



**Lane Cove
Council**

Agenda Ordinary Council Meeting 21 May 2026, 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 21 May 2026 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 Meetings are no longer part of Ordinary Council Meetings and are now held separately.

Public Forum Meetings are held on the Monday prior to the Ordinary Council Meeting. Register by using the online form no later than 10.00 am on the day of the Public Forum Meeting.

Please refer to the [Public Forum Meeting Guidelines](#) on Council's website for further information www.lanecove.nsw.gov.au/meetings

Alternatively, members of the public can 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 webcast, 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.

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**Ordinary Council Meeting 21 May 2026
NOTICE OF MOTION - OPEN SPACE STRATEGY**

Item No: 11.1

Item No: 11.1
Subject: Notice of Motion - Open Space Strategy
Record No: SU5863 - 35494/26
Division: Lane Cove Council
Author(s): Councillor Scott Bennison; Councillor Caleb Taylor

PURPOSE

This Notice of Motion discusses the need to review Council's Open Space Strategy and recommends that this review occur during the 2026/27 financial year.

RECOMMENDATION

That Council commence the review of the Open Space Strategy in the 2026/27 financial year and complete the review as soon as practicable, consistent with the principles of evidence-based assessment, stakeholder consultation, and transparent decision-making outlined below.

BACKGROUND

Council considered matters relating to sportsfield surfaces at its April 2026 meeting, including Item 11.4, which was subsequently withdrawn. The withdrawal of this item highlighted the need for a more comprehensive, transparent and evidence-based approach to planning for the municipality's open space and recreational needs.

Lane Cove is experiencing increasing pressure on its sporting infrastructure, driven by population growth and rising participation in organised sport. This demand is expected to continue to grow over time.

Council's existing Open Space Strategy is due for review. This review provides the appropriate strategic framework to assess current and future needs, including sportsfield capacity, surface types, environmental considerations and community expectations.

Given the complexity of these issues and the diversity of community views, it is important that Council does not pre-determine policy positions on specific surface types, but instead allows a structured, evidence-based and consultative process to guide future decision-making.

DISCUSSION.

The proposed approach is to progress the review of the Lane Cove Open Space Strategy as the primary mechanism for addressing sportsfield provision and broader open space planning. This review should be undertaken by Council staff using a robust, evidence-based methodology, including:

- assessment of current and future demand
- evaluation of sportsfield capacity and utilisation
- consideration of surface types, including natural and synthetic options
- review of environmental, health and operational factors

A key component of the review will be comprehensive stakeholder engagement, including sporting clubs, participants, families, relevant Council advisory committees and the broader community.

Importantly, this process is intended to ensure that all options are considered on their merits, supported by verified evidence, rather than being pre-determined through a standalone policy position.

Progressing this work through the Open Space Strategy review will provide a coordinated, transparent and strategic basis for future decision-making.

Councillor Scott Bennison
Councillor

Councillor Caleb Taylor
Councillor

ATTACHMENTS:

AT-1 [View](#) Supporting Analysis and Evidence Review of Council meeting Item 11.4 Synthetic Turf of 23 April 2026

Available
Electronically

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NOTICE OF MOTION - DEVELOPMENT OF A DRAFT SYNTHETIC TURF IN PUBLIC SPACES
POLICY AND INVESTIGATION INTO SYNTHETIC TURF GUIDELINES FOR NEW DWELLINGS

Item No: 11.2

Item No: 11.2
Subject: Notice of Motion - Development of a Draft Synthetic Turf in Public Spaces Policy and Investigation into synthetic turf guidelines for new dwellings
Record No: SU1228 - 35220/26
Division: Lane Cove Council
Author(s): Councillor Merri Southwood; Councillor Rochelle Flood; Councillor Helena Greenwell

PURPOSE

A motion to request the development of a draft synthetic turf policy (in consultation with the community and relevant advisory committees) and to request a report back to council on potential DCP measures to guide the use of synthetic turf in new private developments.

RECOMMENDATION

That Council:

1. subject to available funding, will use its best endeavours to carry out works required to improve the standard of playing surfaces of all its sports fields to address the need for increased capacity and will work with other Councils in NSROC to explore joint initiatives to increase sports field capacity across the region.
2. confirms that there is no intention to remove the existing synthetic turf on the sports fields at Blackman Park.
3. develops a draft Synthetic Turf in Public Spaces Policy which incorporates the following key principles:
 - a) Council to prioritise the use of best practice and sustainable natural turf solutions or other organic solutions within public open space,
 - b) while there is a preference for best practice natural turf, synthetic turf remains an available option if there is no viable alternative to the use of synthetic turf to achieve the intended purpose for the public open space,
 - c) significant public work projects, which propose the use of synthetic turf (including renewing synthetic surfaces) are to come to the elected council for decision,
 - d) a decision of Council will not be required to approve use of synthetic turf on small areas that are critical to the ongoing purpose of the open space, such decisions to be reported to Councillors via the Council Snapshot,
 - e) where synthetic turf is identified as the only viable option for a capital works project, the project must be developed and assessed against International best practice standards for the use of synthetic surfaces and in accordance with the NSW Government's guidelines and recommendations for Councils regarding synthetic turf (Division 5.1 Assessments – Addendum for Synthetic Sports Fields May 2025),
 - f) where synthetic turf is to be used, the community will be consulted on the proposed measures that are being incorporated into the project to minimise environmental and

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- public health risk before the approval of the project and subsequent commencement
- g) where synthetic turf is removed, best endeavours are to be made to ensure that the material is disposed of in an ethical and sustainable manner
4. will consult with and seek input from the community and from relevant advisory committees, including the Sports Clubs Advisory Committee, the Companion Animal Committee, Access and Inclusion Committee, the Bushland Management Advisory Committee, Youth Advisory Group and the Sustainability Advisory Committee.
5. in developing the draft policy, staff will have regard to research and other government policies that outline risks associated with synthetic turf, including but not limited to:
- flammability resulting in increased risk in bushland areas,
 - increased health risks such as bacterial infection, eye and skin injury,
 - chemical run-off contaminated by PFAS and PFOA,
 - loss of permeability in soil,
 - rise in temperature of playing surfaces,
 - contribution to the urban heat island effect in surrounding areas,
 - microplastics in waterways,
 - loss of biodiversity,
 - challenges with the recycling of synthetic turf at end of life,
- and include in the draft policy, as appropriate, references to such research and policies.
6. will receive at a future council meeting a report on the draft policy, and any approved draft will be subject to an extended period of community consultation
7. will simultaneously with the development of the Synthetic Turf in Public Spaces Policy Council:
- a) prepare guidance material for the community on environmentally sustainable landscape alternatives to synthetic turf available for private property, including native planting, permeable surfaces, and biodiverse gardens and
 - b) investigate whether development controls can be incorporated into the Lane Cove Development Control Plan to prevent the use of synthetic turf in new private developments and report back to Council on the outcomes of this investigation.

BACKGROUND

Council's Community Strategic Plan includes:

- a) in Theme 3, a goal to make the most of its natural environment and open space in encouraging outdoor activity and improved health and well-being
- b) Strategy 3.4.2 that prioritises programs for the maintenance and upgrade of recreational facilities and open space to improve access and participation by target groups, and
- c) a long-term objective to reduce the impact of human activity on the local environment and its diversity of plants and animals.

Lane Cove Council has made a significant contribution to the sporting facility requirements of the NSROC region and the Sydney metropolitan area generally through the delivery of Galuwa.

However, the NSROC "Review of Supply and Demand for Sports Facilities in the NSROC Region 2023" states that, based on its modelling, there is a need to increase sports ground capacity of NSROC by 40% in 2026 and 49% to 2036.

In response to this reported need, the original upgrade proposal for Bob Campbell Oval recommended the replacement of the natural turf surface with synthetic turf to provide the maximum playing capacity for sports groups. This proposal prompted community concern, including the potential for increased surface temperatures, the environmental impacts associated with synthetic materials, and the long-term costs of replacement and disposal.

The community response around BCO clearly demonstrated that the use of synthetic turf is a matter of strong public interest.

Whilst Council staff have made every effort to adopt the best options available for existing synthetic turf surfaces in public open spaces, there is value in Council providing clearer policy guidance on where and how synthetic surfaces should be considered.

In October 2022, the NSW Chief Scientist and Engineer published the 'Independent Review into the design, use and impacts of synthetic turf in public open spaces'. This report highlighted concerns with the use of synthetic turf and encouraged local authorities to appropriately consider potential impacts of synthetic turf use and to develop policies accordingly.

More broadly, many councils in Australia are reviewing the role of synthetic turf within their local government areas, particularly in relation to public land such as parks, sports fields and nature strips. While synthetic turf can provide benefits in certain circumstances, it also raises a number of environmental considerations, including changing habitat for native wildlife, urban heat, microplastic pollution and end-of-life disposal challenges. It also limits the use of these areas for other activities such as informal play, dog walking, community gatherings and general relaxation.

Given the strong community interest in supporting environmentally friendly measures and the increase in use of synthetic turf in residential and commercial landscaping, it is timely for Council to consider whether a clear policy position should be developed to guide its future use within the Lane Cove local government area.

DISCUSSION

As residential density grows in Lane Cove due to the implementation of the Low to Mid-rise Housing Policy and the approaching completion of many of the St Leonards South developments, the demand placed on our open space will only continue to rise.

The use of synthetic turf has a significant and irreversible impact on how public open space is used and experienced by the broader community. Natural turf fields are multi-functional spaces that can support organised sport while also being used for informal recreation such as casual play, dog walking, picnicking and community gatherings. Synthetic turf fields are generally designed for structured sporting use and are less suitable for passive recreation, which can reduce accessibility for the wider community.

In addition, the environmental impacts of synthetic turf are magnified when installed at the scale of a full sporting field. Large synthetic surfaces contribute to increased heat retention, reduce permeable ground cover, and introduce substantial volumes of plastic materials into the landscape. Given the limited amount of public open space within the Lane Cove LGA, and the health and environmental concerns associated with synthetic turf, we should develop a policy that prioritises the use of best practice natural turf and organic surfaces and seeks to limit the use of synthetic turf where possible.

That's certainly not to say that synthetic turf should never be used - there are situations where synthetic is the only viable option. But where that is the case, we need a clear policy framework to ensure we are following best practice guidelines and minimising any negative impacts on human or environmental health.

Lane Cove is at the forefront of sustainable practices, and ensuring we minimise our reliance on synthetic turf is in keeping with our community's support for sustainable practices. A small selection of research on the health and environmental impacts of synthetic turf is detailed below. This is not intended to be exhaustive.

Microplastics

Microplastics are tiny plastic particles that result from the breakdown of larger plastic materials, such as the fibres in synthetic turf. Once released into the environment through weathering or runoff, these particles can persist in soil and water and take between 100 and 1,000 years to break down.

Synthetic turf sheds fibres over time through weathering, UV exposure and physical wear. The fibres enter stormwater systems and ultimately waterways, contributing to microplastic pollution. Because nature strips and verges sit immediately next to kerbs and gutters, the impact on the environment is exacerbated.

Infill is usually spread over the turf to help the grass blades stand up and keep the turf flat. In backyards, infill is often made from silica sand, which has sharp edges that can contribute to the grass blades breaking off. While newer synthetic turf varieties have replaced rubber infill with cork or other inorganic substances, microplastic pollution still occurs as the synthetic turf blades become damaged and worn down, either by use or through exposure to the elements. Ultimately, these synthetic fibres end up in our waterways.

Microplastic pollution causes significant harm to native wildlife, and questions remain about the potential human health impacts. Reducing microplastic pollution at the source is the most effective way of minimising harm.

Urban heat island impacts

Synthetic turf can reach significantly higher surface temperatures than natural turf during warm weather. Studies have recorded temperatures substantially above surrounding surfaces during summer conditions, contributing to urban heat island effects and reducing thermal comfort in residential areas.

According to research conducted by Western Sydney University, synthetic turf surfaces can reach temperatures of over 80 °C in direct sunlight on a typical summer day, even when the air temperature is only around 28 °C. In comparison, natural turf under the same conditions generally reaches just above 30 °C. Another report from the NSW Department of Planning, Housing, and Infrastructure last year noted that during very hot summer days in Western Sydney, synthetic surfaces reached average surface temperatures of 70-75 degrees, compared with 37 degrees for irrigated natural turf. The graph below is from *Sweltering Cities*, and it reveals the temperatures of synthetic turf surfaces compared to natural irrigated turf.

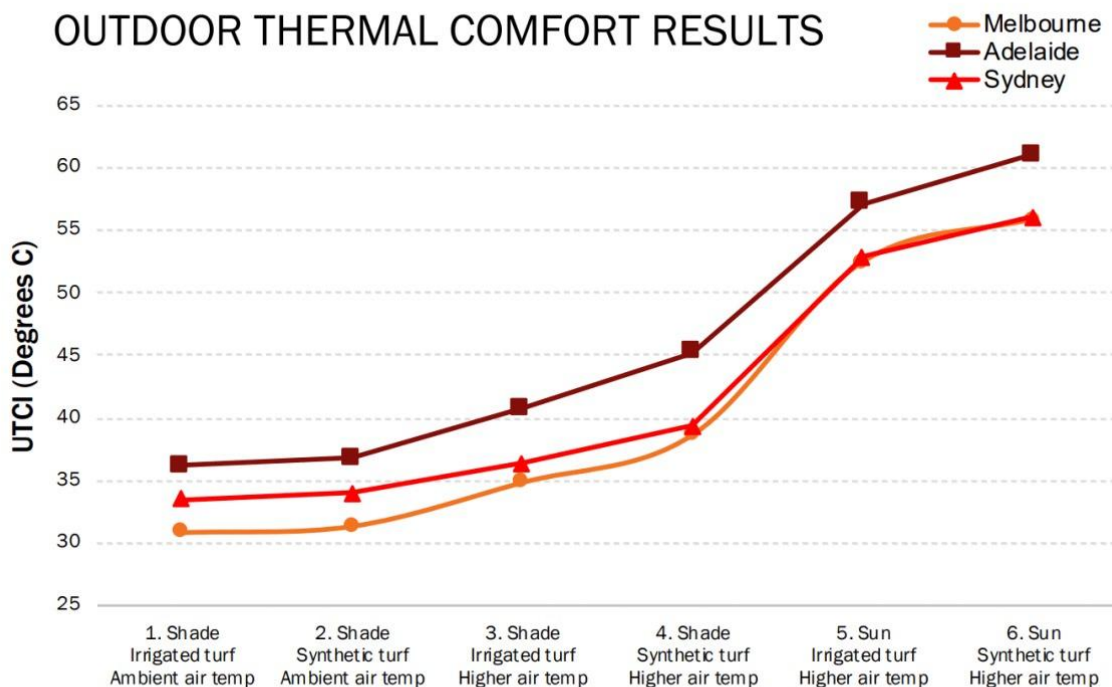


Figure 51. Outdoor comfort relative to changing exposure.

Synthetic turf also radiates heat, impacting the health of those using the immediate environment and increasing the temperature of the surrounding area if installed in residential settings. Given the ongoing impacts of climate change, ensuring that public and private spaces remain as cool as possible remains a high priority and aligns with the goals of our urban forest strategy and our priorities around climate resilience and adaptation.

The belief that synthetic turf will significantly expand the usable hours of a sports field does not give consideration to the potential for extreme surface heat and community safety. As average summer temperatures continue to increase each year, the use of synthetic turf during the summer may become more limited. A recent SMH article interviewed a cricketer who plays on Blackman Oval. He is quoted as saying that while he appreciates the even surface it “comes with a big downside, even during normal summer heat.” He went on to say “whenever

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we are going to play on an astroturf field, and we see it's going to be 30-plus degrees, there's a bit of a groan from the whole team about 'oh no, this is going to be a really tough day'". He also said that "There's been quite a few times we've had multiple teammates just at the end of the game with a bit of blood or a bit of burning, which is a bit rare from a game of cricket."
(*The Age*, January 15, 2026, Caitlin Fitzsimmons).

This demonstrates that synthetic turf has its limitations as an "all-weather" solution.

Biodiversity and urban greening

Unlike natural vegetation, synthetic surfaces provide no ecological value. Synthetic turf does not support soil health – it kills nutrients in the soil and ultimately creates 'green deserts' that destroy habitats, seal soil, and eliminate food sources for insects, birds and soil organisms. Over time it can result in a loss of urban wildlife and remove opportunities for biodiversity within the landscape.

Synthetic turf typically has a lifespan of approximately 8–15 years. At end-of-life, most synthetic turf products are difficult to recycle due to the combination of plastics, backing materials and infill. As a result, some removed synthetic turf may be disposed of in landfill.

In the context of Lane Cove, future synthetic turf installations may undermine the Council's urban forest strategy objectives, which aim to increase vegetation cover, support biodiversity, and reduce urban heat in residential and public areas. Natural turf and landscaped vegetation along nature strips, parks, and open spaces contribute to the cooling of streets, improved air quality, and habitat for native wildlife, all of which are key priorities in Lane Cove's Environmental Strategy. Replacing these areas with synthetic surfaces would reduce opportunities for urban wildlife, soil health, and green connectivity, while also limiting the ability of public and private spaces to contribute to the overall liveability and environmental resilience of the municipality.

PFAS

PFAS, or per- and polyfluoroalkyl substances, are a class of about 15,000 chemicals often used to make products resist water, stain and heat. The compounds are linked to cancer, liver problems, thyroid issues, birth defects, kidney disease, decreased immunity and other serious health problems.

Synthetic turf is made with what public health advocates say are dangerous levels of PFAS. It is made with several layers, including plastic grass blades, plastic backing that holds the blades in place and infill that weighs down the turf to help blades stand upright. Industry has said the grass blades and backing cannot be made without PFAS.

When the highly mobile chemicals break off from plastic grass blades, they can be absorbed through the skin, inhaled, ingested or get into open wounds. A study in the US found that players had much higher levels of these forever chemicals on their skin after playing on synthetic fields. (Public Employees for Environmental Responsibility, 2023 https://peer.org/wp-content/uploads/2024/03/3_6_2024-Dermal-absorption-PFAS-AT.pdf)

One of the co-authors of the study said "in 2024, the last thing we should be doing is putting down acres of a plastic fossil fuel product ... with chemicals that are going to get all over athletes' skin, and into soil and water," "It just boggles my mind that people are still considering using this stuff". (The Guardian, 16 March 2024, Tom Perkins).

We also know that these fibres and the chemicals used to hold them together run off into nearby water sources and have the potential to impact the health of the broader community. The federal parliamentary inquiry into PFAS in November last year indicated a single synthetic field could

release 800 to 3200 kilograms of PFAS-contaminated particulate into the environment. The inquiry recommended that Australian governments should ban PFAS in artificial ground coverings.

Councils reducing the use of synthetic turf

Increasingly, councils are moving to significantly reduce their reliance on synthetic fields. Dr Safiullah, a senior lecturer at RMIT, has urged councils to ban the use of synthetic fields where possible – citing concerns with heat island effects and loss of biodiversity. This applies to both playing fields and public spaces, as well as lawns in new developments.

Adelaide City Council has banned synthetic grass on verges. The City of Marion and Tea Tree Gully have also taken action to curb the use of synthetic turf. Just this year, Queanbeyan-Palerang has put forward a proposal to ban synthetic turf in new developments. Similar restrictions have been placed on new developments in parts of the Gold Coast. There's a clear precedent to support councils taking stronger action to address the negative impact of synthetic turf.

Councils supporting increased sporting capacity through natural turf investment

It's important to note that promoting the sustainable use of surfaces does not need to come at the expense of local sporting clubs. We don't need to choose between supporting players and looking after our environment, and the health of our broader population. Mosman Council is a great example. Their investment in Middle Head Oval has seen increased use of the field and supported growing demand for structured sport. Lane Cove Council is already looking at what can be done to increase drainage and improve turf quality at our existing ovals such as Burns Bay and Pottery Green. And we have already invested in improved drainage and upgraded natural turf at Bob Campbell using the same technology as was used at Middle Head Oval. It is possible and we should be endeavouring to both support players and look after our natural environment.

Councillor Merri Southwood
Councillor

Councillor Rochelle Flood
Councillor

Councillor Helena Greenwell
Councillor

ATTACHMENTS:

There are no supporting documents for this report.

