



Lane Cove
Council

Agenda
Responses to Councillor questions related
to Council Meeting Agenda Items

18 June 2026

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**INFORMATION IN RELATION TO AGENDA ITEM 11.1 - NOTICE OF MOTION - MAINTENANCE
OF VACANT DEVELOPMENT SITES TO MANAGE SEDIMENT RUN-OFF AND TO ADDRESS
VISUAL AMENITY OF PRECINCTS ADJACENT TO VACANT DEVELOPMENT SITES**

Item No: INFOR17/26

Subject: Information in relation to Agenda item 11.1 - Notice of Motion - Maintenance of vacant development sites to manage sediment run-off and to address visual amenity of precincts adjacent to vacant development sites

Record No: SU3394 - 45081/26

Division: Corporate Services and Strategy Division

Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to provide Council with information in response to questions raised by Councillors relating to **Item 11.1 – Notice of Motion – Maintenance of vacant development sites to manage sediment run-off and to address visual amenity of precincts adjacent to vacant development sites.**

EXECUTIVE SUMMARY

In accordance with clause 3.35 of the Code of Meeting Practice the following additional information is provided in advance of the Ordinary Council Meeting.

**INFORMATION IN RELATION TO AGENDA ITEM 11.1 - NOTICE OF MOTION - MAINTENANCE
OF VACANT DEVELOPMENT SITES TO MANAGE SEDIMENT RUN-OFF AND TO ADDRESS
VISUAL AMENITY OF PRECINCTS ADJACENT TO VACANT DEVELOPMENT SITES**

QUESTIONS AND ANSWERS

Question 1

The Notice of Motion states that sites that have been demolished and left unattended "cause sediment run-off into stormwater systems that flow into waterways". What evidence does Council have that vacant development sites within the Lane Cove LGA are currently causing sediment runoff into stormwater systems or waterways?

Response

Council staff are aware of several sites that are vacant awaiting development approval or which consent has been issued and construction is yet to commence.

Question 2

How many complaints, compliance investigations or confirmed incidents relating to sediment runoff from vacant development sites has Council recorded over the last five years?

Response

Council regularly receives complaints about Silt and Sediment Erosion Control issues on active building sites. Fines issued following confirmed incidents are included in the monthly Snapshot to Council. The complaints database does not reflect any reported incidents related to vacant development sites in the past five years however the team try to proactively attend to these sites prior to an incident occurring.

Question 3

What erosion and sediment control measures are currently required under existing development consents, demolition consents, construction certificates and relevant legislation for sites that have been cleared pending development?

Response

All development consents issued contain conditions that require compliance with silt & sediment erosion controls.

Question 4

Has Council identified any deficiencies or gaps in these existing erosion and sediment control requirements that would justify the introduction of additional revegetation or maintenance obligations?

Response

The issue of sediment erosion controls at construction sites has been raised with Council on many occasions. Measures to strengthen enforcement would assist staff in addressing these issues.

**INFORMATION IN RELATION TO AGENDA ITEM 11.1 - NOTICE OF MOTION - MAINTENANCE
OF VACANT DEVELOPMENT SITES TO MANAGE SEDIMENT RUN-OFF AND TO ADDRESS
VISUAL AMENITY OF PRECINCTS ADJACENT TO VACANT DEVELOPMENT SITES**

Question 5

The motion proposes investigating revegetation of cleared sites until construction commences. What evidence does Council have that existing sediment control measures are insufficient without revegetation?

Response

Complaints have been received regarding a significant site in the St Leonards South precinct.

Question 6

For sites where buildings remain standing and demolition has not occurred, what specific environmental or sediment runoff issues has Council identified that are not already addressed through existing powers and regulations?

Response

Generally if no demolition has taken place, the issues identified in the NOM are not likely to present the same risk.

Question 7

How many sites within the Mowbray Precinct, St Leonards South and the precinct east of the rail line are currently considered problematic by Council due to sediment runoff, environmental impacts or inadequate site maintenance?

Response

2 in the St Leonards South precinct and 2 in the St Leonards CBD.

Question 8

Does Council currently possess powers under existing legislation to require weed control, maintenance of vacant land, rectification of derelict sites or implementation of sediment control measures? If so, what specific gap is this motion seeking to address?

Response

Local councils have limited regulatory powers to address overgrown and dilapidated buildings. The second question is a question best directed to the Councillor who prepared the NOM.

Question 9

The motion proposes investigating the use of bonds to secure compliance. Has Council identified a pattern of non-compliance by landowners or developers that would justify the imposition of additional bonds?

Response

– Additional enforcement powers or levers to ensure compliance would be welcomed. The St Leonards South example referred to in an earlier response is one such example.

