enjoy independence and good health.

One key action from this Plan is relevant to this proposal:

- *"Explore Council opportunities to support more affordable seniors housing projects in Lane Cove"*

Because the Planning Proposal supports the provision of accessible services and housing options for an aging population (**AT-7**) is relevant, however it is noted that seniors housing is already currently permitted by virtue of the Housing SEPP and the proposed LEP amendment does not increase land available for seniors housing above that already provided.

PROPOSAL

The proponent-led Planning Proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing,

Overall, if a development application is lodged the applicant would be seeking the following outcomes:

- Partial demolition and adaptive reuse of the existing 5 storey commercial building and basement
- construction of 5 additional storeys (totalling 10 storeys); which will accommodate 48 Independent Living Units and rooftop communal open space
- ground floor residential amenities including a pool and fitness centre

- ground floor commercial
- car parking spaces across the basement and at-grade
- associated landscaping works.

These outcomes are demonstrated in **Figures 8 & 9**.



Figure 8: overview of the proposed development (taken from separate development application)

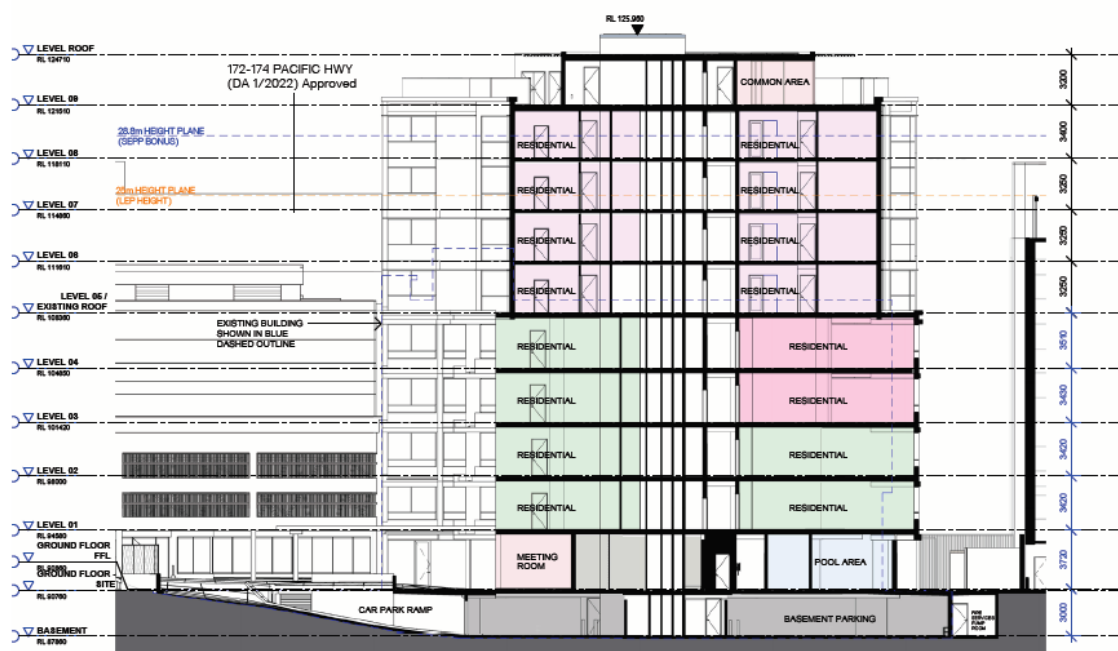


Figure 9: Proposed Cross-section (taken from separate development application)

DISCUSSION

This section of the report will discuss the strategic and site-specific merit requirements.

Greater Sydney Region Plan

The planning proposal is consistent with Objectives 10,11,12, and 21 of the Greater Sydney Region Plan as it supports diverse and accessible housing options, enhances access to public amenities and transport and is in proximity to health and education precincts.

On this basis, the proposal is consistent with Objective 10 of the *Greater Sydney Region Plan* because it will facilitate a range of housing types that *“provides for the needs of the community at different stages of life... it means that as people age, they can move into smaller homes”* and also greater housing supply.

Moreover, the proposal is consistent with Objective 11 and 12 of the *Greater Sydney Region Plan* because it will enhance access to public amenities as it is located near transport and growth areas supports the 30-minute city goal, improving health and liveability outcomes.

Furthermore, the proposal is consistent with objective 21 of the Greater Sydney Region Plan because it will *“provide a range of accommodation ... accessible to health and education precincts contributes to the productivity of the precincts.”*

Notwithstanding the above, the planning proposal does not increase housing options available on the site, as seniors housing is already a permitted land use, with development consent by virtue of the Housing SEPP.

Section 9.1 Ministerial Directions

All Planning proposals are required to address section 9.1 Ministerial Directions, where they are applicable to the site. The planning proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing on E2 zone.

This site-specific approach is inconsistent with Ministerial Direction 4.1 Site Specific Provisions, which discourages the use of site-Specific amendments that permit development outside the standard zone.

Given this inconsistency, the proposal is not considered to align with current Ministerial Directions.

North District Plan

One objective from this plan is relevant to this proposal:

- *Objective 11 Housing is more diverse and affordable*

The proposal is consistent with the objective 11 to contribute to the provision of seniors housing in the North District and responds to the expected increase in demand for local facilities and accommodation from the changing demographics of the North Shore population. However, as stated in other parts of this report, the planning proposal does not increase housing options available on the site, as seniors housing is already a permitted land use, with development consent by virtue of the Housing SEPP.

Delivery Program and Operational Plan

The proposal is consistent with council's action to support the development of Seniors Housing in local government area to deliver diverse range of housing types that is adaptable, accessible and affordable. However, as stated in other parts of this report, the planning proposal does not increase housing options available on the site, as seniors housing is already a permitted land use, with development consent by virtue of the Housing SEPP.

Local Strategic Planning Statement

The proposal is consistent with the action to deliver diversity and housing choice in an area near the Royal North Shore Hospital. The planning proposal also retains the height and Floor Space Ratio of the current LEP as shown in **Figures 5 & 6**.

Also, one action is related to this proposal as follows:

"Work with NSROC and the EPA in implementing regional sustainability programs and initiatives (energy and water reduction projects, waste and recycling programs)" (Page 59 of AT-5)

Overall, the proposal is consistent with the principles and actions of the LSPS, delivering greater housing diversity. However, as stated in other parts of this report, the planning proposal does not increase housing options available on the site, as seniors housing is already a permitted land use, with development consent by virtue of the Housing SEPP.

Local Housing Strategy

One action is related to this proposal as follows:

"Further upzoning is not required to meet housing capacity requirements for the LGA. Planning proposals should expressly be linked to furthering the objectives, priorities, principles and actions of the Local Strategic Planning Statement and LHS." (Page 94 of AT-4)

The planning proposal does not increase housing options available on the site, as seniors housing is already a permitted land use, with development consent by virtue of the Housing SEPP.

Strategy for an Age Friendly Lane Cove 2024-2029

One action is related to this proposal as follows:

3.2.1 Explore Council opportunities to support more affordable seniors housing projects in Lane Cove (page 38 of AT-7)

As stated above, the proposal is consistent with the action of the *Strategy for an Age Friendly Lane Cove*, delivering housing options, including residential aged care without requiring residents to leave Lane Cove. However, as stated in other parts of this report, the planning proposal does not increase housing options available on the site, as seniors housing is already a permitted land use, with development consent by virtue of the Housing SEPP.

RESPONSE TO NOTIFICATION

The Lane Cove Community Participation Plan requires a non-statutory public exhibition of Planning Proposals upon lodgment.

The planning proposal was exhibited for 14 days from 11 July to 25 July 2025. Council received two submissions:

Concern	Comment
Concern about Traffic, access and overshadowing	These types of concerns could be addressed at a future Development Application stage.
Non-compliance with zoning, Traffic Concern in Elcedo Lane and privacy concerns	The proposal is seeking amendments to the LCLEP to allow an Additional Permitted Use of Seniors Housing. The traffic and privacy concerns could be addressed at a future Development Application stage.

CONCLUSION

While the Planning Proposal may appear to align with some strategic planning documents which support additional housing, the proposal is inconsistent with Ministerial Direction 9.1, regarding site-specific provisions, it is noted that the proposal does not increase housing available on the site, as seniors housing is already a permitted land use by virtue of the Housing SEPP.

Council did consider the Panel's comments and had further discussions with the Department of Planning. Following this, it undertook a re-assessment of the proposal.

Considering the Local Planning Panel's comments, the Department of Planning's position, and Council's review of the relevant SEPP and LEP provisions, it is evident that even in the event that the LEP were to be amended to include 'seniors housing' as a permissible land use, the subdivision of seniors housing in the E2 zone would still be prohibited under Section 90 of the Housing SEPP. This means that there would be no utility in the LEP amendment, as the land use is already permitted with consent under the Housing SEPP.

Moreover Section 81 of the Housing SEPP subclause (b), specifies that development for the purposes of seniors housing may be carried out with consent on land to which this Part applies, or on land on which such development is otherwise permitted under another environmental planning instrument. The proposed amendment fails to overcome this restriction or resolve inconsistencies between the SEPP and LCLEP 2009 – nor has the applicant (to date) provided any evidence to support their proposal.

