



# **BUSINESS PAPER**

## **General Meeting**

**Wednesday 10 June 2026**

**at 7:00 PM**



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## **AGENDA AND SUMMARY OF RECOMMENDATIONS**

### **ACKNOWLEDGEMENT OF COUNTRY**

Statement by the Chairperson:

*"Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present and to their Heritage. We acknowledge and uphold their intrinsic connections and continuing relationships to Country."*

### **PRESENT**

### **NATIONAL ANTHEM**

### **OPENING PRAYER/S**

### **ACKNOWLEDGEMENT OF RELIGIOUS DIVERSITY**

Statement by the Chairperson:

*"We recognise our Shire's rich cultural and religious diversity and we acknowledge and pay respect to the beliefs of all members of our community, regardless of creed or faith."*

### **VIDEO AND AUDIO RECORDING OF COUNCIL MEETING**

Statement by the Chairperson:

*"I advise all present that tonight's meeting is being video streamed live via Council's website and also audio recorded for the purposes of providing a record of public comment at the meeting, supporting the democratic process, broadening knowledge and participation in community affairs, and demonstrating Council's commitment to openness and accountability. The audio and video recordings of the non-confidential parts of the meeting will be made available on Council's website once the Minutes have been finalised. All speakers are requested to ensure their comments are relevant to the issue at hand and to refrain from making personal comments or criticisms. No other persons are permitted to record the Meeting, unless specifically authorised by Council to do so."*

### **APOLOGIES / LEAVE OF ABSENCE**

### **POLITICAL DONATIONS DISCLOSURE**

Statement by the Chairperson:

*"In accordance with Section 10.4 of the Environmental Planning and Assessment Act 1979, any person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, and who has made a reportable political donation or gift to a Councillor or employee of the Council, must make a Political Donations Disclosure Statement."*

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*If a Councillor or employee has received a reportable political donation or gift from a person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, they must declare a non-pecuniary conflict of interests to the meeting, disclose the nature of the interest and manage the conflict of interests in accordance with Council's Code of Conduct."*

## **DECLARATIONS OF INTEREST**

Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

*Clause 4.16 and 4.17 of Council's Code of Conduct for Councillors requires that a councillor or a member of a Council committee who has a pecuniary interest in a matter which is before the Council or committee and who is present at a meeting of the Council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable. The disclosure is also to be submitted in writing (on the form titled "Declaration of Interest").*

*4.16 A councillor who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council or committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.*

*4.17 The councillor must not be present at, or in sight of, the meeting of the council or committee:*

- a) at any time during which the matter is being considered or discussed by the council or committee, or*
- b) at any time during which the council or committee is voting on any question in relation to the matter.*

*Clause 5.10 and 5.11 of Council's Code of Conduct for Councillors requires that a councillor or a member of a Council committee who has a non pecuniary interest in a matter which is before the Council or committee and who is present at a meeting of the Council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable. The disclosure is also to be submitted in writing (on the form titled "Declaration of Interest").*

*5.10 Significant non-pecuniary conflict of interests must be managed in one of two ways:*

- a) by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or*
- b) if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.16 and 4.17.*

*5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.*

**CONFIRMATION OF MINUTES**

THAT the Minutes of the General Meeting held on 13 May, 2026 be confirmed; a copy having been distributed to all Councillors.

**PETITIONS****PRESENTATIONS****RESCISSION MOTIONS****MAYORAL MINUTES****ITEMS PASSED BY EXCEPTION****GENERAL BUSINESS****OFFICE OF THE GENERAL MANAGER****Page Number 1****Item 1 GM5/26 PLANNING PROPOSAL - HORNSBY TOWN CENTRE - SPECIAL ENTERTAINMENT PRECINCT****RECOMMENDATION**

THAT:

1. Council endorse progression of the Hornsby Town Centre Special Entertainment Precinct Planning Proposal for submission to the Department of Planning, Housing, and Infrastructure for a Gateway Determination.
2. The Planning Proposal be publicly exhibited in accordance with the Gateway Determination for a minimum of 28 days.
3. The draft Precinct Management Plan and supporting acoustic assessment be publicly exhibited alongside the Planning Proposal.
4. Following exhibition, a report on submissions be presented to Council for consideration.

**Page Number 11****Item 2 GM9/26 DRAFT DESTINATION MANAGEMENT PLAN - FEEDBACK FROM PUBLIC EXHIBITION****RECOMMENDATION**

THAT:

1. Council thanks those residents and businesses that made submissions on the Draft Destination Management Plan (DMP).
2. Council prioritise the development of a renewed destination website for the Shire (Discover Hornsby) in a staged approach and investigate funding for the same in forthcoming budget setting processes.
3. An Industry Working Group be formed to collaborate on the development of Hornsby Shire as a destination – made up of industry stakeholders and interested Councillors.
4. Council adopt the Draft Hornsby Shire Destination Management Plan as a guiding strategic document that can support the development of the visitor economy and public amenity in the Shire.

### **Page Number 18**

#### **Item 3 GM6/26 ADOPTION OF COUNCIL'S 2026-2030 DELIVERY PROGRAM AND 2026/27 OPERATIONAL PLAN (INCORPORATING THE BUDGET, RATING STRUCTURE AND FEES AND CHARGES)**

#### **RECOMMENDATION**

THAT:

1. Council note the responses provided in Table 1A. to the public submissions received during the exhibition of the draft 2026-2030 Delivery Program and 2026/27 Operational Plan.
2. Subject to incorporation of the recommendations detailed in the Budget section, Table 1A. and Table 1B. attachments, Council adopt the 2026-2030 Delivery Program and 2026/27 Operational Plan including the Budget and 2026/27 Fees and Charges.
3. Council make and levy the 2026/27 Ordinary Rates on all rateable land in the Shire that aligns with Year 4 of the Independent Pricing and Regulatory Tribunal's (IPART) Special Rate Variation approval for Hornsby Shire Council (i.e., a 5.5% rate increase for 2026/27) and in accordance with Table 2 of General Manager's Report No. GM56/26.
4. Council make and levy the 2026/27 Catchment Remediation Rate on all rateable land in the Shire that aligns with Year 4 of the Independent Pricing and Regulatory Tribunal's (IPART) Special Rate Variation approval for Hornsby Shire Council (i.e., a 5.5% rate increase for 2026/27) and in accordance with Table 3 of General Manager's Report No. GM56/26.
5. Council write to submitters thanking them for their feedback.

#### **CORPORATE SUPPORT DIVISION**

### **Page Number 30**

#### **Item 4 CS21/26 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIOD ENDING 30 APRIL 2026**

**RECOMMENDATION**

THAT the contents of Director's Report No. CS21/26 be received and noted.

**Page Number 33****Item 5 CS22/26 DEBTS TO BE WRITTEN OFF - 2025/26 FINANCIAL YEAR****RECOMMENDATION**

THAT for 2025/26, and in accordance with Clause 213 of the Local Government (General) Regulation, Council:

1. Write off debts considered bad totalling \$20,424 (as detailed in Schedule A attached to Director's Report No. CS22/26).
2. Note debts considered bad totalling \$18,418 written off under the General Manager's delegated authority (as detailed in Schedule B attached to Director's Report No. CS22/26).

**Page Number 36****Item 6 CS23/26 DRAFT LONG TERM FINANCIAL PLAN 2026/27 TO 2035/36 - ADOPTION FOR PUBLIC EXHIBITION****RECOMMENDATION**

THAT:

1. Council adopt the draft 2026/27 – 2035/36 Long Term Financial Plan attached to Director's Report No. CS23/26 and place the document on public exhibition from 11 June 2026 to 9 July 2026.
2. Following public exhibition, a further report be prepared for Council's consideration at the 12 August 2026 General Meeting that outlines and responds to any submissions received during the exhibition period and recommends the adoption of Council's 2026/27 – 2035/36 Long Term Financial Plan.

**Page Number 42****Item 7 CS24/26 LOCAL GOVERNMENT REMUNERATION TRIBUNAL - 2026 REPORT AND DETERMINATION - MAYOR AND COUNCILLOR FEES - 2026/27 FINANCIAL YEAR****RECOMMENDATION**

THAT:

1. As a consequence of the 2026 Report and Determination of the Local Government Remuneration Tribunal, Council note that it remains in the Metropolitan Medium Category of NSW councils for the period 1 July 2026 to 30 June 2027.

2. In accordance with Sections 248 and 249 of the Local Government Act and having considered the 2026 Report and Determination of the Local Government Remuneration Tribunal, an annual fee of \$30,640 be paid to each Councillor and an additional annual fee of \$81,380 be paid to the Mayor for the period 1 July 2026 to 30 June 2027.

#### **COMMUNITY AND ENVIRONMENT DIVISION**

Nil

#### **PLANNING AND COMPLIANCE DIVISION**

##### **Page Number 46**

##### **Item 8 PC10/26 REPORT ON SUBMISSIONS - PLANNING PROPOSAL - EXEMPT PROVISIONS FOR COUNCIL LED ADVERTISING SIGNAGE**

#### **RECOMMENDATION**

THAT:

1. The draft Exempt Council Led Advertising Signage Planning Proposal attached to Director's Report No. PC10/26 be endorsed for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
2. The draft Planning Proposal be formally publicly exhibited in accordance with the Gateway Determination for a minimum of 28 days.
3. Submitters be advised of Council's decision.

##### **Page Number 56**

##### **Item 9 PC13/26 HORNSBY HERITAGE STUDIES 2026**

#### **RECOMMENDATION**

THAT:

1. The draft Archaeology Heritage Study, draft Landscape Heritage Study, draft Built Heritage Study and draft Heritage Conservation Areas Study attached to Director's Report No. PC13/26 be placed on public exhibition for a period of 8 weeks.
2. Following the exhibition, a report on submissions be presented to Council for consideration.

#### **INFRASTRUCTURE AND MAJOR PROJECTS DIVISION**

Nil

#### **CONFIDENTIAL ITEMS**

##### **Item 10 CE8/26 FOOD ORGANICS COLLECTION SERVICES - NEGOTIATION REPORT**

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*This report should be dealt with in confidential session, under Section 10A (2) (c) (d) of the Local Government Act, 1993. This report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret. (This Report is considered confidential under Section 10A(2)(d)(i) of the Local Government Act as it contains information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*

*Discussion of the matter in an open Meeting would, on balance, be contrary to the public interest because the Report contains information provided by tenderers which includes sensitive information about their business operations, methodologies and costs. The publication of such information could result in the withholding of similar information by potential tenderers in future, therefore limiting Council's ability to make an informed decision about future tenders. )*

**Item 11      CE9/26 FOOD ORGANICS PROCESSING SERVICES TENDER**

*This report should be dealt with in confidential session, under Section 10A (2) (d) of the Local Government Act, 1993. This report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret. (This Report is considered confidential under Section 10A(2)(d)(i) of the Local Government Act as it contains information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*

*Discussion of the matter in an open Meeting would, on balance, be contrary to the public interest because the Report contains information provided by tenderers which includes sensitive information about their business operations, methodologies and costs. The publication of such information could result in the withholding of similar information by potential tenderers in future, therefore limiting Council's ability to make an informed decision about future tenders. )*

**Item 12      GM8/26 ELECTRICITY PROCUREMENT**

*This report should be dealt with in confidential session, under Section 10A (2) (d) of the Local Government Act, 1993. This report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a*

*competitor of the council; or (iii) reveal a trade secret. (Information provided by SSROC under a confidentiality agreement )*

**QUESTIONS WITH NOTICE**

**Page Number 64**

**Item 13 QWN4/26 FOOTPATH DELIVERY IN BEROWRA**

**Page Number 65**

**Item 14 QWN3/26 COUNCIL SIGNAGE IN BROOKLYN**

**MAYOR'S NOTES**

**Page Number 66**

**Item 15 MN5/26 MAYOR'S NOTES 01 MAY 2026 - 31 MAY 2026**

**NOTICES OF MOTION**

**SUPPLEMENTARY AGENDA**

**MATTERS OF URGENCY**

**1 PLANNING PROPOSAL - HORNSBY TOWN CENTRE - SPECIAL ENTERTAINMENT  
PRECINCT**

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**EXECUTIVE SUMMARY**

- In December 2024, Council approved the establishment of a Special Entertainment Precinct (SEP) in the Hornsby Town Centre within the footprint of the Hornsby Town Centre Masterplan – now referred to as the Hornsby Transport Oriented Development (TOD) footprint.
- A Special Entertainment Precinct (SEP) seeks to extend business trading hours and establish acceptable acoustic conditions within a defined area to enable vibrancy to support the nighttime economy.
- Grant funding was received from the State Government to undertake community engagement and develop the necessary technical studies to support the establishment of a SEP trial.
- This report presents a Planning Proposal which seeks to amend the *Hornsby Local Environmental Plan 2013* (Hornsby LEP) to enable the establishment of the Hornsby Town Centre as a SEP on a trial basis – per the conditions of the grant funding agreement.
- The report also presents the draft Precinct Management Plan (PMP), which is the primary document for regulating entertainment noise and trading hours within the SEP, as well as identifying complaints handling procedures. The PMP is supported by acoustic advice.
- There is strong support within the community and businesses to improve the nighttime economy and vibrancy of Hornsby Town Centre, as indicated through Council's early engagement processes.
- The Hornsby Local Planning Panel (LPP) considered the Planning Proposal on 29 April 2026 and recommended it be progressed for Gateway Determination, subject to three minor amendments which are detailed in the body of this report.
- It is recommended that the Planning Proposal be progressed for submission to the Department of Planning, Housing, and Infrastructure for a Gateway Determination to allow it to progress to public consultation alongside the PMP and acoustic assessment.

**RECOMMENDATION**

THAT:

1. Council endorse progression of the Hornsby Town Centre Special Entertainment Precinct Planning Proposal for submission to the Department of Planning, Housing, and Infrastructure for a Gateway Determination.
2. The Planning Proposal be publicly exhibited in accordance with the Gateway Determination for a minimum of 28 days.
3. The draft Precinct Management Plan and supporting acoustic assessment be publicly exhibited alongside the Planning Proposal.
4. Following exhibition, a report on submissions be presented to Council for consideration.