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**INFORMATION IN RELATION TO AGENDA ITEM 11.1 - NOTICE OF MOTION - MAINTENANCE
OF VACANT DEVELOPMENT SITES TO MANAGE SEDIMENT RUN-OFF AND TO ADDRESS
VISUAL AMENITY OF PRECINCTS ADJACENT TO VACANT DEVELOPMENT SITES**

Question 10

Is the principal concern identified by Council an environmental issue arising from sediment runoff, or an amenity issue arising from the appearance of long-term vacant development sites?

Response

This question is best directed to the Councillor who prepared the NOM.

Question 11

Before investigating additional maintenance, revegetation and bonding requirements, can Council identify:

- a) the nature of the problem being addressed – *Refer to response for Question 1*
- b) the number of affected sites – *Refer to response for Question 2 & 7*
- c) the frequency of any identified environmental harm - *Refer to response for Question 7*
- d) whether existing powers and consent conditions have proven inadequate to address the issue? *Refer to response for Question 8.*

Response

These are questions best directed to the Councillor who prepared the NOM, however information requested in the question has been answered in responses to Question 1, 2, 7 and 8.

ATTACHMENTS:

There are no supporting documents for this report.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
June 2026
INFORMATION IN RELATION TO AGENDA ITEM 11.2 - NOTICE OF MOTION - DATA CENTRE
COMPLIANCE AND REGULATION**

Item No: INFOR18/26
Subject: Information in relation to Agenda item 11.2 - Notice of Motion - Data Centre Compliance and Regulation
Record No: SU8439 - 45261/26
Division: Corporate Services and Strategy Division
Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to provide Council with information in response to questions raised by Councillors relating to **Item 11.2 Notice of Motion – Data Centre Compliance and Regulation.**

EXECUTIVE SUMMARY

In accordance with clause 3.35 of the Code of Meeting Practice the following additional information is provided in advance of the Ordinary Council Meeting.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
June 2026
INFORMATION IN RELATION TO AGENDA ITEM 11.2 - NOTICE OF MOTION - DATA CENTRE
COMPLIANCE AND REGULATION**

QUESTIONS AND ANSWERS

Question 1

Can the General Manager confirm whether Council has undertaken any assessment of the adequacy of the current NSW compliance framework and, if so, provide the basis for that conclusion? The Notice of Motion states that residents have reported significant barriers when attempting to raise complaints regarding data centre noise.

Response

Council staff have not undertaken an assessment of the adequacy of the current NSW compliance framework. Staff have prepared commentary around the effectiveness of existing regulatory frameworks in managing the growth of data centres in its submission as part of Item 15.3.

Question 2

Can the General Manager confirm how many complaints regarding operational data centre noise Council has received in the last five years and whether Council has independently assessed those complaints? The Notice of Motion states that residents have contacted the EPA and been redirected elsewhere.

Response

Staff have not been able to identify any complaints received by Council in relation to noise from the operation of data centres.

Question 3

Can the General Manager confirm whether Council has formally raised concerns with either the EPA or the Department of Planning regarding the complaint handling process for data centres? The Notice of Motion states that NSW Planning is the only regulator with compliance oversight of issues such as noise, fuel storage and generator operation.

Response

Yes, Council has formally raised concerns through our Submission to the NSW Govt & DPHI.

Question 4

Can the General Manager confirm whether Council has verified this statement with the relevant State agencies and whether any other agencies have regulatory responsibilities in relation to operating data centres? The Notice of Motion refers to an investigation by In The Cove which alleges that noise verification reports for AirTrunk Phases 2, 3 and 4 were not submitted to or published by NSW Planning.

Response

Questions related to the accuracy of statements made by In The Cove are best directed to the Councillor who prepared the NOM. The Department of Planning, Housing and Infrastructure are responsible for enforcement of SSD applications.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
June 2026
INFORMATION IN RELATION TO AGENDA ITEM 11.2 - NOTICE OF MOTION - DATA CENTRE
COMPLIANCE AND REGULATION**

Question 5

Can the General Manager confirm whether Council has independently verified that those reports were not submitted, or whether they may have been submitted but not publicly available? The Notice of Motion states that the Phase 1 AirTrunk noise verification report recorded exceedances of approved night-time noise limits.

Response

This question is best directed to the Councillor who prepared the Notice of Motion.

Question 6

Can the General Manager confirm whether Council is aware of any subsequent noise monitoring undertaken by either the operator or the regulator and the outcome of that monitoring? The Notice of Motion alleges that a Long-Term Environmental Management Plan required before commencement of operations remains outstanding and is now five years overdue.