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POST EXHIBITION - DRAFT PLANNING AGREEMENT FOR 177-183 GREENWICH ROAD,
GREENWICH

Item No: 12.1

Item No: 12.1
Subject: Post Exhibition - Draft Planning Agreement for 177-183 Greenwich Road, Greenwich
Record No: SU7402 - 33521/26
Division: Office of the General Manager
Author(s): David Stevens

PURPOSE

The purpose of this report is to present to Council the outcome of the public exhibition of a draft Planning Agreement for 177-183 Greenwich Road, Greenwich (**AT-1**) and to seek endorsement of the draft Planning Agreement and delegate authority to the General Manager to execute the agreement.

EXECUTIVE SUMMARY

- At the meeting of 19 March 2026 Council considered an Offer to enter into a Planning Agreement submitted to Council by the proponent for 177-183 Greenwich Road, Greenwich and resolved to place the draft Planning Agreement on public exhibition.
- The offer involves the dedication of C2 zoned waterfront land to Council, the removal of redundant services and structures from the land, vegetation management works, and a monetary contribution to Council to cover the costs of constructing an access track on the land and ongoing maintenance works for a 10-year period.
- The draft Planning Agreement has been assessed on its own merits with no influence on Council's decision making related to the current Planning Proposal for the site.
- Four (4) submissions to the public exhibition of the draft Planning Agreement were received.
- This report recommends that Council delegate authority to the General Manager to execute all necessary documentation required to finalise the Planning Agreement for 177-183 Greenwich Road, Greenwich.

RECOMMENDATION

That Council:

1. enter into the Planning Agreement for 177-183 Greenwich Road, Greenwich.
2. delegate authority to the General Manager to execute all necessary documentation to give effect to this resolution.

BACKGROUND

Council received a Letter of Public Benefit Offer from the Proponent of 177-183 Greenwich Road, Greenwich to enter a Planning Agreement for the site.

A Planning Agreement is a legal arrangement between a Developer/Landowner and Council to facilitate the delivery of a public benefit. Public benefits may include the dedication of land at no cost to Council, the payment of a monetary contribution and/or the provision of infrastructure works.

At its meeting of 19 March 2026, Council considered the Offer and resolved to exhibit the draft Planning Agreement.

Resolution 54/26

That:

Council place the draft Planning Agreement for 177-183 Greenwich Road, Greenwich and supporting documentation on public exhibition for a period of 28 days with the outcome of the public exhibition reported to Council.

The draft Planning Agreement was placed on public exhibition for 28 days closing on 28 April 2026. Four (4) submissions were received.

DISCUSSION

The public benefit offer made to Council by Winten Property Group (the Proponent) is as follows:

1. Dedication of the C2 zoned portion of the Land to Council valued at \$3M (after first carrying out *agreed improvement works*);
2. Provide funding for Council to construct a foreshore access path and for 10 years of maintenance for this land - valued at \$97,000.

The “Agreed Improvement Works” are the removal of redundant services and structures, including demolition of the existing boatshed from the Dedication Land and the Vegetation Management Works (baseline survey, weed control, planting and watering, erosion control, and recommended planting list). In their entirety, the value of the public benefits provided under the draft Planning Agreement is approximately \$3.4M.

The public benefit offer has been offered in addition to any other applicable development contributions under section 7.11 of the Environmental Planning and Assessment Act 1979 that may apply at the time of the determination of any future development application at the site.

Dedication to Council of the C2 zoned land provides a strategic opportunity for Council to create a contiguous holding for improved community access to the foreshore open space and improved amenity, given that council owns adjoining sites. It is also noted that the land has been identified on Council’s Acquisition List for many years (dating back to the Country of Cumberland Planning Scheme in the 1950s) and the opportunity for the land to be dedicated to Council at no cost to Council - which would occur if Council were to acquire the land is considered to be a public benefit. The offer to pay for council costs to construct an accessway through the site, and costs associated with revegetation and maintenance costs for a 10-year period represent a source of medium-term

funding for operational and capital expenditure and is a public benefit and in the broader public interest.

COMMUNITY CONSULTATION

Council received four (4) submissions to the public exhibition of the draft Planning Agreement.

Two (2) submissions received from the Bushland Management Advisory Committee (**BMAC**) and the Lane Cove Bushland and Conservation Society support the draft Planning Agreement.

The BMAC submission is summarised as follows:

BMAC is supportive of the Planning Agreement and the proposed dedication to Council and the Lane Cove community of the C2 zoned land. BMAC propose that, to ensure that the quality of the improvement and vegetation works being undertaken prior to dedication to Council are the standard and method of Council managed C2 land, the Planning Agreement be modified to state that all such work must be in consultation with, and involve oversight by, Council's Coordinator Bushland.

Staff in the Bushland team have determined that the suggestions from BMAC are reasonable and the changes will be included in the final Planning Agreement for execution.

The submission from the Lane Cove Bushland and Conservation Society is supportive of the Planning Agreement and the submission states they strongly supports the proposed dedication of the currently privately owned C2 land along the Greenwich foreshore, with bushland for the Lane Cove community.

The third submission was received from an individual resident who expressed the following matter:

Whilst there is a considerable public benefit in the proposal to dedicate (and maintain) land to the Council, this should not sway the Council from a proper and full consideration of the Planning Proposal or subsequent Development Application.

As mentioned earlier in this Report, the draft Planning Agreement has been assessed on its own merits with no influence on Council's decision making related to the current Planning Proposal for the site. It is noted that the officer responsible for the assessment and management of the draft Planning Agreement has had no involvement in the assessment and consideration of the Planning Proposal for the site.

The final submission was received from the Greenwich Community Association (GCA). The key issues raised in their submission include:

The developer's offer and draft VPA do not address the 2024 Practice Note

The GCA asserts that neither the Proponent's offer, nor the draft Planning Agreement satisfy the acceptability test as outlined in the Department of Planning, Housing and Infrastructure Practice Note.

It is noted that the 2021 Practice Note was updated in 2024, however no changes were made to the 5 Part Acceptability Test.

It is the opinion of staff that the draft Planning Agreement satisfies the 5-part acceptability test as follows:

Planning Agreements Acceptability Test

Councils should ensure planning agreements:

- A.** Are directed towards legitimate planning purposes, which can be identified in the statutory planning controls and other adopted planning strategies and policies applying to development.
Response – As identified in the **LCLEP**, the subject bushland has been reserved for open local space acquisition for several decades. Council has had a long-term objective of bringing this land into public ownership to improve links between unconnected open space and improve community access via the creation of a recreational walking track.
- B.** Provide for the delivery of infrastructure or public benefits not wholly unrelated to the development.
Response – C2 zoning preserves the nature and intent of the subject bushland for community access and benefit in perpetuity, providing access to future residents of the site in addition to the existing community.
- C.** Produce outcomes that meet the general values and expectations of the public and protect the overall public interest.
Response - The Lane Cove LGA is characterised by its bushland and waterfront setting(s). Dedication of this land will further advance Council's open space strategy by protecting the waterfront curtilage and simultaneously provide contiguous foreshore access.
- D.** Provide for a reasonable means of achieving the desired outcomes and securing the benefits.
Response – The bushland is subject to Improvement and Vegetation Works for site establishment and ongoing maintenance including the provision of a recreational walking track. The Planning Agreement represents an opportunity for the land to be dedicated to Council, rather than purchasing it as intended in Council's Acquisition Plan.
- E.** Protect the community against adverse planning decisions.
Response – Council's receipt of the C2 zoned bushland will prevent the site from future development. Ongoing vegetation management works will maintain and preserve the flora and fauna characteristics of the native bushland.

The report to Council did not include planning or legal expert review against the 2024 Practice Note

The draft Planning Agreement presented to Council at the March 2026 Council meeting was prepared by Council's in-house lawyer using the format that has been used for all other Planning Agreements executed by Lane Cove Council. Such preparation included the required Explanatory Note to explain public benefit in simple terms, noting that the public benefit (as offered by Winten Property Group) was carefully assessed by Council's Open Space and Infrastructure Directorate.

The GCA have also noted that Council does not have a Planning Agreement Policy and highlight this as an issue.

The absence of a Planning Agreement Policy does not prevent Council from entering into Planning Agreements, as Council has done so on many occasions. Notwithstanding this, it is considered good governance to have a Policy in place to assist in decision making and a draft Planning Agreement Policy has been prepared to address this policy gap. A separate report is listed on the May 2026 Council Meeting agenda seeking public exhibition of the draft Planning Agreements Policy.

Accepting the VPA in its current form would expose Council to legal challenge

It is the view of the GCA that the execution of the Planning Agreement would expose council to legal challenge risk on 3 grounds:

1. The VPA fails the Acceptability Test;
2. If the planning proposal proceeds and the LEP amendment is made, a challenger could argue that Council's planning decision was tainted by the existence of an inadequate VPA contrary to section 7.4(9) of the EP&A Act;
3. If Council accepts dedication of the C2 land with the unresolved maritime lease, uncosted geotechnical liabilities, inadequate maintenance funding and no arboricultural management provision Council would assume long-term financial and legal liabilities with no contractual right to recover them from the developer, exposing ratepayers to costs that should have been borne by the developer proponent.

The issue of the acceptability test has been discussed earlier in the Report, and it is the view of staff that the Planning Agreement satisfies the test.

The ability or not for someone to challenge the Planning Proposal is not relevant to the consideration by Council of the Planning Agreement.

The matters highlighted by the GCA about risk to Council with the transfer of the land are noted, however the offer that has been put forward is a public benefit and the acquisition of the land has been a strategic priority for Council since the 1950s.

Council's assessment of term and quantum of maintenance over 10 years has been considered by Council's experts and considered to be acceptable.

More generally, the Proponent obtained an independent valuation of the subject bushland for dedication to Council which was signed off by two (2) accredited land valuers. Per Schedule 4 of the draft Planning Agreement, the proponent must complete all "Improvement Work" to the "Dedication Land" prior to dedicating the land to Council. Said works include demolition of services and the boatshed, noting the latter may only occur upon cancellation and surrender of the maritime lease with TfNSW which the Proponent is committed to pursuing at the appropriate time.

The VPA must not be progressed while the planning proposal has unresolved safety concerns

The draft Planning Agreement has been assessed on its own merits with no influence on Council's decision making related to the current Planning Proposal for the site. If Council does not proceed to accept the Planning Proposal for the site, the Planning Agreement will not be executed.

Copies of submission received have been provided to Councillors under separate cover.

FINANCIAL CONSIDERATIONS

The proposed public benefit offer provides a net financial benefit to Council.

GOVERNANCE AND RISK CONSIDERATIONS

Council senior staff have considered the Offer to ensure that there is a public benefit arising from the draft Planning Agreement and to ensure Council's risk and liabilities are minimised with the transfer of land into Council ownership including ongoing maintenance.

ENVIRONMENTAL CONSIDERATIONS

The Offer will result in a beneficial environmental outcome for the Community with dedicated land being under Council's care, control, and management. It affords Council the opportunity of including this site in Bushland Care activities and rationalises resourcing given Council is the Landowner of adjoining foreshore properties.

SOCIAL CONSIDERATIONS

The Offer will result in positive social outcomes for the community through proactive bushland management and the provision of an upgraded bushwalking track to improve access and amenity to and around the foreshore.

TIMING

Improvement Work to the "Dedication Land" must be completed in advance of land dedication, which in turn shall "be prior to the issuing of an Occupation Certificate for the Development".

LINK TO STRATEGY

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

1. Our Natural Environment - Preserving and Regenerating our Natural Environment so it thrives now and into the future
- 1.3 Bushland
- 1.3.2 Continue to develop and implement bushland management and rehabilitation programs with high priority to wildlife corridors, strands of remnant vegetation and significant natural landscapes and soil types

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

AT-1 View	FINAL Draft VPA - Winten Property Group for 177-183 Greenwich Road	53 Pages	Available Electronically
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Ordinary Council Meeting 21 May 2026
PROPOSED VARIATION TO PLANNING AGREEMENT - AREAS 22 AND 23, ST LEONARDS
SOUTH PRECINCT

Item No: 12.2

Item No: 12.2
Subject: Proposed Variation to Planning Agreement - Areas 22 and 23, St Leonards South Precinct
Record No: SU8525 - 33523/26
Division: Office of the General Manager
Author(s): David Stevens

PURPOSE

To seek endorsement of the public exhibition of a proposed variation to the Planning Agreement (**AT-1**) related to Areas 22 and 23 in the St Leonards South Precinct.

EXECUTIVE SUMMARY

- Council and the Proponent entered into a Planning Agreement in October 2023 per Resolution **27** passed at the March 2023 Ordinary Meeting.
- The Planning Agreement provided for dedication in perpetuity of stratum parcel(s) of land and construction of part of a 12m wide road connecting Park and Berry Roads.
- Monetary Contribution(s) related to new and existing dwellings were made under conditions of the Development Consent.
- The proposed Deed of Variation provides for payment of a Monetary Contribution of \$166k to part-fund construction of an extension to the pocket park between Areas 22 and 23, and Areas 18, 19, and 20 in the St Leonards South Precinct.
- The value of the Monetary Contribution equates to what the proponent would have otherwise spent on a Berry Road upgrade that included a footpath, new kerb and guttering, and a cul-de-sac
- The pocket park extension directly responds to community requests for increased open space within the precinct.
- This report recommends that the proposed variation to the Planning Agreement and supporting documentation be publicly exhibited.

RECOMMENDATION

That Council place the proposed variation to the Planning Agreement for Areas 22 and 23 and supporting documentation on public exhibition for a period of 28 days with the outcome of the public exhibition reported to Council.

BACKGROUND

A Planning Agreement is a legal agreement made between a Developer/Landowner and Council to facilitate the delivery of a public benefit. Public benefits may include the dedication of land at no cost to Council, the payment of a monetary contribution and/or the provision of infrastructure works. Planning Agreements are voluntary and initiated by the developer.

The legal and procedural framework for Planning Agreements is set out in Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 (the Act) and Division 1 of Part 9 of the Environmental Planning and Assessment Regulation 2021.

Subdivision 2, Division 7.1 of Part 7 of the Environmental Planning and Assessment Act 1979 sets out the system of planning agreements in NSW. Section 7.4 provides that:

“A planning agreement is a voluntary agreement or other arrangement under this Division between a planning authority (or 2 or more planning authorities) and a person (the developer):

- (a) who has sought a change to an environmental planning instrument, or*
- (b) who has made, or proposes to make, a development application or application for a complying development certificate, or*
- (c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies,*

under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose”

Council has received a Letter of Public Benefit Offer pertaining to a variation of an executed Planning Agreement that provides for a monetary contribution to fund construction of a pocket park between Areas 22 and 23, and the adjacent Area’s 18, 19, and 20.

DISCUSSION

The St Leonards South Precinct was master planned to include a pocket park and cul-de-sac at the base of Berry Road between Areas 22 and 23, and Areas 18, 19, 20. The provision of a cul-de-sac including associated upgrade works (kerb, guttering, and road surface) were for resident site access to the respective (and adjacent) “Area’s” for construction.

However, as designs were developed it became apparent to Council that each of the Proponents did not require future driveway access. Consequently, and in response to community requests for an increase to open space in the precinct, Council determined that an extension to the pocket park would be an appropriate outcome.

The proposed variation to the Planning Agreement seek payment of a Monetary Contribution of \$166K (excluding GST) is due and payable on the later of:

- (1) The issue of the first Occupation Certificate for the Development: and
- (2) Execution of the Deed of Variation

Council has consulted with each of the Proponents, each of whom have offered a commitment to re-deploying expenditure for a co-contribution to construct the pocket park extension. In each instance, the Proponents provided cost estimates to undertake the originally consented works

Ordinary Council Meeting 21 May 2026
PROPOSED VARIATION TO PLANNING AGREEMENT - AREAS 22 AND 23, ST LEONARDS
SOUTH PRECINCT

Item No: 12.2

(described in “A.7 – Public Domain Works” in Conditions of Consent dated 18 February 2026) for review, and thereafter approval by Council’s Open Space and Infrastructure Directorate.

Council continues to engage with the Proponent of Areas 18, 19, and 20 in advance of tabling a Report for the proposed Variation to their Planning Agreement. Note, Council has received an-principal agreement from the Proponent to undertake construction works of the pocket park extension in addition to the payment of monetary contribution.

COMMUNITY CONSULTATION

Statement of Intent

The consultation is designed to elicit any feedback members of our community may have on the matter and report that feedback back to Council for its consideration. The proposed variation to the planning agreement is to be exhibited for a period of 28 days.

Method

Level of Participation	Inform	Consult
Form of Participation	Open	Open
Target Audience	Lane Cove Community and community groups	Lane Cove Community
Proposed Medium	eNewsletter	Public Exhibition and Website Exhibition

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

Council staff have evaluated the Proponent’s cost estimates for redeployment of capital expenditure to construct the pocket park extension.

ENVIRONMENTAL CONSIDERATIONS

The proposed actions in this report will result in a beneficial environmental outcome for the community by extending the pocket park.

SOCIAL CONSIDERATIONS

The subject of this report will have a positive impact on social outcomes with the introduction of increased open space.

TIMING

Timing for construction is yet to be determined and is contingent upon community consultation and/or finalisation of a proposed variation to Planning Agreement for Areas 18, 19, and 20. The proposed variation to the Planning Agreement will be exhibited for 28 days.

LINK TO STRATEGY

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

- 2. Our Built Environment - A well designed, liveable and connected area
- 2.3 Assets, Infrastructure & Public Domain
- 2.3.4 Investigate opportunities to create more open space

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

AT-1 View	FINAL Draft Deed of Variation to VPA for Areas 22 and 23	6 Pages	Available Electronically
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Item No: 13.1
Subject: Local Government Remuneration Tribunal Determination - Councillor Fees
Record No: SU839 - 31113/26
Division: Corporate Services and Strategy Division
Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to outline the recent determination of the Local Government Remuneration Tribunal (the Tribunal) for the annual fees to be paid to the Mayor and Councillors for the 2026/27 financial year, commencing 1 July 2026. It is recommended Council determine the annual fees to be paid.

EXECUTIVE SUMMARY

- The Tribunal has approved a 3.7% increase for the period 1 July 2026 to 30 June 2027.
- In arriving at this determination, the Tribunal considered consumer price index increases, general wage increases, the recent Independent Pricing and Regulatory Tribunal (rate peg) increase and other related indices that have had a direct impact on the general cost of living.
- This report recommends that Council determine the annual fees to be paid.

RECOMMENDATION

That Council determine the following annual fees to be paid for the 2026/27 financial year, commencing 1 July 2026:

- Mayor: \$52,520 (in addition to the Councillor fee).
- Councillors: \$24,080.

BACKGROUND

The Tribunal is responsible for categorising councils and determining the minimum and maximum fees paid to Mayors and Councillors in each category. For the financial year 2025/26, an increase of 3% was determined by the Tribunal and was accepted by Council at the Ordinary Council Meeting 22 May 2025.

DISCUSSION

In the Tribunal’s report to the Minister for Local Government dated 23 April 2026 **(AT-1)**, it determined that for the financial year 2026/27, an increase of 3.7% shall apply to the minimum and maximum annual fees applicable to each category. The table below shows the current annual fees paid to Lane Cove Councillors and the new minimum and maximum annual fees as determined by the Tribunal:

	Current Annual Fee 25/26	New Minimum Annual Fee 26/27	New Maximum Annual Fee 26/27
Mayor	\$50,650	\$23,250	\$52,520
Councillors	\$23,220	\$10,920	\$24,080

FINANCIAL CONSIDERATIONS

Council’s draft Budget for 2026/27 has sufficient funds to accommodate the proposed 3.7% increase as determined by the Tribunal.

GOVERNANCE AND RISK CONSIDERATIONS

It is prudent to annually review Councillor annual fees (allowances) to ensure they reflect the value Councillors provide to the community.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community through the important ongoing representation Councillors provide their community.

TIMING

Council should consider the Local Government Remuneration Tribunal’s determination of Councillor annual fees in a timely manner and preferably before 1 July each financial year.

LINK TO STRATEGY

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

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
- 6.1 Governance

- 6.1.2 To provide assistance to Councillors and support the organisation to operate within its legal framework

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

ATTACHMENTS:

AT-1 [View](#) Local Government Remuneration Tribunal - Annual
Determination 2026

Available
Electronically

Item No: 13.2
Subject: Delivery Program and Operational Plan - 2025/26 Third Quarter Review
Record No: SU238 - 25385/26
Division: Corporate Services and Strategy Division
Author(s): Stephen Golding

PURPOSE

The purpose of this report is to present to Council the Third Quarter Review of the Delivery Program and Operational Plan for 2025/26.