**ITEM 1**

## PURPOSE

The purpose of this report is to present the Hornsby Town Centre Special Entertainment Precinct Planning Proposal (and associated draft Precinct Management Plan) to Council for endorsement of its submission to the Department of Planning, Housing, and Infrastructure for a Gateway Determination.

## BACKGROUND

At the December 2024 General Meeting, Council considered General Manager's Report No. GM64/24 and resolved that:

*Council approves the establishment of a Special Entertainment Precinct in the Hornsby Town Centre within the footprint of the Hornsby Town Centre Masterplan and apply for grant funding to roll out the trial.*

\$200,000 of grant funding was subsequently applied for and received from the State Government to develop the necessary technical documents and to implement the trial.

A SEP is established under the *Local Government Act 1993* and is an area, streetscape or single venue where sound conditions and trading hours are set by a council in a Precinct Management Plan.

The *24-Hour Economy Legislation Amendment (Vibrancy Reforms) Act 2023* and the *24-Hour Economy Legislation Amendment (Vibrancy Reforms) Act 2024* strengthened the SEP framework by offering trading incentives for venues, streamlining regulations, and improving place governance. The establishment and management of a SEP takes place within the context of these Vibrancy Reforms and works in concert with these reforms to both encourage and support nighttime cultural activities. The SEP seeks to protect residential acoustic amenity within and adjacent to the SEP footprint by setting objective measures of acceptable noise from entertainment activities – measures of which have been removed elsewhere because of the Vibrancy Reforms.

To help establish and manage SEPs, the Office of the 24-Hour Economy Commissioner developed Special Entertainment Precinct Guidelines (Attachment A), which detail the mandatory steps for councils when establishing, operating, revoking or suspending SEPs. The Hornsby SEP project is currently immediately prior to "Mandatory Step 1.10 - Council officers submit the planning proposal to DPHI for Gateway Determination, and arrange public exhibition, submission review and documents updates".

A grant application has also been lodged for "Purple Flag" funding with the State Government that, if successful, will seek to improve precinct governance and safety management in the Hornsby Town Centre. Together with the Uptown grant funding, which has been won by the Hornsby Chamber of Commerce over the last 4 years, these constitute significant State Government funding focused on enhancing the vibrancy of the Hornsby Town Centre both now and into the future. These initiatives are designed to complement the other Vibrancy Reforms that are being progressively rolled out by the State Government.

## DISCUSSION

### Engagement to date

Council undertook early community consultation on the SEP between May and July 2025 through surveys, pop-up sessions, written submissions, hotline and direct engagement (refer Attachment B). In total, 345 community members participated in the early engagement. The engagement indicates most people are supportive of the SEP, with 71% of survey respondents expressing support for the proposed boundary (only 5% opposed).

Key community themes and priorities for Council to consider:

- Strong support for longer trading hours (82%) and outdoor dining (80%)
- Strong desire for more family-friendly and cultural activities, live music and performances
- Concerns about anti-social behaviour, traffic congestion and parking
- Excessive noise from venues is the top concern for residents living in the SEP boundary
- Youth participants emphasised the need for safe, welcoming spaces for socialising and studying.

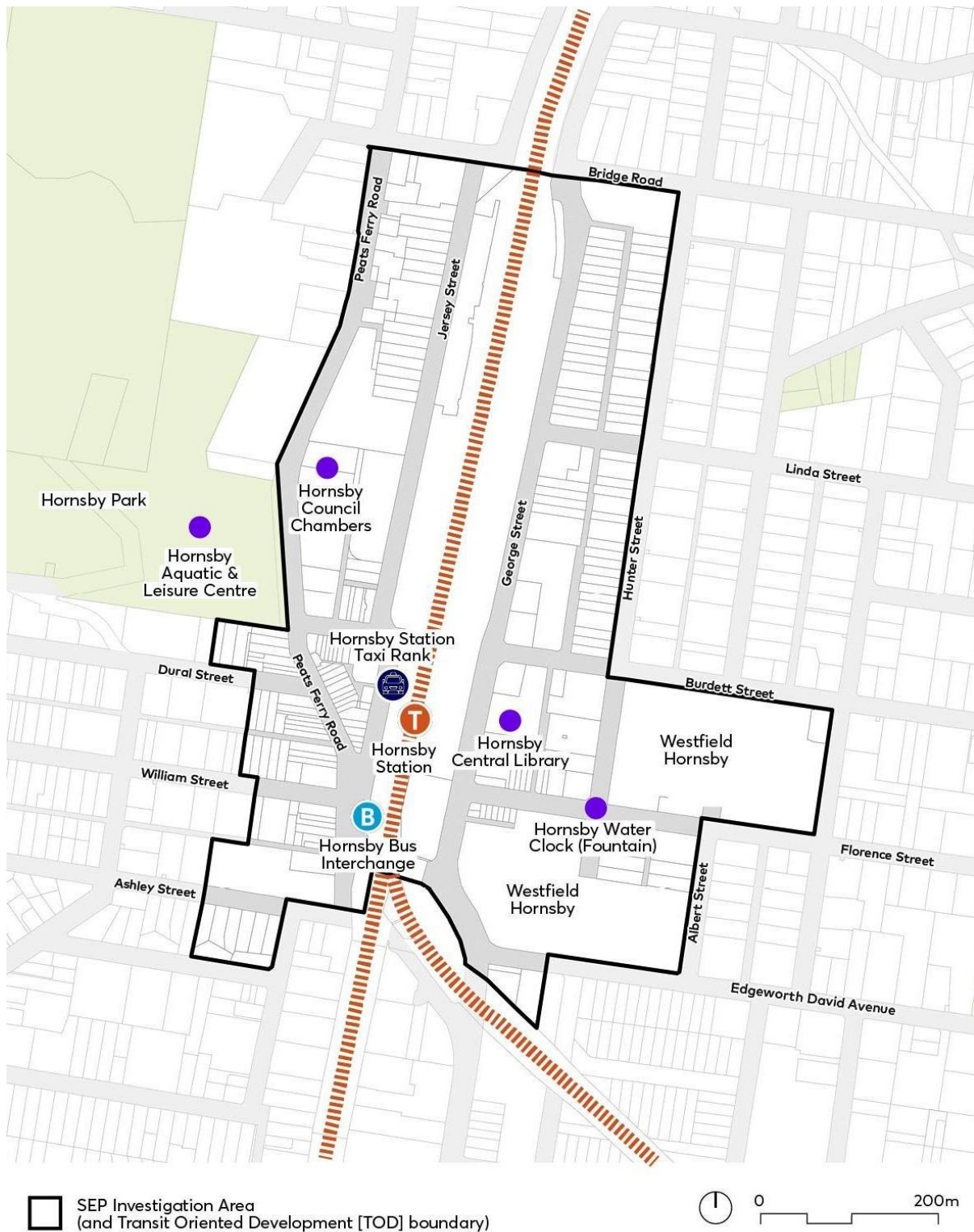
Council also established a Precinct Working Group (PWG) with key stakeholders invested in the future of Hornsby Town Centre as a SEP. Membership of the PWG includes Liquor Accord Members, NSW Police, Office of Liquor and Gaming, Westfield, Hornsby Chamber of Commerce and Councillors McClelland, McIntosh and Ball. The purpose of the PWG is to seek stakeholders' views on the establishment of the SEP and the future management framework.

Over a series of three meetings, the PWG noted that there is strong support for noise attenuation in future developments to future-proof the SEP, but caution is needed regarding controls that may affect construction feasibility and add unnecessary costs to development. As such, a balanced position has been adopted with respect to proposed Sound Category Areas within the precinct – one which is designed to facilitate increased vibrancy in the evening but without unreasonably adding to construction costs or impacting on the amenity of existing or future residents. The approach taken to establishing SCAs also seeks to manage the impact of increased vibrancy in the future on adjoining residential areas not located within the SEP footprint – and therefore buildings that have not been constructed in a manner that accounts for potential increased sound levels allowed within the SEP. This issue was raised by the community in early consultation and has been responded to accordingly with the nomination of appropriate Sound Category Areas.

The exhibition period of the draft documents will take place after a Gateway Determination is granted. This exhibit will test whether Council has the balance right between growing vibrancy in the precinct by managing sound and trading hours whilst at the same time protecting residential amenity. This exhibition process will then inform a further report to Council prior to the SEP trial commencing.

### **Location**

The proposed SEP map (see below) applies to the land within the Hornsby Town Centre Masterplan and subsequent Hornsby TOD Precinct rezoning, comprising the land that will be developed in the future, and location of existing licensed venues and mixed-use, commercial or other employment land uses.



**Planning Proposal to amend Hornsby Local Environment Plan (LEP)**

The attached Planning Proposal (Attachment C) seeks to establish a SEP over Hornsby Town Centre. This Planning Proposal has been amended following advice from the Local Planning Panel. Specifically, the Local Planning Panel recommended:

1. The inclusion of a third clause in the LEP amendment that references the Precinct Management Plan.

2. The inclusion of a definition of a Special Entertainment Precinct in the draft Precinct Management Plan.
3. Council's Development Control Plan be updated as relevant, at the conclusion of the trial.

This Planning Proposal is another step toward creating a vibrant town centre in line with Council's broader policy framework to support the night-time economy, arts and creative industries. This Planning Proposal builds on the Hornsby Town Centre Masterplan and its implementation through the TOD accelerated precinct rezoning by the Department of Planning, Housing, and Infrastructure (DPHI), establishing a framework for existing and new residents and businesses to enjoy the benefits of an active, thriving and connected Hornsby after dark.

The purpose of a SEP is to support live entertainment through extended trading hours and noise controls. Whilst these opportunities are currently limited in supply within the SEP footprint in Hornsby, the intent is that the establishment of a SEP is to future proof the precinct as redevelopment and renewal takes place such that new commercial offerings that support live music and entertainment can be brought to market with a clear understanding of acoustic conditions. Similarly, residents will understand what to expect from an acoustic perspective when moving into the precinct. In summary, this initiative aims to provide clarity to residents, businesses, Council staff, developers, and other stakeholders regarding the expectations for entertainment sound levels in the area and creates a consistent quantitative based approach to sound regulation and compliance.

The LEP amendment introduces a clause to establish the SEP and accompanying map identifying the land within the SEP boundary. This is based on the NSW Government's standard format for SEPs. The following amendment is proposed – New Clause 6.15:

*Special Entertainment Precinct*

- i) *This clause applies to land identified as "Hornsby Town Centre Special Entertainment Precinct" on the Special Entertainment Precinct Map.*
- ii) *For the Local Government Act 1993, section 202, a special entertainment precinct is established on the land to which this clause applies.*

The above clause is based on model provisions and established precedents. In response to advice from the Hornsby Local Planning Panel, Council would like to include a third point or note to the clause that references the Precinct Management Plan and makes it a consideration for development assessment. Although the above provision establishes its need through circularity, it does not clearly identify the Precinct Management Plan as a guiding resource for premises and development applicants in the SEP.

Council's preferred option is to include a third point such as:

- (iii) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the Hornsby Town Centre Special Entertainment Precinct Management Plan.*

Council will work with DPHI to develop a provision that works for the Hornsby context.

**Precinct Management Plan**

Clause 202(5)(a) of the *Local Government Act 1993* requires Council to "prepare a plan for regulating noise from amplified music from premises in the special entertainment precinct and publish it on the council's website". The Precinct Management Plan is the primary document used for acoustic compliance in the SEP as compliance relates to acoustic impacts from entertainment activity. The

PMP is the document that may be updated or amended at the end of the trial period (or at any time thereafter) depending upon feedback received during the trial.

The Precinct Management Plan (Attachment D) includes:

- A sound management framework including a plan for regulating noise from entertainment activity, for different locations in the SEP
- Trading hours for licensed and unlicensed premises
- Compliance processes for unlicensed premises. (Note: these are per existing council processes for unlicensed premises)
- Compliance processes for licensed venues including a statement that Liquor & Gaming NSW are responsible for managing complaints about entertainment-related sound from licensed premises as per the disturbance complaint framework in the Liquor Act
- Thresholds or local circumstances for when a SEP may be suspended or revoked and the processes that will be undertaken.

To develop its approach to the sound management framework and trading hours in the SEP, Council worked with the Precinct Working Group. Broader community engagement was also undertaken to inform the recommended approach. Details of community engagement can be found in Attachment A.

The PWG noted that the SEP is planning for a town centre within the TOD footprint that isn't fully realised yet – and as such, it is future proofing the opportunity for a vibrant town centre to develop. Care and attention have been focused on ensuring that existing residents, both within and adjacent to the SEP area, are considered in both the short and longer term when setting Sound Category Areas throughout the precinct. To this end, a brief of establishing SEP controls that are in keeping with the current character of Hornsby was given by Councillors serving on the PWG. This brief was interpreted as establishing Sound Category Areas that were not outrageous and unreasonable and trading hours were an encouraging extension to the current, albeit limited, nighttime trading activity but would still ensure a reasonable amenity for existing residents.

Additionally, Council will take a risk-based approach to managing the impacts of entertainment venues to ensure lower impact venues (such as small cafes and restaurants) do not have onerous and costly development application requirements such as the requirement for an acoustic report – which were not necessarily a requirement prior to the establishment of a SEP.

### **Alignment with strategic planning**

The Planning Proposal is consistent with the Greater Sydney Region Plan, North District Plan, and draft Sydney Plan, as well as the NSW Government's 'vibrancy reforms' to grow the night-time economy and the *Sydney 24-hour Economy Strategy 2020*. The SEP has been established in accordance with the Office of 24-Hour Economy Commissioner's SEP Guidelines. Furthermore, the NSW Government is supportive of SEPs being introduced in TOD precincts.

The Planning Proposal is also strongly aligned with Council-led planning, including the Hornsby Local Strategic Planning Statement, the Community Strategic Plan, the adopted vision for the Hornsby Town Centre, the Economic Development and Tourism Strategy, and the Employment Lands Study. Specifically, the Hornsby TOD SEP seeks to deliver on part of Council's adopted vision for the Hornsby Town Centre.

### **Suspension or revocation of the SEP**

Notwithstanding the strong strategic and vision alignment outlined above, the *NSW Special Entertainment Precinct Guidelines* (refer Step 3 of the Guidelines, pages 24-27 – Attachment D) outlines the mandatory steps to be taken by Council or the Minister for Planning and Public Spaces before suspending or revoking a SEP. Suspending a SEP means placing its operation on hold until issues have been addressed. Revoking a SEP means removing it permanently.