Response

This question is best directed to the Councillor who prepared the Notice of Motion.

Question 7

Can the General Manager confirm whether Council has verified this allegation with the Department of Planning? The Notice of Motion states that AirTrunk misrepresented its fire safety compliance to the regulator.

Response

This question is best directed to the Councillor who prepared the Notice of Motion.

Question 8

Can the General Manager confirm whether Council has independently verified this allegation and whether any formal findings have been made by the relevant authorities? The Notice of Motion raises concerns regarding fire risks associated with data centres.

Response

The Councillor who prepared the Notice of Motion may be able to provide more details in relation to information to findings referred to in the Notice of Motion.

Question 9

Can the General Manager confirm whether Council has received any advice from Fire and Rescue NSW identifying deficiencies in the fire safety arrangements of any operating data centre within Lane Cove? The Notice of Motion states that data centres should have transparent oversight and reporting regarding electricity consumption, emissions and water usage.

Response

Council has not received any advice from Fire and Rescue NSW in relation to the matter described.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
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INFORMATION IN RELATION TO AGENDA ITEM 11.2 - NOTICE OF MOTION - DATA CENTRE
COMPLIANCE AND REGULATION**

Question 10

Can the General Manager confirm whether Council currently collects or has access to data regarding the electricity demand, water consumption or emissions associated with existing data centres within Lane Cove? The Notice of Motion refers to concerns that the renewable energy claims of some data centre operators cannot be independently verified.

Response

Council does not have access to data in relation to the site/s described.

Question 11

Can the General Manager confirm whether Council has undertaken any assessment of those claims or sought information from operators regarding their energy sourcing arrangements? The Notice of Motion raises concerns regarding the cumulative environmental impacts of data centres.

Response

Council has not sought information from operators regarding their energy sourcing arrangements.

Question 12

Can the General Manager confirm whether Council has undertaken any cumulative impact assessment regarding existing and approved data centres in relation to noise, water demand or emissions?

Response

Council has not undertaken any cumulative impact assessments in relation to data centres.

Question 13

Given the concerns raised in the Notice of Motion regarding operational impacts, can the General Manager advise whether Council has considered undertaking independent monitoring of operational noise, low-frequency noise, generator emissions or other environmental impacts associated with data centre operations?

Response

Council has not proposed undertaking independent monitoring in relation to impacts from data centre operations as it has no regulatory role.

Question 14

If not, can the General Manager provide an estimate of the cost and feasibility of Council commissioning such independent monitoring to inform future submissions, strategic planning and advocacy relating to data centre developments?

Response

This is difficult to estimate without a formal scope of works and seeking formal tenders but may exceed \$100,000.

ATTACHMENTS:

There are no supporting documents for this report.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
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**INFORMATION IN RELATION TO AGENDA ITEM 12.1 - RESPONSE TO NOTICE OF MOTION -
URGENT CHANGE OF BUILDING MANAGER - LANE COVE MARKET SQUARE**

Item No: INFOR19/26

Subject: Information in relation to Agenda item 12.1 - Response to Notice of Motion - Urgent change of building manager - Lane Cove Market Square

Record No: SU5720 - 45171/26

Division: Corporate Services and Strategy Division

Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to provide Council with information in response to questions raised by Councillors relating to **Item 12.1 – Response to Notice of Motion – Urgent Change of Building Manager – Lane Cove Market Square.**

EXECUTIVE SUMMARY

In accordance with clause 3.35 of the Code of Meeting Practice the following additional information is provided in advance of the Ordinary Council Meeting.

QUESTIONS AND ANSWERS

Question 1

The report states that Region's existing contractual relationship with Knight Frank to provide facilities management services in respect of its operations and commercial obligations will remain in place. Presumably, the new Building and Facilities Manager will cover everything else?

Response

Broadly, yes. For clarity, the proposed role may be more appropriately described as a Centre Manager, responsible for the management and coordination of the base building and common property on behalf of the BMC/Strata. This would distinguish the functions carried out by Knight Frank on behalf of Region Group.

Question 2

Would it be possible to have more clarity around the split between the two roles?

Response

Region Group will continue to engage Knight Frank to manage its operations and facilities as part of its broader national facilities management framework. Separately, the BMC/Strata will engage a Centre Manager to oversee the base building and shared facilities. These shall be distinct roles with separate responsibilities.

A detailed scope of works will be developed by the BMC, Region Group, Council and Strata Choice to clearly define responsibilities and operational interfaces, ensuring efficient management and avoiding duplication of services.

Question 3

Given that the escalators and travelators are not Shared Facilities, who will have oversight of these?