Having regard to the Local Planning Panel's comments and the discussion with the Department of Planning, it is clear that the subdivision of seniors housing in the E2 zone is prohibited under Section 90 of the Housing SEPP. The proposed amendment would not overcome this restriction or resolve the inconsistency between the SEPP and the LEP – the applicant, to date, has not provided any further evidence to suggest that the proposed amendments would overcome the provisions of the SEPP.

There is also the further consideration of the protection of important commercial land within the Lane Cove LGA which is close to the St Leonards health precinct and transport. Any LEP amendment to allow residential land uses would undermine the important and limited employment land and the planning proposal.

RECOMMENDATION

That Council does not support the Planning Proposal proceeding to a Gateway Determination.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1	View	Planning Proposal - 170 Pacific Hwy	41 Pages	Available Electronically
AT-2	View	Market Demand Analysis	45 Pages	Available Electronically
AT-3	View	Letter of Offer	3 Pages	Available Electronically
AT-4	View	Local Housing Strategy - July 2021	98 Pages	Available Electronically
AT-5	View	Local Strategic Planning Statement - 25 March 2020	83 Pages	Available Electronically
AT-6	View	Delivery Program & Operational Plan	210 Pages	Available Electronically
AT-7	View	Strategy for an Age Friendly	60 Pages	Available Electronically
AT-8	View	Advice - Lane Cove Local Planning Panel - 20 August 2025	3 Pages	Available Electronically

Ordinary Council Meeting 20 November 2025
PLANNING PROPOSAL 44 - 126 AND 130-134 PACIFIC HIGHWAY, GREENWICH

Item No: 18

Item No: 18
Subject: Planning Proposal 44 - 126 and 130-134 Pacific Highway, Greenwich
Record No: SU10354 - 77481/25
Division: Planning and Sustainability Division
Author(s): Golrokh Heydarian; Christopher Pelcz

Property:	126 and 130-134 Pacific Highway, Greenwich
PP No:	Planning Proposal No. 44
Legal Description:	• Lot 100, DP 594391 • SP 20585 • Anglo Road (part lot-adjoining Lot 100/DP594391 and SP20585)
Date Lodged:	04/06/2025
Owner (Proponent):	The Trustee for CE Greenwich Trust No.2
Applicant:	Planning & Co
Site Area:	• Total (Excluding Anglo Road): 2,459 m² • Total (Including Anglo Road): 3,468 m²
Description of Proposal:	Amendments to the LCLEP to allow an Additional Permitted Use of Seniors Housing,
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-5).
Relevant Strategic Planning documents	<i>Greater Sydney Region Plan – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Section 9.1 Ministerial Directions</i> <i>Local Strategic Planning Statement 2020 (AT-4)</i> <i>Local Housing Strategy (AT-5)</i> <i>Local Environmental Plan 2009</i> <i>Delivering Program and Operational Plan (AT-6)</i> <i>Strategy for an Age Friendly Lane Cove 2024 (AT-7)</i>
Recommendation	That Planning Proposal No. 44 is not supported.

Executive Summary

The Planning Proposal (**AT-1**) seeks to amend the Lane Cove Local Environmental Plan 2009 (LCLEP) to allow an Additional Permitted Use of Seniors Housing on the land 126 and 130-134 Pacific Highway, Greenwich, including the ability to strata subdivide.

The site is zoned E2 Commercial Core under LCLEP. Seniors Housing is prohibited in the E2 Commercial Core zone; however, the State Environmental Planning Policy Housing (Housing SEPP) permits seniors housing with development consent.

The proponent is seeking to amend the LCLEP to allow seniors housing as a permitted land use to circumvent a restriction on the subdivision of seniors housing which is prohibited in section 90 of the Housing SEPP.

In the initial report to the Local Planning Panel, Council staff supported the proposal from a strategic planning perspective, recognising the potential to broaden housing choice for the ageing population within the Lane Cove LGA while contributing to housing diversity.

The Local Planning Panel noted that while there is merit in exploring ways to expand housing choice for seniors, the preferred mechanism for doing so is through a state-led review of the Housing State Environmental Planning Policy (Housing SEPP), rather than by progressing individual LEP amendments.

Advice was subsequently sought from the Department of Planning, Housing and Infrastructure (DPHI) who confirmed that Section 90 of the Housing SEPP protects the strategic function of the E2 Commercial Zone, and there are no plans to amend the SEPP in relation to Section 90.

Following consideration of the Panel's comments and further discussions with DPHI Council undertook a re-assessment of the proposal to ensure its consistency with the Housing SEPP and the broader strategic planning framework.

It is evident that even if the LEP were to be amended to include 'seniors housing' as a permissible land use, the subdivision of seniors housing in the E2 zone would still be prohibited under Section 90 of the Housing SEPP. This means that there would be no utility in the LEP amendment, as the land use is already permitted with consent under the Housing SEPP.

There is also the further consideration of the protection of important commercial land within the Lane Cove LGA which is close to the St Leonards health precinct and transport. Any LEP amendment to allow residential land uses would undermine the important and limited employment land.

It is therefore the recommendation of this report that Council does not support the Planning Proposal proceeding to a Gateway Determination.

[Planning Proposal 44](#) is also accompanied by:

- [Appendix 1 – Letter of Offer \(AT-2\)](#);
- [Appendix 2 – Scoping Report \(AT-3\)](#);
- [Local Strategic Planning Statement \(AT-4\)](#);
- [Adopted Local Housing Strategy \(AT-5\)](#);
- [Delivery Program & Operational Plan \(AT-6\)](#); and
- [Strategy for an Age Friendly Lane Cove \(AT-7\)](#);

It is noted that the applicant refers to a land sale and embellishment of Anglo Road, as part of the Proposal. The land sale is being pursued separately with Council's Commercial Operation Unit, and it is not a consideration for this planning proposal.

Council's policy is that a land sale is assessed separately by Council at a later stage to ensure that the Planning Proposal is considered on its own merit.

SITE

The property known as 126 and 130-134 Pacific Highway, Greenwich, is located on Pacific Highway within the Lane Cove Local Government area (LGA), encompasses an area of 2,459 m² (Excluding Anglo Road) (see **Figure 1** below).



Figure 1: Location of site

The subject site is located on the southeast and southwestern corner of the Pacific Highway and Anglo Road intersection, adjacent to the St Leonard South Precinct. Anglo Road is subject to a mid-block road closure which terminates directly outside the site, preventing through vehicular traffic between Pacific Highway and Greenwich Road.

The site is zoned E2 Commercial Centre as defined in the Lane Cove Local Environmental Plan 2009 and is located approximately 500m walking distance to St Leonards railway station and 1km distance from the newly operated Crows Nest Metro Station. The site benefits from readily accessible bus routes along Pacific Highway.

Currently, the site comprises a three-storey commercial office building (126 Pacific Highway) and multi-storey terrace style office suites (130-134 Pacific Highway).

The development context of St Leonards/ Greenwich comprises a high density, mixed-use typology comprising a combination of ground-floor retail, commercial offices, and residential developments in buildings of varying heights, styles, and ages.