EXECUTIVE SUMMARY

- This report outlines the Third Quarter progress towards achieving the projects and activities listed in the adopted 2025/26 Delivery Program and Operational Plan.
- Council continues to progress well in relation to the actions in the adopted Delivery Program and Operational Plan. Highlights for the Third Quarter include:
 - The Galuwa Recreation Centre 'Community Day' provided an opportunity for the community to experience and learn about what the new recreation centre has to offer.
 - Council commenced the Food Organics waste service with approximately 6,600 stand-alone homes now benefitting from the new service.
 - The draft 2026-2030 Sustainability Action Plan was adopted by Council for public exhibition purposes.
 - An Internal Audit review of Council's budget management, cost control and management reporting received a 'good' rating.
 - The Home Library Service lent 4,199 items and made 491 deliveries to 144 individual clients and 13 institutions in the Lane Cove and Hunters Hill local government areas.
 - The 'On The Verge' program provided 254 plants for nature strips and pocket parks.

RECOMMENDATION

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

BACKGROUND

The Lane Cove Council Delivery Program and Operational Plan 2025/26 was adopted by Council on 19 June 2025. The Delivery Program spans the term 2025/26-2028/29 and the Operational Plan is for the period of 1 July 2025 to 30 June 2026.

DISCUSSION

Council's 2025/26 Delivery Program and Operational Plan outline 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 Third Quarter Review of the 2025/26 Operational Plan for the period 1 January 2026 to 31 March 2026 is attached at **AT-1**.

The report focuses on operational projects, capital projects and key achievements. It also identifies responsible work areas and includes a short progress report and action status.

Council continues to progress well against its actions in the adopted Delivery Program and Operational Plan. Some highlights for the Third Quarter include:

- The Galuwa Recreation Centre 'Community Day' opened the centre up to the community as an opportunity to learn about what it has to offer the community,
- Council commenced the Food Organics waste service roll out with approximately 6,600 stand-alone homes now benefitting from the service. This involved a significant program of communications and events, including pop-up events at key locations across the LGA, direct mail outs, articles and adverts in local newsletters and print media, two community workshops, and social media posts,
- Council has engaged consultancy firm 100% Renewables to undertake a comprehensive carbon inventory to establish council's full emissions profile, including emissions from things such as construction activities, purchases, waste, refrigerants, and staff travel,
- The draft 2026-2030 Sustainability Action Plan was adopted by Council for public exhibition purposes,
- An Urban Canopy educational display was set up this quarter in the foyer of Council's Civic Centre,
- Council continued to host a stall at Lane Cove Library on hot weather days to encourage safety in the heat and share educational materials from NSW Health Beat the Heat Campaign & Australian Red Cross.
- As part of Seniors Festival, Council delivered a number of emergency preparedness events, including a Seniors Safety & Resilience Expo (which saw 9 organisations hosting a table), Laughter & Disaster workshop, First Aid Awareness for Seniors and a Sustainability for Seniors workshop,
- Council delivered two emergency preparedness events delivered with Synergy Youth Centre including one run by Australian Red Cross,
- Implementation of new Asset Vision platform underway to unify asset data, improve reporting accuracy and support evidence-based decision making,
- Delivered a high-impact seasonal events program including Australia Day, Lunar New Year, International Women's Day and Autumn Harmony, attracting thousands of people and celebrating diversity,

- Lunar Laneways transformed St Leonards into a vibrant cultural precinct, increasing visitation and dwell time,
- Delivered Pride themed events at the Canopy with Queer Screen and LGBTQIA+ community expanding representation and safe community spaces
- Lane Cove Library launched Japanese Language Collection, directly responding to community demographics,
- Youth programs co-designed with young people, including coding, emergency preparedness, and wellbeing workshops,
- Strong partnerships with Police, Gamble Aware and NSW health services delivering programs at Synergy,
- Inclusive Communities grants delivered launched and approved,
- Delivered diverse public art outcomes including First Nations mural, small sculptures, sport themed community art and poem commissions and Galuwa Recreation Centre,
- Delivered Walk on Country, First Nations programming and public art commissions Grew Instagram reach by 40% reaching 23,000 audience and grew reach in community languages throughout lunar year,
- International Women's Day was celebrated with a business breakfast event and an evening event at the Library, featuring Magistrate Debra Maher,
- The Home Library Service lent 4,199 items and made 491 deliveries to 144 individual clients and 13 institutions in the Lane Cove and Hunters Hill local government areas,
- Two new bushcare groups were formed at Gamma Road and Wilsons Creek,
- Demolition of dwelling at 14 Gay St was completed,
- Demolition of 347A Burns Bay Rd is well underway,
- Hazard reduction burn completed in Lovetts Reserve,
- The 'On the Verge' program provided 254 plants for nature strips and pocket parks,
- 138 nursery volunteers contributed 573.25 hours, resulting in 2,718 new plants being potted and 61 trays of native seeds and cuttings propagated,
- The Harbourcare program continued to support rubbish clean-ups in local reserves and waterways, with six events held this quarter involving 22 volunteers who removed a total of 55kg of waste,
- Introduced new Public Forum Meeting Guidelines, promoting more opportunity for the community and Council to come together to raise matters of interest,
- Commenced a review of Council's adopted Community Engagement Strategy,
- Commenced a review of Council's Risk Management Plan, including an appropriate Risk Appetite Statement; and
- An Internal Audit review of Council's budget management, cost control and management reporting received a 'good' rating.

TIMING

This Quarterly Operational Plan Review meets the requirements of the *Local Government Act 1993* and Local Government (General) Regulation 2021 (section 203), namely that Council report at least every 6 months on the principal activities of its Operational Plan.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

The Quarterly Review provides progress on implementing the Operational Plan which includes a range of projects to protect and enhance our natural environment.

SOCIAL CONSIDERATIONS

The report discloses progress on Council services that support our community. These services have a positive social impact on our community.

LINK TO STRATEGY

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

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
 - 6.1 Governance
 - 6.1.1 Ongoing identification of initiatives to enhance transparency of Council decision-making and performance
 - 6.1.2 To provide assistance to Councillors and support the organisation to operate within its legal framework

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

ATTACHMENTS:

AT-1 View	2025-26 Delivery Program and Operational Plan - Third Quarterly Review - Status Report	229 Pages	Available Electronically
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Item No: 13.3
Subject: Quarterly Budget Review Statements - March Quarter 2025/26
Record No: SU10719 - 28999/26
Division: Corporate Services and Strategy Division
Author(s): Don Johnston

PURPOSE

The purpose of this report is to present to Council the 2025/26 Budget Quarterly Budget Review Statements as at 31 March 2026.

EXECUTIVE SUMMARY

- The operating result (before capital grants and contributions) has reduced by \$176K to a revised surplus for the year of \$138K, primarily due to additional financial assistance being allocated towards Gallery Lane Cove and a minor increase in overall salaries and wages budgets.
- Capital expenditure is forecast to decrease by \$13.6 million to \$42.3 million due mainly to the likely timing of property acquisitions in St Leonards South.
- Capital grants and contributions is forecast to reduce by a further \$12.4 million, primarily due to the re-forecasting of developer contribution receipts.
- A net increase in transfers to and from reserves of \$960K is forecast, primarily due to the revised forecasts for developer contributions income and property acquisition expenditure.
- Taking transfers to and from reserves into account, the program budget result for the quarter is balanced.

RECOMMENDATION

That Council:

1. note the Quarterly Budget Review Statements for the period ended 31 March 2026.
2. approve the changes forecast in the Budget Review Statements, including:
 - a) a reduction in the forecast surplus from continuing operations, including capital grants and contributions, of \$12.6 million to \$9.4 million,
 - b) a reduction in capital expenditure of \$13.6 million to \$42.3 million,
 - c) a net increase in transfers to and from Reserves of \$960K,
 - d) a balanced program budget result.

Ordinary Council Meeting 21 May 2026
QUARTERLY BUDGET REVIEW STATEMENTS - MARCH QUARTER 2025/26

Item No: 13.3

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

The Quarterly Budget Review Statements provide an overview of Council's performance against its annual budget for the quarter ended 31 March 2026. Explanations of the material variations giving rise to the budget variations recommended to Council for approval are also provided.

Income Statement

The operating result, including capital grants and contributions, is forecast to reduce by \$12.6 million to \$9.4 million. Income is forecast to decrease by \$11.4 million while expenses are forecast to increase by \$1.2 million. The operating result, excluding capital grants and contributions, is forecast to decrease by \$176K to \$138K and, importantly, remain in surplus. The movements are summarised in the table below in the 'Recommended Changes' column.

\$'000	PREVIOUS YEAR Actual	2025/26 ORIGINAL Budget	2025/26 APPROVED Changes	2025/26 REVISED Budget	Recommended Changes	2025/26 PROJECTED Result	2025/26 YTD Actual	% of Projected
Income	97,804	102,151	(6,168)	95,983	(11,413)	84,570	72,702	86%
Expenses	68,979	70,453	3,495	73,949	1,177	75,126	50,303	67%
Surplus / (Deficit)	28,825	31,697	9,664	22,034	(12,590)	9,443	22,399	237%
Surplus / (Deficit) before Capital grants	6,904	(661)	975	314	(176)	138	15,928	

Income Analysis

Recommended Change \$'000	Material changes – Favourable / (Unfavourable)
41	Rates and Annual Charges <ul style="list-style-type: none"> ○ Rates and Domestic Waste Management (DWM) charges levied year to date exceed current forecasts. The additional DWM Charges have been transferred to the DWM Reserve.
1,282	User Charges and Fees <ul style="list-style-type: none"> ● Income exceeding current forecasts or new to the budget <ul style="list-style-type: none"> ○ Restoration charges have been re-allocated to User Charges and Fees from Grants and Contributions – Operating and increased due to additional utility restorations being undertaken across the LGA. \$485K was transferred and the increase is \$339K. ○ Construction activity continues to drive additional income from construction zones; crane permits and hoardings \$340K ○ Development applications fees received to date exceed the budget and have been increased accordingly by \$60K. ○ Additional waste services charges raised to date exceed the budget and have been increased accordingly by \$35K which has been transferred to the DWM Reserve.

Ordinary Council Meeting 21 May 2026
QUARTERLY BUDGET REVIEW STATEMENTS - MARCH QUARTER 2025/26

Item No: 13.3

Recommended Change \$'000	Material changes – Favourable / (Unfavourable)
47	Other Revenue <ul style="list-style-type: none"> • Income exceeding current forecasts or new to the budget
(598)	Grants and contributions – operating <ul style="list-style-type: none"> • New grants and contributions received <ul style="list-style-type: none"> ○ Open Streets Program \$85K ○ Weeds Action Program \$24K ○ Fresh Start Program \$14K ○ Various other programs \$34K • Restoration Charges moved to User Charges and Fees (\$485K) • Reduced developer contribution administration fees due to re-forecasting of developer contribution receipts (\$268K)
(12,414)	Grants and contributions – capital <ul style="list-style-type: none"> • Grant income for Lane Cove North Speed Reduction \$500K • Developer contributions and VPAs less than current forecasts <ul style="list-style-type: none"> ○ Developer contributions and VPAs were re-forecast in the December QBRS. Contributions and VPAs related to a further two developments are now not anticipated to be received before 30 June 2026 (\$9.3 million) in developer contributions and \$3.6 million in VPA.
180	Interest and investment income <ul style="list-style-type: none"> • Higher returns and larger portfolio
50	Other income <ul style="list-style-type: none"> • Income exceeding current forecasts <ul style="list-style-type: none"> ○ Sportsground hire \$45K
(11,413)	Total income variance in the quarterly review

Expense Analysis

Recommended Change \$'000	Material changes – Favourable / (Unfavourable)
(439)	Employee benefits and on-costs <ul style="list-style-type: none"> • Additional budget provisions and budget transfers <ul style="list-style-type: none"> ○ Reduction in vacancy factor to provide sufficient funding for total salaries and wages in the budget (\$250K) ○ Additional budget provisions for the payment of leave entitlements on termination that could not be funded within operational budgets (\$195K) – these funds have been transferred from the ELE Reserve ○ Additional budgets for grant related expenditure or transfers from contractor costs (\$74K) ○ Additional budget for FBT to align with last year’s liability (\$35K) ○ Budget transfers to temp staff to cover short-term vacancies \$115

Ordinary Council Meeting 21 May 2026
QUARTERLY BUDGET REVIEW STATEMENTS - MARCH QUARTER 2025/26

Item No: 13.3

Recommended Change \$'000	Material changes – Favourable / (Unfavourable)
(566)	Materials & Services <ul style="list-style-type: none"> • Additional and unforeseen expenditure requirements <ul style="list-style-type: none"> ○ Additional budget for restoration works across the LGA, more than offset by income (\$193K) ○ Transfer from employee benefits budgets to temp staff to cover short-term vacancies (\$115K) ○ Additional financial assistance for Gallery Lane Cove as per Council's resolution (\$100K) ○ Additional budgets for grant related expenditure (\$98K) ○ IT costs associated with complex security upgrades (\$40K) ○ Additional budget required for temporary Governance staffing (\$27K) ○ Additional budget required for Open Space legal matters (\$25K) • Expenditure reductions and transfers <ul style="list-style-type: none"> ○ Review and reduction of Sustainability Levy operating projects with funding returned to the Sustainability Levy Reserve \$48K ○ Reallocation of Sustainability Levy contractor costs to salaries and wages \$40K
(162)	Borrowing costs <ul style="list-style-type: none"> • Interest on loans which was capitalised during construction of Galuwa will be expensed from 1 January.
(11)	Other expenses <ul style="list-style-type: none"> • Minor net increase in expenditure
(1,177)	Total operating expenditure variance in the quarterly review

Further details of all proposed variations are included in the Quarterly Budget Review Statements in **Attachment 1**.

Capital Budget Statement

Capital expenditure is forecast to decrease by \$13.6 million to \$42.3 million.

\$'000	PREVIOUS YEAR Actual	2025/26 ORIGINAL Budget	2025/26 APPROVED Changes	2025/26 REVISED Budget	Recommended Changes	2025/26 PROJECTED Budget	2025/26 YTD Actual	% of Projected
New works	54,985	42,175	2,686	44,861	(12,178)	32,683	15,735	48%
Renewals	17,120	7,839	3,184	11,023	(1,373)	9,651	3,171	33%
Total	72,105	50,014	5,870	55,885	(13,551)	42,333	15,771	37%

Proposed variations to the capital budget are also included in **Attachment 1** and include:

- St Leonards property acquisitions \$14 million
- Galuwa interest on loans becoming an operating expense from 1 January \$162K
- Lane Cove North Speed Reduction (\$500K)
- Vehicle purchases (\$75K)
- Reinstatement of original Aquatic Centre capital budget (\$30K)
- New budget provision of \$1.4 million for St Vincents Road SUP offset by reductions in other capital projects

Ordinary Council Meeting 21 May 2026
QUARTERLY BUDGET REVIEW STATEMENTS - MARCH QUARTER 2025/26

Item No: 13.3

Transfers to and from Reserves

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

Operating Budget	\$'000
Transfers to Reserves:	
s7.11 Reserves – reduced transfer due to re-forecasting developer contribution receipts	(12,914)
Domestic Waste Management Reserve – additional income and expenditure savings transferred to Reserve	47
Library Reserve – previous and current years' book sales income transferred to Reserve	32
Transfers from Reserves:	
Employee Leave Entitlements – to fund payment of entitlements on termination that could not be funded from operational budgets	(195)
Sustainability Levy Reserve – reduced funding for expenditure on various projects	48
Unexpended Grants Reserve – this amount arises from previous years' book sales, not grants, so it is being transferred from here to the Library Reserve	(27)
Net Operating Budget transfers to/(from) Reserves	(13,010)
Capital Budget	
Transfers from Reserves:	
S7.11 (St Leonards South) Reserve – reduced transfer from Reserve due to no further acquisitions anticipated before 30 June	14,000
Unexpended Grants Reserve – part funding for St Vincents Road SUP	(327)
Capital Works Reserve – reduced transfer from Reserve due to grant funding available for St Vincents Road SUP	327
Aquatic Centre Reserve – to fund reinstated original capital budget	(30)
Net Capital Budget transfers from Reserves	13,970
Net Total transfers to/(from) Reserves	960

TIMING

The Quarterly Budget Review Statements are required to be reported to Council within two months of the end of each quarter, except the fourth quarter. Following the report to Council the report and a data return are to be sent to the Office of Local Government which, for the December quarter, are due on or before 31 May 2026.

FINANCIAL CONSIDERATIONS

The operating result (before capital grants and contributions) has reduced by \$176K to a revised surplus for the year of \$138K, primarily due to additional financial assistance being allocated towards Gallery Lane Cove and a minor increase in overall salaries and wages budgets.

Capital expenditure is forecast to decrease by \$13.6 million to \$42.3 million due mainly to the likely timing of property acquisitions in St Leonards South.

Capital grants and contributions reducing by \$12.4 million, primarily due to re-forecasting developer contribution receipts.

A net increase in transfers to and from reserves of \$960K due mainly to the forecast reduction in developer contribution income and property acquisition expenditure.

Taking transfers to and from reserves into account, the program budget result for the quarter is balanced.

GOVERNANCE AND RISK CONSIDERATIONS

The attached Quarterly Budget Review Statements meet a statutory reporting obligation, summarising Council's financial performance at the end of the quarter. It is provided to enable informed decision-making while also ensuring transparency on Council's governance.

ENVIRONMENTAL CONSIDERATIONS

The recommendations in this report maintain environmental outcomes by providing funding for the delivery of relevant services and projects identified in Council's Operational Plan.

SOCIAL CONSIDERATIONS

The recommendations in this report maintain social outcomes for the community by providing funding for the delivery of relevant services identified in Council's Operational Plan.

LINK TO STRATEGY

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

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
- 6.2 Best Value
- 6.2.1 Ensure long term financial sustainability through effective short and long term financial management

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

ATTACHMENTS:

AT-1 [View](#) QBRS Report Attachment - March 2026

Available
Electronically

Ordinary Council Meeting 21 May 2026
DRAFT AUDIT, RISK AND IMPROVEMENT COMMITTEE MINUTES - 31 MARCH 2026 &
DRAFT INTERNAL AUDIT CHARTER

Item No: 13.4

Item No: 13.4
Subject: Draft Audit, Risk and Improvement Committee Minutes - 31 March 2026 & Draft Internal Audit Charter
Record No: SU740 - 30217/26
Division: Corporate Services and Strategy Division
Author(s): Stephen Golding

PURPOSE

The purpose of this report is to:

1. provide Council with the Draft Minutes of the Audit, Risk and Improvement Committee (ARIC) meeting held on 31 March 2026, and
2. present the draft Internal Audit Charter which has been endorsed by the ARIC.

EXECUTIVE SUMMARY

- In accordance with the ARIC Terms of Reference, the Minutes of ARIC Meetings are forwarded to Council for their information, and action, where necessary.
- The draft Minutes of the ARIC meeting held on 31 March 2026 are now presented to Council.
- There are no actions sought from Council resulting from the ARIC Meeting, held 31 March 2026.
- The ARIC has endorsed a draft Internal Audit Charter which requires Council adoption.

RECOMMENDATION

That Council:

1. note the draft Minutes of the Audit, Risk and Improvement Committee meeting held on 31 March 2026.
2. note the draft Minutes do not seek action from Council.
3. adopt the draft Internal Audit Charter, as attached to this report.

BACKGROUND

ARIC Minutes:

Council adopted the ARIC Terms of Reference in July 2024. The Terms of Reference specify that Minutes from ARIC Meetings should be forwarded to Council for their notation, and action, if appropriate.

Draft Internal Audit Charter:

The ARIC, in March 2024, was presented with a draft Internal Audit Charter (the draft Charter).

The draft Charter is consistent with the Risk Management and Internal Audit Guidelines and the Model Internal Audit Charter developed by the Office of Local Government. Council will recall the ARIC Terms of Reference were reported to Council and adopted in July 2024. The draft Internal Audit Charter, endorsed by the ARIC in 2024 was intended to have been included in the July 2024 Council report, however upon review, the draft Charter was not presented to Council.

DISCUSSION

ARIC Minutes:

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

The draft Minutes (attached as **AT-1**) of the ARIC meeting held on 31 March 2026 have been confirmed by the ARIC Chairperson and are due to be adopted by the Committee at its meeting of 30 June 2026. Council will note that the minutes now include a brief description of the discussion points raised during the course of the meeting, in addition to the Determinations of the Committee.