Response

The day-to-day responsibility remains primarily with Region Group. Council's oversight, through the Centre Manager, will include monitoring maintenance, servicing, and repair records to inform future assessments of fair wear and tear and capital replacement obligations.

When the BMC engages the Vertical Transport contractor, the scope will clearly distinguish between Region Group and BMC responsibilities, including cost allocation. Region Group, Council and Strata Choice have jointly endorsed a single contractor arrangement as the most efficient and cost-effective approach.

Question 4

Can details on the questions raised by a speaker in the Public Forum be provided to Councillors?

Response

Scope of works for the procurement of the Building and Facilities Manager should be known

The Scope of Works has not been finalised. Once the Scope of Works is finalised by the Building Management Committee a copy will be provided to Councillors in the weekly Councillor Bulletin.

Information about the 2016 Deed of Variation of Lease

Information related to this decision is confidential and can be made available to Councillors separately.

Details on the Building Management Committees where Council is a member

1. 88 Christie St – mixed use development comprising residential, retail, commercial, community space (library), and public car park (Council owns 2 of 5 lots)
2. 150 Epping Road – residential development including 15 affordable housing units (Council owns 1 of 2 lots)
3. 1-5 Little St – mixed use development comprising residential, community space, retail, and public car park (Council owns 5 of 6 lots)
4. 23-27 Stokes St – mixed use development comprising residential, commercial (Montessori Academy), community space (Sydney Community Services), and car park (Council owns 1 of 2 lots)
5. 2 Waterview Drive (EVA) – mixed use development comprising residential, commercial (Montessori Academy), retail (Centro), and public car park (Council owns 2 of 3 Lots)

ATTACHMENTS:

There are no supporting documents for this report.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
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**INFORMATION IN RELATION TO AGENDA ITEM 13.1 - POST EXHIBITION - DRAFT
DELIVERY PROGRAM AND 2026/27 OPERATIONAL PLAN, INCLUDING 2026/27 BUDGET,
FEES AND CHARGES, RESOURCING STRATEGY AND ASSOCIATED RESOURCES PLANS**

Item No: INFOR20/26

Subject: Information in relation to Agenda item 13.1 - Post Exhibition - Draft Delivery Program and 2026/27 Operational Plan, including 2026/27 Budget, Fees and Charges, Resourcing Strategy and Associated Resources Plans

Record No: SU10923 - 45176/26

Division: Corporate Services and Strategy Division

Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to provide Council with information in response to questions raised by Councillors relating to **Item 13.1 – Post Exhibition – Draft Delivery Program and 2026/27 Operational Plan, including 2026/27 Budget, Fees and Charges, Resourcing Strategy and Associated Resource Plans.**

EXECUTIVE SUMMARY

In accordance with clause 3.35 of the Code of Meeting Practice the following additional information is provided in advance of the Ordinary Council Meeting.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
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**INFORMATION IN RELATION TO AGENDA ITEM 13.1 - POST EXHIBITION - DRAFT
DELIVERY PROGRAM AND 2026/27 OPERATIONAL PLAN, INCLUDING 2026/27 BUDGET,
FEES AND CHARGES, RESOURCING STRATEGY AND ASSOCIATED RESOURCES PLANS**

QUESTIONS AND ANSWERS

Given Council’s position that only Scenario 3 of the Long Term Financial Plan is financially sustainable, and noting concerns raised during the public exhibition regarding Council’s failure to meet several financial and asset management benchmarks, can Council advise whether it has undertaken any retrospective assessment of major discretionary capital investment decisions that were justified on sustainability grounds? Specifically:

Question 1

In hindsight, had Council not increased the scope and cost of the Sport and Recreation Centre through additional sustainability measures and by maintaining its current capacity, what would be the estimated impact today on Council’s cash reserves, debt position, operating result, infrastructure backlog ratio, buildings and infrastructure renewal ratio, and overall financial sustainability position?

Response

Council’s LTFP adopted on 23 June 2022 included \$52m for the Sport & Recreation Facility funded by \$32m from 266 Longueville Road and \$20m from Section 7.11 contributions.

On 18 August 2022 Council adopted \$75m in funding for the facility as follows:

| Source | Amount | Notes |
|-------------------------------------|---------------------|--|
| General Funds | \$33,500,000 | Proceeds from 266 Longueville Road Long Term Lease Income |
| s7.11 funds available + due | \$25,000,000 | Incl \$22M received and future commitments for projects currently in progress. |
| Multi-Sport Community Facility Fund | \$5,000,000 | Subject to successful application |
| TCorp 10yr Loan | \$10,000,000 | Eligible for Interest Rate Subsidy |
| Sustainability Levy | \$1,500,000 | Current Balance of Reserve plus 6 yr, \$200k pa. commitment |
| Total | \$75,000,000 | |

The estimated impact of the increased project cost at the time was:

Cash reserves - no impact. The increase in funding from 266 Longueville came from interest earned while the increase in s7.11 is from further developer contributions to be received. The \$5m grant, \$10m loan and Sustainability Levy funding are additional funding and did not impact on cash reserves (except to the extent that unexpended funds were retained in Reserves as construction progressed).