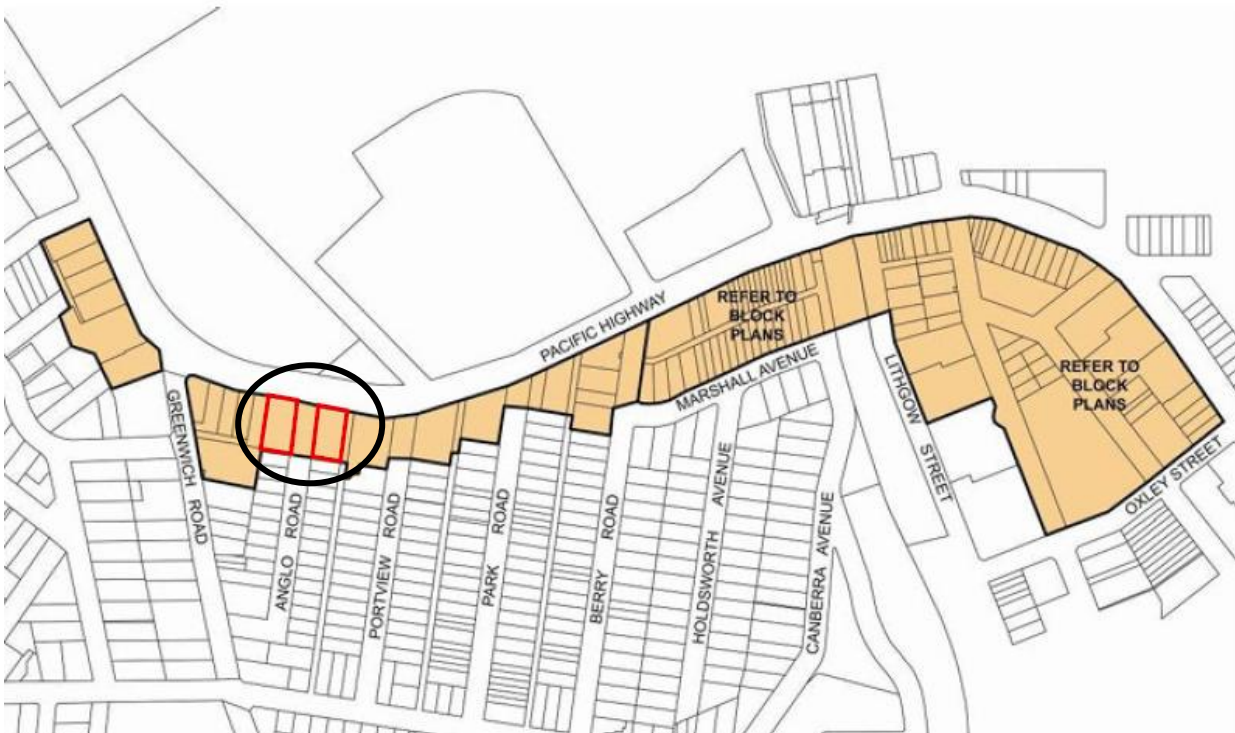
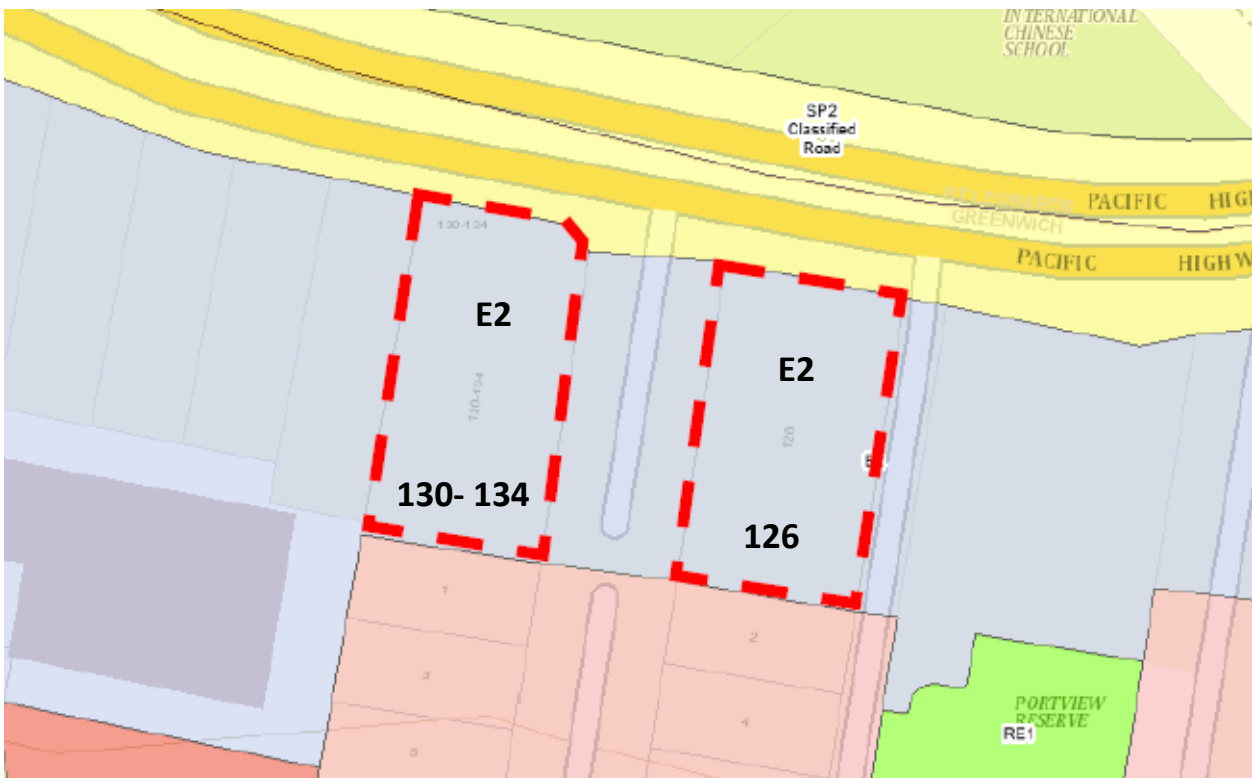


Figure 2: St Leonards Center within Lane Cove LGA (Lane Cove DCP 2010)

The site does not contain any heritage items or conservation areas but adjoins a local heritage item.

Current LEP Planning Controls

Figures 3, 4, 5 and 6 shows the current LEP controls for Land Use, Height, Floor space ratio and Heritage items on the site.