Draft Internal Audit Charter:

The draft Charter sets out the purpose, independence, role and authority of the internal audit function. In addition, the draft Charter outlines responsibilities and expectations in relation to internal audit activities, which are to be performed in a manner that is consistent with relevant professional standards including the International Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors and the current Australian risk management standard, AS ISO 31000: 2018.

The draft Charter also sets out the role of the Head of Internal Audit, a position employed by NSROC, and references the fact that the Head of Internal Audit is a position that services other Councils in a shared service arrangement.

The draft Internal Audit Charter has been serving Council and the ARIC well over the past two years and continues to guide the role and expectations of the internal audit function in a meaningful and accountable manner.

TIMING

The timely consideration of ARIC Meeting Minutes enables Council to note the progress of ARIC matters and is considered good governance. Similarly, the adoption of an Internal Audit Charter is seen as prudent and good governance.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

There are no material governance or risk considerations associated with adopting the Minutes of the ARIC Meeting, held 31 March 2026 or the draft Internal Audit Charter.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The subject of this report has no social implications for Council.

LINK TO STRATEGY

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

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
- 6.1 Governance
- 6.1.1 Ongoing identification of initiatives to enhance transparency of Council decision-making and performance

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

ATTACHMENTS:

AT-1 [View](#) Minutes - ARIC - 31 March 2026

Available
Electronically
Available
Electronically

AT-2 [View](#) Draft Internal Audit Charter

Item No: 13.5
Subject: Council Policies Review
Record No: SU241 - 31816/26
Division: Corporate Services and Strategy Division
Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to seek the re-adoption of four (4) current policies: Events Management Policy, Library Policy, Library Services and Operations Standard, and Library Collections Service Standard, in accordance with Council's ['Council Policy Framework'](#).

EXECUTIVE SUMMARY

- Council's Policy Framework outlines the strategic principles for corporate documents including Council Policies and provides a commitment to Council policies being reviewed once per Council term, or more frequently if required due to material changes to Council's operating environment such as legislative amendment, Council resolution or a variation to Council's strategic direction.
- Council is progressively reviewing all its corporate documents covered by the Framework.
- Reviews of the Events Management Policy, Library Policy, Library Services and Operations Standard, and Library Collections Service Standard have been completed, and amendments have been made to each of the policies.
- While Council encourages involvement by the community in developing and reviewing its policies, the public exhibition of the four (4) policies is not considered necessary as the changes to the existing policies are administrative and the likely benefits of exhibition would not outweigh the likely costs and impact on resources and associated delays.
- It is recommended that Council adopt the four (4) reviewed Policies.

RECOMMENDATION

That Council adopt the Events Management Policy, Library Policy, Library Services and Operations Standard, and Library Collections Service Standard.

BACKGROUND

Council adopted a Policy Framework at the 19 September 2025 Council meeting. The Framework provides the strategic principles for all Council policies and sets out the governance arrangements for the establishment and review of Council policies and other internal facing documents.

All existing Council policies and other relevant internal corporate documents are progressively being reviewed in accordance with the settings of the Framework which provides that Council policies be reviewed once per Council term, or more frequently if required due to material changes to Council's operating environment such as legislative amendment, Council resolution or a variation to Council's strategic direction.

The purpose of the review is to ensure that all policies are contemporary, compliant with current legislation and/or guidelines issued by State and Federal agencies, are consistent with Council's policy and reflect industry standards.

DISCUSSION

Council is progressively reviewing all its Council policies over the remainder of the Council term. This report is part of a series of reports which will be presented to Council throughout the remainder of the Council term.

Reviews of policies can result in a number of outcomes - revocation, amendment or re-adoption if existing policy is fit for purpose.

Reviews of four (4) policies have been completed and are presented to Council for consideration. The policies the subject of review are: Events Management Policy, Library Policy, Library Services and Operations Standard, and Library Collections Service Standard.

Amendments are proposed to each of the four (4) policies as shown in the attached Draft documents. The existing policies can be accessed via the hyperlink embedded into each Policy heading below.

[Events Management Policy](#)

The purpose of this Policy is to define the strategic framework, including accessibility, risk management and sustainability principles, that underpin the planning and delivery of Council's public events program.

The Events Strategy has been updated to shift from a volume-based delivery model to a more targeted, purpose-led approach that prioritises measurable community, cultural, social and economic outcomes aligned with the Community Strategic Plan. This includes a stronger emphasis on sustainability, embedding environmental, social and financial considerations into event planning, delivery and evaluation. As a result, the Events Policy requires updating to reflect this revised strategic direction, ensuring that assessment criteria, delivery standards and decision-making frameworks are aligned with the new approach and support consistent, transparent and sustainable event outcomes.

[Library Policy](#)

The purpose of this Policy is to outline the principles and legal framework under which the Lane Cove Library, Greenwich Library, St Leonards Library and the Yarn, Hunters Hill (shared services), operate.

Administrative changes have been made to this policy to address the expansion of the Lane Cove Council Library service with the addition of the shared service arrangement with Hunters Hill Council and the newly built St Leonards Library.

[Library Services and Operations Standard](#)

The Library Services and Operations Standard has been updated to reflect the expansion of the service and the evolving role of libraries as inclusive, high-use community spaces. The revised approach strengthens expectations around respectful behaviour and staff safety, clarifying that while libraries remain open and accessible to all, all users are required to comply with conditions of use. A clearer, proportionate response framework has been introduced to manage unacceptable behaviour, including temporary and graduated consequences where issues arise, rather than exclusion as a primary approach. The update also reinforces Council's commitment to physical, social and psychological safety within library environments, while expanding recognition of the breadth of services, programs and collections now delivered across the network.

[Library Collections Service Standard](#)

This Service Standard addresses the development and provision of collections in the Lane Cove Library Services. Minor changes have been made to include St Leonards Library and the Yarn at Hunters Hill.

COMMUNITY CONSULTATION

While Council encourages involvement by the community in developing and reviewing its policies, the public exhibition of the four (4) policies is not considered necessary as the changes to the existing policies are administrative only and the likely benefits of exhibition would not outweigh the likely costs and impact on resources and associated delays.

FINANCIAL CONSIDERATIONS

The recommendations of this report do not result in any change to the existing Council budget.

GOVERNANCE AND RISK CONSIDERATIONS

Policy reviews are in accordance with Council's 'Council Policy Framework'.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community by better describing the expanded and targeted services to Lane Cove residents and other visitors to Council's libraries and events.

TIMING

Council policies are reviewed during the term of Council.

LINK TO STRATEGY

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

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
- 6.1 Governance
- 6.1.2 To provide assistance to Councillors and support the organisation to operate within its legal framework

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

ATTACHMENTS:

- | | | | |
|-------------|----------------------|--|-----------------------------|
| AT-1 | View | Draft Events Management Policy | Available
Electronically |
| AT-2 | View | Draft Library Policy | Available
Electronically |
| AT-3 | View | Draft Library Services and Operations Standard | Available
Electronically |
| AT-4 | View | Draft Library Collections Service Standard | Available
Electronically |

Item No: 14.1
Subject: Adoption - Children and Families Strategy
Record No: SU8891 - 33153/26
Division: Community and Culture Division
Author(s): Susan Heyne

PURPOSE

This report provides feedback on the exhibition of the draft Children and Families Strategy and recommends Lane Cove Council's first Children and Families Strategy be formally adopted.

EXECUTIVE SUMMARY

- At the Council meeting held 20 November 2025, Council resolved that the draft Children and Families Strategy be placed on public exhibition for six (6) weeks.
- Consultation on the Strategy commenced on 26 February 2026 and closed on 9 April 2026.
- Two (2) submissions were received via online survey during the consultation period.
- One submission was received via email on the closing date but after the time the consultation had closed. This submission did not raise any issues regarding the strategy and therefore has not been included in the report.
- A copy of the full submissions has been circulated separately to Councillors.
- Each submission was considered in relation to the draft Strategy.

RECOMMENDATION

That Council:

1. receive and note the contents of the report.
2. amend the date on the front cover of the report to reflect the month and year of adoption.
3. adopt the Children and Families Strategy.

BACKGROUND

At the Council meeting held 18 April 2024, the *Children and Families Policy Report* was submitted to Council recommending that Council commence work on a Children and Families Strategy.

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.

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 consultants also researched current local, national and global trends, ensuring the Strategy aligned with national and state-based frameworks and obligations.

From this work, a draft Children and Families Strategy was created. The draft Strategy includes six (6) guiding principles and six (6) focus areas. 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** – Initiatives are relevant and aligned to focus areas
5. **Communicative, connected and coordinated** – Strengthen coordination, remove barriers and promote consistent messaging
6. **Safety and Protection** – Embed child-safe practices with zero tolerance for harm

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.

The draft Children and Families Strategy was presented to Council at the Council meeting held 20 November 2025.

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ADOPTION - CHILDREN AND FAMILIES STRATEGY

Item No: 14.1

Council resolved to place the draft Children and Families Strategy on public exhibition for six (6) weeks with the outcome of the public exhibition reported to Council.

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

DISCUSSION

The draft strategy was placed on public exhibition on 26 February 2026 and closed on 9 April 2026.

Two (2) written submissions were received during the public exhibition period via the online survey.

One additional submission was received via email after the consultation period had closed. While the submission raised no concerns regarding the Strategy itself, it proposed that additional children’s programs be offered to the community. These program suggestions will be referred to relevant operational teams for consideration; however, they are not considered relevant to inclusion within a principles-based strategic document. A copy of the full submissions has been circulated separately to Councillors.

A summary of issues raised in the submissions, together with a response, is provided below.

Issue raised	Response
<p>Identification of priority cohorts including culturally diverse and LGBTQIA+ families may not be safe for other families</p> <p>Including First Nations cultural recognition and ensuring cultural safety is already provided and no more is required.</p> <p>Council should not be involved in religion or religious activities.</p> <p>Identifying specific groups and cohorts will divide the community rather than bring it together. Council should consider togetherness where all cultures come together.</p>	<p>The Children and Families Strategy is guided by Council’s commitment to inclusion, equity, and participation, ensuring that all children and families can access services and feel a sense of belonging within the community.</p> <p>The identification of priority cohorts, including culturally diverse and LGBTQIA+ families, reflects evidence that some groups experience lower levels of participation, access, and perceived safety in community settings. The purpose of this approach is to address barriers to inclusion and not to prioritise one group over another.</p> <p>The inclusion of First Nations cultural recognition aligns with established policy frameworks and reflects Council’s responsibility to foster culturally safe and inclusive environments for all members of the community.</p> <p>The Strategy recognises religious and belief diversity and may choose to host inclusive, educational or cultural activities linked to belief traditions where they are community building and non-proselytising.</p> <p>The Strategy does not promote division. Rather, it seeks to strengthen community cohesion by ensuring that all children and families regardless</p>

	<p>of background, identity, or circumstance are able to participate fully in community life.</p>
<p>The strategy has adopted a definition of ‘family’ to replace a clear, structured, and widely understood definition of family with a subjective and open-ended one.</p>	<p>The Strategy acknowledges the importance of established definitions of family used in statistical, legal, and administrative contexts, including those applied by the Australian Bureau of Statistics and relevant legislation.</p> <p>However, the purpose of this Strategy is not to establish a legal or statistical definition of family. It is a principles-based framework designed to guide how Council engages with and supports children and families within a community setting.</p> <p>In this context, the broader definition of family as people who love, care for, support, and nurture one another is intentionally used to reflect the lived experiences of children, recognising that support networks may extend beyond formal or legally defined relationships.</p> <p>Importantly, this approach does not replace or override structured definitions where they are required for governance, safeguarding, consent, or service delivery. These remain aligned with established legal and administrative frameworks.</p> <p>The Strategy therefore complements existing definitions by ensuring that community engagement and policy design are inclusive, while operational requirements remain clear and consistent.</p>

Each of the issues raised in the submissions were carefully considered in the context of the draft Children and Families Strategy. While these perspectives are acknowledged, they are not considered to materially impact the strategy’s intent or outcomes. It is recommended that Council adopt the Children and Families Strategy as attached to this report **(AT-1)**.

COMMUNITY CONSULTATION

Statement of Intent

The consultation is designed to elicit any feedback members of our community may have on the matter and report that feedback back to Council for its consideration.

Method

Level of Participation	Consult
Form of Participation	Open
Target Audience	Lane Cove Community
Proposed Medium	Public Exhibition and Website Exhibition 26 February 2026 to 29 March 2026)

FINANCIAL CONSIDERATIONS

Included in the existing budget. Funding to support the Children and Families Strategy is included in the 2026-2027 budget.

GOVERNANCE AND RISK CONSIDERATIONS

The Children and Families Strategy has been developed in accordance with Council's policies and procedures. The Strategy was placed on public exhibition to ensure transparency and alignment with community values.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community.

The Children and Families strategy is designed to inform planning and project scoping, and guide program and service design. The Focus Areas and Guiding Principles act as a compass to assist Council focus resources where they matter most and deliver better outcomes for children and families.

TIMING

It is proposed that the Children and Families Strategy come into effect from 1 July 2026.

LINK TO STRATEGY

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

- 3 Our Society - An Inclusive, interconnected, active and resilient community
- 4 Our Culture - Fostering an inclusive community rich in culture with a strong identity
 - 3.1 Community Connections
 - 3.5 Education
 - 4.2 Cultural Places
 - 4.3 Celebrating Cultural Identity
 - 3.1.1 Maximise the participation of all community members in community life
 - 3.1.2 Focus community funding on projects that encourage diverse community interaction and social cohesion
 - 3.1.5 Support young people to enable them to grow and develop into future leaders and contributors in our community
 - 3.1.6 Reduce discrimination and increase acceptance and inclusion in the community

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ADOPTION - CHILDREN AND FAMILIES STRATEGY

Item No: 14.1

- 3.5.2 Encourage, facilitate and promote opportunities for lifelong learning
- 4.2.1 Support activities that strengthen local identity and help people feel connected
- 4.2.2 Support programs that honour and protect Aboriginal culture and heritage
- 4.2.4 Support inclusive initiatives that reflect and celebrate the diversity of our community
- 4.3.2 Encourage storytelling and cultural exchange across all ages

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

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

32 Available
Pages Electronically

Item No: 14.2
Subject: Public Exhibition - Draft Planning Agreement Policy
Record No: SU11174 - 30622/26
Division: Community and Culture Division
Author(s): Diana Marder

PURPOSE

The purpose of this report is to seek Council's endorsement to commence the public exhibition of the draft Planning Agreements Policy.

EXECUTIVE SUMMARY

- The draft Planning Agreements Policy will guide the use of planning agreements and associated administrative procedures for Council.
- The draft Policy establishes a framework for the negotiation, preparation and administration of planning agreements under the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021. It has been developed in accordance with the NSW Government guidelines.
- This report recommends that Council proceed to place the draft Policy on public exhibition and a report on the outcomes of the public exhibition be reported to Council at a later date.

RECOMMENDATION

That Council:

1. place the draft Planning Agreements Policy on public exhibition for a period of six weeks.
2. receive a report on the outcomes of the public exhibition process.

BACKGROUND

Planning agreements are tools used in connection with planning proposals or development applications to facilitate innovative or complex infrastructure projects, as well as other initiatives that provide public value and community benefits. They are a voluntary, legally binding arrangement between a planning authority (such as a council) and a developer, linked to a development application, complying development certificate, or an amendment to an environmental planning instrument.

Under a planning agreement, a developer agrees to deliver public benefits. These contributions can include the dedication of land, provision of public infrastructure, community facilities or affordable housing, financial contributions, construction works, or other material public benefits, either individually or in combination.

Councils are strongly encouraged by the NSW Government to publish a planning agreements policy that deals with associated procedures that are used by the specific Council.

DISCUSSION

A draft Planning Agreement Policy for Council has been developed to provide a clear, transparent and accountable framework for the negotiation, preparation and administration of these agreements under the Environmental Planning and Assessment Act 1979 (the Act). The Policy applies to all planning agreements and stages of the planning agreement process across all land within the Lane Cove local government area and in joint agreements with other authorities. It also applies to all parties involved including Council staff, Councillors, developers and consultants.

Planning agreements are governed by:

- Division 7.1 of the Environmental Planning and Assessment Act 1979 (NSW)
- Part 9 Division 1 of the Environmental Planning and Assessment Regulation 2021 (NSW); and
- Planning Agreement – Practice Note issued by the Department of Planning, Industry and Environment in February 2021 and updated in 2024.

While planning agreements operate separately from development contributions imposed under sections 7.11 and 7.12 of the Act, they are intended to complement them. They may cover contributions identified in a contributions plan, as well as additional purposes that deliver broader public benefits.

The Act and Regulation establish the fundamental requirements for the preparation, execution and administration of planning agreements.

This draft Policy (included as AT1) builds on those provisions by outlining Council's specific approach to planning agreements beyond the minimum legislative requirements. The primary matters outlined in the draft Policy are structured within the sections of governance, negotiation and administration of these agreements. Further details include principles, when Council will consider using the agreements, an acceptability test, probity, strategic planning considerations, the process of negotiation, acceptable assessment criteria, fees and charges and the administration of security, monitoring and reporting.

An associated Management Directive that outlines the details for the processing of a planning agreement has also been developed. Upon finalisation of this Policy, a standard template for

planning agreements and associated explanatory note will also be published to Council’s website for information.

With the introduction of the Policy, it is recommended that Council charge a submission fee that will cover the administration of any planning agreement. This fee will be presented to Council annually for their consideration with the Fees and Charges in accordance with Sections 608 and 610F of the Local Government Act 1993 (NSW).

COMMUNITY CONSULTATION

Statement of Intent

The consultation is designed to elicit any feedback members of the community may have on the matter and report that feedback to Council for its consideration.

Method

Level of Participation	Consult
Form of Participation	Open
Target Audience	Lane Cove Community
Proposed Medium	Public Exhibition and Website Exhibition

TIMING

It is proposed that the draft Policy be placed on public exhibition for a period of six (6) weeks, and that a further report be brought back to a Council meeting outlining the submissions received and presenting the final draft Policy for endorsement.

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial impact on Council and will be cost neutral.

GOVERNANCE AND RISK CONSIDERATIONS

The draft Policy has been developed in accordance with Council’s Policy Framework.

It is proposed that the draft Policy be placed on public exhibition for transparency and procedural compliance.

The Policy will provide guidelines and structure for governance in relation to these agreements.

ENVIRONMENTAL CONSIDERATIONS

The proposed actions in this report will result in a beneficial environmental outcome by supporting and structuring the planning agreement process to provide benefits that have the potential to enhance the environmental impact of planning application.

SOCIAL CONSIDERATIONS

The recommendations in this report will have a positive social outcome for the community through the provision of a structured and supportive policy document that will guide the process for the potential public benefits being provided by a developer through any future planning agreements.

LINK TO STRATEGY

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

- 2.1.1 Ensure land use planning is responsive to changes in community priorities, local values and State Government requirements.

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
 - 6.1 Governance
 - 6.1.1 Ongoing identification of initiatives to enhance transparency of Council decision-making and performance
 - 6.1.2 To provide assistance to Councillors and support the organisation to operate within its legal framework
 - 6.1.3 Strengthen Council's fully integrated planning and reporting framework to align Council plans and guide the development of the Lane Cove community.

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

AT-1 [View](#) Draft Planning Agreements Policy

Available
Electronically

Item No: 14.3
Subject: Draft Civic Art Collection Policy
Record No: SU10111 - 33408/26
Division: Community and Culture Division
Author(s): Stephanie Kelly

PURPOSE

To present the draft Civic Art Collection Policy to Council and seek endorsement to place the Policy on public exhibition for a period of six weeks.

EXECUTIVE SUMMARY

- The draft Civic Art Collection Policy establishes a clear framework for the acquisition, management, display and deaccessioning of artworks within Council's collection.
- The Policy supports the long-term preservation and accessibility of Council's civic art assets for current and future generations.
- The Policy provides greater transparency and consistency in how artworks are acquired, documented, conserved, displayed and, where necessary, deaccessioned.
- The Policy recognises the cultural importance of local artistic expression and Aboriginal and Torres Strait Islander cultural representation within the collection.
- It is recommended that the draft Civic Art Collection Policy be placed on public exhibition for six weeks to seek community feedback prior to final adoption by Council.

RECOMMENDATION

That Council:

1. endorse the draft Civic Art Collection Policy for the purposes of public exhibition.
2. publicly exhibit the draft Civic Art Collection Policy for a period of six weeks and invite community feedback.
3. receive a further report following the exhibition period detailing submissions received and any recommended amendments prior to adoption of the Policy.