Suspension or revocation of the SEP may occur in the event of ongoing issues that cannot be resolved through existing compliance pathways. Council and NSW Government agencies are committed to the long-term viability of the SEP and will explore all options for remediation before suspending or revoking the SEP. Issues relating to individual venues can be dealt with through existing Liquor & Gaming NSW (L&G NSW) or Council compliance pathways.

Any suspension or revocation must therefore be supported by strong evidence and data, be agreed with NSW Police, L&GNSW, and the Office of the 24-Hour Economy Commissioner, and be a last-resort measure. The decision would require a formal resolution of Council and would follow the steps mentioned above. The matter of the continuance of the SEP will be considered at the conclusion of the trial period – which takes place in mid to late 2027 or 12 months after the commencement of the trial.

## **CONSULTATION**

### **Local Planning Panel Advice**

The Planning Proposal was referred to the Local Planning Panel for advice on 29 April 2026, in accordance with Section 2.19(1)(b) of the EP&A Act. Section 2.19(1)(b) requires the Local Planning Panel to provide advice on a Planning Proposal before Council considered whether to forward it to the Department of Planning, Housing, and Infrastructure (DPHI) for a Gateway Determination.

The Panel advised that subject to the below matters being addressed, it supports the progression of the Planning Proposal for a Gateway Determination. The matters to be addressed in the Planning Proposal Report included:

1. The inclusion of a third clause that references the Precinct Management Plan.
2. The inclusion of a definition of a Special Entertainment Precinct in the draft Precinct Management Plan.
3. Council's Development Control Plan be updated as relevant, at the conclusion of the trial.

The Planning Proposal Report (Attachment C) has subsequently been updated in response to the matters raised by the Panel to support its progression to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination should Council endorse this course of action.

### **Planning Proposal Consultation Strategy**

Should the Planning Proposal receive a positive Gateway Determination, the ensuing consultation process would follow the requirements of the Department's determination, the Hornsby Shire Community Engagement Strategy, and the public exhibition requirements of the Local Environmental Plan Making Guidelines.

It is anticipated that public consultation of the Planning Proposal would be undertaken for a minimum of 28 days and include:

- Advertisement on Council's 'Your Say Hornsby' webpage
- Advertisement on Council's electronic newsletter

- Consultation with public authorities identified in the Gateway Determination. Council considers that this would include Liquor and Gaming NSW, NSW Police, NSW Health, and the Office of the 24-Hour Economy Commissioner.
- Further proactive engagement with the SEP Precinct Working Group and businesses and residents in the Hornsby Town Centre.

### **BUDGET**

Costs associated with the preparation of this draft Planning Proposal have been covered through the Special Entertainment Precinct Kickstart Grant provided by the NSW State Government (\$200,000) and Strategy and Place operational budget.

### **POLICY**

Section 2.19(1) of the EP&A Act requires that the Local Planning Panel must provide its advice on the Planning Proposal before Council considers whether to forward it to DPHI for a Gateway Determination. The Planning Proposal was referred to the LPP, and the Panel advised it supports the progression of the proposal for a Gateway Determination subject to amendments to the Planning Proposal which have been undertaken.

As part of the Gateway Authorisation process, Section 2.4 of the *Environmental Planning and Assessment Act 1979* allows the Minister and the Director-General to delegate functions to a Council and/or an officer or employee of a Council. When submitting a planning proposal, Council is required to identify whether it wishes to exercise Delegation. The Gateway Authorisation process can delegate the following plan making powers to Council:

- To make and determine not to make an LEP.
- To defer inclusion of certain matters.
- To identify which matters must be considered and which stages of the plan making process must be carried out again.

It is recommended that Council seek the Delegation in this instance.

### **CONCLUSION**

This report presents a Planning Proposal seeking to include a new SEP clause in the Hornsby LEP (Clause 6.15) and associated map identifying properties within the SEP in the Hornsby Town Centre.

The Planning Proposal is expected to have positive social, cultural and economic impacts and is established in the first instance as a 12-month trial. The Precinct Management Plan outlines the review process to determine the impacts of the trial. The SEP will allow all business to trade in line with the trading hours, and sound framework established within the PMP, without the need to seek additional consents – whilst allowing those with existing consents to trade as late as their existing consent conditions allow.

The Planning Proposal has strategic merit due to its consistency with the Greater Sydney Region Plan, North District Plan, the Draft Sydney Plan, the Hornsby Local Strategic Planning Statement, the Community Strategic Plan, the adopted vision for the Hornsby Town Centre, the Economic Development and Tourism Strategy, and the Employment Lands Study.

Accordingly, it is recommended that Council support the progression of the Planning Proposal for submission to DPHI for Gateway Determination with a view to publicly exhibiting the Planning Proposal and accompanying documents in line with the Gateway Determination.






**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Strategic Place Manager – David Johnston - who can be contacted on 9847 6800

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**Attachments:**

1.  Attachment A - Special Entertainment Precinct Guidelines
2.  Attachment B - Community Engagement Outcomes Report
3.  Attachment C - Planning Proposal
4.  Attachment D - Draft Precinct Management Plan
5.  Appendix - E - Acoustic Advice - Hornsby SEP

File Reference: F2025/00072

Document Number: D09358946

## **2 DRAFT DESTINATION MANAGEMENT PLAN - FEEDBACK FROM PUBLIC EXHIBITION**

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### **EXECUTIVE SUMMARY**

- Council considered the Draft Hornsby Shire Destination Management Plan (DMP) at its July 2025 General Meeting via Report No. GM 30/25 and resolved to place the draft document on public exhibition.
- Community feedback and comments have been provided on the draft Destination Management Plan and incorporated into the revised document where appropriate. Recommended amendments to the Action Plan are listed in this report and in the updated attached DMP.
- Several potential industry partners have identified themselves through the exhibition process and further work is recommended with this group following the adoption of the revised draft of the Destination Management Plan.
- Most actions contained within the Destination Management Plan are unfunded as they are a new/additional business initiative for Council. The first initiative to be funded will be the update and renewal of Council's destination website, Discover Hornsby, and investigation of budget to deliver an expanded website in a staged approach over several financial years.
- It is proposed that an Industry Working Group be formed with industry stakeholders and interested Councillors to progress Hornsby Shire as a destination.
- This report recommends the adoption of the amended Draft Destination Management Plan (Attachment 1).

**RECOMMENDATION**

THAT:

1. Council thanks those residents and businesses that made submissions on the Draft Destination Management Plan (DMP).
2. Council prioritise the development of a renewed destination website for the Shire (Discover Hornsby) in a staged approach and investigate funding for the same in forthcoming budget setting processes.
3. An Industry Working Group be formed to collaborate on the development of Hornsby Shire as a destination – made up of industry stakeholders and interested Councillors.
4. Council adopt the Draft Hornsby Shire Destination Management Plan as a guiding strategic document that can support the development of the visitor economy and public amenity in the Shire.

**ITEM 2**

## PURPOSE

The purpose of this Report is to allow Council to consider the community feedback received during the exhibition period and adopt the amended draft Hornsby Shire Destination Management Plan (2026-2031).

## BACKGROUND

At the July 2025 General Meeting, Council considered General Manager's Report No. GM30/25 and resolved that:

1. *Council endorse the draft Destination Management Plan 2025-2030 for the purposes of placing the document on public exhibition.*
2. *The consultation process associated with the exhibition of the draft identify willing industry participants who may wish to collaborate with each other and Council to progress the goals of the Destination Management Plan.*
3. *A further report be provided for Council's consideration that outlines the results of the engagement process, any changes recommended to the document and final adoption of the Destination Management Plan 2025-2030.*

The development of a Destination Management Plan was listed as a top 4 priority action in the Hornsby Shire Economic Development and Tourism Strategy 2021-2026.

## DISCUSSION

Attracting visitors to the Shire and actively managing that process via a Destination Management Plan (DMP) is important as the expenditure from visitors supports the local economy which, in turn, enhances the liveability and amenity of residents. This is especially important in the Hornsby Shire given that 67.1% of Hornsby Shire's residents leave the Shire for work. This employment travel pattern results in economic leakage from the Shire with resident spending on hospitality and retail less likely to be undertaken in businesses located within the Shire. This creates a need to attract visitors to the Shire to offset this economic leakage to sustain and support local businesses and town and village centre amenity.

The four destination pillars exhibited in the draft DMP were found to be well supported during the consultation period. These pillars are:

1. River
2. Rural
3. Parks and Bushland, and
4. Towns and Villages.

Similarly, the guiding principles and initiatives presented in the Plan that will guide decision-making in three focus areas were generally well supported. These focus areas are:

1. Build the Hornsby Brand
2. Facilitate the Growth of Our Visitor Economy
3. Showcase Our Destination's Strengths.

No major changes to these destination pillars or guiding principles are recommended as a result of the exhibition period. Two minor changes to action items are recommended based on feedback and circumstances. These are discussed below.

### **Summary of feedback received from community and businesses**

The draft Destination Management Plan was exhibited between 10 July and 31 August 2025. Council's Your Say page received 573 views, and 20 community members provided written feedback. The attached Community Engagement Report outlines the engagement process, the feedback received, key learnings and the officer responses to that feedback. Importantly, fifteen stakeholders indicated a willingness to continue to work with Council to build the visitor economy in the Shire.

Overall, the feedback is supportive of the actions in the draft DMP. The issue of funding remains outstanding which makes it difficult for stakeholders to engage with Council with any degree of certainty of Council's ongoing commitment to help grow the visitor economy.

To address this issue, Council will make a significant and tangible start to supporting the visitor economy via the review/renewal of the Discover Hornsby website. This website promotes visitation to Council assets only but could be updated and rebranded to include links to the Australia Tourism Data Warehouse (ATDW). This link will enable the promotion of local businesses through one, branded, Council managed, website for the Shire.

This updated website can be delivered in a staged approach over several financial years within current budgets. Adopting such an approach will allow businesses to benefit from a coordinated, place based marketing campaign and provide free access to promoting their businesses on this website if they register with ATDW. This will allow for brand Destination Hornsby to develop and grow over time with minimal, but important, investment from Council. It will be important that as this process evolves that Council works closely with neighbouring Councils and existing small businesses operating in the visitor economy marketing space such as the Hornsby Ku-ring-gai Visitor Guide (HKVG). Early conversations have been had with the HKVG and it is important that their printed guides work with and support a renewed Discover Hornsby website and vice versa. To this end, a formal partnership should be explored to ensure that both parties can thrive as support for the visitor economy grows.

The review and renewal of the Shire's destination website (Discover Hornsby) is recommended as a first step as this tangible project will allow a central, foundational element of destination management (brand and marketing) to be established. This brand will need to compliment the brand already established by the HKVG. To ensure the appropriate industry input and strategic alignment, it is recommended that an Industry Working Group be established to help guide the development of Hornsby Shire as a destination as a first practical project of the Destination Management Plan. This recommendation is consistent with Action Item 2.2 of the DMP – "Industry Working Group" and will help to establish an appropriate governance framework to support the growth of the visitor economy.

### **Recommended changes to the draft Destination Management Plan following exhibition**

- It is recommended that a new action be included in the DMP that Hornsby Park be included in the Ku-ring-gai Geo-Region and that Council work with the relevant groups and other local government areas to help to progress this initiative, potentially through the development of a Memorandum of Understanding. This action could be funded within the context of work already being undertaken on Hornsby Park and on bushland signage projects and partnerships already established. The inclusion of this action would provide a formal Council policy position on this matter.
- Action 2.3 is recommended to be deleted due to the dissolution of this network by Destination NSW (DNSW). See details below for more information.

It is noted that many of the other submissions made on the draft DMP were of significant value but the details of which are best dealt with within the context of other discipline specific planning documents – such as a Car Parking Management Strategy, Community Facility Strategy or an Active Transport Plan. Detailed responses to submissions are provided in the attached Community Engagement Report (Attachment 2).

### **Destination NSW and data update**

During the development and exhibition of the Hornsby Shire Destination Management Plan, Council participated firstly in an “Eastern Harbour” Destination Network facilitated by DNSW and then participated in a Sydney wide network which was expanded to include the 33 local government areas in Sydney. This approach was taken by DNSW due to the need to find resource efficiencies. State government support for the visitor economy to councils provided via DNSW was subsequently withdrawn in December 2025 in favour of a strategic staffing focus being placed on the new City of Bradfield in Western Sydney. Consequently, it is recommended that the DMP action associated with participation in this network be deleted in the action plan (Action 2.3) to reflect DNSW’s withdrawal from its engagement with local government. It is recommended that Council work with neighbouring councils to advocate for the return of the local government network for Greater Sydney – and to also collaboratively promote Northern Sydney and Northwestern Sydney as a visitor destination.

It is also noted that since the exhibition of this document commenced, Tourism Research Australia has updated its methodology for collecting Australian resident tourism statistics and the domestic visitor data. Beyond financial year 2024/25, this domestic visitor data will not be available for local government areas. International visitation data is unaffected by these changes. Similarly, this methodology change impacts on the availability of comparable data for domestic “visitor nights” by local government area, along with “visitors by reason” data. This later data set sought to identify the purpose of the visit by the traveller. This visitation reason (visiting family and friends - domestic) is currently a large driver for visitation to the Hornsby Shire (55.2% of visitors in 2024/25) which means that data on this “strength” of the Shire’s visitation pattern will not be available in the future – making it difficult to measure any potential growth in visitation.

### **CONSULTATION**

In the preparation of this Report consultation was undertaken by Council’s Your Say Hornsby website between 10 July and 31 August 2025. The Your Say page received 573 views, and 20 community members provided written feedback. Fifteen stakeholders indicated a willingness to work with Council to progress the development of the visitor economy. The feedback and learnings from the consultation can be found in the attached Community Engagement Report.

In summary, the engagement confirms that Hornsby Shire has an untapped potential as a destination, but success will depend on:

- Clear positioning and branding
- Targeted investment in infrastructure and experiences
- Strong partnerships and coordinated delivery
- Careful management of community impacts

Consultation confirms that success will depend on shifting from:

- Fragmented promotion to coordinated destination positioning
- Ad hoc activity to planned activation and experience development

- Passive support to active facilitation and partnership by Council.