E2

E2 Commercial Centre

Figure 3: Land Use Zones

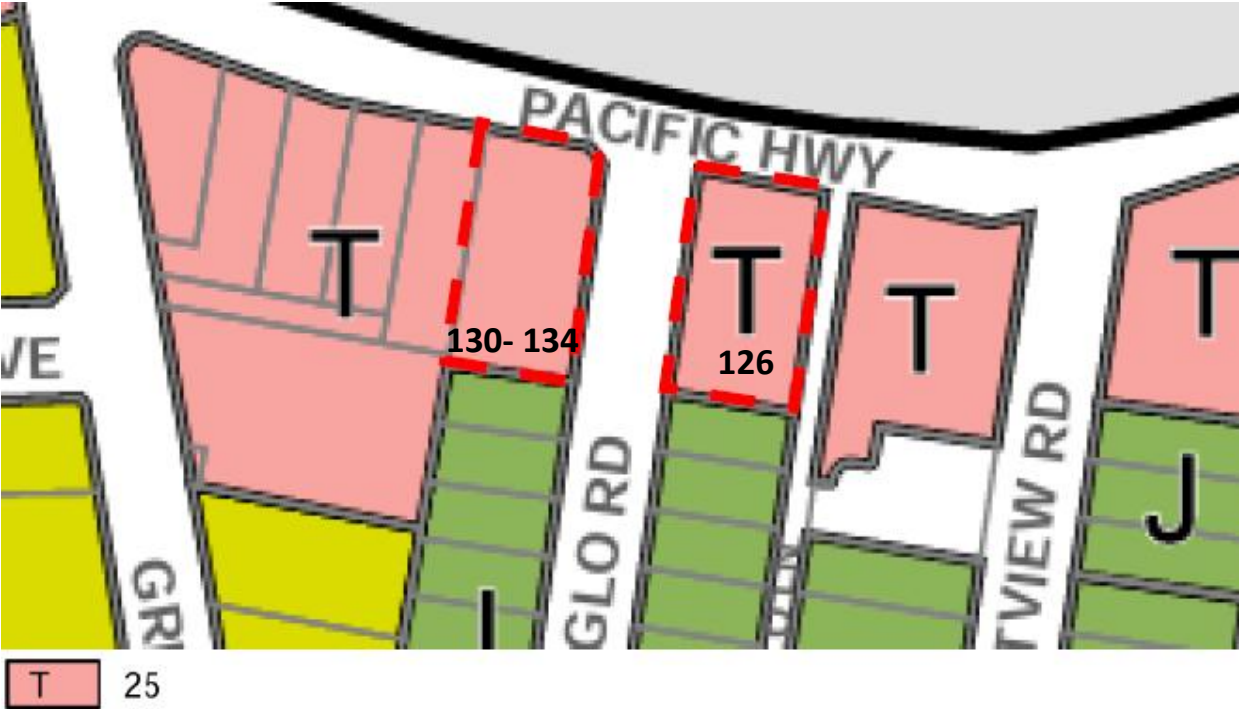


Figure 4: Height of buildings

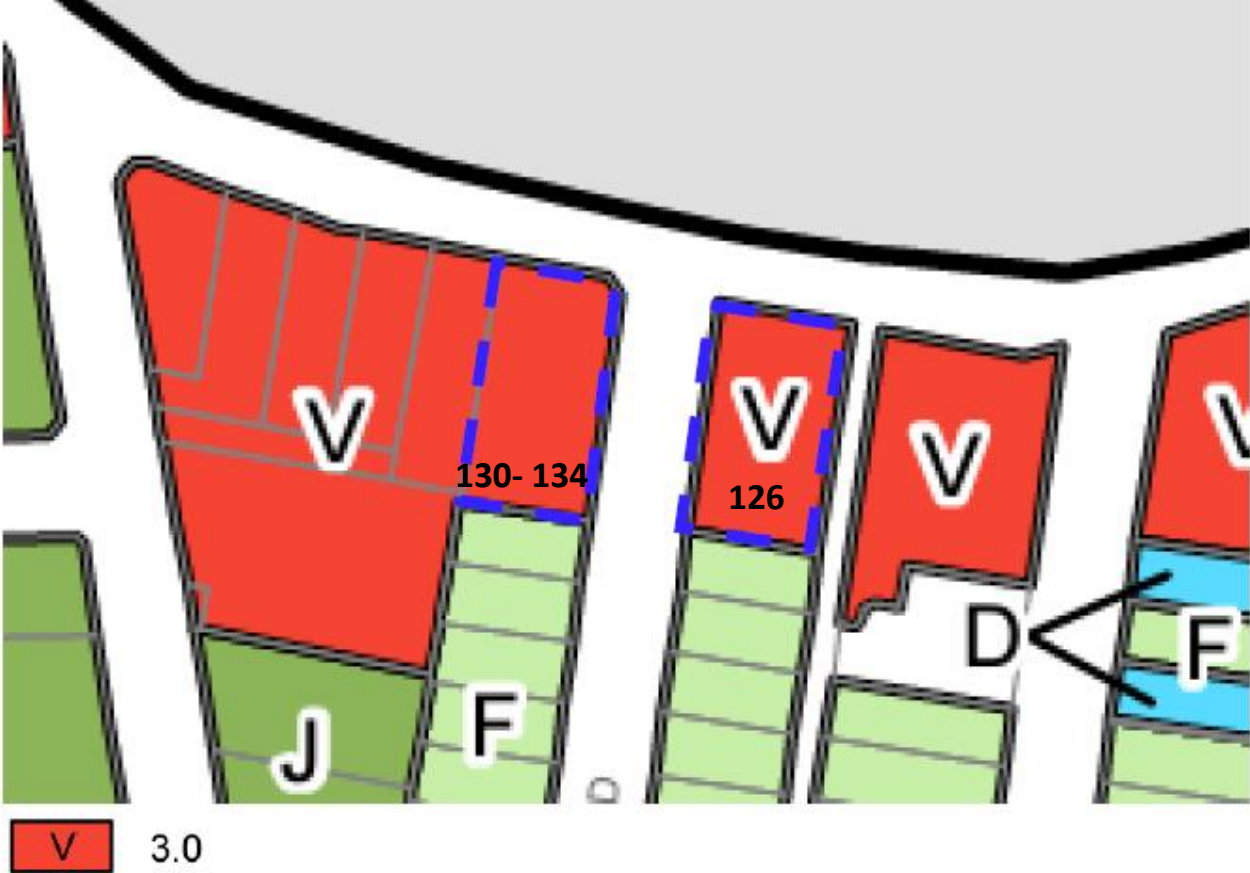


Figure 5: Floor Space Ratio

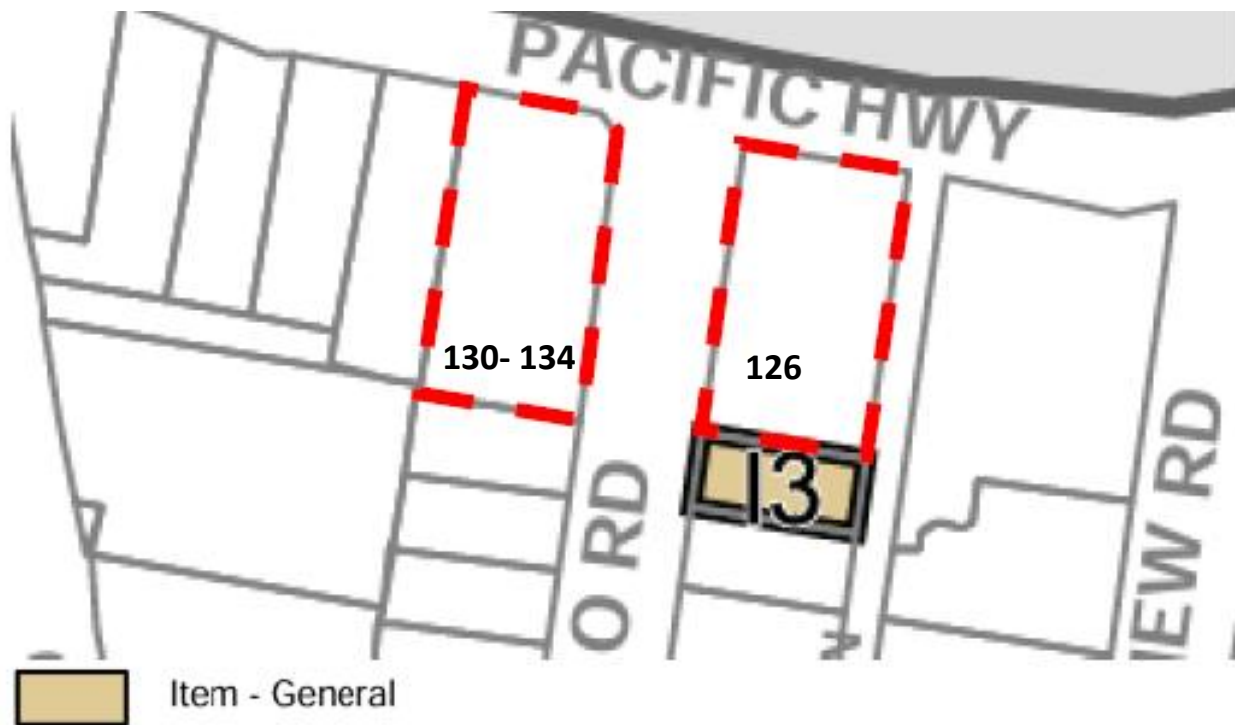


Figure 6: Heritage conservation

Under the current Local Environmental Plan (LEP), a potential building up 8 storeys tall (fronting Pacific Highway) would be permissible subject to the proposed development complying with the Floor Space Ratio (FSR) (**Figure 5**) and building height (**Figure 4**) controls as set out in the LEP.

The site at 126 Pacific Highway adjoins a heritage item (I13) to the south of the site (**Figure 6**). The heritage item is located approximately 10m distance from the proposed building.

BACKGROUND

In addition to the above, there are also other strategic planning documents to consider. These documents and their relationship to this site are briefly outlined below.

Greater Sydney Region Plan

The following objectives of the Greater Sydney Region Plan are particularly relevant to this Planning Proposal:

- **Objective 7: Communities are healthy, resilient and socially connected**
- **Objective 10: Greater housing supply**
- **Objective 11: Housing is more diverse and affordable**
- **Objective 12: Greater places that bring people together**
- **Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities**

These are explained in further detail in the Discussion section of this report.

National Housing Accord 2022

In August 2023, the Australian Federal Government signed the National Housing Accord. The Accord committed to building 1.2 million new homes across Australia in a five-year period from 2024 to 2029.

It set housing targets for each State and Territory, with NSW required to complete 377,000 new homes within the same five-year period.

The current target for Lane Cove is 3,400 new dwellings by 2029. Based on analysis, Council is well on track to exceed its Housing Accord Target by 2029. While this is normally a consideration the planning proposal only seeks to permit seniors housing.

Local Strategic Planning Statement

Council's adopted *Local Strategic Planning Statement (AT-4)* outlines a 20-year vision, planning priorities and actions for land use in Lane Cove. The LSPS came into force on 30 March 2020 and was published to the NSW Planning Portal website.

Accordingly, the Planning Proposal seeks to permit seniors housing at the site as an Additional Permitted Use and is supported by the strategic directions and planning priorities of the LSPS, particularly in relation to:

- the proposal would respond to the demographic changes and to cater for ageing population to age within the area
- the proposal would support greater housing diversity in a highly accessible location within 500m of the St Leonards Railway Station and Royal North Shore Hospital
- the proposal would encourage appropriate infill development in suitable locations.

This Statement and other relevant documents must now be used to inform future amendments to Council's Local Environmental Plan and Development Control Plan.

Local Housing Strategy

Council's adopted Local Housing Strategy (LHS) provides an evidence-based framework that informs how and where residential development is planned to be delivered in the LGA for the next 20 years.

The Planning Proposal involves residential development, and this Strategy (**AT-5**) is relevant in this instance.

Delivery Program and Operational Plan

One key action from this Plan is relevant to this proposal:

- *"Support the development of Seniors Housing"* (Page 33 of **AT-6**)

Strategy for an Age Friendly Lane Cove 2024-2029

Council's adopted Strategy for an Age-Friendly Lane Cove 2024-2029 provides strategies and actions under the World Health Organisation (WHO) framework to enable all people to age in place, be included and enjoy independence and good health.

One key action from this Plan is relevant to this proposal:

- *“Explore Council opportunities to support more affordable seniors housing projects in Lane Cove”*

Because the Planning Proposal supports the provision of accessible services and housing options for an aging population (**AT-7**) is relevant.

PROPOSAL

The proponent-led Planning Proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing,

Overall, the proposed controls would result in the following outcomes:

- Two mixed-use shop-top Seniors Housing of 8 storeys (See **Figure 7** for 3D Concept) with a total area 2,459 sqm.
- Public Open Space on Anglo Road

This is illustrated in **Figure 7**, the proposal also includes 2 x 2,5 storeys of independent basements (**Figure 8**).