BACKGROUND

Council manages a growing collection of civic artworks displayed across libraries, civic buildings, community facilities and public spaces. The collection includes works acquired through purchase, commission, donation, bequest and Council-supported art awards.

As the collection has evolved over time, there is a need for a clear and contemporary framework to guide the acquisition, management, preservation, display and deaccessioning of artworks within the collection.

The draft Civic Art Collection Policy has been developed to establish consistent principles and processes for collection management and ensure artworks are managed as long-term cultural assets of significance to the Lane Cove community. The Policy also supports accountability, transparency and good governance in the stewardship of Council-owned artworks.

The draft Policy aligns with Council's broader cultural objectives, including support for creative expression, cultural identity and community access to arts and culture.

DISCUSSION

The draft Civic Art Collection Policy establishes a structured and professional framework for the management of Council's art collection. The Policy has been informed by contemporary museum and gallery collection management practices and adapted to suit the scale and operational context of local government.

The Policy outlines principles and criteria for acquisition of artworks, including artistic merit, relevance to Lane Cove, cultural significance, condition, provenance and Council's capacity to appropriately manage works overtime.

The Policy recognises the significance of Aboriginal and Torres Strait Islander cultural expression and commits to supporting representation of these works within the collection.

The Policy also establishes a formal deaccessioning framework. While deaccessioning is common practice within professionally managed collections, Council currently has limited formal guidance regarding how works may be removed from the collection where appropriate. The proposed framework ensures that any deaccessioning process is transparent, documented and based on objective criteria rather than personal preference or short-term trends.

The draft Policy further formalises collection management practices relating to:

- Collection documentation and cataloguing;
- Storage and conservation;
- Public display and access;
- Loans to recognised cultural institutions; and
- Maintenance of audit trails and collection records.

The Policy also supports improved public accessibility through maintenance of a publicly accessible collection catalogue and increased display of artworks within civic spaces where appropriate.

Public exhibition of the draft Policy will provide the community, artists and stakeholders with the opportunity to review and comment on the proposed framework prior to final consideration by Council.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

The draft Policy strengthens governance and accountability in the management of Council-owned artworks by establishing documented criteria and processes for acquisition, management and deaccessioning.

The Policy supports:

- Transparency and consistency in decision-making;
- Improved record keeping and auditability;
- Appropriate management of cultural and community assets;
- Reduction of reputational and legal risks associated with ownership and disposal of artworks; and
- Alignment with professional collection management practices.

The Policy also includes provisions relating to provenance, legal title, cultural repatriation and conflict of interest management.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The Policy supports community identity, cultural participation and access to arts and culture within Lane Cove. The collection contributes to civic pride and community wellbeing by integrating artworks into libraries, community facilities and civic spaces. The Policy also supports representation of local artists and Aboriginal and Torres Strait Islander cultural expression within Council's collection. Improved public access to the collection through display, exhibitions and digital cataloguing will further support community engagement with arts and culture.

TIMING

Subject to Council endorsement, the draft Civic Art Collection Policy will be placed on public exhibition for six weeks.

A further report will then be presented to Council detailing any submissions received and recommending any amendments prior to adoption of the final Policy.

LINK TO STRATEGY

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

- 4 Our Culture - Fostering an inclusive community rich in culture with a strong identity
 - 4.1 Creative Expression
 - 4.1.4 Take a leadership role in providing the community with access to quality public art

**Ordinary Council Meeting 21 May 2026
DRAFT CIVIC ART COLLECTION POLICY**

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

AT-1 [View](#) Draft Civic Art Collection Policy

Available
Electronically

Item No: 14.3

Item No: 14.4
Subject: Community Facility Support for Organic Buyers Group Pilot Initiative
Record No: SU10520 - 33494/26
Division: Community and Culture Division
Author(s): Stephanie Kelly

PURPOSE

To seek Council endorsement to the provision of temporary in-kind use of a Council facility to support the establishment of an Organic Buyers Group (OBG) community hub in Lane Cove as a 12-month pilot program.

EXECUTIVE SUMMARY

- Council has received a request to provide free weekly use of a Council facility for an Organic Buyers Group community hub.
- The Organic Buyers Group model supports affordable access to fresh produce, community connection and sustainable food consumption practices.
- Advice received from other councils indicates similar arrangements are operating successfully with minimal Council involvement and are generally provided free of charge.
- A 12-month pilot arrangement would allow Council to test community demand, operational impacts and partnership outcomes before considering any longer-term arrangement.
- Any arrangement would be subject to an agreement addressing public liability, food handling, WHS requirements, equitable access and operational conditions.

RECOMMENDATION

That Council:

1. approve a 12-month pilot program providing in-kind use of an appropriate Council facility for up to two-hour per week to support the establishment of an Organic Buyers Group community hub in Lane Cove.
2. delegate authority to the General Manager to determine the most appropriate venue and negotiate and execute an agreement addressing operational, insurance, WHS and risk management requirements.
3. receive a review report following the completion of the 12-month pilot period to determine whether the arrangement should continue, be amended or cease.

BACKGROUND

Council has been approached about the establishment of an Organic Buyers Group (OBG) hub within Lane Cove.

The Organic Buyers Group operates community-based hubs across Sydney that enable residents to collectively purchase organic fruit and vegetables at wholesale prices. The model is volunteer-led, with participating households assisting in packing and distribution activities on a rotating basis.

The proposed Lane Cove hub would require access to a Council-managed indoor space for approximately two hours per week to facilitate produce collection and packing activities.

Investigations undertaken by staff identified that similar arrangements are currently operating successfully across a number of councils with limited operational impact and are generally self-managed by the participating community group. Staff have also reviewed example operating agreements which address matters such as insurance, food handling, operational responsibilities and risk management.

Council currently does not have a specific policy framework permitting the discretionary waiver of facility hire fees for this type of arrangement. Accordingly, consideration by Council is required to ensure the proposal is assessed transparently and consistently through a formal decision-making process.

DISCUSSION

The proposed Organic Buyers Group hub aligns with Council objectives relating to sustainability, community wellbeing and social connection. The initiative supports affordable access to fresh produce while encouraging local volunteering, reduced packaging and more sustainable food consumption practices, including potential reductions in food miles.

The proposal also supports broader social outcomes by creating opportunities for residents, families and children to participate in a shared community activity centred around healthy and affordable food.

Operationally, the proposal is relatively low impact, requiring use of a community space for approximately two hours per week. Similar hubs operating across other councils are understood to function with limited direct Council involvement once established.

Several governance and operational matters require consideration prior to formalising any arrangement, including insurance, WHS responsibilities, food handling, accessibility and equitable access considerations. Existing Organic Buyers Group arrangements have established operating procedures and insurance coverage that address many of these matters, including public liability and volunteer insurance.

The activity primarily involves the packing and distribution of fresh produce rather than food preparation and is considered relatively low risk in operational terms. To manage these matters locally, any arrangement would be supported through a written agreement outlining operational conditions, responsibilities, insurance requirements and termination provisions.

A 12-month pilot approach is considered appropriate to allow Council to assess community participation, operational impacts and strategic alignment prior to consideration of any ongoing arrangement. The pilot model also provides flexibility to amend or discontinue the arrangement should operational issues arise.

COMMUNITY CONSULTATION

The 12-month pilot program providing in-kind use of an appropriate Council facility for up to two-hour per week to support the establishment of an Organic Buyers Group community hub in Lane Cove does not require community consultation.

FINANCIAL CONSIDERATIONS

The proposal involves in-kind use of an existing Council facility for approximately two hours per week and is expected to have minimal financial impact beyond foregone hire revenue.

Comparable councils have advised that ongoing operational impacts are minimal, with establishment, administration and insurance costs managed through the Organic Buyers Group network and member contributions.

Any additional cleaning, security or staffing impacts identified during the pilot period would be monitored and reported as part of the review process.

GOVERNANCE AND RISK CONSIDERATIONS

The proposal presents several governance and operational considerations, including public liability insurance, WHS responsibilities, food handling, accessibility and equitable access considerations.

Investigations undertaken by staff indicate similar arrangements are operating successfully across multiple councils under established operating procedures and formal agreements. The Organic Buyers Group network provides public liability and volunteer insurance coverage, and existing operating models include procedures relating to produce handling, volunteer management and site operations.

The activity primarily involves the packing and distribution of fresh produce rather than food preparation and is considered relatively low risk in operational terms.

Any arrangement would be supported through a formal agreement outlining insurance requirements, operational responsibilities, cleaning, access arrangements, WHS obligations and termination provisions.

A pilot approach also provides Council with the ability to monitor operational impacts and discontinue or amend the arrangement if required.

ENVIRONMENTAL CONSIDERATIONS

The proposal supports Council's sustainability and climate action objectives by encouraging local access to fresh produce, reducing packaging waste and supporting more sustainable food consumption practices.

The initiative may also contribute to reduced food miles through consolidated purchasing and distribution models.

SOCIAL CONSIDERATIONS

The proposal supports social connection, volunteering and community participation through a low-cost, community-led initiative.

The Organic Buyers Group model promotes inclusive community interaction and may improve access to healthy food options for participating households.

The initiative also aligns with broader community wellbeing and resilience objectives through the creation of informal local networks and opportunities for civic participation.

TIMING

Subject to Council approval, the pilot program could commence following identification of a suitable venue and execution of an agreement with the Organic Buyers Group. It is anticipated the pilot could commence early in the 2026/27 financial year.

LINK TO STRATEGY

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

- 3 Our Society - An Inclusive, interconnected, active and resilient community
- 3.1 Community Connections
- 3.1.1 Maximise the participation of all community members in community life

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

There are no supporting documents for this report.

Item No: 14.5
Subject: Submission - National Cultural Policy
Record No: SU1438 - 33675/26
Division: Community and Culture Division
Author(s): Stephanie Kelly

PURPOSE

To seek Council endorsement of Lane Cove Council's submission to the Federal Government consultation on Australia's New National Cultural Policy

EXECUTIVE SUMMARY

- The Australian Government is currently undertaking consultation on a new National Cultural Policy.
- Lane Cove Council has prepared a submission outlining the role local government plays in delivering culture, creative infrastructure and community participation.
- The submission highlights the increasing operational and financial pressures facing locally delivered cultural programs and facilities.
- The submission advocates for stronger recognition of local government as a key cultural delivery partner and for improved operational funding and regulatory reform.
- The report recommends Council endorse the submission and authorise its lodgement with the Federal Government Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, specifically through the Office for the Arts.

RECOMMENDATION

That Council:

1. endorse the submission titled Culture, Community and Place: Lane Cove Council Submission on Australia's New National Cultural Policy.
2. authorise the General Manager to submit the endorsed submission to the Australian Government consultation process.
3. delegate authority to the General Manager to make minor editorial amendments to the submission prior to lodgement if required.

BACKGROUND

The Federal Government Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, specifically through the Office for the Arts, is currently consulting on the development of a new National Cultural Policy to guide future investment and priorities for Australia's cultural sector.

Lane Cove Council has prepared a submission outlining Council's experience delivering local cultural infrastructure, festivals, creative programs, public art, libraries, community cultural development and inclusive participation initiatives. The submission also identifies the increasing financial and operational pressures experienced by local government cultural providers. The submission reflects Council's long-standing commitment to culture, community participation and creative expression as identified within the Community Strategic Plan and broader strategic framework.

DISCUSSION

The submission positions local government as an increasingly important cultural delivery partner, noting that councils are now directly planning, operating and funding a growing proportion of Australia's community-based cultural infrastructure and programming.

The submission highlights a number of challenges impacting the sustainability of local cultural delivery including:

- increasing operational costs,
- limited operational funding support,
- growing compliance and regulatory obligations,
- pressures on inclusive and community-based programs, and
- the need for stronger support for local First Nations cultural partnerships.

The submission also outlines a number of recommendations for inclusion within the National Cultural Policy including:

- formal recognition of local government as a core cultural delivery tier,
- improved operational funding pathways,
- simplified regulation for community cultural activity,
- support for inclusive and accessible cultural participation, and
- investment in locally delivered cultural and creative economies.

The submission draws on a range of local examples including Gallery Lane Cove + Creative Studios, the Pottery Lane Performance Space, community festivals, all-abilities performing arts programs and the Aboriginal Heritage Office partnership model.

Endorsement of the submission will allow Council to formally contribute to the national discussion regarding the future of Australia's cultural sector and advocate for stronger support for locally delivered cultural outcomes.

COMMUNITY CONSULTATION

Due to the Federal Government submission deadline of 24 May 2026, there is insufficient time to undertake a formal public consultation process prior to lodgement of the submission.

The submission has been prepared based on Council's existing adopted strategic documents, ongoing engagement with the community and cultural sector, and Council's operational experience delivering cultural infrastructure, programs and services.

FINANCIAL CONSIDERATIONS

There are no direct financial implications associated with endorsement of the submission. The submission itself advocates for improved operational funding and sustainable support models for locally delivered cultural infrastructure and programming.

GOVERNANCE AND RISK CONSIDERATIONS

The submission supports Council's advocacy role and aligns with Council's adopted strategic objectives relating to culture, community participation and creative expression. Participation in the consultation process provides Council with an opportunity to contribute to future policy development affecting the local government cultural sector.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The submission strongly supports inclusive participation in culture and recognises the importance of accessible cultural programs for young people, culturally diverse communities, First Nations communities, people with disability and emerging artists.

The submission also recognises the role culture plays in strengthening social connection, community identity and belonging.

TIMING

Subject to Council endorsement, the submission will be finalised and lodged with the Australian Government within the consultation timeframe.

LINK TO STRATEGY

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

- 4 Our Culture - Fostering an inclusive community rich in culture with a strong identity
 - 4.1 Creative Expression
 - 4.2 Cultural Places
 - 4.3 Celebrating Cultural Identity
 - 4.1.1 Take the lead in supporting a diverse range of festivals, activities, groups, arts and events
 - 4.1.2 Encourage equitable access to cultural activities
 - 4.1.3 Explore opportunities to work together with individuals and groups within the creative sector
 - 4.1.4 Take a leadership role in providing the community with access to quality public art

Ordinary Council Meeting 21 May 2026
SUBMISSION - NATIONAL CULTURAL POLICY

Item No: 14.5

- 4.2.2 Support programs that honour and protect Aboriginal culture and heritage
- 4.2.4 Support inclusive initiatives that reflect and celebrate the diversity of our community
- 4.3.1 Encourage activities which foster the community's connection to Lane Cove and complement these with Council-led initiatives
- 4.3.2 Encourage storytelling and cultural exchange across all ages
- 4.3.3 Work with multicultural groups and networks to deliver inclusive programs
- 4.3.4 Develop cross-cultural projects that build empathy and understanding

Stephanie Kelly
Director - Community and Culture
Community and Culture Division

ATTACHMENTS:

AT-1 [View](#) Response to the Federal Government consultation on
a new National Cultural Policy

Available
Electronically

Item No: 15.1
Subject: Post Exhibition - Planning Proposal related to 177-183 Greenwich Road, Greenwich
Record No: SU10309 - 12361/26
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz; Golrokh Heydarian

PURPOSE

The purpose of this report is to determine the outcome of Planning Proposal 41 for 177-183 Greenwich Road, Greenwich, following public consultation.

EXECUTIVE SUMMARY

- The Planning Proposal seeks an increase in the floor space ratio (1.68:1) and height of buildings (RL48.85) development standards in Lane Cove LEP 2009 and the dedication of the adjoining C2 Environmental Conservation land to Council.
- The applicant in progressing the Planning Proposal has amended their studies in accordance with the Design Review Panel, Local Planning Panel, Council's and the Department of Planning, Housing and Infrastructure's recommendations.
- Council at its meeting held on 24 April 2025 resolved to send the Planning Proposal to DPHI for Gateway Determination.
- A Gateway Determination was issued by DPHI on 17 July 2025 and included several conditions that needed to be complied with prior to the formal public exhibition of the Planning Proposal.
- The applicant submitted the information requested by the Gateway Determination.
- The information was referred to the Department who subsequently advised that the conditions of the Gateway Determination had been satisfied and the Planning Proposal could be placed on public exhibition.
- The dedication of the adjoining bushland (through a Voluntary Planning Agreement) will be addressed in a separate report to Council.
- 151 submissions were received in response to the public exhibition of the Planning Proposal. The issues raised in the submission have been considered. Notwithstanding the issues raised in the submissions the Planning Proposal is considered contextually appropriate (given its existing R4 High Density Residential zoning) and is recommended for endorsement.

RECOMMENDATION

That Council:

1. endorse Planning Proposal 41.
2. submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for finalisation.
3. delegate authority to the General Manager to finalise the amendments.

BACKGROUND

The Planning Proposal was reviewed by the Design Review Panel on 10 September 2024. The minutes are attached in **AT-1**.

The Proposal was seeking a design that proposed a Floor Space Ratio (FSR) of 1.73:1 and a Building Height Plane of 20.5 metres – the Panel did not support this design and recommended that it be revised.

Public exhibition

The applicant revised the Planning Proposal in line with the DRP advice and was exhibited from 10 February to 24 February 2025.

The planning proposal proposed a FSR of 1.7:1 and a Building Height Plane of 21 metres.

Local Planning Panel

Planning Proposal 41 was referred for advice to the Lane Cove Local Planning Panel on 2 April 2025. The Panel was requested to review the proposal and the staff assessment report.

The Report (see **AT-2**) to the Panel examines the detailed provisions of the proponent's Planning Proposal against the strategic and site-specific merit test as well as other relevant matters.

Local Planning Panel advice to Council

In providing their advice to Council (see **AT-3**), the Panel (LCLPP) supported the recommendation of the staff report and agreed that the Proposal passes both the strategic and site-specific merit tests.

The Panel raised the following points:

- a) *The panel is not satisfied that sufficient justification has been provided by the applicant to support the proposed 21m height limit. Therefore the Panel has formed the opinion that the maximum building height should be set to the level shown at the top of the concept lift overrun as shown on the plan titled 'section + height plane'.*

Comment: The height of the lift overrun shown in the plans is RL 48.85. It is recommended that the Proposal be amended to remove the 21 metre height plane and replace it with an RL height of 48.8.

- b) *Similarly the panel notes that the planning proposal refers to an indicative FSR of 1.68:1 in the Planning Proposal report prepared by Keylan Consulting which in the opinion of the Panel should be consistent with the reduced height referred to above.*

Comment: The Proposal is seeking a floor space ratio (FSR) of 1.7:1 but the concept scheme shows an FSR of 1.68:1. It is recommended to amend the Proposal to reduce the FSR down to 1.68:1.

- c) *Any Council referral to request a gateway determination should include a request that there be a requirement that the proposed planning agreement be entered into before the rezoning takes effect as referred to on page 32 of the planning proposal.*

Ordinary Council Meeting 21 May 2026
POST EXHIBITION - PLANNING PROPOSAL RELATED TO 177-183 GREENWICH ROAD,
GREENWICH

Item No: 15.1

Comment: While this can't be Included in any Gateway Determination request, the Council would need to deal with the VPA before determining the PP. It is noted that a report on the VPA is listed on the Agenda for this meeting.

d)The planning agreement should also include agreed tree removal, weed control and revegetation of the C2 area by the developer before the council takes ownership of this land. Tree removals and weeds to be controlled should be in accordance with the species referred to in Version 2 of the Bushland Assessment report prepared by Habitat Solutions (dated November 2024). The revegetation should be with species referred to in Version 1 of the Bushland Assessment report prepared by Habitat Solutions (dated April 2024).

Comment: This and other relevant matters should be included separately as part of Council's Voluntary Planning Agreement process.

e)The Panel notes that the vehicular access point in the concept plans is at the southern end of the site. The Panel is of the view that further investigation work on sight lines may be required if this location is pursued. Also, if any other access points considered this will have to be in conjunction with advice from the council about whether the council is likely to require preserving the established street trees along the Greenwich Road frontage including where further street trees may be required.

Comment: While this matter will be forwarded to the applicant, this is a matter for any future Development Application.

Council Resolution

The PP including the LPP advice was considered by Council on 24 April 2025. It should be noted that the applicant had amended their PP in LPP advice.

Council resolved (69/2025) to:

1. *receive, note and endorse the advice provided by the Local Planning Panel;*
2. *based on the advice, support the Planning Proposal only with the following amendments:*
 - a) *reduce the height control from 21 metres to RL 48.85m; and*
 - b) *reduce the floor space ratio from 1.7:1 to 1.68:1;*
3. *forward the revised Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination;*
4. *delegate authority to the General Manager for the Planning Proposal to finalise the amendments; and*
5. *use the letter of offer as the basis of a VPA which will be returned to Council for discussion and agreement prior to gazettal of the LEP amendment.*

The Planning Proposal was submitted to the NSW Department of Planning, Housing and Infrastructure seeking a Gateway Determination.