Debt position - \$10m impact. The loan raised for the facility remains Council’s only loan debt. In its absence Council would be debt free.

Operating result - the major impacts on the operating result stem from depreciation, loan repayments and net operating costs.

Depreciation - the increase from \$52m to \$75m increased depreciation by around \$260k.
Loan repayments – only the post-construction interest repayments impact on the operating result. During construction interest was capitalised.

The 2022 updated LTFP included the following interest repayments:

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FEES AND CHARGES, RESOURCING STRATEGY AND ASSOCIATED RESOURCES PLANS**

| | 2023/24 Budget Estimate | 2024/25 Budget Estimate | 2025/26 Budget Estimate | 2026/27 Budget Estimate | 2027/28 Budget Estimate | 2028/29 Budget Estimate | 2029/30 Budget Estimate | 2030/31 Budget Estimate | 2031/32 Budget Estimate | 2032/33 Budget Estimate |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Income Statement | | | | | | | | | | |
| INCOME FROM CONTINUING OPERATIONS | | | | | | | | | | |
| Rates & Annual Charges | (38,888) | (39,902) | (40,949) | (42,430) | (43,955) | (45,525) | (46,784) | (48,078) | (49,278) | (50,510) |
| User Charges & Fees | (4,751) | (4,870) | (5,030) | (6,919) | (7,092) | (7,269) | (7,451) | (7,637) | (7,828) | (8,024) |
| Other Revenues | (2,965) | (3,039) | (3,115) | (3,193) | (3,272) | (3,354) | (3,438) | (3,524) | (3,612) | (3,702) |
| Grants & Contributions - Operating Purposes | (3,566) | (3,577) | (3,667) | (3,759) | (3,853) | (3,949) | (4,048) | (4,149) | (4,252) | (4,359) |
| Grants & Contributions - Capital Purposes | (5,944) | (6,437) | (1,448) | (1,485) | (1,522) | (1,560) | (1,599) | (1,639) | (1,680) | (1,722) |
| Interest & Investment Revenue | (2,557) | (2,338) | (1,909) | (1,957) | (2,006) | (2,056) | (2,108) | (2,160) | (2,214) | (2,270) |
| Other Income | (7,289) | (7,691) | (7,967) | (8,466) | (8,678) | (8,895) | (9,117) | (9,345) | (9,578) | (9,818) |
| Net Gain from the disposal of assets | - | - | - | - | - | - | - | - | - | - |
| Net share of interest in Joint Ventures | - | - | - | - | - | - | - | - | - | - |
| TOTAL INCOME FROM CONTINUING OPERATIONS | (65,759) | (67,854) | (64,085) | (68,208) | (70,377) | (72,608) | (74,544) | (76,530) | (78,443) | (80,404) |
| EXPENSES FROM CONTINUING OPERATIONS | | | | | | | | | | |
| Employee Benefits & On-Costs | 22,543 | 23,318 | 24,011 | 25,297 | 25,930 | 26,578 | 27,243 | 27,924 | 28,622 | 29,337 |
| Materials & Services | 24,605 | 25,204 | 25,475 | 26,878 | 28,014 | 29,185 | 30,035 | 30,909 | 31,806 | 32,601 |
| Borrowing Costs | - | - | - | 292 | 249 | 205 | 159 | 110 | 60 | 10 |
| Depreciation & Amortisation | 9,815 | 10,060 | 10,311 | 11,439 | 11,725 | 12,018 | 12,319 | 12,627 | 12,943 | 13,266 |
| Other Expenses | 2,121 | 2,174 | 2,228 | 2,284 | 2,341 | 2,399 | 2,459 | 2,521 | 2,584 | 2,648 |
| Loss on Disposal of Assets | 659 | 475 | 492 | 505 | 517 | 530 | 543 | 557 | 571 | 585 |
| Fair Value Decrement on Investment Property | - | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENSES FROM CONTINUING OPERATIONS | 59,742 | 61,231 | 62,517 | 66,695 | 68,776 | 70,916 | 72,759 | 74,647 | 76,585 | 78,448 |
| (\$URPLUS) DEFICIT FROM CONTINUING OPERATIONS | (6,017) | (6,623) | (1,568) | (1,513) | (1,602) | (1,692) | (1,785) | (1,883) | (1,858) | (1,956) |
| (\$URPLUS) DEFICIT FROM CONTINUING OPERATIONS BEFORE CAPITAL AMOUNTS | (73) | (186) | (120) | (29) | (80) | (132) | (186) | (244) | (179) | (235) |
| | Surplus | Surplus | Surplus | Surplus | Surplus | Surplus | Surplus | Surplus | Surplus | Surplus |

Net operating costs - it is difficult to estimate the change in net operating costs, if any, attributable to the increased project cost.