Figure 7: overview of the proposed development (taken from separate development application)

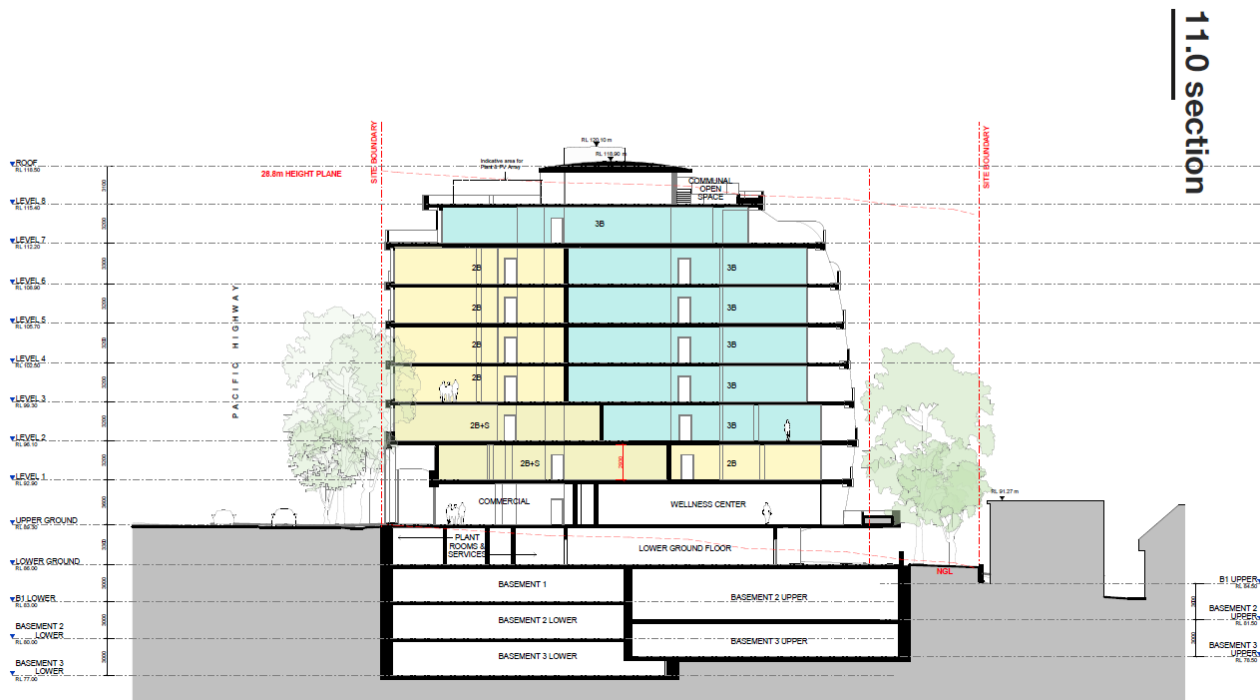


Figure 8: Cross-section of proposed building (taken from separate development application)

DISCUSSION

This section of the report will discuss the strategic and site-specific merit requirements.

Greater Sydney Region Plan

In simple terms, the Planning Proposal seeks to facilitate the subdivision of new seniors housing homes on the site that is generally consistent with its surrounds and Council's Development Control Plan.

On this basis, the proposal is consistent with Objective 7 & 10 of the *Greater Sydney Region Plan* because it will facilitate a range of housing types that “provides for the needs of the community at different stages of life... it means that as people age they can move into smaller homes” and also greater housing supply.

Moreover, the proposal is consistent with Objective 11, 12 & 14 of the *Greater Sydney Region Plan* because it will enhance access to public amenities as it is located near transport and growth areas supports the 30-minute city goal, improving health and liveability outcomes.

Section 9.1 Ministerial Directions

All Planning proposals are required to address section 9.1 Ministerial Directions, where they are applicable to the site. The planning proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing on E2 zone.

This site-specific approach is inconsistent with Ministerial Direction 4.1 Site Specific Provisions, which discourages the use of site-Specific amendments that permit development outside the standard zone.

Given this inconsistency, the proposal is not considered to align with current Ministerial Directions.

North District Plan

One objective from this plan is relevant to this proposal:

- *Objective 11 Housing is more diverse and affordable*

The proposal is consistent with the objective 11 to contribute to the provision of seniors housing in the North District and responds to the expected increase in demand for local facilities and accommodation from the changing demographics of the North Shore population.

Delivery Program and Operational Plan

One key action from this Plan is relevant to this proposal:

- *“Support the development of Seniors Housing” (Page 33 of AT-6)*

The proposal is consistent with the action to support the development of Seniors Housing in local government area to deliver diverse range of housing types that is adaptable, accessible and affordable.

The proposed site is located fronting Pacific Highway within 500m walking distance to St Leonards railway station and approximately 1km of the Crows Nest Metro Station, and readily accessible bus services along Pacific Highway.

The site is situated within 600m from Royal North Shore Hospital and 750m from St Leonards Health and Education Precinct, supporting access to health centres.

Local Strategic Planning Statement

Three key actions from this Statement are relevant to this proposal:

- *“Ensure the LEP delivers diversity and housing choice from zones providing for houses, flats, townhouses, duplexes, boarding houses and shop top housing, including near centres” (page 33 of AT-4),*
- Enable opportunities to deliver high quality open spaces. The future development application for a mixed-use seniors housing development will include a new open space over the current northern portion of Anglo Road, and
- Contribute employment-generating floorspace that is utilised and more functional to the ageing commercial use of the current buildings, co-located with housing in a mixed-sue development.

The proposal is consistent with the action to deliver diversity and housing choice in an area near the Royal North Shore Hospital. The planning proposal also retains the height and Floor Space Ratio of the current LEP as shown in Figures 4 & 5.

The site also presents an opportunity to create a public open space not only for the residents of the seniors housing, but also for neighbours to access Anglo Road and enjoy the ground-floor shops within the development.

Overall, the proposal is consistent with the principles and actions of the LSPS, delivering greater housing diversity and potentially providing walkable access for both residents and neighbours to Anglo Road, transforming it into a vibrant open space.

Local Housing Strategy

One action is related to this proposal as follows:

“Further upzoning is not required to meet housing capacity requirements for the LGA. Planning proposals should expressly be linked to furthering the objectives, priorities, principles and actions of the Local Strategic Planning Statement and LHS.” (Page 94 of AT-5)

As stated above, the proposal will directly achieve the principles and actions of Council’s Local Strategic Planning Statement. Therefore, this action of the Local Housing Strategy has been satisfied.

Regarding site-specific merit, the issues are as follows:

- As shown in Council’s LSPS (page 33 of **AT-4**) the subject site would be suitable for the proposed development as the site is in close proximity to the Royal North Shore Hospital and other medical facilities.
- There are no known hazards presents on the site.
- The proposed development would positively contribute to the amenity of the surrounding area and the subject site constrain the development or neighbouring sites.
- Upgrade in infrastructure are not required.

Strategy for an Age Friendly Lane Cove 2024-2029

One action is related to this proposal as follows:

*3.2.1 Explore Council opportunities to support more affordable seniors housing projects in Lane Cove (page 38 of **AT-7**)*

As stated above, the proposal is consistent with the action of the *Strategy for an Age Friendly Lane cove*, delivering housing options, including residential aged care without requiring residents to leave Lane Cove.

RESPONSE TO NOTIFICATION

While the Gateway process does not provide for public exhibition prior to the submission to the Department, Lane Cove Councils policy requires exhibition upon lodgment.

The proposal was exhibited for 14 days from 18 June to 2 July 2025. Council received 5 submissions:

Concern	Comment
Concerns about accessibility to the Anglo Road	Anglo Road will be transformed into a public open space that not only serves the new properties (Seniors housing) but also provides walkable access for neighbouring residents.
Concerns about overshadowing	As per Ministerial Direction 1.4, an applicant is not required to submit any detailed drawings with a planning proposal. Properties adjacent to the site will likely experience some overshadowing, but this will need to be addressed at the future Development Application stage.
Vehicle access and potential traffic congestion	These types of concerns could be addressed at a future Development Application stage.

Widening Anglo Lane and blocking vehicle access to River Road	The widening of Anglo Lane will only occur next to the site and not further down the Lane Way. Access to River Road would be the subject of a future development application.
Not enough information	As per Ministerial Direction 1.4, an applicant is not required to submit any detailed drawings with a planning proposal. The proposal only seeks to have an additional permitted use. No other controls are proposed to change.

CONCLUSION

While the Planning Proposal may appear to align with some strategic planning documents which support additional housing, the proposal is inconsistent with Ministerial Direction 9.1, regarding site-specific provisions, it is noted that the proposal does not increase housing available on the site, as seniors housing is already a permitted land use by virtue of the Housing SEPP.

Council did consider the Panel's comments and had further discussions with the Department of Planning. Following this, it undertook a re-assessment of the proposal.

Considering the Local Planning Panel's comments, the Department of Planning's position, and Council's review of the relevant SEPP and LEP provisions, it is evident that even in the event that the LEP were to be amended to include 'seniors housing' as a permissible land use, the subdivision of seniors housing in the E2 zone would still be prohibited under Section 90 of the Housing SEPP. This means that there would be no utility in the LEP amendment, as the land use is already permitted with consent under the Housing SEPP.

Moreover Section 81 of the Housing SEPP subclause (b), specifies that development for the purposes of seniors housing may be carried out with consent on land to which this Part applies, or on land on which such development is otherwise permitted under another environmental planning instrument. The proposed amendment fails to overcome this restriction or resolve inconsistencies between the SEPP and LCLEP 2009 – nor has the applicant (to date) provided any evidence to support their proposal.

Having regard to the Local Planning Panel's comments and the discussion with the Department of Planning, it is clear that the subdivision of seniors housing in the E2 zone is prohibited under Section 90 of the Housing SEPP. The proposed amendment would not overcome this restriction or resolve the inconsistency between the SEPP and the LEP – the applicant, to date, has not provided any further evidence to suggest that the proposed amendments would overcome the provisions of the SEPP.

There is also the further consideration of the protection of important commercial land within the Lane Cove LGA which is close to the St Leonards health precinct and transport. Any LEP amendment to allow residential land uses would undermine the important and limited employment land and the planning proposal.