## **BUDGET**

There are no budgetary implications associated with this Report if Council adopts the document as an unfunded informing strategy and progresses the renewal/update of the Discover Hornsby website using a staged approach with existing budget. If Council wishes to further investigate and resource support for the visitor economy beyond the existing funding allocation, a further report to Council identifying the source of funding will be required.

## **POLICY**

There are no policy implications associated with this Report. The principles contained in this report may be used to inform future capital investment decisions in the destinations across the Shire.

## **CONCLUSION**

Council exhibited the draft Hornsby Shire Destination Management Plan and received feedback, support and suggestions from community and business stakeholders. Amendments have been made to the document following community consultation. Where amendments have not been made, the feedback has either been noted or has been passed on to officers to whom the feedback is most relevant e.g. feedback on cycle ways for inclusion in discipline specific strategies.

This Report, and the attached Destination Management Plan, outlines the extent of the current funding commitment to supporting outcomes or initiatives listed in the action plan and makes it clear what progress cannot be made without either a re-prioritisation of funded projects/priorities or additional funding being allocated to this initiative. It is acknowledged from feedback received that it is important that Council makes a commitment and makes a start on destination management. To this end, it is recommended that a renewed Discover Hornsby website be progressed in the first instance and that an Industry Working Group be established to help guide its development.



## **RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Strategic Place Manager – David Johnston - who can be contacted on 9847 6800.

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## **Attachments:**

1.  Draft Destination Management Plan 2026-2031
2.  Community Engagement Report

File Reference: F2023/00080  
Document Number: D09278774

**ITEM 2**

**3 ADOPTION OF COUNCIL'S 2026-2030 DELIVERY PROGRAM AND 2026/27 OPERATIONAL PLAN (INCORPORATING THE BUDGET, RATING STRUCTURE AND FEES AND CHARGES)**

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**EXECUTIVE SUMMARY**

- Council's draft 2026-2030 Delivery Program and 2026/27 Operational Plan (which incorporates the Budget, Rating Structure and Fees and Charges) were adopted for public exhibition at the 8 April 2026 General Meeting. The documents were publicly exhibited from 9 April to 11 May 2026, and ninety-six (96) submissions were received, including four late submissions.
- The surplus forecasted for 2026/27 has increased by \$2.24 million from \$3.13 million to \$5.37 million during the exhibition period following the implementation of a number of financial improvement initiatives.
- It would be financially prudent to retain this surplus to respond to unforeseen budget shocks that can occur throughout the year, noting Council made a commitment of financial sustainability into the future as part of the justification for the Special Rate Variation.

**RECOMMENDATION**

THAT:

1. Council note the responses provided in Table 1A. to the public submissions received during the exhibition of the draft 2026-2030 Delivery Program and 2026/27 Operational Plan.
2. Subject to incorporation of the recommendations detailed in the Budget section, Table 1A. and Table 1B. attachments, Council adopt the 2026-2030 Delivery Program and 2026/27 Operational Plan including the Budget and 2026/27 Fees and Charges.
3. Council make and levy the 2026/27 Ordinary Rates on all rateable land in the Shire that aligns with Year 4 of the Independent Pricing and Regulatory Tribunal's (IPART) Special Rate Variation approval for Hornsby Shire Council (i.e., a 5.5% rate increase for 2026/27) and in accordance with Table 2 of General Manager's Report No. GM56/26.
4. Council make and levy the 2026/27 Catchment Remediation Rate on all rateable land in the Shire that aligns with Year 4 of the Independent Pricing and Regulatory Tribunal's (IPART) Special Rate Variation approval for Hornsby Shire Council (i.e., a 5.5% rate increase for 2026/27) and in accordance with Table 3 of General Manager's Report No. GM56/26.
5. Council write to submitters thanking them for their feedback.

## PURPOSE

This report has been prepared to provide Council with information and recommendations arising from submissions received during the public exhibition of the draft 2026–2030 Delivery Program and 2026/27 Operational Plan, including the Budget, Rating Structure, and Fees and Charges, prior to adoption and implementation from 1 July 2026.

## BACKGROUND

By 30 June in the year following local government elections, councils are required to prepare a suite of integrated planning documents comprising a ten-year Community Strategic Plan, a four-year Delivery Program, a one-year Operational Plan, and an associated Resourcing Strategy, in accordance with the Integrated Planning and Reporting (IP&R) framework mandated by the Office of Local Government.

This framework is designed to identify the community's long-term priorities and aspirations, together with the resources required to achieve the preferred future for the local government area. It enables councils to integrate their strategic, operational and resourcing plans, understand the relationships between them, and plan holistically for the future.

The Delivery Program and Operational Plan are required to be reviewed annually to ensure they remain responsive to changing circumstances and community expectations.

*Your Vision | Your Future 2035*, the Hornsby Shire 2035 Community Strategic Plan (CSP), is Council's highest-level strategic document and sets out a ten-year vision developed collaboratively with the community. The CSP identifies the community's main priorities and aspirations for the future of Hornsby Shire and establishes the strategic direction for where the community wants to be in 2035.

While all Council-led projects are guided by the Community Strategic Plan, achieving the vision for 2035 is a shared responsibility and will be influenced by the collective actions of Council, State agencies, community organisations and the private sector.

While the Community Strategic Plan (CSP) has a direct relationship with the Delivery Program and Operational Plan, these documents must be informed and supported by long-term financial, asset and workforce planning. Together, these elements form Council's Resourcing Strategy.

In this context, Council has adopted the key components of the Resourcing Strategy over recent years. At its General Meeting of 9 April 2025 (Director's Report No. CS12/25), Council adopted the Asset Management Strategy and Asset Management Plans for Building Infrastructure, Land Improvements, and Road and Stormwater Infrastructure for the period 2025/26–2034/35. At the General Meeting held on 9 July 2025, Council adopted the Long Term Financial Plan 2025/26–2034/35 (Director's Report No. CS33/25) and received and noted the Workforce Management Plan 2025/26–2028/29 (Director's Report No. CS35/25).

The draft 2026–2030 Delivery Program and 2026/27 Operational Plan articulates Council's response to the Community Strategic Plan, outlining Council's commitments to the community for its term of office and beyond, and providing a coordinated plan of action to progress the community's long-term objectives.

At the General Meeting held on 8 April 2026, Council considered General Manager's Report No. GM3/26 and resolved that:

1. *Council adopt for public exhibition the draft 2026-2030 Delivery Program and 2026/27 Operational Plan which includes the draft Budget, Rating Structure and Fees and Charges for 2026/27 and make available for public comment from 9 April to 11 May 2026.*

2. Council note the rating information contained in the draft 2026-2030 Delivery Program and 2026/27 Operational Plan that aligns with Year 4 of the Independent Pricing and Regulatory Tribunal's (IPART's) Special Rate Variation approval for Hornsby Shire Council (i.e. a 5.5% rate increase for 2026/27).
3. Following public exhibition, after consideration of all submissions, the 2026-2030 Delivery Program and 2026/27 Operational Plan, including Budget, Rating Structure and Fees and Charges, be referred to Council for further consideration and adoption before 30 June 2026.

## DISCUSSION

### Consultation on the Documents

The draft 2026–2030 Delivery Program and 2026/27 Operational Plan, together with the draft 2026/27 Fees and Charges, were publicly exhibited from 9 April 2026 to 11 May 2026. During this period, the documents were made available for inspection at Council's four libraries and were exhibited and promoted through a range of communication channels, including Council's Your Say Hornsby engagement website, Council eNews, social media, direct email notifications to key stakeholder groups and relevant agencies, and advertisements placed in the local press.

### Submissions

Ninety-six (96) submissions were received in relation to the exhibited documents, including four late submissions. A summary of the key issues raised is provided in Table 1 below, noting that individual submissions may have addressed multiple issues.

**Table 1:**

### SNAPSHOT OF SUBMISSIONS RECEIVED ON THE DRAFT 2026-2030 DELIVERY PROGRAM including the 2026/27 OPERATIONAL PLAN, BUDGET AND FEES AND CHARGES

#### Received

<b>96</b>	<b>Submissions received</b>	
	92	Submissions received on time
	4	Late submissions
	87	Submissions from individuals
	9	Submissions from group/organisation

#### Submissions related to the following issues (noting some submissions address multiple issues):

No.	Topic	Issues	Theme
44	Footpaths <i>(Normanhurst = 27, Thornleigh = 8, Cherrybrook = 1, Wisemans Ferry = 7, General = 1)</i>	Prioritise individual footpath requests	Liveable
1	Drainage	Patrick Close and Woodcourt Road, Berowra Heights	Liveable

**Table 1:**

**SNAPSHOT OF SUBMISSIONS RECEIVED ON THE DRAFT 2026-2030 DELIVERY PROGRAM  
including the 2026/27 OPERATIONAL PLAN, BUDGET AND FEES AND CHARGES**

4	Active transport	<ul style="list-style-type: none"> <li>• Shared paths</li> <li>• Viable commuter and recreational options</li> <li>• Separated cycle routes</li> <li>• Paths surrounding North Epping Public School</li> </ul>	Liveable
8	Roads	<ul style="list-style-type: none"> <li>• Accessibility, Pennant Hills Road (Pennant Hills and Thornleigh)</li> <li>• Parking, Normanhurst Village</li> <li>• Traffic, Quarry Road, Dural - wombat crossing</li> <li>• Resurfacing, Purchase Road, Cherrybrook</li> <li>• Streetlighting – Cherrybrook and around Charles Curtis Park, Normanhurst</li> <li>• Pedestrian safety around Buckingham Avenue and Denman Parade, Normanhurst</li> </ul>	Liveable
7	Parks, sporting and recreation facilities	<ul style="list-style-type: none"> <li>• Dog off-leash fencing, Lyne Road Reserve, Cheltenham</li> <li>• Briddon Close Park, Pennant Hills – details on scope and timing</li> </ul>	Liveable
1	Bushland recreational trails	<ul style="list-style-type: none"> <li>• Improved connections, bush trail entry around Cedar Street and Charles Curtis Park, Normanhurst</li> </ul>	Liveable
1	Fees and Charges – Hornsby Aquatic and Leisure Centre	<ul style="list-style-type: none"> <li>• Inconsistency in reduced rates for pensioners</li> </ul>	Liveable
1	Brooklyn – issues relating to the community	<ul style="list-style-type: none"> <li>• Shared pathways to manage safety and moving around</li> <li>• Foreshore protection</li> <li>• Stormwater and drainage management</li> <li>• Crown land Plans of Management</li> </ul>	Liveable Sustainable Collaborative

**ITEM 3**

**Table 1:**

**SNAPSHOT OF SUBMISSIONS RECEIVED ON THE DRAFT 2026-2030 DELIVERY PROGRAM including the 2026/27 OPERATIONAL PLAN, BUDGET AND FEES AND CHARGES**

35	Preserve natural habitat	<ul style="list-style-type: none"> <li>• Council should purchase 79-87 Malton Road, Beecroft</li> <li>• Support long-term protection of Byles Creek</li> </ul>	Sustainable
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**Submissions where Action is recommended after review**

25	Presented an alternative viewpoint that was considered more effective or appropriate than the option proposed in the draft plan
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**Issues reviewed with No action recommended** (*noting some submissions address multiple issues*)

80	No action
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**Reasons for recommendation of No action**

35	Proposed actions that are not feasible due to legislative constraints, government policy or lack of organisational capacity
21	Was not supported due to funding limitations or competing priorities within Council's adopted financial framework
9	Raised matters already addressed in the draft plan, another adopted plan, or that will be considered through the development of a related or complementary plan
7	Presented an alternative viewpoint on the issue, but the recommendation of the draft plan was considered the most appropriate option
3	Addressed matters beyond the scope of the plan
3	Related to matters that are operational or overly detailed and not appropriate for inclusion in a strategic planning document
2	Provided commentary without seeking a specific change

A comprehensive list of issues raised and a summary of submissions, together with staff feedback and recommendations, is provided in Table 1A (Attachment 1). Table 1B (Attachment 2) outlines recommended administrative changes identified through internal review by Council Divisions.

In addition, a small number of minor administrative amendments were made during the exhibition period to improve the clarity and presentation of information contained in the Delivery Program and Operational Plan. None of these recommended administrative changes alter the intent of the exhibited draft document.

The proposed final version of the 2026–2030 Delivery Program and 2026/27 Operational Plan is included as Attachment 3. The proposed final version of the 2026/27 Fees and Charges is included as Attachment 4.

## Actions

The majority of the Actions included in the 2026-2030 Delivery Program are derived from strategies and technical documents that have been formally adopted by Council or endorsed by the Executive Leadership Team. Of the 162 actions included, 156 have been identified through adopted strategies and technical documents, Council resolutions, the Special Rate Variation, or legislative requirements, with the remaining actions identified through operational planning processes. Specifically, the adopted strategies and technical documents are:

### LIVEABLE

- Active Living Hornsby Strategy 2016 – incorporating the Play Plan 2021 and the Sportsground Strategy 2018
- Arts and Cultural Plan 2024-2029
- Community and Cultural Facilities Strategic Plan 2021
- Comprehensive Heritage Study – incorporating Heritage Action Plan 2019, Hornsby Thematic History 2021, Heritage Interpretation Strategy 2023 and Aboriginal Heritage Study 2023
- Hornsby Affordable Housing Strategy 2024
- Hornsby Park Master Plan 2021
- Hornsby Town Centre Masterplan 2023
- Integrated Land Use and Transport Strategy (2004, currently under review), supported by the Car Parking Management Study 2020 and the Walking and Cycling Strategy 2021
- Local Housing Strategy 2020
- Local Strategic Planning Statement 2020
- Off Leash Dog Park Strategy 2021
- Social Inclusion Hornsby – incorporating Disability Inclusion Action Plan 2021-2025 (under review), Healthy Ageing Hornsby 2022-2026 and Social Plan 2024-2034
- Unstructured Recreation Strategy 2008
- Westleigh Park Master Plan 2023

### SUSTAINABLE

- Sustainable Hornsby 2040 strategies - incorporating Biodiversity Conservation Strategy 2021, Water Sensitive Hornsby Strategy 2021, Climate Wise Hornsby Plan 2021, Urban Forest Strategy 2021 and Waste Matters Strategy 2020
- Rural Lands Strategy 2022
- Emergency Management Framework 2024 (internal document)

### PROSPEROUS

- Economic Development and Tourism Strategy 2021-2026 and Brooklyn Discussion Paper 2021 (internal document)
- Employment Land Study 2021

- Hornsby Town Centre Public Domain Guidelines 2025
- Hornsby Town Centre Section 7.12 Development Contributions Plan 2025
- Public Domain Guidelines 2021
- Section 7.11 Development Contributions Plan 2020-2030
- Section 7.12 Development Contributions Plan 2019-2029

#### COLLABORATIVE

- Communications and Engagement Strategies 2019 (internal document)
- Internal Audit Plan (internal document)
- Property Strategy 2023
- Resourcing Strategy – incorporating Asset Management Strategy, Long Term Financial Plan, Workforce Management Plan
- Technology and Transformation Strategy 2025-2029 (internal document) and Cyber Security Strategy 2025-2028 (internal document).