Using the above income statement as a guide, the negative impact of the additional project cost would be in the order of \$552k +/- any change in net operating costs.

Infrastructure backlog ratio -

$$\frac{\text{Infrastructure backlog ratio}}{\text{Estimated cost to bring assets to a satisfactory standard}} = \frac{\text{Net carrying amount of infrastructure assets}}{\text{Net carrying amount of infrastructure assets}}$$

Given the estimated cost to bring to satisfactory would not increase as a result of the Facility (as it is new) and the carrying amount of assets would increase by \$75M (noting the current project cost is \$82.5m) there would be a slight improvement in the backlog ratio, in the order of 0.2%.

Building and infrastructure renewals ratio -

$$\frac{\text{Buildings and infrastructure renewals ratio}}{\text{Asset renewals}} = \frac{\text{Depreciation, amortisation and impairment}}{\text{Depreciation, amortisation and impairment}}$$

7% of the project costs are attributed to asset renewal (based on the replacement cost of the existing assets on the site that were demolished prior to construction commencing). During the construction phase the increased cost would benefit this ratio. Post-construction the additional depreciation (estimated to be in the order of \$260k) would reduce this ratio by around 0.1%.

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DELIVERY PROGRAM AND 2026/27 OPERATIONAL PLAN, INCLUDING 2026/27 BUDGET,
FEES AND CHARGES, RESOURCING STRATEGY AND ASSOCIATED RESOURCES PLANS**

Overall financial sustainability – two key measures of financial sustainability are Council’s operating performance ratio and building and infrastructure renewal ratio. Both indicators have been impacted by the project cost.

Question 2

Has Council assessed whether the additional expenditure on the Sport and Recreation Centre contributed in any way to the current position where Council considers intervention is required to achieve long-term financial sustainability? If so, what were the findings?

Response

The two above mentioned key measures of sustainability have been impacted by the additional expenditure on the Sport & Recreation Facility. However, Council’s infrastructure renewal funding issue is not new, having been identified in the 2022 LTFP.

| | | Long Term Financial Plan | | | | | | | | | |
|---|-----------|-----------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | | Statement of Performance Measures | | | | | | | | | |
| | Target | 2023/24 Budget Estimate | 2024/25 Budget Estimate | 2025/26 Budget Estimate | 2026/27 Budget Estimate | 2027/28 Budget Estimate | 2028/29 Budget Estimate | 2029/30 Budget Estimate | 2030/31 Budget Estimate | 2031/32 Budget Estimate | 2032/23 Budget Estimate |
| Operating Performance Ratio | >0% | 1.2% | 1.1% | 1.0% | 0.8% | 0.9% | 0.9% | 1.0% | 1.1% | 1.0% | 1.0% |
| Own Source Operating Revenue | >80% | 85.5% | 85.2% | 92.0% | 92.3% | 92.4% | 92.4% | 92.4% | 92.4% | 92.4% | 92.4% |
| Unrestricted current ratio | >1.5% | 3.87 | 1.99 | 1.84 | 2.25 | 2.71 | 3.13 | 3.32 | 3.53 | 3.91 | 4.38 |
| Debt service ratio | >2.00x | 12.68 | 12.32 | 12.02 | 12.91 | 12.66 | 12.43 | 12.20 | 11.96 | 11.63 | 23.15 |
| Rates & annual charges outstanding percentage | <5% | 4.2% | 4.1% | 4.0% | 3.9% | 3.7% | 3.6% | 3.5% | 3.4% | 3.4% | 3.3% |
| Cash Expense Cover Ratio | >3 Months | 14.1 | 6.3 | 5.3 | 6.0 | 6.8 | 7.9 | 7.8 | 8.2 | 8.5 | 9.1 |
| Building and infrastructure renewals ratio | >100% | 165% | 147% | 129% | 66% | 66% | 66% | 66% | 66% | 66% | 66% |
| Meets Target Measure | | | | | | | | | | | |
| Does Not Meet Target Measure | | | | | | | | | | | |

The emerging issues of Council’s ability to fund infrastructure renewal were publicly available prior to council making the decision to allocate more funds to the construction of the Sport & Recreation Facility, although the higher construction costs have increased depreciation.