RECOMMENDATION

That Council does not support the Planning Proposal proceeding to a Gateway Determination.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1	View	Planning Proposal 126 & 130 Pacific Highway, Greenwich	19 Pages	Available Electronically
AT-2	View	Letter of Offer	2 Pages	Available Electronically
AT-3	View	Scoping Report	29 Pages	Available Electronically
AT-4	View	Local Strategic Planning Statement - 25 March 2020	83 Pages	Available Electronically
AT-5	View	Local Housing Strategy - July 2021	98 Pages	Available Electronically
AT-6	View	Delivery Program & Operational Plan	210 Pages	Available Electronically
AT-7	View	Strategy for an Age Friendly Lane Cove 2024 2029	60 Pages	Available Electronically
AT-8	View	Advice - Lane Cove Local Planning Panel - 20 August 2025	3 Pages	Available Electronically

Item No: 19
Subject: Local Environment Plan Review - Update
Record No: SU10242 - 77639/25
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz; Golrokh Heydarian

Executive Summary

The purpose of this report is to formally advise Council of the advice that has been received from the Department of Planning, Housing & Infrastructure (DPHI) in response to the Council led Planning Proposal seeking changes to the Lane Cove Local Environmental Plan (LEP), known as the LEP review.

The Planning Proposal has been amended to address the matters identified by DPHI and this report seeks Council's support to submit the revised Planning Proposal to DPHI seeking Gateway Determination.

Background

At the Ordinary Council Meeting of 24 July 2025, the following was resolved:

1. *receive and note the advice provided by the Local Planning Panel;*
2. *support the Planning Proposal with the amendments suggested in this report in addition to the following: Rezone council owned land at 15 Centennial Ave, Lot B -DP 415901 to C2 land;*
3. *implement a strategic study for the Lane Cove North precinct to identify opportunities for provision of a neighbourhood shop/centre and request that this be included in the Gateway determination;*
4. *invite the Mayor of Willoughby, Tanya Taylor, to participate in a jointly funded and resourced strategic study to identify opportunities for the provision of a common neighbourhood shop/centre as Lane Cove North Precinct resides in both Lane Cove and Willoughby LGAs. Delays related to this joint study are not to impact the progress of the planning proposal being forwarded to the Department of Planning, Housing and Infrastructure for Gateway determination.*
5. *forward the Planning Proposal to the Department of Planning, Housing and Infrastructure requesting a Gateway Determination; and*
6. *circulate a copy of the draft Planning Proposal to Councillors prior to forwarding to the Department of Planning, Housing and Infrastructure.*

The Planning Proposal was amended as required by the resolution and the following other actions taken:

- a copy of the draft PP was circulated to Councillors
- an invitation was sent to the Mayor of Willoughby Council to participate in the study for Lane Cove North

The Planning Proposal was then submitted to the DPHI for Gateway Determination on 6 August 2025.

On 26 August 2025, the Department returned the Proposal saying it “is not adequate to proceed to assessment due to the following reason:

- *The planning proposal has not sufficiently demonstrated consistency with the relevant principles, objectives in the Great Sydney Region Plan and North District Plan.*
- *The planning proposal has not sufficiently demonstrated consistency with the Lane Cove LSPS, Lane Cove LHS, Community Strategic Plan, Delivery Program and Operational Plan and Urban Forest Strategy.*
- *The planning proposal has not provided sufficient mapping that reflects the current and proposed mapping controls, noting amendments to the land zoning and heritage map are required.*
- *The intent of proposed affordable housing clause is unclear. Should Council seek to pursue an LEP clause for affordable housing, it should refer to the Department’s Guideline for Developing an Affordable Housing Contribution Scheme.*
- *The Department is unable to condition the preparation of a strategic study for the Lane Cove North precinct as requested in the planning proposal. The Department understands this study is currently being prepared and any recommendations of this study have not been endorsed by Council. The Department recommends investigations into the Lane Cove North precinct form part of a separate planning proposal”.*

Councillors were briefed on the DPHI response at the September workshop.

Willoughby Council at a meeting held on 15 September 2025 formally considered Council’s request to participate in the Lane Cove North Study and resolved the following:

1. *Council declines to co-fund a strategic study, and*
2. *Should Lane Cove wish to proceed, Council planning staff will provide information on our strategic intent for Lane Cove North including relevant opportunities and constraints.*

On 25 September 2025, Council staff met with DPHI to discuss next steps and re-submission of the Planning Proposal. Staff at DPHI indicated that the Affordable Housing and Lane Cove North shops components of the Planning Proposal would need to be removed from the Planning Proposal on the basis that significant studies and work will be required to progress these matters and would delay the progression of the PP for a significant length of time.

Advice was also provided on what information would be required for the mapping and the other minor matters identified in their advice. The maps have since been updated and DPHI have confirmed this issue is now considered to have been satisfactorily addressed.

Discussion

In response to DPHI’s comments provided on 26 August 2025, the Planning Proposal has been revised (see **AT-1**) as follows:

- All mention of Affordable Housing, the Lane Cove North shops and related material have been removed throughout the document.
- Sections A & B have been updated to provide further information around the strategic planning framework, particularly the Greater Sydney Region Plan, North District Plan and Local Strategic Planning Statement.
- Question 7 has been updated to provide further information relating to 15 Centennial Avenue rezoning – particularly the confirmation of the presence of Sydney Turpentine Ironbark Forest.

- Part 4 has been amended to include details about mapping.
- Part 6 (Project timeline) has been updated.
- Appendices 1 – 6 have been added showing the proposed mapping changes (i.e. rezoning sites to C2 Environmental Conservation and removing heritage items).
- A new Appendix 19 (Tree Report for 15 Centennial Avenue) has been added to confirm the presence of Sydney Turpentine Ironbark Forest.

In addition, the Draft LEP clauses has been revised (see **AT-2**) to incorporate the Department's comments as follows:

- Remove proposed aim of “(f) to ensure that development does not result in any net loss of dwellings”.
- Remove proposed new clause 6.15 on Affordable Housing.

These revisions are considered to be minor and do not trigger further referral to the Local Planning Panel (LPP) – because they are relatively the same as what the Panel and Council determined back in July 2025. It is proposed to re-submit the revised Planning Proposal (**AT-1**) to the Department for a Gateway Determination.

Matters removed from Planning Proposal

(a) Affordable Housing

While the DPHI's concerns around the Affordable Housing clauses in the draft LEP have been acknowledged and removed Council has expressed its intention to advance a policy position on Affordable Housing.

In this regard staff have commenced the process of researching information and drafting an Affordable Housing Policy and a roadmap on introducing an Affordable Housing Scheme for Lane Cove Council will be reported to Council in early 2026.

(b) Lane Cove North Shops

DPHI's response advised that it was not appropriate for a Gateway condition to endorse a study to identify opportunities for a shop in the Lane Cove North precinct. In accordance with DPHI requirements this component has been removed from the draft LEP.

If the Council is of the view that it would like to further pursue this matter staff could prepare a report for Council outlining the scope, incentives required to encourage the provision of a shop, identify any existing sites that currently have the permissible use, the costs of any required strategic reports including consultants.

Conclusion

The Planning Proposal (**AT-1**) and the Draft LEP clauses (**AT-2**) have been amended to incorporate the comments made by DPHI.

A suggested pathway forward to continue to pursue both Affordable Housing and the potential Lane Cove North Shop have been addressed and are included in the recommendation.

It is recommended that the revised Planning Proposal be resubmitted to the DPHI for a Gateway Determination.

RECOMMENDATION

That Council:

1. receive and note the report,
2. submit the revised Planning Proposal (**AT-1**) and the Draft LEP clauses (**AT-2**) to the Department of Planning for Gateway Determination,
3. delegate authority to the General Manager to finalise the amendments as required.
4. prepare a draft Affordable Housing Policy for Councils consideration for the first quarter of 2026.
5. prepare a report for Council in relation to a potential shop development in Lane Cove North. The report is to outline:
 - a) the scope,
 - b) incentives required to encourage the provision of a shop,
 - c) identify any existing sites that currently have the permissible use, and
 - d) the costs of any required strategic reports including consultants.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 View	Revised Planning Proposal - LEP review	34 Pages	Available Electronically
AT-2 View	LEP Review - Revised Draft Clauses	18 Pages	Available Electronically

Item No: 20
Subject: Public Exhibition - Draft Pedestrian Access and Mobility Plan
Record No: SU5009 - 80584/25
Division: Open Space and Infrastructure Division
Author(s): Ken Yang

Executive Summary

A Pedestrian Access and Mobility Plan (PAMP) is a strategic planning tool that allows councils to identify and prioritise improvements to the pedestrian network. The aim of a PAMP is to provide a safe, accessible and connected walking environment for all members of the community, including children, older adults, and people with mobility or vision impairments.

Council engaged Crossley Transport Planning (CrossleyTP) to review and update its 2018 PAMP, originally prepared by ptc., to ensure alignment with contemporary best practice, new strategic directions, and the evolving needs of the Lane Cove community.

The Draft Pedestrian Access and Mobility Plan 2025 (Draft PAMP 2025) has now been completed and is presented for Council's endorsement to proceed to community consultation.

It is recommended that Council endorse the Draft PAMP 2025 for the purpose of public exhibition for a period of six (6) weeks.