#### Rates Structure

The rates structure included in the draft 2026-2030 Delivery Program and 2026/27 Operational Plan was based on Year 4 of the Special Rate Variation increase approved by IPART, i.e. a 5.5% increase to apply to the Ordinary and Catchments Remediation Rates.

The Ordinary and Catchments Remediation Rates tables (Tables 2 and 3 below) have been updated to take into account adjustments due to re-categorisation of properties and supplementary rates received since exhibition. This has affected the 'Rate in the \$ (based on land value)', '% of Total Rate', 'Yield \$' columns and the overall totals, increasing the total rates to be levied to \$99,958,364.

The Valuer General supplied Council with new land values for properties across the Shire as at 1 July 2024. These values have been used for the calculation of the 2026/27 financial year rates and will continue to be used for the 2027/28 financial year.

**Table 2 – Ordinary Rates - based on a 5.5% increase**

Category	Rate in the \$ (based on land value)	Minimum Rate (\$)	Base Amount (\$)	Base Amount (%)	% of Total Rate	Yield (\$)
Residential	0.075531		\$781	49%	87%	\$82,947,389
Farmland	0.068210		\$781	29%	1%	\$830,986
Business	0.264868	\$819			7%	\$6,474,841
Business (Hornsby CBD)	0.497937	\$819			3%	\$3,264,122
Business (Shopping Centre)	1.791822				2%	\$1,681,105
Total						\$95,198,443

**Table 3 – Catchments Remediation Rate - based on a 5.5% increase**

(N.B. There are no minimum or base amounts in respect of this rate)

Category	Rate in the \$ (based on land value)	Yield (\$)
Residential	0.007453	\$4,147,300
Farmland	0.004821	\$41,566
Business	0.014261	\$323,791
Business (Hornsby CBD)	0.025112	\$163,208
Business (Shopping Centre)	0.089593	\$84,057
Total		\$4,759,921

Total Rates to be Levied on a 5.5% increase      \$99,958,364

### Rate Reductions for Eligible Pensioners

Eligible pensioners across NSW are entitled under legislation to receive a rebate of \$250 on their ordinary rates and domestic waste management charges from their council. Following community feedback regarding the application of pensioner rate rebates in relation to the Special Rate Variation approved in 2023, Council reviewed its Hardship Policy. As a result of this review, Council resolved to increase the rebate for eligible pensioners by \$50, bringing the total annual rebate to \$300, effective from the 2023/24 financial year.

### Domestic Waste Charges

As noted, when the draft 2026-2030 Delivery Program and 2026/27 Operational Plan were adopted for public exhibition a 10% increase has been applied to Domestic Waste Charges in 2026/27. The increase is required to contribute to the cost of historic landfill remediation works at Foxglove Oval, contractual cost increases for waste collection and disposal, and the introduction of new food organics services.

### CONSULTATION

Council has engaged its community over several decades in discussions about a preferred future for the Shire, resulting in the adoption of Council's first Community Strategic Plan in 2010. The Hornsby Shire 2035 Community Strategic Plan, *Your Vision | Your Future 2035*, was endorsed by Council at the General Meeting held on 11 June 2025 (GM25/25), following extensive and valued input from more than 25,000 community members and stakeholders.

The 2026–2030 Delivery Program and 2026/27 Operational Plan (which incorporates the Budget, Rating Structure and Fees and Charges) has been prepared in response to the Community Strategic Plan, *Your Vision | Your Future 2035*, and is also informed by a significant number of strategies and technical documents adopted by Council.

The integrated planning documents were developed following detailed consultation with relevant staff and consideration by Council. The public exhibition undertaken from 9 April to 11 May 2026 relates specifically to the annual review of the Delivery Program and the 2026/27 Operational Plan including the Budget, Rating Structure and Fees and Charges.

On 8 May 2026, Berowra Waters on-river property owners were notified by letter of a proposed annual waste service charge of \$360 per ratable residential dwelling, effective from 1 July 2026. The charge applies to properties without kerbside collection that access alternative waste services, and is intended to equitably recover service costs which, under the NSW Local Government Act, must be funded through a separate annual waste charge rather than general rates.

The proposal forms part of the draft 2026–2027 Fees and Charges for consideration by Council on 10 June 2026 following public exhibition from 9 April to 11 May 2026. An extension to 29 May 2026 was granted for submissions on this proposed annual waste service charge and Council officers also engaged with the Berowra Waters Progress Association to provide further information. Late Item Memo GM6/26 will present a summary of submissions for consideration at the 10 June 2026 General Meeting.

## **BUDGET**

The publicly displayed draft Budget for 2026/27 included an estimated surplus of \$3.13 million and was developed in line with parameters documented in Council's 2025/26 – 2034/35 Long-Term Financial Plan (LTFP). This included a focus on the continuance of current service levels, funding for the renewal and maintenance of Council's asset base and allocations for Strategic Initiatives funded by the SRV.

A revised Long Term Financial Plan for the next ten-year period from 2026/27 to 2035/36 has been prepared during the exhibition period, which includes a number of financial improvement initiatives that increase forecast financial capacity from 2026/27. As a result, the 2026/27 surplus forecasted has increased by \$2.24 million from \$3.13 million to \$5.37 million. Budget Changes include:

### Financial Improvement

- \$544K increase in rental income and user charges and fees. In line with recommendations in the LTFP returns for a number of commercial property holdings have increased following a comparison to market rates. User charges and fees for some facilities have also been increased by CPI plus 2% to start to catch up on missed cost growth during the high inflationary environment.
- \$3.2 million (approximately 22%) additional investment income. A strategy will be implemented to utilise the currently elevated interest base rate to Council's advantage in 2026/27 and future years. The portion of the investment portfolio held in fixed rate 2 to 5 year products will be increased from 17% to 50%; the maximum currently permitted under Council's Policy, whilst having regard to the timing of ongoing cash flow requirements. The success of this initiative in future years is dependent upon staging major projects over time, as outlined in the draft 2026/27 – 2035/36 Long Term Financial Plan.

### Cost Escalations

- \$130K removal of income from card surcharges following an announcement from the Reserve Bank of Australia that the cost charged by major networks (Visa, Mastercard and EFTPOS) can no longer be passed on from 30 September 2026. The attached 2026/27 Fees and Charges have also been updated to reflect this change.
- \$500K salaries and wages increase in line with the latest status of Local Government Award negotiations that indicate the likelihood of a 4% pay increase in 2026/27. Funding for an upcoming review of some allowances is also included within this allocation.

- \$870K energy driven price increases greater than CPI. To fund expected energy price increases over the course of 2026/27, including fuel price rises caused by the war in the Middle East and increased electricity costs on the renewal of the contract for Council facilities.

A justification of the Special Rate Variation was to generate a sufficient year end budget surplus that could be applied to 'budget shocks' that can occur throughout a financial year and to meet the financial performance measures set by the Office of Local Government. This requires commencing the year with a forecast surplus to enable Council to respond in a timely manner towards infrastructure assets that may fail, the impact of natural disasters on local service provision and clean-up costs, or cost shifting from other tiers of government.

It is also noted that the revised LTFP that is also referred to this 10 June 2026 General Meeting for public exhibition includes a recommendation for the budget (cash) surpluses forecast up to 30 June 2030 to be set aside, if achieved for the development of Westleigh Park to provide recreational opportunities on the site.

It is therefore financially prudent to commence the year with the forecast surplus of \$5.37 million (2.5% of the total expenditure budget), to respond to budget matters such as those outlined without affecting the normal continuance of service provision throughout the year.

#### Capital Works Program

A draft Capital Works Program for 2025/26 of \$61.1 million was publicly exhibited, largely funded from external reserves such as grants and development contributions. Three changes have been made during the exhibition period, but the total budget of \$61.1 million remains unchanged:

- Footpath on Galston Road, Hornsby Heights (Cawthorne St to Grevillea Cres) – the budget has been reduced by \$50K from \$195K to \$145K in line with a revised cost estimate.
- A new footpath project at Saint Judes Anglican Church, Dural (Stage 1) has been added to the program with a budget of \$50K.
- The Share Path on Robert Road, Cherrybrook has been substituted for another Share Path on Old Berowra Road in Hornsby (from Amor Street to the School Crossing) as Robert Road is expected to be widened as part of the Cherrybrook rezoning proposal.

Capital budgets have been provided by Project Managers and include budget estimates for large projects, with work scheduled to take place over several financial years. For these projects, the completion of works planned in 2025/26 is dependent upon the delivery of earlier stages currently programmed for delivery in the 2024/25 financial year. Projects requiring the utilisation of grant funds are contingent upon those funds being available.

#### **POLICY**

The Delivery Program provides Council's principal direction to the organisation, while the accompanying annual Operational Plan allocates resources and details the activities to be implemented during the 2026/27 financial year.

In accordance with section 332 (1), (1A) and (1B) of the *Local Government Act 1993*, the organisational structure of Council has been determined to give effect to the priorities set out in the 2026–2030 Delivery Program, including the 2026/27 Operational Plan and Budget. The Budget provides a lump-sum allocation of \$65,009,622 for the employment of staff.

This allocation represents Council's total employee costs and includes salaries and wages for permanent and casual staff, employer superannuation contributions, and provisions for employee leave entitlements.

### CONCLUSION

The 2026–2030 Delivery Program and 2026/27 Operational Plan set out the actions, projects and levels of service to be delivered to the community in a prudent and financially sustainable manner. These documents incorporate the associated 2026/27 Budget, Rating Structure and Fees and Charges. The draft documents were publicly exhibited from 9 April to 11 May 2026, during which time ninety-six (96) submissions were received.

All submissions were reviewed by Council staff and their key issues and responses were considered with Councillors to determine whether any amendments were required to the draft documents prior to adoption. Late Item Memo GM6/26 will address late submissions received relating to a proposed annual waste service charge on Berowra Waters on-river property owners contained in the draft 2026-2027 Fees and Charges.

Following adoption, the 2026–2030 Delivery Program, including the 2026/27 Operational Plan and 2026/27 Fees and Charges, will be made available electronically and provided at Council's libraries for public inspection.





### RESPONSIBLE OFFICER

The officers responsible for the preparation of this Report are the Chief Financial Officer – Duncan Chell – and the Manager, Strategy and Place – Julie Ryland – who can be contacted on 9847 6822 and 9847 6773 respectively.

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

GLEN MAGUS  
Acting General Manager  
General Manager Division

### Attachments:

1. Attachment 1 - Table 1A Submissions and Feedback  

2. Attachment 2 - Table 1B Staff Changes  

3. Attachment 3 - 2026-2030 Delivery Program including 2026/27 Operational Plan for Adoption  

4. Attachment 4 - 2026-2027 Fees and Charges for Adoption  

5. Consolidated Budget Report



File Reference: F2025/00279

Document Number: D09367274

**ITEM 3**

**4 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIOD ENDING 30 APRIL 2026**

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**EXECUTIVE SUMMARY**

- This Report provides details of Council's investment performance for the period ending 30 April 2026 as well as the extent of its borrowings at the end of the same period.
- Council invests funds that are not, for the time being, required for any other purpose. The investments must be made in accordance with relevant legislative requirements and Council's policies, and the Chief Financial Officer must report monthly to Council on the details of funds invested.
- All of Council's investments have been made in accordance with the requirements of the Local Government Act, the Local Government (General) Regulation and Council's Investment of Surplus Funds Policy and Investment Strategy.
- In respect of Council's cash and term deposit investments, the portfolio achieved an annualised return for April 2026 of 6.42% which includes a positive yield of 28.39% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.60 % which includes a positive yield of 5.91% from TCorp Managed Funds.

**RECOMMENDATION**

THAT the contents of Director's Report No. CS21/26 be received and noted.

## PURPOSE

The purpose of this Report is to advise Council of funds invested in accordance with Section 625 of the Local Government Act; to provide details as required by Clause 212(1) of the Local Government (General) Regulation and Council's Investment of Surplus Funds Policy; and to advise on the extent of Council's current borrowings.

## BACKGROUND

Legislation requires that a report be submitted for Council's consideration each month detailing Council's investments and borrowings and highlighting the monthly and year to date performance of the investments. Initial investments and reallocation of funds are made, where appropriate, after consultation with Council's financial investment adviser and fund managers.

## DISCUSSION

Council invests funds which are not, for the time being, required for any other purpose. Such investment must be in accordance with relevant legislative requirements and Council Policies, and the Chief Financial Officer must report monthly to Council on the details of the funds invested.

Council's investment performance for the month ending 30 April 2026 is detailed in the attached document. In summary, the portfolio achieved an annualised return for April 2026 of 6.42%, which includes a positive yield of 28.39% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.60% which includes a positive yield of 5.91% from TCorp Managed Funds.

The returns from TCorp Managed Funds can experience market volatility due to external economic conditions. It is noted that this product has a medium to long term investment horizon and will, therefore, reflect marked to market valuations monthly. Advice provided by Council's independent investment advisor, Prudential Investment Services is to continue to hold this investment. This is due to the anticipated net positive performance returns that will be gained over the long term.