Question 3

In relation to the conversion of pool heating from gas to electricity, what annual operating savings were forecast when the project was approved, what savings have been achieved to date, what is the expected payback period, and how have those savings improved the financial sustainability indicators reported in the Long Term Financial Plan and Asset Management Plans?

Response

The electrification project for the Lane Cove Aquatic Centre has not yet commenced and remains at the concept stage. As a result, any future energy or operating cost savings can only be estimated at this time. Indicative savings were outlined in reports presented to Council in 2024 based on preliminary design work carried out at the time. A final design has not yet been completed.

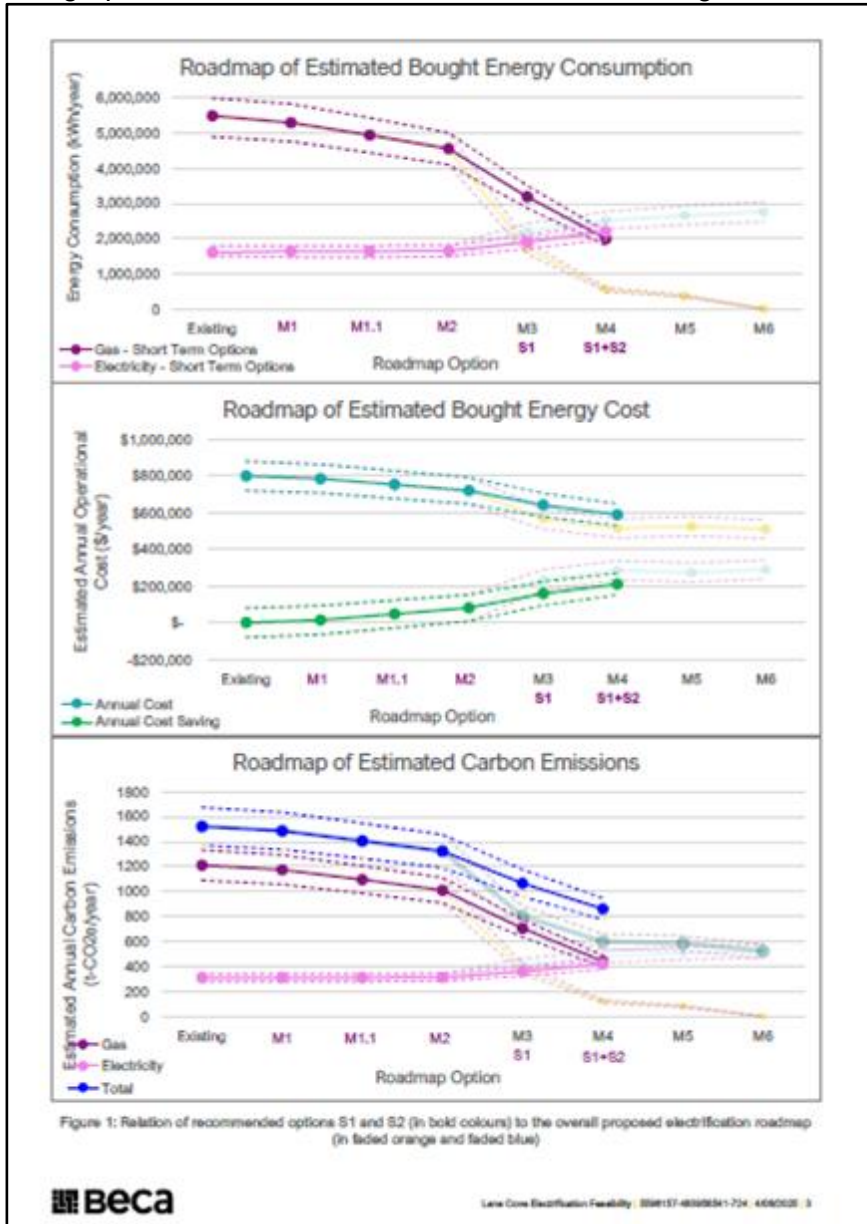
Given the final design is not yet completed it is not possible to quantify the long-term financial impacts of the project at this stage, particularly given uncertainties around future energy prices and operational requirements when the project is ultimately delivered. Council will be able to provide

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
June 2026**

**INFORMATION IN RELATION TO AGENDA ITEM 13.1 - POST EXHIBITION - DRAFT
DELIVERY PROGRAM AND 2026/27 OPERATIONAL PLAN, INCLUDING 2026/27 BUDGET,
FEES AND CHARGES, RESOURCING STRATEGY AND ASSOCIATED RESOURCES PLANS**

more reliable estimates once detailed design work has been completed and project delivery timelines are confirmed.