Gateway Determination

A Gateway Determination was issued on 17 July 2025 (see **AT-5**) with conditions required to be satisfied, prior to public exhibition.

1. *Prior to community consultation, consultation is required with the following public authorities:*
 - *Viva Energy, Gore Bay Terminal operator*
 - *Safework NSW*

2. *Prior to community consultation, the planning proposal is to be updated to:*
 - a) *reflect Council's resolved amendments to height and floor space ratio controls*
 - b) *reflect the feedback received from Viva Energy and SafeWork NSW.*
 - c) *provide further justification as to why permitting uplift outside the areas identified in the LHS should be supported*
 - d) *provide an analysis on the impact that increasing density in this location may have on the adjoining industrial land*
 - e) *provide a visual impact assessment to demonstrate the appropriateness of the scale and size of the proposed development and the visual impact on the foreshore from the harbour*
 - f) *provide an overshadowing analysis demonstrating the impact of the concept proposal to the properties to the south of the site.*

The planning proposal should then be forwarded to the Minister under s 3.34(6) of the Act.

The applicant addressed the conditions and submitted the information to Council. The information was checked by staff and forwarded to the Department of Planning along with the applicant's responses to each of the conditions (see **AT-6**) on 24 September 2025.

Approval to Exhibit

A review by the Department of Planning, Housing and Infrastructure, of the revised proposal was approved for public exhibition on 24 November 2025 (see **AT-7**). Department staff reviewed all material and found that it:

"satisfies the requirements of Conditions 1 and 2 of the Gateway Determination and the planning proposal may proceed to exhibition".

All the revised and new material (refer to **AT-8** to **AT-20**) was publicly exhibited as setout below.

COMMUNITY CONSULTATION

The Planning Proposal was exhibited on Council's website and the NSW Planning Portal from 5 December 2025 to 13 February 2026.

Council received 151 submissions (11 via the Planning Portal and there were 2 late submissions) as follows:

- 129 submissions objected to the PP
- 20 submissions supported the PP
- 1 was a duplicate of a previous submission, and
- 1 was an expansion/clarification of a previous submission.

It is important to note that many of the submissions made comments based on incorrect information about the building heights that had been circulated in the community during the consultation. Despite this staff have provided a response refer to *Built Form* comments – p6. The applicant has provided responses to the submissions, and these are detailed in **AT-21** to **AT-23**.

DISCUSSION

Need for Land Use Safety Study

A number of comments requested that the applicant undertake a Land Use Safety Study prior to finalising and that some type of risk assessment should have been undertaken with the rezoning application.

Response

This issue was previously addressed in the Local Planning Panel meeting (**AT-2**) with the applicant providing an initial response (**AT-4**). In short, Ministerial Direction 5.5 requires that if a development is within 140 metres either side of a gas pipeline, or 200 metres either side of a natural gas pipeline, then a study is required. The applicant advised that the pipeline in question is a gas pipeline and the subject site is at least 160 metres from the closest point. As a result, a further study was not needed.

The Department has confirmed that a Land Use Safety Study is generally recommended (by the Department) where a facility is classified as a Major Hazard Facility under SafeWork's regulation – Gore Bay Terminal is not classified as a Major Hazard Facility.

Further it advised that a number of risk studies were carried out for the pipeline and was included in the previous (withdrawn) State Significant Development Application. According to the Department, the studies indicated that the associated 'risk profile' does not preclude residential development and meets all relevant risk/safety criteria – the SSDA also envisaged higher development levels than stated in the Planning Proposal, therefore the risk was not considered crucial.

The applicant has responded (see **AT-21**) with a report from Sherpa consulting (see **AT-22**). In short, their response is:

- *No consideration is required of the potential safety risks of the Clyde to Gore Bay pipeline on the development as is greater than 140 m from the pipeline.*
- *A Land Use Safety Study (called a Land use risk assessment by Council) is not required as the general requirements used to trigger such a study are not met. That is, the proposed LEP change does not constitute a zoning change (the zoning remains as high density residential) and the development is not near a Major Hazard Facility.*
- *The additional considerations provided by DPHI would also not trigger a LUSS as:*
 - *Viva Energy (the operator of Gore Bay Terminal, with access to detailed information on their site operations) does not have concerns about the land use safety impacts on the development.*
 - *Gore Bay Terminal stores combustible liquids such as diesel and does not store flammable liquids such as petrol. As such, the likelihood of a fire event at Gore Bay Terminal will be low.*
 - *In the unlikely event that an incident occurred at Gore Bay Terminal, the existing Lane Cove Emergency Management Plan would be used, where seek shelter is the most likely response. In rare cases evacuation may be required, and as the*

development is to the north of the peninsular it is close to multiple means of vehicular and pedestrian evacuation.

It is important to note that Sherpa's response (**AT-22**) was forwarded to the Department of Planning and they considered that the response was reasonable, provided adequate reasons as to why a study was not required and agreed with their justifications.

Accordingly, no further safety study is justified or recommended.

Built form

A number of comments were based on incorrect information distributed during the public exhibition stage. Other comments objected to the proposed 5 storey height and general bulk, mostly saying that the proposed building was out of scale with the surrounding buildings.

Response

As stated in the Community Consultation section, submissions were made based on incorrect information about the building heights that were circulated to the community during the consultation.

In response to the other comments, the applicant has provided additional built form analysis shown in Figures 1 and 2. Figure 1 shows the proposed building RL height and the RL heights (at their tallest points) of all the surrounding residential flat buildings in the vicinity.

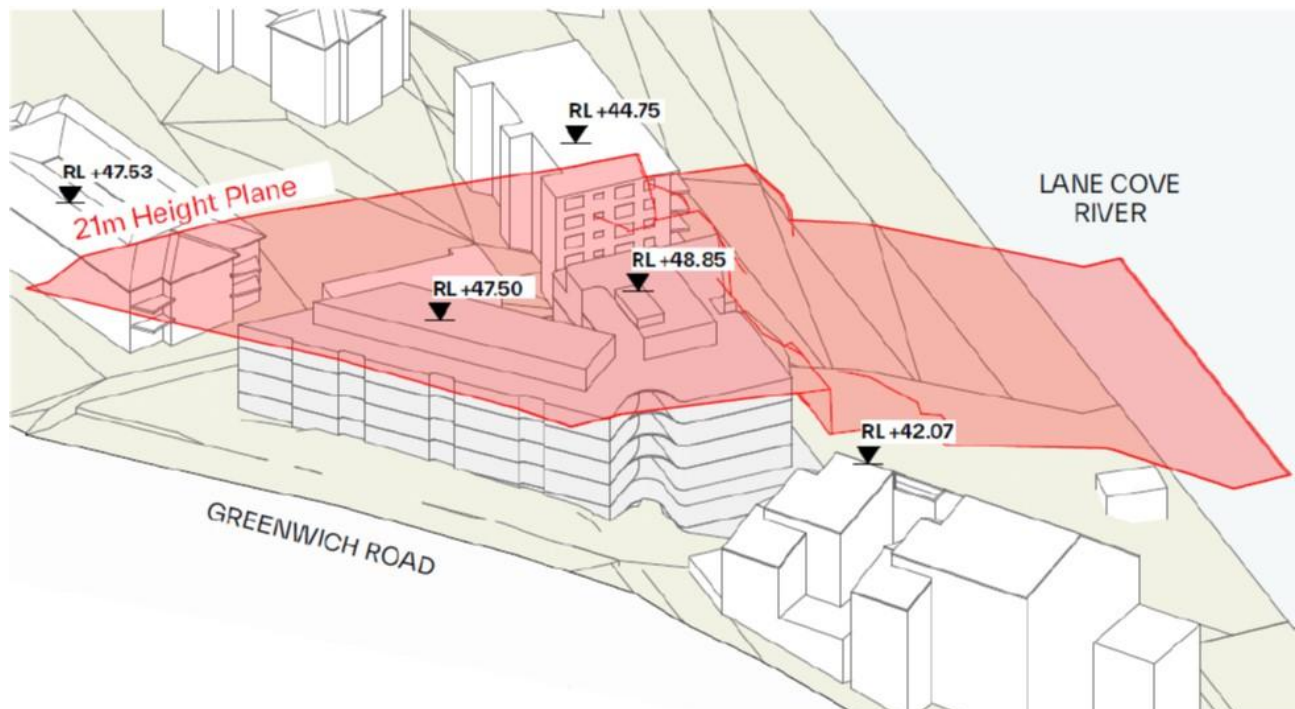


Figure 1: Height comparison of surrounding buildings.

As shown in **Figure 1** the RL height (at its tallest point) is relatively similar to existing buildings in the surrounding area. **Figure 2** shows a comparison between the current allowable building height of 12 metres and the effect of the proposed RL height of 48.85.

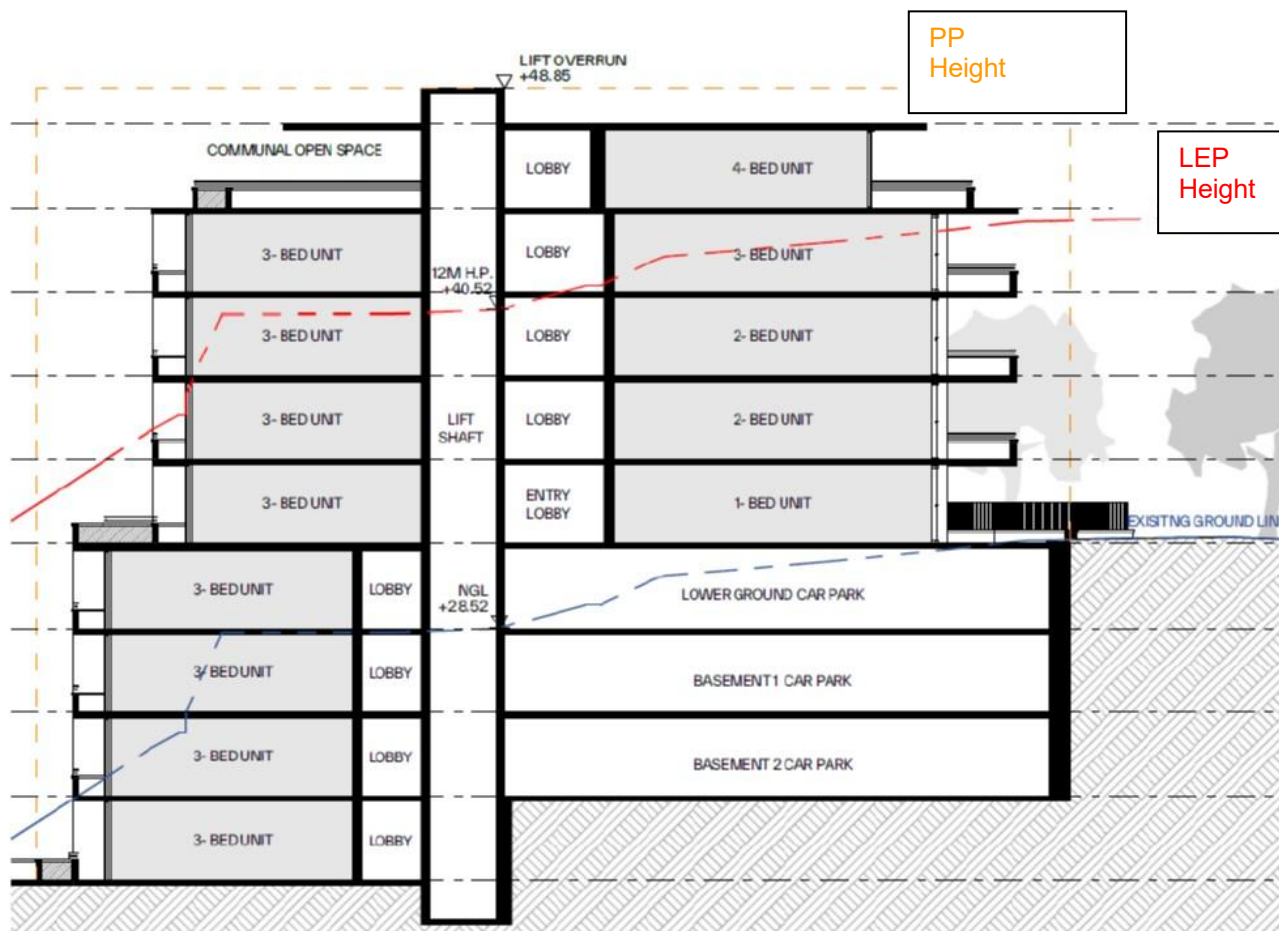


Figure 2: Comparison of height in metres versus height in RL.

It can be seen that the use of an RL in lieu of Meters has minimal effect when viewed from Greenwich Road. The effect is an additional storey which is consistent with surrounding buildings.

Inconsistency with Local Housing Strategy

Some comments have stated that the Proposal is inconsistent with Council’s Local Housing Strategy, particularly related to Affordable Housing.

Response

The applicant was required to provide further information about why the uplift should be permitted outside the areas identified in Council’s Housing Strategy. They provided this information in the revised Planning Proposal (see **AT-8**), which was reviewed by Council staff and the Department of Planning and deemed to satisfy all Gateway conditions (see **AT-7**).

The applicant notes that the Local Housing Strategy (completed in 2021):

- Does not take into account the State Government changes related to the new Low and Mid-rise reforms, new Affordable Housing provisions, new Pattern book reforms,
- Does not take into account the Federal Government Housing Accord Targets, and
- States that it is not clear that existing R4 High Density Residential zones (outside of St Leonards South) can deliver market rate residential flat buildings **without substantial variations**.

Therefore, any future-based planning considerations must be subject to a merit-based assessment to be determined on relevant local factors. These factors were reviewed as part of the report (**AT-2**) to the Local Planning Panel. This site is an existing R4 High Density Residential zone where there is a mismatch between the existing planning controls and the desired future building outcomes.

Further information about the Affordable Housing provision is discussed in the Table below.

Bushland

A number of submissions supported the transfer of the adjoining bushland to Council, however, it was requested that the bushland buffer (of 10 metres) be adhered to as well as erosion and sediment control. There were also comments around what the Voluntary Planning Agreement should contain (i.e. weeding, rehabilitation and maintenance).

Response

These issues are a matter for a future Development Application in particular the bushland buffer zone, as detailed in Part H of Council's Development Control Plan. Any buffer must be measured from the C2 Environmental Conservation zone boundary and contained within the R4 High Density Residential zone area.

It is recommended that the design from the DA be referred to Council's Design Review Panel – with particular emphasis being placed on the bushland interface.

All comments related to the Voluntary Planning Agreement (and its contents) are not relevant to the Planning Proposal but will be considered as part of the consideration of the VPA.

Consultation – with SafeWork NSW

Comments were received stating that the applicant did not consult with SafeWork NSW as required by the Gateway.

Response

As stated in the Background section of this report, the applicant was to consult with SafeWork NSW (and Viva Energy) prior to the exhibition of the Planning Proposal. They provided comments from Viva Energy but despite contacting Safework they did not receive a response.

The applicant provided evidence of these attempted communications in **AT-20**. SafeWork NSW did not respond, while Viva Energy advised they did not identify any land use concerns with the proposed development.

This information (along with further studies requested by the Gateway) was submitted to the Department of Planning on 24 September 2025. On 24 November 2025, the Department confirmed (see **AT-7**) that the conditions of the Gateway were satisfied and the Proposal could proceed to public exhibition.

Notwithstanding this, the applicant was eventually able to get in contact with SafeWork NSW (post-exhibition) and they raised no particular concerns regarding emergency preparedness in the event of a major incident.

The Willoughby/Lane Cove Local Emergency Management Plan includes a specific sub plan relating to the Viva terminal. There is an existing evacuation strategy and warning system in place for the Greenwich peninsula and that the Local Emergency Management Committee (which is made up of multiple agencies who may need to be involved in an emergency response) has previously carried out a training exercise to test and evaluate a response to an emergency incident on the peninsula.

Relevant Lane Cove Council staff are involved in the Local Emergency Management Committee and are therefore aware of the existing emergency response plan and issues relating to evacuation planning for the Greenwich peninsula.

Water and Sewer Infrastructure

A comment was received relating to whether the local infrastructure (water and sewer) can handle the increased density and the input from Sydney Water.

Response

According to the applicant's report (see **AT-17**) about the existing infrastructure, the site is serviced by a 150mm water main (along Greenwich Road) and a 150mm sewer main running at the rear of the property.

However, in relation to water and sewer, the report (see **AT-17**) makes it clear that a Sydney Water Coordinator be engaged (at a later stage) to determine the infrastructure to service the development. In response the applicant has provided further information in **AT-23** from an accredited engineer with Sydney Water.

In terms of sewer capacity there should be adequate capacity to service this development. The entire catchment is very small and the impact on the receiving sewer is negligible. As for water, the current sized mains (150mm) is adequate to support high density residential of greater than 4 storeys – which complies with Sydney Water (Water Supply Code).

Any further advice from Sydney Water and other infrastructure providers would come at the Development Application stage.

Other Infrastructure

Other submissions raised concerns in relation to whether or not the local infrastructure (schools etc) would be able to cope with the increased density.

Response

At present, the development only contains 29 dwellings in total. This is unlikely to warrant a substantial upgrading of other infrastructure including schools.

It is also worth noting that the Greenwich Public School was upgraded a few years ago to cater for increased development from St Leonards and other areas.

Potential public access

Some residents in the adjoining properties have raised concerns about the development potentially providing public access across their land. Further there is confusion about what is shown in the development plans as open space/bushland.

Response

It is assumed that these comments relate to an image showing the applicant's study about the potential access through C2 Environmental Conservation land – see **Figure 3**.



Figure 3: Potential access.

The land behind 177-183 Greenwich Road is owned by the applicant and is the subject of potential dedication by VPA. In terms of the zoning, the site is split between R4 High Density Residential and C2 Environmental Conservation – as are a number of the other properties in that location.

Further, the land behind the site and Landenburg Place have been zoned as C2 Environmental Conservation and reserved for acquisition - since the County of Cumberland Planning Scheme in 1948. Since this plan, Council has gradually acquired portions of Environmental land in this area to

(eventually) create public foreshore access. This land for acquisition is included in our Local Environmental Plan and is shown in **Figure 4**.

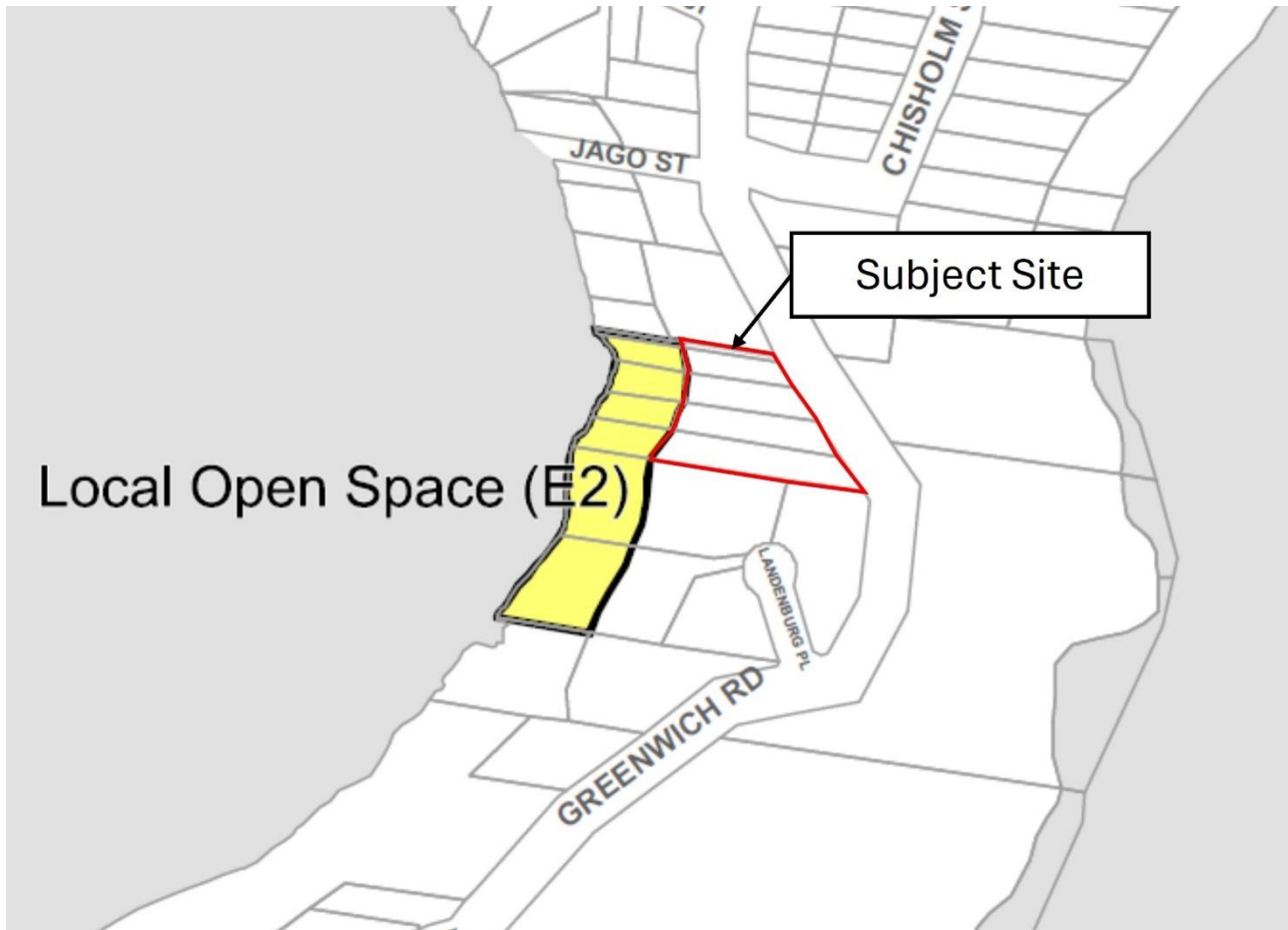


Figure 4: Land reserved for acquisition.