The Borrowings Schedule as at 30 April 2026 is attached for Council's information, noting that Council became debt free on 1 July 2023 with no loans entered into since. The Borrowings Schedule also discloses future lease repayments for various items of plant and equipment.

## BUDGET

Budgeted investment income for the year is \$8,702,915 with an average budgeted monthly income of \$725,243. Net investment income for the month ended 30 April 2026 was \$1,629,983 which includes an unrealised gain of \$547,276 from TCorp Managed Funds.

Budgeted investment income year to date at 30 April 2026 is \$7,252,428. Total investment income year to date at 30 April 2026 is \$12,241,504 which includes a year-to-date unrealised net gain of \$1,256,275 from TCorp Managed Funds.

Approximately 43.25% of the investment income received by Council relates to externally restricted funds (e.g., Stronger Communities Grant funding and Section 7.11 and Section 7.12 development contribution funds) and is required to be allocated to those funds. All investments have been made in accordance with the Local Government Act, the Local Government (General) Regulation and Council's Investment of Surplus Funds Policy and Investment Strategy.

## CONCLUSION

The investment of Council funds and the extent of its borrowings as of 30 April 2026 is detailed in the documents attached to this Report. Council's consideration of the Report and its attachments ensures

that the relevant legislative requirements and Council protocols have been met in respect of those investments and borrowings.



**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Chief Financial Officer – Duncan Chell - who can be contacted on 9847 6822.

DUNCAN CHELL  
Chief Financial Officer  
Corporate Support Division

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

**Attachments:**

1.  HSC Investments Summary Report April 2026
2.  HSC Borrowings Summary Report April 2026

File Reference: F2004/06987-02

Document Number: D09372731

## **5 DEBTS TO BE WRITTEN OFF - 2025/26 FINANCIAL YEAR**

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### **EXECUTIVE SUMMARY**

- The Financial Services Branch is responsible for assessing Council's outstanding debtors on a regular basis to determine those debts which are bad, doubtful or recoverable.
- Some services provided to customers in exchange for a fee or charge may remain unpaid even after various attempts by staff have been taken to recover these amounts. If it is deemed uneconomical to pursue further, then these amounts will be recommended to be become bad debts and written off.
- The latest assessment for 2025/26 has resulted in the General Manager writing off debts totalling \$18,418 using his delegated authority from Council (refer attached Schedule B); and proposing to Council that it write off further debts considered bad totalling \$20,424 (refer attached Schedule A).
- Council's consideration of this Report ensures that the relevant legislative requirements and Council protocols have been met in respect of those debts to be written off.

### **RECOMMENDATION**

THAT for 2025/26, and in accordance with Clause 213 of the Local Government (General) Regulation, Council:

1. Write off debts considered bad totalling \$20,424 (as detailed in Schedule A attached to Director's Report No. CS22/26).
2. Note debts considered bad totalling \$18,418 written off under the General Manager's delegated authority (as detailed in Schedule B attached to Director's Report No. CS22/26).

**PURPOSE**

The purpose of this Report is to seek Council approval, in accordance with Clause 213 of the Local Government (General) Regulation, to write off debts considered bad for the 2025/26 financial year.

**BACKGROUND**

Each year, the Financial Services Branch assesses the status of outstanding debtors to determine those debts which are bad, doubtful, or recoverable. Debts considered bad are either recommended for write off by the General Manager under delegated authority or submitted to Council for approval to write off. (N.B. Doubtful debts are provided for in the financial records in contrast to bad debts which are written off)

**DISCUSSION**

Some services provided to customers in exchange for a fee or charge may remain unpaid even after various attempts by staff have been taken to recover these amounts. If it is deemed uneconomical to pursue further, then these amounts will be recommended to become bad debts and written off. Services that remain unpaid generally comprise commercial waste, licensing and recreation fees and charges.

The writing off of debts by Council is undertaken in accordance with Clause 213 of the Local Government (General) Regulation. At the Ordinary Meeting held on 10 July 1996, Council resolved that the General Manager be delegated authority to write off individual debts up to \$1,000 which are considered irrecoverable. Debts over \$1,000 may only be written off by resolution of Council. The amount of bad debts written off by Council in accordance with Clause 213 of the Regulation over the last five financial years has been:

2020/21	\$2,854
2021/22	\$8,737
2022/23	\$27,408
2023/24	\$47,711
2024/25	\$26,465

For 2025/26, it is recommended that Council write off debt considered bad totalling \$20,424 (see details in Schedule A); and note debts considered bad totalling \$18,418 which have been written off under the General Manager's delegated authority (see details in Schedule B). It should be noted that even if a debt is written off, Council is not prevented from taking future legal proceedings to recover the debt.

**CONSULTATION**

This Report has been prepared in consultation with Council's debt collection agency – Recoveries and Reconstruction (Australia) Pty Ltd.

**BUDGET**

The 2025/26 budget for bad debts written off is \$1,000. This budget will be supplemented by the reallocation of minor savings in Divisional budgets across the organisation to write off the debts detailed in this Report.

**POLICY**

There are no policy implications associated with this Report.

**CONCLUSION**

The write-off of bad debts for the 2025/26 financial year is detailed in the documents attached to this Report. Council's consideration of the Report and its attachments ensures that the relevant legislative requirements and Council protocols have been met in respect of those debts to be written off.



**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Chief Financial Officer – Duncan Chell, who can be contacted on 9847 6822.

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Chief Financial Officer  
Corporate Support Division

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

**Attachments:**

1.  Schedule A - Bad Debt Over \$1,000
2.  Schedule B - Bad Debt Under \$1,000

File Reference: F2004/06978-02

Document Number: D09374131

**6 DRAFT LONG TERM FINANCIAL PLAN 2026/27 TO 2035/36 - ADOPTION FOR PUBLIC EXHIBITION**

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**EXECUTIVE SUMMARY**

- Under section 403 of the Local Government Act, councils are required to prepare a Long Term Financial Plan in detail every four years that aligns to the integrated planning and reporting (IP&R) framework mandated by the Office of Local Government. The Plan is to be updated annually when developing the Operational Plan. The IP&R framework requires the Long Term Financial Plan to be placed on public exhibition and for submissions received by Council in that period to be noted and considered before the final adoption by Council and endorsement of the Long Term Financial Plan.
- A revised 2026/27 to 2035/36 Long Term Financial Plan has been prepared that includes income and expenditure allocations that align with Council's approved Special Rate Variation (SRV), as well as incorporating cost increases incurred since the SRV was approved, and a number of financial improvement initiatives progressed over the last year.
- This version of the Plan indicates that, as a result of the improvement initiatives, financial capacity has increased and the average forecast budget (cash) surplus is now \$3.6 million per year, \$1.3 million per year more than forecast in the previous LTFP.
- The revised average forecast budget (cash) surplus is above the level forecast when the SRV was approved of \$3.0 million and indicates that, subject to ongoing cost containment and other recommendations included in the Plan, Council should be financially sustainable over the next 10 years based on current income, expenditure and forecasting assumptions.

**RECOMMENDATION**

THAT:

1. Council adopt the draft 2026/27 – 2035/36 Long Term Financial Plan attached to Director's Report No. CS23/26 and place the document on public exhibition from 11 June 2026 to 9 July 2026.
2. Following public exhibition, a further report be prepared for Council's consideration at the 12 August 2026 General Meeting that outlines and responds to any submissions received during the exhibition period and recommends the adoption of Council's 2026/27 – 2035/36 Long Term Financial Plan.

## PURPOSE

The purpose of this Report is to present for Council's adoption the draft 2026/27 to 2035/36 Long Term Financial Plan (LTFP) such that the document can be placed on public exhibition from Thursday 11 June 2026 to Thursday 9 July 2026. After the exhibition period Council will reconsider the LTFP for final adoption at the 12 August 2026 General Meeting.

## BACKGROUND

Under section 403 of the Local Government Act, a council is required to have a long-term Resourcing Strategy that includes a Long Term Financial Plan aligned to the IP&R framework mandated by the Office of Local Government.

The LTFP must be for a minimum of 10 years and make clear the financial direction of Council as well as the impact of that direction on achieving community priorities.

The main purpose of the LTFP is to guide and inform decision-making in respect of Council's financial sustainability and to ensure that Council has sufficient financial resources to fund asset maintenance and renewal and provide services to the standard that the community expects. The LTFP establishes the framework for sound financial decisions and provides an insight as to the financial sustainability of Council over the 10-year planning period of the document. The key objectives in developing the LTFP are:

- To achieve balanced budgets and income statement results that provide sufficient capacity to respond to budget 'shocks' as they arise.
- To maintain into the future a level of service that the community has come to expect.
- To ensure that assets provided by Council are designed and funded to meet a defined level of demand and/or need of the community.
- To achieve continuous financial improvement.
- To continue Council's debt free position.
- To maintain Council's strong liquidity position and retain historic cash reserves.

Previous versions of the Long Term Financial Plan (LTFP) that were adopted by Council in July 2022 and November 2022 concluded that forecast financial capacity was below acceptable levels and recommended a Special Rate Variation (SRV) to rebalance Council's finances within acceptable levels over the long term. A special rate variation was recommended in the first instance because of the quantum of funds required to provide balanced budgets, with rates representing Council's largest income stream.

Following the adoption of the 2023/24 – 2032/33 Long Term Financial Plan in November 2022 Council commenced a project to apply to the Independent Pricing and Regulatory Tribunal (IPART) for a total rate increase of 28% (31% cumulative increase) over 4 years inclusive of the estimated annual rate peg and comprising four consecutive rate increases of 8.5% in 2023/24, 7.5% in 2024/25, 6.5% in 2025/26 and 5.5% in 2026/27. Following a rigorous application to IPART, which included extensive community engagement an approval was granted by IPART in full in June 2023.

Since the SRV, the LTFP has targeted financial capacity based on a forecast budget (cash) result of at least \$3.0 million per year, on average. This level of financial capacity was forecast in the SRV scenario of the LTFP at the time, and a commitment was made to the community during consultation that the SRV would ensure Hornsby Shire's long term financial sustainability.

The draft LTFP is required to be placed on public exhibition and any submissions received during the period must be accepted and considered before final adoption of the LTFP by Council.

## DISCUSSION

### LTFP Summary

The LTFP is based on Council's 2026/27 draft budget that was placed on public exhibition at the General Meeting held on 8 April 2026 and is currently scheduled to be referred to Council for adoption on 10 June 2026 following a review of submissions received. The 2026/27 draft budget forms year one of the ten year Plan and future years are based on a range of forecasted assumptions used to determine:

- Future revenue and expenditure (Income Statement result including non-cash items prescribed by Australian Accounting Standards and a budget (cash)/liquidity result in the same format as reported to Council through the annual budget cycle/Integrated Planning and Reporting Framework).
- Balance Sheet and Cash Flow Statements.

Council's future financial position has been forecast based on a continuance of 'normal operations'. This is difficult to define but can be regarded as the provision of services to stakeholders at levels of service that they have come to expect on a regular basis that have been determined through a range of community consultation. It is noted that levels of service may not remain the same given changes in community expectations in future years of the Plan. In this regard it is noted that 'normal operations' has been forecast as a minimum level over the life of the Plan as the community has indicated.

The LTFP also includes income and expenditure allocations that align with Council's original application for the SRV, which canvassed the following objectives:

- Provide funding for the normal continuance of services into the future.
- Fund the requirements identified in Council's Asset Management Plans and Asset Management Strategy.
- Provide recurrent funding for Hornsby Park once construction is complete.
- Address the aspirations of the community as identified in numerous technical documents and strategies by funding Strategic Initiatives of \$6.7 million per year, on average.

An additional objective to those listed above was to forecast an adequate budget surplus each year to provide capacity to respond in a timely manner towards infrastructure assets that may fail, the impact of natural disasters on local service provision and cost shifting from other tiers of government. The original LTFP that supported the SRV forecast an average budget (cash) surplus of \$3.0 million per year, which was considered sufficient to provide the level of financial capacity required, whilst balancing the impact on the community at the time. Each version of the LTFP since the SRV was approved has noted that it is considered financially prudent to continue to target a budget surplus of this level (e.g. \$3.0 million per year, on average) to respond to one off budget shocks that can occur over the course of the year and not affect the normal continuance of service provision.

A further revision of the LTFP has now been completed to align with the next long-term resourcing strategy from 2026/27. This revised version of the Plan spans a ten-year term from 2026/27 to 2035/36. This revised version of the Plan therefore assesses the success of Hornsby Shire Council in maintaining financial capacity.

**LTFP 2026/27 – 2035/36**

The revised ten-year Plan has been prepared during a period of heightened economic uncertainty, including persistent inflation and volatility in fuel prices from the war in the Middle East. Whilst the current external environment reduces the reliability of the economic assumptions used throughout the LTFP, a revised Investment Strategy has been implemented that seeks to maximise current high interest rates set by the Reserve Bank of Australia to Council's benefit, thereby providing some protection to Council from this uncertainty through a larger annual forecast budget (cash) surplus.

Following detailed cash flow modelling, including the identification of a staged approach for the delivery of capital works for major projects, the proportion of investments held in 2 to 5 year term products is to increase from 17% to 50% of the investment portfolio. This approach secures fixed rate returns over the medium term and is forecast to improve investment income and overall financial capacity. Some of this additional capacity has also been used to fund increased budget allocations for fuel and energy costs to provide contingency against potential future price increases, as well as adding to the average budget (cash) surplus forecast over the medium term.

A number of other financial improvement initiatives have also been implemented or progressed during the year. These include maximising returns from a number of commercial property holdings following a comparison to market rates and increasing some user charges and fees by CPI plus 2% to start to catch up on lost cost growth during the post-pandemic high inflation environment.

The financial improvement initiatives implemented this year supplement a series of other improvement actions progressed during the development of the previous Long Term Financial Plan. Actions included a reduction to the recurrent maintenance budget for Westleigh Park of \$600K, from \$1.4 million to \$800K to align the ongoing budget with the first stage of works; reductions to funding allocations for a number of SRV Strategic Initiatives from 2033/34 once the terms of IPART's approval for the SRV have ended; a reduction to the budget for playground upgrade works of \$200K from \$1 million to \$800K from 2033/34; and a reduction in street lighting costs following the roll out of LED technology. A number of other minor improvements to divisional budgets have also been implemented to improve forecast financial capacity.