The graph below shows estimates based on 2023/4 figures.



More broadly, if Council now considers that its current financial position is unsustainable and requires significant intervention to restore sustainability, has Council undertaken any review of major capital expenditure decisions made over the past decade to determine whether they contributed to the current position? If not, why does Council consider such a review unnecessary?

Response

Lane Cove Council has not resolved for a review of major capital expenditure decisions over the past 10 years to be conducted. If Council is of the view that this type of expenditure review is required, then it is matter for Council to request such a review be conducted.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
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**INFORMATION IN RELATION TO AGENDA ITEM 13.1 - POST EXHIBITION - DRAFT
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ATTACHMENTS:

There are no supporting documents for this report.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
June 2026
INFORMATION IN RELATION TO AGENDA ITEM 14.3 - TENDER OUTCOME - LANE COVE
AQUATIC ELECTRIFICATION UPGRADE**

Item No: INFOR21/26
Subject: Information in relation to Agenda item 14.3 - Tender Outcome - Lane Cove Aquatic Electrification Upgrade
Record No: SU11086 - 45240/26
Division: Corporate Services and Strategy Division
Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to provide Council with information in response to questions raised by Councillors relating to **Item 14.3 – Tender Outcome – Lane Cove Aquatic Electrification Upgrade**.

EXECUTIVE SUMMARY

In accordance with clause 3.35 of the Code of Meeting Practice the following additional information is provided in advance of the Ordinary Council Meeting.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
June 2026
INFORMATION IN RELATION TO AGENDA ITEM 14.3 - TENDER OUTCOME - LANE COVE
AQUATIC ELECTRIFICATION UPGRADE**

QUESTIONS AND ANSWERS

Question 1

I understand that the grant from the Federal government for electrification of the Aquatic Centre was a matched grant. In the event that 50% of the contract price is less than the amount of the grant awarded by the Federal government, will Council have to refund the excess amount received?

Response

It is expected that the full amount of the grant funding will be required for the implementation of the Aquatic Centre Electrification Project. The tender, which is the subject of the report in Item 14.3 is for a part of the project's overall implementation.

ATTACHMENTS:

There are no supporting documents for this report.

**Responses to Councillor questions related to Council Meeting Agenda Items Meeting 18
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PUBLIC FORUM MEETING - COUNCILLOR INFORMATION SEGMENT**

Item No: INFOR22/26
Subject: Public Forum Meeting - Councillor Information Segment
Record No: SU11033 - 45247/26
Division: Corporate Services and Strategy Division
Author(s): Lorie Parkinson

PURPOSE

The purpose of this report is to provide Council with information in response to questions raised by Councillors during the Councillor Information Segment of the Public Forum Meeting held on the 15 June 2026 relating to the Ordinary Council Meeting 18 June 2026.

EXECUTIVE SUMMARY

In accordance with clause 3.35 of the Code of Meeting Practice the following additional information is provided in advance of the Ordinary Council Meeting.

QUESTIONS AND ANSWERS

Councillor Roenfeldt asked if answers could be provided to Councillors regarding the matters raised by Jacky Barker during the public forum.

Response

The General Manager advised that she had noted the matters raised by Ms Barker and answers would be provided to Councillors.

Note - these answers are contained within the Report – Information in relation to Agenda item 12.1 - Response to Notice of Motion – Urgent change of building manager – Lane Cove Market Square.

ITEM 13.2 - PUBLIC EXHIBITION - DRAFT COMMUNITY ENGAGEMENT STRATEGY, DRAFT COMMUNITY ENGAGEMENT POLICY, AND DRAFT DIGITAL ENGAGEMENT STRATEGY

Councillor Flood asked about earlier discussions about the Christmas period, and whether there was scope to include an extended consultation period or a block-out period in the policy?

Response

This issue is addressed in the draft Community Engagement Strategy (page 28), where it says that “Statutory exhibitions placed from 16 December will be extended to close on 26 January the following year....Non-statutory exhibitions placed between 1 December and 16 December will automatically extend to close on 31 January the following year.”

ITEM 15.2 - DRAFT SUBMISSION - VARIATIONS AND CHANGES TO COMPLYING DEVELOPMENT

Councillor Flood asked about a reference for the potential for construction to occur within 3 metres of a tree if there is an arborist report. Is this a report provided by the applicant, is there any checking of this report, is it an independent report etc?

Response

It was confirmed that this document refers to an arborist report from the applicant, with very little assessment.

ATTACHMENTS:

There are no supporting documents for this report.