Background

The current PAMP for Lane Cove was adopted in 2018 and has served as Council's guiding document for pedestrian infrastructure improvements. Since adoption, Council has successfully delivered approximately 60% of the projects identified in the 2018 PAMP, including new footpaths, accessibility upgrades and improved crossings across key pedestrian routes.

To ensure continued alignment with Council's strategic goals and the NSW Government's Integrated Planning and Reporting Framework, Council commissioned Crossley Transport Planning to prepare an updated PAMP. The updated plan incorporates recent data, community feedback, and relevant strategies, including:

- Disability Inclusion Action Plan 2022–2026
- Strategy for an Age-Friendly Lane Cove 2024–2029
- Sustainability Action Plan 2022–2025
- Lane Cove Development Control Plan (Part F – Access & Mobility, Part R – Traffic, Transport & Parking)

The updated Draft PAMP 2025 reflects new demographic, transport and planning contexts and aims to continue improving safety, connectivity and accessibility for all pedestrians.

Discussion

The Draft PAMP 2025 identifies current and future pedestrian needs, assesses the existing network, and prioritises improvements based on safety, access and connectivity. The document consolidates information from various sources including community input, on-site assessments, and technical analysis to guide Council's pedestrian infrastructure investment over the next five years.

The PAMP was developed using the steps outlined in the RMS How to Prepare a Pedestrian Access and Mobility Plan (2002) guidelines. CrossleyTP prepared the Plan in close consultation with Council officers and the Access and Age-Friendly Advisory Committee (AAFAC), drawing on local knowledge and lived experience.

The process began with a review of how people move around Lane Cove and the identification of key walking routes used for everyday trips. This led to the development of a Primary and Secondary Walking Route Network; the Primary Network connects the strategic, local and neighbourhood centres, whilst the Secondary Network connects connect homes to schools, shops, parks, public transport and local services.

In total there were 23 routes identified, 6 of which were identified as Priority Routes by a multi-criteria analysis (MCA) process for detailed on-site audits based on their strategic role in the network. A further 6 routes were identified by Council in a technical meeting as "Branch Routes" for the same detailed investigation

Consultation with broader community

Between December 2024 – February 2025, 71 residents participated in the Lane Cove PAMP community survey via Council's Have Your Say platform.

Participants pinpointed 145 locations of concern, including 30 sites related to school access. Issues were concentrated around Lane Cove town centre, with further clusters along Burns Bay Road, Centennial Avenue, Northwood Road, and in the St Leonards area. A series of issues were also noted between Landers Road and Mowbray Road.

The most frequently raised issue was the difficulty crossing roads safely. More than half of the reported locations involved missing or inadequate pedestrian crossings, or concerns about fast-moving traffic. Other safety-related concerns included high vehicle volumes and poor visibility at intersections.

Accessibility also emerged as a key theme. Community members raised issues around narrow or uneven footpaths, lack of pram ramps, and gaps in the network that force people to walk on the road or on grass verges. These concerns were particularly common near schools, shops, and public transport stops.

Together, the responses point to four recurring barriers to walking in Lane Cove:

- missing or unsafe crossings
- high traffic volumes
- fast vehicle speeds and
- discontinuities in the footpath network.

Addressing these would significantly improve safety, comfort, and inclusiveness for people walking.

Consultation with Access and Age-Friendly Advisory Committee

CrossleyTP and Lane Cove Council worked closely with members of the Access and Age-Friendly Advisory Committee (AAFAC) to ensure the voices and lived experiences of older adults and people with mobility needs were embedded throughout the project.

Key themes raised included:

- **Footpath safety and accessibility:** Support for non-slip paving, handrails, wider paths, and the removal of trip hazards caused by uneven surfaces, driveways, or overgrown vegetation.
- **Amenity and comfort:** Calls for increased shade through street tree canopy, improved night lighting (especially near crossings), and more seating to support people who tire easily or use mobility aids.
- **Drainage and maintenance:** Observations of stormwater ponding and deteriorating surfaces—such as near 95 Burns Bay Road—highlighted the need for ongoing maintenance.
- **Shared use and space conflicts:** Committee members raised concerns about interactions between pedestrians and cyclists on shared paths, especially near crossings and bus interchanges. Obstructions such as al fresco dining or parked vehicles were also noted as reducing effective footpath width.
- **Accessibility gaps:** Recommendations included more tactile ground surface indicators, improved pram ramps, and upgrades to key connections such as the Lane Cove Tree Trails and access to the Epping Road Interchange.

This engagement helped shape both the refinement of the proposed network and the focus of the Pedestrian Access and Mobility Plan (PAMP) on inclusive, accessible design.

Physical Audits

The network review and site audits identified a range of access and maintenance issues affecting walkability across the study area. The most common issues observed included:

- Missing or incomplete sections of footpath, particularly near schools, parks, and public transport
- Narrow footpaths that limit accessibility for people using mobility aids or prams
- Low-level vegetation encroaching into the footway, reducing the clear path of travel
- Obstructions, such as poles, signs and bins located within the pedestrian path
- Crossings with long distances or poor visibility, especially on wider or high-traffic roads
- Uneven surfaces and damaged pavements, posing trip hazards
- Driveway crossfalls and steep grades, which create accessibility constraints for some users
- Limited wayfinding signage, particularly where routes intersect or diverge.

Action Plan Development

The key recommendations include:

- Constructing new footpath links to fill critical gaps in the network
- Widening existing footpaths where space permits to improve accessibility
- Upgrading pedestrian crossings, including improvements to ramp gradients, tactile indicators and crossing legibility
- Improving path surface condition, including repairing uneven or damaged footpaths
- Managing vegetation and maintenance issues that reduce usable path width
- Addressing constraints such as excessive driveway crossfalls, particularly in residential streets
- Relocating or mitigating obstructions (e.g. poles, bins) where they interfere with the pedestrian path
- Enhancing wayfinding and signage, especially near transport hubs and local centres.

All recommended works were prioritised based on safety benefit, demand, proximity to pedestrian generators, and feasibility. Each project was assigned an indicative cost and implementation timeframe.

Funding sources identified include:

- Active Transport to Schools Program – Transport for NSW
- Get NSW Active – Transport for NSW
- Open Streets Program – Transport for NSW
- Metropolitan Greenspace Program – NSW Department of Planning

The Draft PAMP 2025 also includes a monitoring framework to track delivery progress and outcomes over the next five years.

Community Consultation

Statement of Intent

The consultation is designed to provide the community with the opportunity to comment on the proposed initiatives and actions in the plan, prior to Council adoption.

Method

Draft Pedestrian Access and Mobility Plan		
Level of Participation	Inform	Consult
Form of Participation	Open	Open
Target Audience	Whole Community	Whole Community
Proposed Medium	Advertisement and eNewsletter	Public Exhibition, Website Exhibition
Indicative Timing	2 February 2026 - 15 March 2026	2 February 2026 - 15 March 2026

Conclusion

This Pedestrian Access and Mobility Plan (PAMP) sets a clear path forward for improving walkability, safety, and accessibility across Lane Cove. It brings together local knowledge, technical analysis, on-the-ground audits, and community insights to establish a strong evidence base for action.

At its core, the PAMP is about enabling people of all ages and abilities to move confidently and comfortably through their neighbourhoods, whether they're walking to the shops, catching public transport, accessing community facilities, or enjoying a recreational stroll.

Through a methodical and place-based approach, this Plan has:

- Defined a priority walking network to guide investment in infrastructure;
- Identified critical barriers to walking, including hazards, obstructions, and missing links;
- Developed a comprehensive set of infrastructure opportunities, shaped by technical audits and the lived experience of Lane Cove residents;
- Proposed a prioritised program of works, sequenced into four implementation phases, with indicative costs and delivery timeframes;
- Recommended a suite of non-infrastructure actions to complement physical improvements addressing behaviours, compliance, and awareness;
- Established a practical monitoring and evaluation framework to track outcomes, measure success, and inform future updates

The Draft PAMP 2025 can be accessed at **AT-1**.

RECOMMENDATION

That the draft 2025 Pedestrian Access and Mobility Plan be placed on public exhibition for 6 weeks (as outlined in the consultation plan) with the outcome of the public exhibition reported to Council.

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

ATTACHMENTS:

AT-1 [View](#) 20251106 Lane Cove PAMP Draft Report_ R3

Available
Electronically

Item No: 21
Subject: New Years Eve - Traffic Management Plan & Traffic Control Plan
Record No: SU1326 - 78217/25
Division: Open Space and Infrastructure Division
Author(s): Hasir Suhaib

Executive Summary

The purpose of this report is to seek approval for road closures and implementation of the Traffic Management Plan (TMP) and associated Traffic Control Plan (TCP) for the 2025 New Year's Eve celebration on the Greenwich Peninsula.

On the day of the event, full road closures are proposed from 6:00pm on Wednesday, 31 December 2025 to 1:00am on Thursday, 01 January 2026 at the following locations.

- George Street at Manns Ave (east of Manns Ave)
- Albert Street; and
- Gother Avenue

The TMP and TCP have been forwarded to the technical members of the Local Transport Forum and no objections have been raised to the proposed road closures.

Background

Each year, Council has been closing some of the roads for New Year's Eve celebrations in Greenwich Peninsula for fireworks at the Sydney Harbour Bridge. This event requires altered traffic arrangements.