As a result of these measures, the revised Plan indicates an improvement in forecast financial capacity, with the average annual forecast budget (cash) surplus increasing by \$1.3 million, from \$2.3 million in the previous Plan to \$3.6 million in this LTFP. This improved result is also \$0.6 million above the average surplus of \$3.0 million forecast in the Plan that supported Council's Special Rate Variation (SRV) application.

With forecast financial capacity in this version of the Plan now back above the target level based on current income, expenditure and forecasting assumptions, Council is well placed to maintain long-term financial sustainability over the next 10 years, provided the recommendations outlined continue to be followed:

- No discretionary, recurrent cost increases to be incurred unless a funding source is identified.
- No new general fund positions to be created unless offset by an equivalent position elsewhere, or unless funding is identified such as from external grants, existing capital works budgets or additional income, with a business case required for the creation of new positions.
- Cash reserves to be maintained at existing levels with any funding transferred to respond to immediate financial challenges or unforeseen events to be repaid, to preserve Council's cash liquidity position over the term of this Plan and beyond.

- The upcoming revision to the Development Contributions Plan to prioritise projects that maximise development contribution funding on hand instead of Councils general fund.
- No loan borrowing to be undertaken, noting Council is currently debt free.
- Surpluses to 30 June 2030 to be set aside, if achieved to provide recreational opportunities at Westleigh Park.
- Major capital projects to be staged to reduce risk in the order of Hornsby Park Old Mans Valley South (currently ongoing), Hornsby Park Old Mans Valley North (upon completion of the South), Westleigh Park (upon completion of the previous two projects, and subject to funding). The redevelopment of Wallarobba Arts & Cultural Centre will also commence from 2026/27.
- Continuance of financial improvement initiatives (the development of business improvement plans and service reviews), having caution to potential cost increases that can arise where improvements are reliant on the implementation of new technology.
- Continue to maximise returns from Council's property holdings by continually reviewing returns to market rates.
- Continue to progress areas for improvement identified in Council's Asset Management Plans to ensure assets used by the community are maintained and renewed to the level of service required, to further protect Council from the risk of budget shocks from reactive asset maintenance.
- Future capital grants to be carefully considered, including identification of funding for ongoing maintenance and operation prior to acceptance. It is recommended that Council decline major grants for discretionary infrastructure projects, unless recurrent funding is also identified.

## **BUDGET**

All budget implications have been included in the Discussion section of this Report.

## **POLICY**

There are no policy implications associated with this Report.

## **CONCLUSION**

Council's consideration of this Report enables an understanding of the future financial position over the next 10 years in respect to maintaining a continuance of normal services into the future including providing the level of funding necessary to maintain and renew assets to the level of condition required.

With forecast financial capacity in this version of the Plan now back above the target level based on current income, expenditure and forecasting assumptions, Council is well placed to maintain long-term financial sustainability over the next 10 years, provided the recommendations outlined continue to be followed.

## **RESPONSIBLE OFFICER**


The officer responsible for the preparation of this Report is the Chief Financial Officer, Duncan Chell who can be contacted on 9847 6822.

DUNCAN CHELL  
Chief Financial Officer  
Corporate Support Division

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

**ITEM 6**

**Attachments:**

1.  Draft 2026/27 - 2035/36 Long Term Financial Plan

File Reference: F2025/00279

Document Number: D09374139

**7 LOCAL GOVERNMENT REMUNERATION TRIBUNAL - 2026 REPORT AND DETERMINATION - MAYOR AND COUNCILLOR FEES - 2026/27 FINANCIAL YEAR**

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**EXECUTIVE SUMMARY**

- Sections 248(2) and 249(3) of the Local Government Act provide respectively for Council to once each year fix the annual fee payable to Councillors and the additional annual fee payable to the Mayor. The annual fees must be fixed in accordance with the relevant annual determination of the Local Government Remuneration Tribunal.
- Based on the Tribunal's 2026 Report and Determination, it is recommended that Council approve a 3.7% increase in Councillor and Mayoral fees for the 2026/27 financial year. Acceptance of such recommendation would result in each Councillor receiving an annual fee of \$30,640 and the Mayor receiving an additional annual fee of \$81,380 for 2026/27.
- Sufficient funds have been allocated in the 2026/27 Budget to cover the 3.7% increase in the fees payable to Councillors and the Mayor.

**RECOMMENDATION**

THAT:

1. As a consequence of the 2026 Report and Determination of the Local Government Remuneration Tribunal, Council note that it remains in the Metropolitan Medium Category of NSW councils for the period 1 July 2026 to 30 June 2027.
2. In accordance with Sections 248 and 249 of the Local Government Act and having considered the 2026 Report and Determination of the Local Government Remuneration Tribunal, an annual fee of \$30,640 be paid to each Councillor and an additional annual fee of \$81,380 be paid to the Mayor for the period 1 July 2026 to 30 June 2027.

## PURPOSE

The purpose of this Report is to provide Council with the 2026 Report and Determination of the Local Government Remuneration Tribunal such that Council can determine the amount of the fee payable to each Councillor, and the additional fee payable to the Mayor, for the 2026/27 financial year.

## BACKGROUND

The Local Government Remuneration Tribunal is established under Chapter 9, Part 2, Division 4 of the Local Government Act. In this regard, Section 239 of the Act states:

- (1) *The Remuneration Tribunal must, at least once every 3 years:*
  - (a) *Determine categories for councils and mayoral offices, and*
  - (b) *Place each council and mayoral office into one of the categories it has determined.*
- (2) *The determination of categories by the Remuneration Tribunal is for the purpose of enabling the Remuneration Tribunal to determine the maximum and minimum amounts of fees to be paid to mayors and councillors in each of the categories so determined.*

Section 241 of the Act states:

*The Remuneration Tribunal must, not later than 1 May in each year, determine, in each of the categories determined under section 239, the maximum and minimum amounts of fees to be paid during the following year to councillors (other than mayors) and mayors.*

The Tribunal has completed its 2026 Report and Determination recommending the fees payable to councillors and mayors for the 2026/27 financial year – see copy attached.

## DISCUSSION

Section 239 of the Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every three years. The Tribunal last undertook a significant review of the categories and the allocation of councils into each of those categories in 2023. In accordance with the LG Act the Tribunal undertook a review of the categories and allocation of councils into each of those categories as part of the 2026 review.

The Tribunal invited submissions regarding fees, categorisation and any other general matters and received 26 submissions – 25 from individual councils, 1 submission from LGNSW. Seven submissions were received requesting re-categorization or changes to the current category criteria, LGNSW also advocated for changes to factors affecting categorizations of Councils. All requests were declined by the Tribunal however Lake Macquarie requested a change to a category criterion which was accepted by the Tribunal (population threshold reduced from 300,000 to 200,000) which resulted in Lake Macquarie moving into Major Strategic Area category. The only other Council to change category was Dungog Shire Council which moved to Rural Large as it met the population and Councillor to population threshold.

Other submissions were received requesting changes to the remuneration structure including a comprehensive review of the framework, however the LG Act does not enable the Tribunal to carry out a comprehensive review of the framework unless this was conferred or imposed by the Minister, as per s.238(2) of the LG Act, the Tribunal has however accepted the importance of the various views raised by Councils, Councillors and the Association and as a result, will draw them to the attention of the Minister.

The Tribunal examined a range of statistical and demographic data and considered the submissions of councils, Local Government NSW (LGNSW). The Tribunal determined to retain a categorisation model. In accordance with section 239 of the LG Act the categories of general-purpose councils are as follows:

<b>Metropolitan</b>	<b>Non-Metropolitan</b>
Principle City	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Major	Regional Strategic Area
Metropolitan Large	Regional Centre
Metropolitan Medium	Regional Rural
Metropolitan Small	Rural Large
	Rural

As a result of this review, it was determined that Hornsby Shire Council would remain in the Metropolitan Medium category of NSW councils along with seven other Councils - Campbelltown, Camden, Georges River, Ku-ring-gai, North Sydney, Randwick and Willoughby.

Having considered the key economic indicators, including the Consumer Price Index and Wage Price Index, full-time adult average weekly ordinary time earnings, NSW Public Sector increases, and Local Government State Award increases along with the Base Cost Change model used by IPART in setting the rate peg for 2026/27 the Tribunal has found that a 3.7% increase to the current fees is warranted. The 3.7% increase will apply to the minimum and the maximum of the ranges for all categories effective from 1 July 2026.

### Impact on Council

The fees determined by the Tribunal as being applicable to the Metropolitan Medium category of councils are:

<b>Councillor</b>	<b>Mayor</b>
Annual Fee	Additional Fee
Minimum - Maximum	Minimum - Maximum
\$16,420 - \$30,640	\$34,870 - \$81,380

In June 2025, when Council determined the fees payable to Councillors and the Mayor for the 2025/26 financial year, it resolved to pay fees at the maximum level. This was consistent with decisions in previous years. Should Council resolve to pay fees at the maximum level for the 2026/27 period, this would result in an increase of \$1,090 per annum for each Councillor and an increase of \$2,900 per annum for the Mayor.

### BUDGET

Sufficient funds have been allocated in the 2026/27 Budget to cover a 3.7% increase in the fees payable to Councillors and the Mayor.

**POLICY**

There are no policy implications associated with this Report.

**CONCLUSION**

It is considered appropriate that the maximum fee for the Metropolitan Medium category be paid to Hornsby Shire Councillors and the Mayor for the period 1 July 2026 to 30 June 2027. This would result in each Councillor receiving an annual fee of \$30,640 and the Mayor receiving an additional annual fee of \$81,380 for the 2026/27 financial year.

**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Manager, Governance and Customer Service – Stephen Colburt, who can be contacted on 9847 6761.

STEPHEN COLBURT  
Manager, Governance and Customer Service  
Corporate Support Division

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

**Attachments:**

1.  Local Government Remuneration Tribunal - Annual Determination 2026

File Reference: F2004/09552-02

Document Number: D09379943

**8 REPORT ON SUBMISSIONS - PLANNING PROPOSAL - EXEMPT PROVISIONS FOR COUNCIL LED ADVERTISING SIGNAGE**

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**EXECUTIVE SUMMARY**

- Council has prepared a draft Planning Proposal seeking to allow advertising on new or existing bus shelters and freestanding signs as exempt development if undertaken by or on behalf of Council.
- At its meeting on 11 March 2026 Council resolved to exhibit the draft Planning Proposal prior to submission to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination. It was also resolved that a report on submissions, including information on the different types of appropriate advertising content which could be the subject of any future tender for exempt advertising by or on behalf of Council, be presented to Council for consideration.
- The Planning Proposal was exhibited from 18 March 2026 to 19 April 2026. A total of twelve submissions were received. Of the submissions received, two were in support, nine were objections, and one submission provided a neutral comment on the proposal.
- Matters raised in submissions are addressed in this report. Changes as a result of submissions are recommended, including removal of advertising on public waste bins from being exempt and limiting advertising on bus shelters located within residential zones to two streets, Bradfield Parade Cherrybrook and Sefton Road Thornleigh (adjacent to the E4 General Industrial zone).
- This report outlines the types of appropriate advertising content possible. These are further addressed in a draft Exempt Advertising Tender Guideline which ensures that compliance with all industry codes, guidelines, and AS/NZS 4282:2023 (Control of the Obtrusive Effects of Outdoor Lighting) is required for any future advertising tender contract Council may enter.
- It is recommended that the amended Planning Proposal attached to this report be progressed to DPHI for a Gateway Determination.

**RECOMMENDATION**

THAT:

1. The draft Exempt Council Led Advertising Signage Planning Proposal attached to Director's Report No. PC10/26 be endorsed for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
2. The draft Planning Proposal be formally publicly exhibited in accordance with the Gateway Determination for a minimum of 28 days.
3. Submitters be advised of Council's decision.

**ITEM 8**

## PURPOSE

The purpose of this report is to present and discuss matters raised in submissions received during the exhibition of the draft Exempt Council Led Advertising Signage Planning Proposal and to seek endorsement for forwarding to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

This report also responds to Council's request for information on the different types of appropriate advertising content which could be the subject of any future tender for exempt advertising by or on behalf of Council.

## BACKGROUND

At its meeting on 11 March 2026, Council considered Director's report PC4/26 which presented a draft Planning Proposal seeking to amend Schedule 2 of the Hornsby Local Environmental Plan 2013 (Hornsby LEP) to permit the installation of advertising signage on bus shelters, public waste bin enclosures and freestanding signs to be carried out as exempt development where it is undertaken by Council, or on behalf of Council.

In response to the report, Council resolved that:

1. *Council place the Exempt Provisions for Council Advertising Signage Planning Proposal on public exhibition for a minimum of 28 days, prior to Gateway submission.*
2. *Following exhibition, a report including information on submissions, and the different types of appropriate advertising content which could be the subject of any future tender for exempt advertising by or on behalf of Council, be presented to Council for consideration, prior to Gateway submission.*

In accordance with Council's resolution, the draft Exempt Council Led Advertising Signage Planning Proposal was placed on public exhibition from Wednesday 18 March to Sunday 19 April 2026. In response to the exhibition, twelve submissions were received.

## DISCUSSION

This report responds to the Council resolution by separating the matters into two parts as follows:

1. Addressing matters raised in submissions
2. Providing information on the different types of appropriate advertising content which could be the subject of any future tender for exempt advertising by or on behalf of Council

### 1. **Matters raised in submissions**

A total of 12 submissions were received in response to the public exhibition of the Planning Proposal. Two submissions were in support, one supporting clear guidelines on these types of advertising and the other supporting Council considering additional revenue sources.

Submissions were received from the following community groups - Friends of Berowra Valley, Protecting Your Suburban Environment and the Galston Area Residents' Association. One of the twelve submissions was received approximately a week after the closing date, but the matters raised have been included in this report. Key issues raised in submissions are discussed below.

#### ***Light pollution***

Eight submissions raise concerns around digital advertising signage. Issues include the impacts of light pollution upon insect and nocturnal fauna ecosystems, light spill within homes, the increased use

of energy, and the heightened visual distraction upon drivers and pedestrians. Three submissions raise concerns regarding the impacts that illuminated advertising signage would have if located near bushland, tree canopy, or on ridgetops.