The land behind Landenburg Place is separate and is not the subject of this application.

While dedication of this environmental land is considered a form of public benefit or a better planning outcome, it is not relied upon for the assessment/determination of this application.

Traffic, Parking and Transport

Some of the comments related to the existing traffic and parking situation and that the new development would exacerbate the issue even further.

Response

The proposed development contains 29 dwellings and will provide on-site car parking in accordance with Council's Development Control Plan requirements. According to the applicant's traffic study (see **AT-14**):

"traffic generation of the proposed development would be very low, equivalent to an average of only one vehicle every 10 to 15 minutes at peak times

the difference between the existing permissible development and that envisaged in the planning proposal is only two or three vehicles per hour; and

such low traffic generations would not have noticeable effects on the operation of the surrounding road network”.

Other submissions made more detailed comments about traffic management and the need for more detailed work. This type of work is only relevant to the later Development Application stage when the final design of the proposed building is known.

Other comments regarding the local bus service are addressed in the table below.

Views and Visual Impacts

A small number of comments related to the proposed visual impact of the proposed development and the need for further information.

Response

As part of the Gateway Determination, the applicant was required to undertake a visual impact assessment to demonstrate the appropriateness of the scale and size of the proposed development and the visual impact on the foreshore from the harbour. This was provided and exhibited with the rest of the documentation (see **AT-18**).

It is important to note that the views of the surrounding properties are mostly orientated to the Lane Cove River, which the applicant has addressed in their study (see **AT-18**).

However, this aspect would need to be addressed by the applicant in further detail at the future Development Application stage when the final design is known.

Other

Other comments raised in the submissions are summarised as follows:

Concern	Comment
Twenty submissions supported the proposal.	Noted.
5+ storeys is out of character and not consistent with surrounds.	As shown in AT-11 , the 5 th storey is largely recessed or will either be communal open space or a lift overrun. Due to the dense vegetation and topography, the lower levels are not likely to be visible from the Lane Cove River. The proposal has also been reviewed by Council’s Design Review Panel (see AT-1) and Local Planning Panel (see AT-2 and AT-3) and amended in response.
The Proposal did not respond to the Design Review Panel’s comments.	Following the Design Review Panel (see AT-1), the applicant amended their design in response. The Local Planning Panel raised concerns (see AT-3) about the proposed planning controls – the Planning Proposal was amended again in line with the Panel’s advice.
Most people did not understand the concept of an RL height and how it applies.	RL means Reduced Level. In terms of the Local Environmental Plan definition, building height means— (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

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	<p>(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building.</p> <p>The RL of Greenwich Road (in this location) is RL31.75. The applicant has also provided additional drawings with the RL's of the surrounding buildings for comparison (see Figure) and the difference between a height in metres versus RL heights' in Figure 2.</p> <p>It is important to note that the Local Planning Panel advised Council (AT-3) to change the height from metres to an RL to prevent additional floor space being sought at the Development Application stage.</p>
Concerns about overshadowing.	<p>This is addressed in the Visual impact Assessment (AT-18) and Solar Analysis (AT-19) which shows that overshadowing will not affect the bushland to the west after 11am and will have minimal impact on the properties to the south - because these properties are elevated above the subject site.</p> <p>The proposed development will not overshadow properties to its north. The southern properties may experience some overshadowing, but this will be fully analysed at the future DA stage.</p>
Precedent.	Given that this site is the last undeveloped R4 zoned land in the area, it is unlikely to cause any precedent.
Concerns about some of the Architectural drawings and Apartment Design Guide (ADG) compliance.	As per Ministerial Direction 1.4, an applicant is not required to submit detailed architectural drawings with a Planning Proposal. ADG compliance will be addressed at the DA stage.
Worsening traffic/parking.	While Traffic will be addressed at a future Development Application stage this the proposal is considered to have minimal impacts as the development involves only 29 apartments with their own parking.
Concerns about transport with the removal of the 265 bus.	The site is zoned as R4 High Density Residential which the applicant is not seeking to change.
Concerns about the Voluntary Planning Agreement/Letter of Offer.	These concerns are not relevant to the Planning Proposal but would be considered in a separate report by Council on the VPA.
Proposal does not include Affordable Housing.	<p>A public benefit offer has been made and is being considered separately as a VPA.</p> <p>The applicant is offering dedication and the transfer of a large portion of bushland to Council along with remediation and maintenance works are considered appropriate.</p> <p>Further, with the State Government's recent changes to the <i>State Environmental Planning Policy (Housing) 2021</i>, an Affordable Housing bonus is permissible on any site on top of the existing planning controls. The developer may seek to take advantage of these bonus provisions at DA stage, although there is no information before council to suggest this will be sought.</p>
A lower Floor Space Ratio would be more appropriate	The Local Planning Panel report (AT-2) explains the mismatch between the current planning controls.

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given the surrounding character.	The original height control envisaged 4 storeys but the low floor space ratio (0.8:1) prevented this from being achieved – indicating a mismatch between the original controls. Most of the proposed 5 th storey will be recessed and will be used for either communal open space or a lift overrun.
Heritage – Walter Burley Griffin built and designed one of the houses.	<p>Council investigated this matter further. It found that Walter Burley Griffin did not build or design the house at 183 Greenwich Road – he (and his wife) only rented the property from someone else for a couple of years (at most) then moved on to Castlcrag in the Willoughby LGA.</p> <p>The house itself was a localised project home which was widely available at the time and possesses no real heritage value.</p> <p>Neither of these meet the criteria for any heritage listing, it is not mentioned in any of Council’s heritage studies and is not heritage listed.</p>
Non-compliance with the new Low-and-Mid-rise housing reforms.	The proposal is not seeking to utilise these provisions as the site is already zoned as R4 High Density Residential.
Questions about property values.	Under the Environmental Planning and Assessment Act, property values are not a relevant consideration in planning decisions.
Council asked for a site survey and it was not provided.	<p>Council did not request that a site survey be carried out.</p> <p>In any event, one was included in the Concept Architectural Scheme (see AT-11) on page 15 and was exhibited with the other exhibition material.</p>
Does not comply with the Development Control Plan or parts of the Local Environmental Plan (clauses).	A Planning Proposal does not need to comply with existing clauses of either an LEP or DCP. A Planning Proposal seeks to amend a clause or control.
Geotechnical impacts from construction.	This is not a Strategic Planning consideration as this would be examined in greater detail at the Development Application (DA) stage.
The Local Planning Panel had no access to the properties and only saw them from the outside.	<p>Because it was a Planning Proposal and not a Development Application, the Panel did not require a physical inspection inside the sites.</p> <p>The Panel conducted a site visit prior to the meeting. As part of this visit the Panel also viewed the site from Landenburg Place. Further analysis on this matter would be done for the Development Application process.</p>
Did not understand the Panel Process or justification.	The proposal seeks to increase the height and FSR on an existing R4 High Density Residential zone. Other matters were required to be addressed by the applicant as part of the Gateway Determination. This was completed and reviewed by Council and Department of Planning staff - it was deemed to satisfy this condition.

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The Proposal needs to be reviewed by an independent planner.	The proposal was reviewed by both Council's Strategic Planning staff and NSW Department of Planning Town Planners - no further review is required.
Under the Environmental Planning and Assessment Act, Council can elect not to support the Proposal following the completion of community consultation.	The applicant is able to seek a review of the decision if it is refused or for any other reason under Clause 3.34 (5) of the Act if there has been a delay in the matter being finalised or for any other reason.
Waste – the design information gives no details as to where the waste will be stored within the site and where they will be collected.	This information is not required at the Planning Proposal stage, it's only required at the Development Application stage where more detailed information will be provided.
The Proposal lacks strategic and site-specific merit.	The Planning Proposal was reviewed by the Design Review Panel, Local Planning Panel, Council staff and Department of Planning staff. All determined that the proposal did have strategic and site-specific merits subject to certain amendments. These amendments have been implemented and included in the exhibited documents.

TIMING

The Gateway Determination stated that this amendment must be finalised before May 2026 and submitted six weeks prior to this date. A Gateway Alteration was sought and approved (see **AT-24**) to extend the timeframe until 28 August 2026 to finalise the amendment.

FINANCIAL CONSIDERATIONS

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

GOVERNANCE AND RISK CONSIDERATIONS

The recommendations of this report do not pose any governance or risk considerations. The issue of Land Use Safety has been addressed by the Department of Planning and SafeWork NSW.

ENVIRONMENTAL CONSIDERATIONS

The proposed increase in building heights and Floor Space Ratio controls in the LEP will not result in any adverse environmental impacts. The transfer of 1,500+ square metres of adjoining bushland which has been marked for acquisition since the 1950s will result in a positive environmental outcome.

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community through the delivery of additional housing

LINK TO STRATEGY

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

- 2. Our Built Environment - A well designed, liveable and connected area
- 2.2 Housing
- 2.2.1 Ensure planning controls require a diverse range of housing types and encourage housing that is adaptable, accessible and affordable

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1	View Design Review Panel Minutes - September 2024	7 Pages	Available Electronically
AT-2	View Report to Local Planning Panel - April 2025	17 Pages	Available Electronically
AT-3	View Advice from the Local Planning Panel - April 2025	4 Pages	Available Electronically
AT-4	View Applicant's additional responses - April 2025	3 Pages	Available Electronically
AT-5	View Gateway Determination - July 2025	2 Pages	Available Electronically
AT-6	View Applicant's responses to Gateway conditions - September 2025	3 Pages	Available Electronically
AT-7	View Approval to exhibit - November 2025	1 Page	Available Electronically
AT-8	View Revised Planning Proposal	78 Pages	Available Electronically
AT-9	View Revised Appendix 1 - Architectural letter of support	4 Pages	Available Electronically
AT-10	View Revised Appendix 2 - Letter of Offer	2 Pages	Available Electronically
AT-11	View Revised Appendix 3 - Concept Architectural Scheme	48 Pages	Available Electronically
AT-12	View Revised Appendix 4 - Bushland Assessment	20 Pages	Available Electronically
AT-13	View Revised Appendix 5 - Environmental Impact Assessment	67 Pages	Available Electronically
AT-14	View Revised Appendix 6 - Traffic Impact Assessment	12 Pages	Available Electronically
AT-15	View Revised Appendix 7 - Geotechnical Desktop Assessment	30 Pages	Available Electronically
AT-16	View Revised Appendix 8 - Arboricultural Assessment	26 Pages	Available Electronically
AT-17	View Revised Appendix 9 - Services Infrastructure Report	12 Pages	Available Electronically
AT-18	Appendix 10 - Visual Impact Assessment	41	Available

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View			Pages	Electronically
AT-19	Appendix 11 - Solar Analysis		5 Pages	Available
View				Electronically
AT-20	Appendix 12 - Consultation		11	Available
View			Pages	Electronically
AT-21	Response to Submissions - March 2026		5 Pages	Available
View				Electronically
AT-22	Response to Submissions - March 2026 - Appendix 1		6 Pages	Available
View				Electronically
AT-23	Response to Submissions - March 2026 - Appendix 2		16	Available
View			Pages	Electronically
AT-24	Gateway Alteration - Extension of time		1 Page	Available
View				Electronically

Item No: 15.2
Subject: Public Exhibition - Draft Affordable Housing Policy
Record No: SU10983 - 13440/26
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz; Golrokh Heydarian

PURPOSE

The purpose of this report is to seek Council's endorsement to commence the public exhibition of the draft Affordable Housing Policy.

EXECUTIVE SUMMARY

- Lane Cove Council is committed to increasing the range and supply of affordable rental housing in the LGA to meet the growing and changing needs of its community and in particular, key workers.
- Council has prepared a draft Affordable Housing Policy that outlines Council's position and approach (roadmap) to the provision of affordable rental housing in the LGA.
- The draft Policy is the first step in Council working towards the implementation of an Affordable Housing Contributions Scheme and amendments to Lane Cove Local Environmental Plan.
- This report recommends that Council proceed to place the draft Policy on public exhibition and a report on the outcomes of the public exhibition be reported back to Council at a later date.

RECOMMENDATION

That Council:

1. place the draft Affordable Housing Policy on public exhibition for a period of 6 weeks.
2. receive a report on the outcomes of the public exhibition process.

BACKGROUND

Lane Cove Council recognises the need for affordable housing, particularly for key workers and people with lower to moderate incomes who have connections to the Lane Cove community and area. Council is committed to developing housing solutions that prioritise these residents, ensuring that they have access to stable and secure housing.

Lane Cove Councils current approach to Affordable Housing is ad-hoc, as there is no adopted policy position on the issue. Many local councils have policies and/or strategies that set out their commitment to the delivery of affordable housing and set out targets for the provision of affordable housing in development, including City of Sydney, Ku-ring-gai, Northern Beaches and Willoughby Councils.

The current delivery of Affordable Housing dwellings in the Lane Cove LGA, is either negotiated on a site-by site basis and delivered solely through the Planning Agreement process or where a developer takes advantage of the affordable housing bonuses of the Housing SEPP.

To address this policy gap, Council in November 2025 resolved to prepare a draft Affordable Housing Policy for Council's consideration for the first quarter of 2026.

Council has also committed to preparing an Affordable Housing Contributions Scheme and delivery of the scheme has been included in the draft Operational Plan for 2026/27 which is on public exhibition now.

DISCUSSION

A draft Affordable Housing Policy for Council has been developed to outline Councils position and approach to the provision of affordable rental housing within Lane Cove. The draft policy will guide Council's advocacy, decision making and management of the provision of affordable housing.

The guiding principles include:

- Council recognises the social, ethical and legislative responsibility in addressing housing diversity.
- Access to housing is a basic right for all people and is essential in supporting sustainable and diverse communities.
- Affordable rental housing is necessary to accommodate a diverse residential population that is representative of all income groups within Lane Cove.
- Establishing clear targets for the provision of affordable housing in Lane Cove.
- Embedding affordable housing into Council's strategies, plans and policies.
- Partnering with State and Commonwealth government, industry experts, the private sector and community housing providers to deliver affordable rental housing in the LGA.
- Advocating for the delivery of more affordable housing where appropriate and exploring options for Council to lead by example to deliver affordable housing where feasible and viable.

The draft Policy includes a policy statement and roadmap of future council actions related to the provision of Affordable Housing which includes:

- Council is committed to a 10% affordable rental housing target for all strategic plans and planning proposals where feasible. Feasibility analysis is required to accompany all planning proposals.
- Mechanisms to deliver more affordable market-based or private housing will be investigated and implemented by Council through the development of an Affordable Housing Scheme.
- Council will undertake an expression of interest to determine the best model for relationships with community housing providers to deliver affordable rental housing.
- Council will use the expression of interest process to determine whether to transfer title of affordable rental housing delivered to Council through the planning approval process to community housing providers.
- When selecting tenants, Council will give priority to people who are employed in identified key worker occupations in Lane Cove and adjoining LGAs, persons with a disability and long-term residents.

The Policy sets out the mechanisms to support affordable housing in Lane Cove and include:

1. *Development of an Affordable Housing Contributions Scheme*
2. *Affordable housing in proponent-led Planning Proposals*
3. *Planning Agreements*

The draft policy also sets out Council's expectations related to independent peer review of feasibility testing providing by a proponent and how council will receive affordable housing contributions through either:

- **In-kind contributions** - where a proponent provides land or dwellings for the use of affordable housing. These contributions must remain affordable housing in perpetuity
- **Monetary contributions** – where a proponent provides the monetary equivalent of an affordable housing contribution that will be used to acquire land for affordable housing, fund partnerships with community housing providers, or acquire dwellings for the use of affordable housing.

The Policy also makes it clear that until such time as Council adopts an Affordable Housing Contribution Scheme and undertakes an Expression of Interest process with Community Housing Providers, Council's preference is for 'in-kind contributions' but will accept 'monetary contributions' in extraordinary circumstances.

The policy also provides directions to developers on the standard of dwellings to be dedicated for use as affordable housing. The dwellings are to be the same standard of other dwellings forming part of the proposed particularly in relation to internal fittings and finishes, solar access and privacy. They are not to be able to be distinguished from other dwellings in the development.

The total gross floor area of affordable dwellings should meet the minimum DCP and ADG requirements for 1 bedroom, 2 bedroom or 3-bedroom apartments

Council's Affordable Housing Program will be informed by adopted Affordable Housing Contributions Scheme (when prepared) and will seek to optimise the following –

Dwellings to be let to

- a mix of very low to moderate earners
- women and their children escaping domestic violence
- Aboriginal and Torres Strait Islander people
- people with special housing or access needs, including people with a disability, frail aged people, the homeless and those at risk of homelessness and people from culturally and linguistically diverse communities.

Consistency with Council's Plans

The preparation of an Affordable Housing Policy is consistent with the strategies, priorities and actions from Council's plans:

Community Strategic Plan

- 2.2.1 – Ensure planning controls require a diverse range of high quality housing types and encourage housing that is adaptable, accessible and affordable.
- 2.2.4 – Identify opportunities to acquire affordable rental housing to contribute to affordable housing availability.

Delivery Program and Operational Plan

- 2.2.1.a - Ensure planning controls require a diverse range of high quality housing types and encourage housing that is adaptable, accessible and affordable – Undertake an LEP (sustainability) review.
- 2.2.3.1 – Explore options and investigate opportunities for the provision and/or development of affordable/key worker housing.

Local Strategic Planning Statement

- Priority 5 – Plan for the growth of housing that creates a diverse range of housing types and encourages housing that is sustainable, liveable, accessible and affordable.
 - Action – Develop a Local Housing Strategy to inform a long-term strategy for delivery of housing across Lane Cove.
 - Action – Advocate for a State Government solution for the provision and/or development of affordable and key worker housing which incorporates flexibility for innovative purchase and rental models.
 - Action – Explore options and investigate opportunities for the provision and/or development of affordable / key worker housing.

Local Housing Strategy

- Recommendation – Develop affordable housing strategy
 - Action – Research affordable housing provision in the Lane Cove LGA and prepare an affordable housing strategy to deliver that housing.
 - Action – Adopt an implement the future Lane Cove Affordable Housing Strategy.

COMMUNITY CONSULTATION

Statement of Intent

The consultation is designed to elicit any feedback members of our community may have on the matter and report that feedback back to Council for its consideration.

Method

Level of Participation	Inform	Consult
Form of Participation	Open	Open
Target Audience	Lane Cove Community and community groups	Lane Cove Community
Proposed Medium	eNewsletter	Public Exhibition and Website Exhibition

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial impact on Council. The draft Operational Plan and budget for 2026/27 include budget for the preparation of an Affordable Housing Contributions Scheme.