Manns Point Park located in the south-east corner of the Greenwich Peninsular is a harbour front location from where public can view the New Year's Eve fireworks. The event requires careful planning regarding traffic, parking, and pedestrian management due to its popularity. The event attracts numerous patrons during the time of the road closure.

From past years, it is apparent that only the eastern section of the peninsular is heavily utilised by visitors wishing to observe the fireworks.

Road Hierarchy

The road closures only impact the local road networks and do not impact the major road networks.

Public Transport

Following network changes, Route 265 services have been replaced by Route 267 services. On New Year's Eve (NYE), Busways plan to operate a Saturday timetable across their network.

Under this timetable, Route 267 services are scheduled to arrive at Greenwich Wharf at approximately 10 minutes past each hour and depart at 15 minutes past each hour.

Due to the road closure commencing at 6:00pm, Busways have requested that the 6:10pm service be the final service permitted to travel through the closure area, as has been approved in the previous year.

Public Consultation

Ordinary Council Meeting 20 November 2025
NEW YEARS EVE - TRAFFIC MANAGEMENT PLAN & TRAFFIC CONTROL PLAN

Item No: 21

The affected residents will be informed in writing by two letterbox drops; the first letter one month prior to the road closures followed by a reminder notice at least two (2) weeks prior to the road closures. A Variable Message Sign (VMS) advising of the road closures will be in place at least two weeks prior to the event.

Discussion

As part of the 2025 New Year's Eve celebrations at Manns Point, altered traffic arrangements are required to ensure the safety of pedestrians and motorists in the Greenwich Peninsula, at the following locations.

- George Street at Manns Ave (east of Manns Ave)
- Albert Street; and
- Gother Avenue

To maintain traffic circulation, it is proposed to implement a one-way arrangement along the following streets:

- Manns Ave
- George Street between Manns Ave and St Lawrence Street; and
- St Lawrence Street between George Street and Manns Ave.

To facilitate the proposed traffic arrangement, the above streets will be partially barricaded.

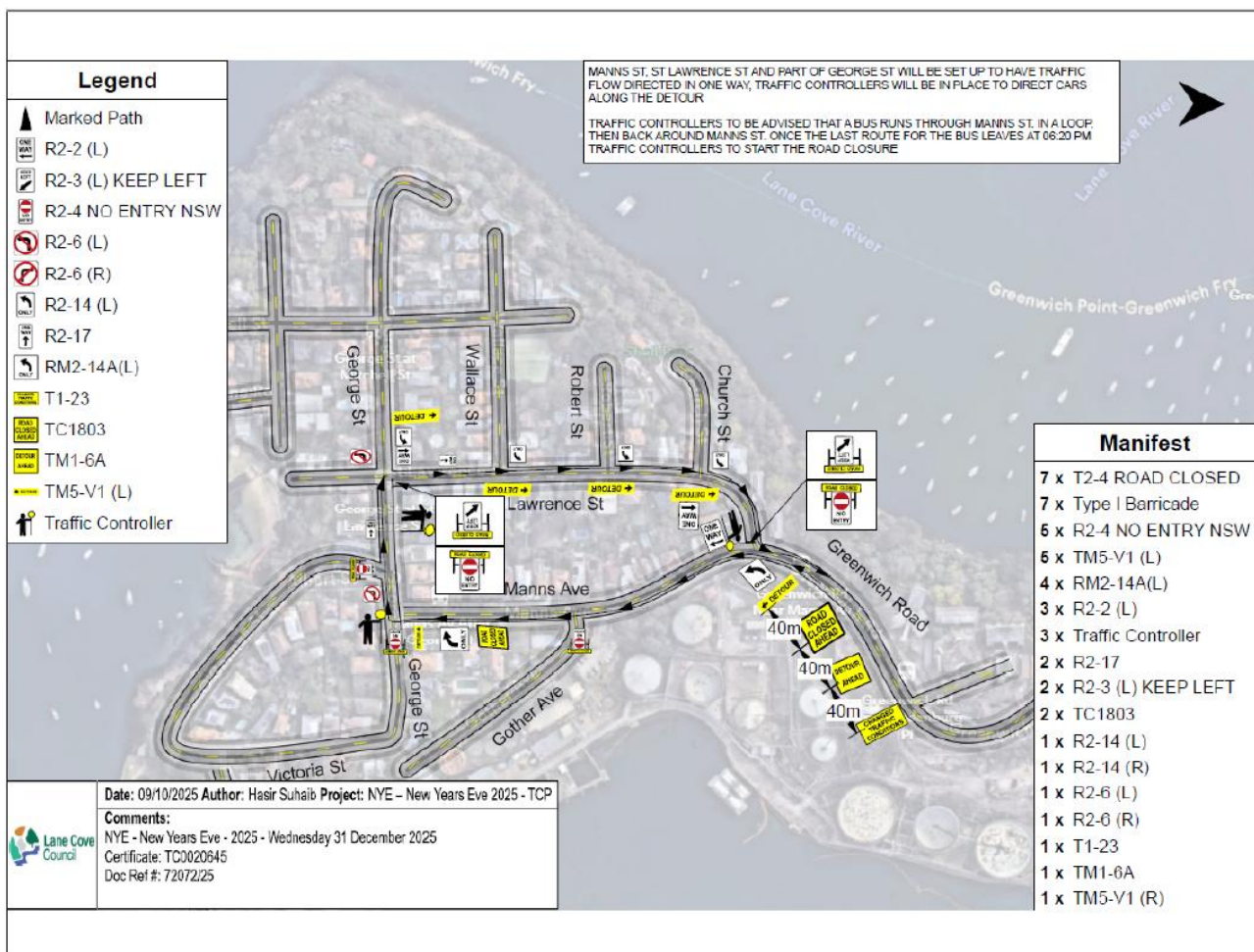


Figure 1: Traffic Control Plan – New Year's Eve 2025.

The Traffic Management Plan (TMP) and Traffic Control Plan (TCP) were circulated to the technical members of the Local Transport Forum for review.

Following their assessment, no objections or concerns were raised.

Conclusion

The road closures for New Year's Eve 2025 will occur between 6:00pm Wednesday, 31 December 2025 to 1:00am on Thursday, 1 January 2026.

A TMP and its associated TCP are prepared for the proposed road closures of George Street (at Manns Avenue), Albert Street and Gother Avenue in Greenwich.

As part of the road closure, Manns Avenue, George Street (between Manns Avenue and St Lawrence Street) and St Lawrence Street between George Street and Manns Avenue) will be temporary converted onto one way to facilitate the safe movement of vehicles.

The traffic and parking impacts due to the proposed road closures will be minimal.

The proposed road closures will have no impact on the TfNSW road network.

RECOMMENDATION

That Council approve the proposed TMP and associated TCP for the 2025 New Year's Eve Road closures in the Greenwich Peninsula, as shown in Attachments 1 and 2.

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

ATTACHMENTS:

AT-1 [View](#) TCP-New Year's Eve 2025

Available
Electronically
Available
Electronically

AT-2 [View](#) Traffic Management Plan - NYE 2025

Item No: 22
Subject: Council Snapshot October 2025
Record No: SU220 - 80333/25
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 October 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 October 2025	42 Pages	Available Electronically
AT-2 View	Resolution Tracker for 20 November 2025 Council meeting	35 Pages	Available Electronically

Item No: 23
Subject: Question with Notice - Update on Market Square Lift Repairs
Record No: SU5079 - 81839/25
Division: Office of the General Manager
Author(s): Louise Kerr

Item No: 23

Question

In light of last month's resolution (given below), and the recent information provided to Councillors, could the General Manager please provide an update on the progress of the lift repairs at Market Square?

In particular, can you advise whether the lift is expected to be operational by Christmas?

Resolution 224/2025

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;*
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.

Answer

As required in Resolution 224/25 a report will be presented to the December 2025 Council Meeting providing a full update on the Market Square Vertical Transport matter. In the meantime, the following update is provided:

A meeting was held on 11 November 2025 and attended by the Council's General Manager, Manager Commercial Operations and senior staff from the Region Group and Frank. Matters discussed at the meeting included the audit findings, maintenance procedures, and timing for remediation.

LML Lift Consultants have prepared Lifecycle and Feasibility (Audit) Assessments for 'Lift Services' and 'Moving Walk and Escalator Services'. These reports have established that technology and safety features of the existing units are now behind the standards of modern-day equipment with some of the major componentry obsolescent.

Knight Frank, in their role as Centre and Facilities Manager, has prioritised the safety and compliance matters raised in the Vertical Transport Audit's preliminary scope of recommended upgrade / replacement works.

A total of 53 work orders have been raised to address the issues, and 21 have since been completed.

A new Variable Frequency (VF) drive unit has been ordered for Lift 2 (currently out of order) with a lead time of 8-10 weeks. This order is in direct response to obsolescence and is a key piece of componentry to bring the Vertical Transport (in its entirety) to a fully operational status

Given the lead time as described above, full operational status will not be achieved until January 2026.

Knight Frank have however made good progress in the implementation of the recommendations. At the meeting held on 11 November Knight Frank representatives committed to providing Council with a weekly update on the status of these works. This information will be shared with Councillors via the Weekly Councillor Bulletin and should commence in the bulletin of 14 November 2025.

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

There are no supporting documents for this report.