GOVERNANCE AND RISK CONSIDERATIONS

The draft Policy has been developed in accordance with Councils Policy Framework. The Policy will guide Councils future actions related to affordable housing.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The recommendations in this report will have positive social outcomes for the community through the ability to provide Affordable Housing for the community.

TIMING

It is proposed that the draft Policy be placed on public exhibition for a period of 6 weeks and that a further report be brought back to a Council meeting outlining the submissions received and presenting the final Policy for endorsement.

LINK TO STRATEGY

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

- 2. Our Built Environment - A well designed, liveable and connected area
- 2.2 Housing
- 2.2.3 Identify opportunities to acquire affordable rental housing to contribute to affordable housing availability

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 [View](#) Draft Affordable Housing Policy

5 Pages Available
Electronically

Item No: 15.3
Subject: Draft Submission - NSW Statewide Community Participation Plan
Record No: SU8439 - 31265/26
Division: Planning and Sustainability Division
Author(s): Golrokh Heydarian; Christopher Pelcz

PURPOSE

The purpose of this report is to seek endorsement to Council's submission on the NSW Government's draft Statewide Community Participation Plan.

EXECUTIVE SUMMARY

- The NSW Government has prepared a draft Statewide Community Participation Plan and Discussion Paper. The documents are on public exhibition until 3 June 2026.
- The draft Statewide Community Participation Plan will standardise public exhibition and notification requirements and includes changes which are intended to promote participation on planning issues that matter most, whilst removing consultation that is duplicated or unnecessary.
- The Statewide Community Participation Plan will be mandatory and replace all existing Community Participation Plans, including the Lane Cove Community Participation Plan.
- A draft submission to the public exhibition of the Statewide Community Participation Plan has been prepared. The draft submission acknowledges that there is merit in establishing a consistent format and approach for setting minimum exhibition and notification requirements across NSW and supports a greater focus on community engagement at the strategic planning stage as well as welcoming support for digital engagement techniques.
- However, the submission express Councils concerns about any reforms that move away from council led community participation plans that currently reflect community expectations on their engagement in the planning process and the introduction of developments that are exempt from public notification and public exhibition.
- This report seeks Council endorsement of the draft submission to the draft Statewide Community Participation Plan.

RECOMMENDATION

That Council:

1. endorse the Lane Cove submission to the Department's Draft Community Participation Plan.
2. authorise the General Manager to finalise council's submission and to submit it to the Department of Planning, Housing and Infrastructure.

BACKGROUND

The NSW Government is progressively implementing legislative reforms to make the planning system faster, clearer and outcomes focused. As part of these reforms' changes are proposed to the community participation framework.

Specifically, changes have been made under the *Planning Systems Act 2025* to allow the Planning Secretary to prepare a statewide CPP that applies to all authorities and functions.

On 8 April 2026, the NSW Government commenced the public exhibition of the draft Statewide Community Participation Plan (CPP) and Discussion Paper. The draft CPP is available for public feedback on the NSW Planning Portal until 3 June 2026.

The draft Statewide Community Participation Plan (CPP) *has been prepared by the Secretary of the Department of Planning, Housing and Infrastructure to meet the mandatory requirements outlined in Division 2.6 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for community participation which planning authorities must comply with.'*

DISCUSSION

Summary of the draft CPP

The CPP sets out how and when planning and authorities will engage the community and stakeholders in decision-making processes related to planning decisions. It also explains when planning authorities like councils and the NSW Government agencies are required to undertake community consultation in NSW. The plan provides minimum public exhibition timeframes that must be met by planning authorities and provides high level guidance on how and when a planning authority is required to engage with the community for different planning functions.

The draft CPP sets an expectation that public exhibition and engagement is proportionate to the impact and type of development proposed, and the scale of a strategic or planning instrument. Under this approach, the NSW Government seeks to reduce what is called 'unnecessary consultation' for low risk or strategically assessed projects, while preserving meaningful community input on significant developments.

The key changes proposed to the community participation relate to:

Strategic Planning – extending minimum consultation timeframes on state-level strategic planning initiatives like regional plans and the state plan from 45 days to 60 days.

Development Assessment – standardising and reducing the number of local DA types that need to be exhibited by Councils.

Complying Development – standardising and reducing the process for notification of complying development to provide neighbours 7-days notice before any works begin.

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DRAFT SUBMISSION - NSW STATEWIDE COMMUNITY PARTICIPATION PLAN

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Key changes proposed in the Draft Community Participation Plan include:

Draft regional and district strategic plans	These plans are developed by the NSW Government and updated every 5 years.	A draft plan will be exhibited for a minimum of 60 days .
Draft local strategic planning statements (LSPS)	These statements are developed by councils and updated every 7 years.	A draft plan will be exhibited for a minimum of 60 days .
Masterplans for urban renewal areas	A planning authority develops a masterplan for a precinct, in response to strategic direction	A draft plan may be exhibited for 42 days , unless decided otherwise due to the urgency, scale and nature of the proposal.
Removing the requirement to re-exhibit master plans at the planning proposal stage.		

Council has prepared a draft submission in response to the draft CPP. The submission sets out Council's position on the proposed framework and includes feedback on the proposed public exhibition timeframes, emphasising that adequate consultation periods are essential to ensure informed community input.

In addition, the submission highlights opportunities to strengthen the CPP by using a flexible, digital engagement approach that supports a broader range of participation and aligns with the Plan's objective of open and inclusive and easy access.

Key aspects of the submission are highlighted as follows:

Local development that is exempt from notification and public exhibition

Under the EP&A Act each council can decide how local DAs are notified. The CPP Discussion Paper identifies that this has resulted in inconsistent exhibition timeframes (ranging from no notification to 28 days). The draft CPP seeks to standardize DA consultation requirements and reduce the number of local DAs that need to be notified and exhibited.

The draft CPP includes a list of suggested lower impact development types that will be exempt from notification and public exhibition where the development:

- is permissible in the zone,
- meets the relevant planning controls in a Local Environmental Plan, Development Control Plan and/or State Environmental Planning Policy, and
- does not include a 4.6 variation.

It includes that development exempt from public exhibition and notification will include:

Residential and related uses including:

- Alterations - internal alterations
- Alterations and additions to existing dwellings
- Demolition (excluding heritage items)
- Group homes
- Heritage item – minor works that does not impact on item and is located behind the building façade.
- Residential flat buildings

- Secondary dwellings
- Shop top housing
- Tree removals where the tree is not a heritage item.

Commercial development including:

- Alterations and additions
- Change of use
- Signage
- Take away food and drink premises

Modifications involving minimal environmental impact: including applications made under s4.44(1), 4.55(1A) and 4.56 of the Act; and

Applications for the review of a determination of decision of a consent authority under section 8.2, where the application has not been amended.

The full list of the development types is set out in the draft CPP – table 6.

The draft Council submission does not support the proposal to exempt some types of development from public exhibition and notification. Each local council should have the discretion to determine which, if any local development is exempt from notification and public exhibition.

Removing opportunities for the community to provide comment on local development applications will cause significant community concerns. Such changes which follow other recent planning reforms including the TODS and low and mid-rise planning reforms, will further erode the community's low confidence in the NSW planning system and processes. It is important that our planning frameworks balance the interests of all stakeholders and provides opportunities for the community and potentially impacted persons to provide their views for consideration as part of a planning process.

Local applications such as RFBs are complex and require a high degree of assessment and input from various stakeholders, including adjoining neighbors and the community – they are not and cannot be considered minor developments. Even if a development is compliant with development standards and controls there may still be merit issues that need consideration and the impact of these matters on adjoining properties is a relevant matter for consideration under the provisions of section 4.15 of the Environmental Planning and Assessment Act.

There are also other operational considerations that make the proposed exemption scheme difficult to administer. If the exemptions were to be introduced, a full assessment of the application would be required to be carried out by council staff to establish whether the development type met the exemption threshold. This process establishes a high degree of administrative error risk into the planning process and exposes Councils to legal challenge.

In addition, Council does not support the notification exemptions for heritage items.

SSD Applications

According to the draft Plan, the proposed notification timeframe for State Significant Development is either 14 days or 28 days, depending on the type of development. The notification timeframe for residential development is 14 days which includes:

- Housing development carried out by certain public authorities (Planning Systems SEPP Schedule 1, Section 26)

- In-fill affordable housing (Planning Systems SEPP Schedule 1, Section 26A)
- Build-to-rent housing (Planning Systems SEPP Schedule 1, Section 27)
- Seniors housing (Planning Systems SEPP Schedule 1, Section 28)
- Development in accelerated TOD precincts (Planning Systems SEPP Schedule 2, Section 19)
- Development declared SSD under Section 4.36(3) of the EP&A Act that includes residential accommodation

The suggested 14-day notification period for residential SSD is inadequate if the SSD includes a concurrent rezoning.

As resolved by Council (Resolution 67/26) on 23 April 2026, it is the position of Lane Cove Council that the exhibition period for all SSD applications should be 28 days.

write to the NSW Minister for Planning and Public Spaces requesting...until such time as the new Community Participation Plan is finalised, a 28-day exhibition period is applied to all SSD applications.

The 14-day exhibition period is considered inadequate for the community and staff to provide meaningful input to large, complex projects. This length of consultation is normally reserved for minor low impact type of proposals. All State Significant projects are large scale, with a complex with a range of factors to examine and consider and as a result should be exhibited for longer.

The Department staff should also have discretion to extend the exhibition period for SSDA's if deemed significantly complex.

Public Holidays and Exhibition Timeframe

As outlined in the Draft Plan in Schedule 1 to the EP&A Act, the period between 20 December and 10 January (inclusive of each year) is excluded from the calculation of a period of public exhibition period.

Exhibition periods that include public holidays can reduce the effectiveness of public engagement as community members are less likely to engage during this time as they may away and this can limit participation and reduce feedback.

Lane Cove Council's current approach is that any exhibition from mid-December is extended until **the end of January** the following year. This is because during the Christmas and New Year Period, many residents are on leave and have less opportunity for participation.

Further extensions beyond this timeframe are also possible, at Council's discretion and will depend on the scale. Staff recommend that the Department also adopt this approach by extending the exhibition timeline during the public holidays to ensure the community has given reasonable time to provide feedback.

Digital Engagement

Council supports the inclusion of digital engagement as an important method, as highlighted in the Department's case studies.

Digital tools (website or social media) offer accessible, flexible, and cost-effective opportunities for community participation, enabling broader involvement (young people, people living with disabilities and the elderly) from residents who may be unable to attend in-

person consultation programs or who have mobility limitations. The use of digital engagement at both state and local levels contributes to the goal of creating more inclusive and responsive processes.

FINANCIAL CONSIDERATIONS

The proposed changes may result in fewer Das being exhibited and notified which will reduce income to Council but will also reduce operating costs associated with public exhibition.

GOVERNANCE AND RISK CONSIDERATIONS

Not applicable.

ENVIRONMENTAL CONSIDERATIONS

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

SOCIAL CONSIDERATIONS

The draft CPP may have adverse social outcomes as the community will not be engaged in some development matters and local communities will not be empowered to participate in planning processes.

TIMING

Submissions to the public exhibition of the draft Statewide Community Consultation Plan are required to be lodged on the NSW Planning Portal by 3 June 2026.

LINK TO STRATEGY

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

- 3 Our Society - An Inclusive, interconnected, active and resilient community
- 3.1 Community Connections
- 3.1.1 Maximise the participation of all community members in community life

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 View	Draft Submission to Department of Planning Community Participation Plan	3 Pages	Available Electronically
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Item No: 15.4
Subject: Public Exhibition - Draft Fire Safety Policy
Record No: SU1442 - 34779/26
Division: Planning and Sustainability Division
Author(s): Mark Brisby

PURPOSE

To seek Council's endorsement to place the draft Fire Safety Policy on public exhibition.

EXECUTIVE SUMMARY

- The draft Fire Safety Policy has been developed to outline Council's responsibilities and approach to fire safety compliance within the Local Government Area.
- The Policy provides guidance to building owners and the community regarding fire safety obligations under relevant legislation.
- The Policy formalises Council's regulatory role in relation to annual fire safety statements, compliance investigations and enforcement activities.
- The draft Policy aligns with Council's existing compliance and regulatory functions under the Environmental Planning and Assessment Act 1979 and associated regulations.
- It is proposed the Draft Fire Safety Policy be placed on public exhibition for a period of 28 days.

RECOMMENDATION

That Council:

1. place the draft Fire Safety Policy on public exhibition for a period of 28 days.
2. receive a report on the outcomes of the public exhibition process.

BACKGROUND

Council has developed a draft Fire Safety Policy to formalise its commitment to fire safety compliance and regulatory responsibilities within the Lane Cove Local Government Area.

The draft Policy outlines Council's role in the administration and enforcement of fire safety requirements under the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

The Policy also provides information to building owners, managers and the wider community regarding annual fire safety statements, fire safety schedules, compliance requirements and enforcement processes.

DISCUSSION

The draft Fire Safety Policy has been prepared to provide a clear framework for Council's fire safety compliance activities and to improve transparency regarding Council's regulatory responsibilities.

The Policy confirms Council's commitment to maintaining a fire safety register, responding to complaints and enquiries, undertaking compliance investigations and collaborating with relevant agencies including Fire and Rescue NSW.

The Policy also outlines Council's approach to overdue annual fire safety statements, enforcement action and requests to stay penalty notices in extenuating circumstances.

The draft Policy supports consistency in the administration of fire safety matters while assisting building owners to better understand their statutory obligations.

Public exhibition of the draft Policy will provide the community and relevant stakeholders with an opportunity to review and provide feedback prior to final adoption.

COMMUNITY CONSULTATION

Statement of Intent

The consultation is designed to elicit any feedback members of our community may have on the matter and report that feedback back to Council for its consideration. It is planned to exhibit the draft Policy for 28 days.

Method

Level of Participation	Inform	Consult
Form of Participation	Open	Open
Target Audience	Lane Cove Community and community groups	Lane Cove Community
Proposed Medium	eNewsletter	Public Exhibition and Website Exhibition

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial impact on Council. Administration of fire safety compliance activities is supported through existing staff resources and applicable fees and charges adopted by Council.

GOVERNANCE AND RISK CONSIDERATIONS

The draft Policy supports Council's statutory obligations under the Environmental Planning and Assessment Act 1979 and associated regulations.

The Policy provides a consistent framework for fire safety compliance, enforcement and administration, reducing governance and operational risk associated with fire safety management.

The development of the draft Fire Safety Policy also responds to recommendations arising from an Internal Audit and review by the Audit, Risk and Improvement Committee (ARIC) regarding the formalisation of Council's fire safety governance framework and compliance processes.

Public exhibition of the draft Policy supports transparency and good governance practices.

ENVIRONMENTAL CONSIDERATIONS

There are no significant environmental considerations associated with this report.

SOCIAL CONSIDERATIONS

The draft Policy supports community safety by promoting compliance with fire safety requirements and improving awareness of building fire safety obligations.

TIMING

It is proposed that the draft Fire Safety Policy be placed on public exhibition for a period of six weeks. A further report will be provided to Council following the exhibition period addressing any submissions received and seeking adoption of the Policy.

LINK TO STRATEGY

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

- 6 Our Council - A Leading Council that Engages its Community to Deliver Effective, Efficient and Sustainable Services
- 6.3 Quality Service
- 6.3.3 Strengthen risk management to sustain and enhance service delivery while ensuring staff and community well-being

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 [View](#) Draft Fire Safety Council Policy

5 Pages Available
Electronically

Item No: 18.1
Subject: Council Snapshot April 2026
Record No: SU220 - 35379/26
Division: Office of the General Manager
Author(s): Corinne Hitchenson

PURPOSE

This report provides the monthly Snapshot report, a current Resolution Tracker as well as copies of the recent meeting minutes of Council's Advisory Committees.

EXECUTIVE SUMMARY

- Attached for the information of Councillors is a review of Council's recent activities for the month of April 2026 at AT-1.
- Council's Resolution Tracker showing the progress of Council's resolutions is included at AT-2.
- This is the first Council meeting for the recent Advisory Committee Meeting Minutes to be reported for Council's information. A copy of each of the relevant minutes are attached at AT-3 through to AT-14.
- From now on, each monthly Council Snapshot report will include minutes from any recent Advisory Committee meetings as attachments. As each committee meets on its own schedule, sometimes several months will pass before some committees' minutes are due to be included in this report
- All Advisory Committee Meeting minutes are available on Council's website irrespective of whether they are reported to Council.

RECOMMENDATION

That Council receive and notes the Council Snapshot for April 2026, the Resolution Tracker for 21 May 2026 meeting, and the meeting minutes for the following Advisory Committees:

- Access and Age-Friendly Advisory Committee – January 2026
- Bicycle Advisory Committee – February 2026
- Bushland Management Advisory Committee – March 2026
- Carisbrook House Advisory Committee – April 2026
- Companion Animal Advisory Committee – February 2026 (Cancelled)
- Inclusive Communities Committee – February 2026
- Kindy Cove Management Advisory Committee – September 2025
- Lane Cove Festival Advisory Committee – April 2026
- Lane Cove Public Art Advisory Committee – February 2026
- Sporting Club Advisory Committee – February 2026
- Sustainability Advisory Committee – February 2026
- Youth Advisory Group – February 2026.

BACKGROUND

On a monthly basis, Council staff compile a snapshot for Councillors outlining recent Council activities.

In addition, staff review and update the Council Resolution Tracker [AT-2], which identifies outstanding actions and notes those recently completed in response to Council resolutions.

Council convenes a number of Advisory Committees who meet throughout the year. While Council's website includes a list of all Advisory Committee Meeting Minutes, from May 2026 Council will commence the process of reporting recently held Advisory Committee Meeting Minutes for Councillors' information.

DISCUSSION

This Snapshot report provides a summary of the operations of each Division within Council for the month of April 2026 [AT-1].

The Resolution Tracker is also updated to reflect the latest actions of staff.

Advisory Committees typically meet at least once a quarter as set out in each Committee's Charter.

From May 2026 onwards, each monthly Council Snapshot report will include attachments of the minutes from any recent Advisory Committee meetings.

This is the first month that this has occurred and as such all Committees are included.

Committee name	Meeting held
Access and Age-Friendly Advisory Committee	January 2026
Bicycle Advisory Committee	February 2026
Bushland Management Advisory Committee	March 2026
Carisbrook House Advisory Committee	April 2026
Companion Animal Advisory Committee	February 2026
Inclusive Communities Committee	February 2026
Kindy Cove Management Advisory Committee	September 2025
Lane Cove Festival Advisory Committee	April 2026
Lane Cove Public Art Advisory Committee	February 2026
Sporting Club Advisory Committee	February 2026
Sustainability Advisory Committee	February 2026
Youth Advisory Group	February 2026

Although some Advisory Committees may have been held more recently, at the time of the preparation of the Council Agenda for the May 2026 meeting, the above meeting minutes were the most recently published.

As each committee meets on its own schedule, sometimes several months will pass before some Advisory Committee minutes are due to be included in future Snapshot reports.

All Advisory Committee meeting minutes are available on Council's website irrespective of whether they have been subsequently reported to Council: [Your Committees | Lane Cove Council](#).

Staff have identified the opportunity to standardise the Meeting Minutes template further to assist with consistency in reporting both on Council’s website and to future Council meetings.

CONCLUSION

The monthly Council Snapshot, Resolution Tracker and Advisory Committee Meeting Minutes are provided for the information of the May 2026 Council meeting.

Louise Kerr
General Manager
Office of the General Manager

ATTACHMENTS:

AT-1 View	Council Snapshot April 2026	43 Pages	Available Electronically
AT-2 View	Council Resolution Tracker for 21 May Council Meeting		
AT-3 View	Access and Age-Friendly Advisory Committee		Available Electronically
AT-4 View	Bicycle Advisory Committee		Available Electronically
AT-5 View	Bushland Management Advisory Committee		Available Electronically
AT-6 View	Carisbrook House Advisory Committee		Available Electronically
AT-7 View	Companion Animal Advisory Committee		Available Electronically
AT-8 View	Inclusive Communities Committee		Available Electronically
AT-9 View	Kindy Cove Management Advisory Committee		Available Electronically
AT-10 View	Lane Cove Festival Advisory Committee		Available Electronically
AT-11 View	Lane Cove Public Art Advisory Committee		Available Electronically
AT-12 View	Sporting Club Advisory Committee		Available Electronically
AT-13 View	Sustainability Advisory Committee		Available Electronically
AT-14 View	Youth Advisory Group		Available Electronically