One submission raises concerns around light pollution from digital billboards. Four submissions seek that illumination on advertising signages be subject to a curfew. One submission seeks Council to consider the use of red LED streetlighting near bushland and inclusion of clear guidelines on use of colour in advertising.

#### *Comment*

The draft Planning Proposal includes the following intended provision to be applied to outdoor advertising:

- *Must have lighting in accordance with AS 1428 and the Disability Standards.*

The Australian Standard (AS) 1428 (Design for Access and Mobility) promotes low-glare, stable and evenly distributed lighting which enhances legibility and safety rather than drawing unnecessary visual attention. By requiring compliance with AS 1428, the draft Planning Proposal ensures that lighting associated with digital advertising signage is appropriately designed to avoid light spillage, visual distraction, and any adverse impacts on pedestrians including disruption to accessible paths of travel. Such lighting is considered of minor impact within an urban context and hence not expected to have an adverse environmental impact.

In response to the concern around digital billboards, this draft Planning Proposal does not propose the exemption of digital billboard advertising.

In response to the request for illumination on advertising signs to be subject to a curfew, the AS/NZS 4282:2023 (Control of the Obtrusive Effects of Outdoor Lighting) has listed within a draft Exempt Advertising Tender Guideline which tenders would be required to be compliant with. This standard outlines controls on brightness of lighting based on the surrounding environment to mitigate offensive lighting.

In relation to the suggestion to use red LED streetlighting, streetlights are currently exempt development, and the colour of streetlighting used in Hornsby Shire is beyond the scope of this Planning Proposal.

#### *Recommendation*

That no change be made to the draft Planning Proposal as a result of submissions commenting on light pollution.

#### **Advertising on public waste bins**

Three submissions raise concerns relating to the installation of digital advertising signage on public waste bins, particularly where the placement is in quiet residential streets and parks.

#### *Comment*

Waste education and awareness campaigns are promoted on public waste bins as exempt development under the existing provisions. However, Council does not currently conduct commercial advertising on public waste bins. These assets were proposed for inclusion in the Planning Proposal as a future opportunity to introduce advertising on existing bins, particularly in high pedestrian areas. However, Council has no immediate plans to commence commercial advertising on public waste bins.

*Recommendation*

That the draft Planning Proposal be amended to remove public waste bin advertising given concerns raised in submissions, combined with the fact that this form of advertising is not currently undertaken by Council nor proposed in the near future.

***Continuation of the Development Application pathway***

Three submissions seek the retention of the DA process where there is uncertainty over where advertising signage may be located and oppose the removed opportunity for community consultation if pursued as Exempt Development.

*Comment*

The exempt controls proposed for inclusion in HLEP through the Planning Proposal, combined with the draft Exempt Advertising Tender Guideline provide adequate parameters around where and what form the advertising should take and ensure that such advertising will remain of minor impact and hence a development assessment pathway is not warranted.

*Recommendation*

That no change be made to the draft Planning Proposal as a result of submissions requesting the continuation of the DA pathway.

***Impact in residential zones***

Three submissions raise concerns with advertising in residential zones, stating it is not of minor impact and is prohibited pursuant to the State Environmental Planning Policy (Industry and Employment) 2021.

*Comment*

Commercial advertising on public waste bins is recommended to be removed from the draft Planning Proposal and no longer relevant to this issue. Freestanding signs will remain limited to the E1 Local Centre, E2 Commercial Centre, and MU1 Mixed Use zones only. Such signage is not proposed within residential areas.

Advertisements are prohibited within a residential zone (not including a mixed residential and business zone, or similar zones) pursuant to Part 3.3 of the State Environmental Planning Policy (Industry and Employment) 2021. However, advertising is not subject to the SEPP if exempted under another environmental planning instrument, including Schedule 2 of the HLEP. The EPA Act 1979 enables minor impact development to be exempted from requiring planning approval. The proposed changes to exempt bus shelter advertising in the Hornsby LEP 2013 is in recognition of the minor impact that this development would have, regardless of the zone.

However, in light of the concerns raised in submissions over the uncertainty of advertising signage on bus shelters located on roads within residential zones, it is recommended that the Planning Proposal be amended to allow advertising on bus shelters on roads located within the SP2 Infrastructure zone, and two specific roads located in residential zones, being Bradfield Parade, Cherrybrook and Sefton Road, Thornleigh – adjacent to the E4 General Industrial zone (between Dartford Road and Koorngal Avenue).

Bradfield Parade has been included as it is a heavily utilised street adjoining the Cherrybrook Metro Station. Part of Sefton Road Thornleigh has been included that is adjacent to an industrial zone as the proposed signage would have a minor impact on residents, due to the nature of the street.

It is noted that advertising on bus shelters would be permitted in the SP2 Infrastructure zones that dissect residential zones, as the impact would be considered minor in the context of the adjoining main road.

*Recommendation*

That the Planning Proposal be amended to exempt advertising signage on bus shelters located within the SP2 Infrastructure zone, commercial zones and only residential zones on Bradfield Parade and Sefton Road – adjacent to the E4 General Industrial zone (between Dartford Road and Koorringal Avenue).

**Vegetation Removal**

A submission raised concerns regarding the potential impacts of vegetation removal.

*Comment*

In relation to impacts on tree canopy, State Environmental Planning Policy (Transport and Infrastructure) 2021 excludes the construction of bus shelters and freestanding signs from being exempt development if it requires removal of vegetation.

The draft Planning Proposal aims to exempt advertising signage on structures that can be (and have already been) undertaken as exempt development themselves, thus there will be no impact to trees through this proposal. Additionally, under the Hornsby LEP 2013 Clause 3.1 Exempt development, subsection 5 (b) – *the development must not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.*

*Recommendation*

That no change be made to the draft Planning Proposal as a result of submissions on vegetation removal.

**Proliferation**

A submission raises concerns about the potential for the proliferation of signs and visual clutter as a result of this Planning Proposal.

*Comment*

The combination of the exempt criteria proposed for freestanding advertising signs and bus shelter advertising and the draft Exempt Advertising Tender Guideline will restrict the locations of signs, preventing any potential adverse visual and ensuring development remains of minor impact.

*Recommendation*

That no change be made to the draft Planning Proposal as a result of submissions on proliferation of signage.

**Size limits**

One submission suggests setting limits for the size of any advertising signage enabled through the proposal, and another submission raises a concern about consistency between documents in terms with height controls.

*Comment*

The draft Planning Proposal includes size limits for signage. It is proposed to permit advertising signage up to 3.5m<sup>2</sup> in area. This aligns with the temporary signs exempt provisions under the T&I SEPP which enables temporary signs to have a maximum surface area of 3.5m<sup>2</sup>.

The overall height provisions for the bus shelter advertising signs outlined in the draft Planning Proposal are consistent with the T&I SEPP requirements for bus shelter construction, which enables a maximum height of 3.2 metres above the footpath.

A maximum height of 3 metres has been adopted for freestanding sign structures to limit visual bulk and minimise potential impacts on the streetscape and surrounding amenity.

The draft Exempt Advertising Tender Guideline identifies example signage dimensions that would comply with the maximum permitted surface area.

#### *Recommendation*

That no change be made to the draft Planning Proposal as a result of submissions on size limits.

#### **Comparison with other Councils' LEP terminology**

One submission raises concerns regarding the use of terminology in the draft Planning Proposal, noting other councils using different terminology for similar structures.

#### *Comment*

The references to Bayside, Woollahra, and Waverley Council and their Local Environmental Plans (LEPs) are intended to demonstrate that exempt provisions for advertising signage on bus shelters already exist within other councils. The provisions as written in other councils' LEPs in regard to 'neon' signage reflect outdated terminology. In contrast, the intended provisions proposed in the draft Planning Proposal include contemporary terminology relevant to industry.

#### *Recommendation*

That no change be made to the draft Planning Proposal as a result of comparisons with other LEP terminology.

#### **Temporary event signage**

One submission requests that the definition of exempt advertising signage be broadened to also include temporary signage for local non-profit events like sports club registrations, school fetes, and art and hobby shows.

#### *Comment*

This is outside the scope of the draft Planning Proposal. Council has existing processes for temporary signage for non-profit events.

Under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, specifically *Subdivision 11 Temporary Event Signs*, the construction or installation of a sign to promote commercial, community or retail event or private function is permitted without consent, with the signs required to be removed within 2 days of the event's conclusion.

#### *Recommendation*

That no change be made to the draft Planning Proposal as a result of submissions on temporary event signage.

## **2. Advertising Content**

Advertising content is managed through a national framework that combines statutory planning controls with industry self-regulation administered by the Australian Association of National Advertisers and the Outdoor Media Association. These industry codes and guidelines include:

- Australian Consumer Law
- Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021.
- Transport Corridor Outdoor Advertising and Signage Guidelines, NSW Department of Planning and Environment and Transport for NSW.
- Australian Association of National Advertisers (AANA) Code of Ethics:
  - Children's Advertising Code
  - Wagering Code
  - Food and Beverages Code
- Outdoor Media Association of Australia (OMA)
  - Code of Ethics, and
  - Model Advertising Devices Code (NSW).

The AANA sets the overarching content standards for advertising across all media, including outdoor, while OMA applies those standards directly to outdoor environments through industry-specific policies and enforcement practices. Together, they recognise that outdoor advertising is highly visible and viewed by broad audiences, including children, and therefore requires a higher standard of care.

The AANA controls the content of outdoor advertising primarily through the AANA Code of Ethics and supporting codes such as the Children's Advertising Code, Wagering Code and Food and Beverages Code. These codes prohibit advertising that is misleading, discriminatory, sexually explicit, excessively violent, offensive or contrary to prevailing community standards, and place particular emphasis on protecting children from inappropriate themes, imagery or messaging.

These AANA codes ensure advertising is socially responsible, respectful and suitable for public viewing, regardless of the advertising medium.

The OMA complements the AANA framework by translating these content standards into outdoor-specific policies that guide what is published and where it is displayed. The OMA Advertising Content Policy requires members to reject or modify advertisements that breach AANA or other relevant sector codes, supported by a pre-publication review process and mandatory removal of ads following upheld complaints.

The OMA Placement Policy further protects community amenity by restricting certain categories, such as alcohol, gambling, adult products and unhealthy food, from appearing within 150 metres of schools, recognising the heightened exposure risks of outdoor advertising. Together, these OMA policies ensure that outdoor advertising is not only lawful and compliant, but also appropriate, proportionate and acceptable in the public domain where it is experienced daily by the community.

These industry codes and guidelines will apply to any outdoor advertising in Hornsby Shire.

The Exempt Advertising Tender Guideline, attached to this report, has been expanded to include bus shelter advertising and ensure compliance of tenders with these documents.

## CONSULTATION

The draft Exempt Council Led Advertising Signage Planning Proposal was exhibited for 33 days, via Council's Your Say page from Wednesday 18 March to Sunday 19 April 2026. The slightly extended exhibition period was to account for the Easter long weekend. A total of twelve submissions were received.

## BUDGET

Costs associated with the preparation of this draft Planning Proposal have been covered through the Strategic Land Use Planning operational budget.

## POLICY

Section 2.19(1) of the EPA Act 1979 requires that the Local Planning Panel must provide its advice on the Planning Proposal before Council considers whether or not to forward it to DPHI for a Gateway Determination. The Planning Proposal was referred to the LPP and the Panel advised it supports the progression of the proposal for a Gateway Determination subject to amendments to the Planning Proposal which have been undertaken.

Council led planning proposals typically follow the standard process of proceeding to Gateway Determination, followed by public exhibition. However, at its meeting on 11 March 2026, Council resolved to place the Planning Proposal on pre-exhibition, the results of which is the subject of this report. If Gateway Determination is granted, a formal public exhibition would be required.

As part of the Gateway Authorisation process, Section 2.4 of the EPA Act 1979 allows the Minister and the Director-General to delegate functions to a Council and/or an officer or employee of a Council. When submitting a planning proposal, Council is required to identify whether it wishes to exercise Delegation. The Gateway Authorisation process can delegate the following plan making powers to Council:

- To make and determine not to make an LEP.
- To defer inclusion of certain matters.
- To identify which matters must be considered and which stages of the plan making process must be carried out again.

Given the draft Planning Proposal is Council initiated and relates to Council owned land and infrastructure, it is not being recommended that Council seek the Delegation in this instance.

## CONCLUSION

This report addresses matters raised in submissions received during the pre-exhibition of the draft Exempt Council Led Advertising Signage Planning Proposal which seeks to permit the installation of advertising signage on bus shelters, public waste bin enclosures and freestanding signs as exempt development where it is undertaken by Council, or on behalf of Council.

The draft Planning Proposal was exhibited for 33 days, via Council's Your Say page from Wednesday 18 March to Sunday 19 April 2026. The exhibition documents were made available for viewing on Council's Your Say page.

A total of twelve submissions were received. Of these two are in support, nine objecting, and one neutral/comment on the proposal. Matters raised in submissions have been addressed in this report and have resulted in public waste bin advertising being removed from the attached draft Planning Proposal and bus shelter advertising not being permitted within a residential zone, with the exception

of Bradfield Parade Cherrybrook and Sefton Road Thornleigh – adjacent to the E4 General Industrial zone.

As outlined in Part 2 of this report, the draft Exempt Advertising Tender Guideline aims to provide certainty and consistency during the tendering process to set out Council's expectations for tenders to be compliant with all industry codes and guidelines. These existing industry codes and guidelines provide a robust, nationally consistent approach to regulating outdoor advertising content, ensuring that the content must be suitable for a broad public audience, compatible with surrounding land uses, and not unsafe, offensive, misleading or distracting, particularly for road users.



It is recommended that Council endorse the amended draft Exempt Council Led Advertising Signage Planning Proposal for forwarding to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

#### **RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is Aaron Harding, Acting Manager Strategic Land Use Planning, who can be contacted on 02 9847 6913.

KATHERINE VICKERY  
Director - Planning and Compliance  
Planning and Compliance Division

#### **Attachments:**

1.  Draft Exempt Council Led Advertising Signage Planning Proposal
2.  Exempt Advertising Tender Guideline

File Reference: F2025/00245

Document Number: D09355775

## **9 HORNSBY HERITAGE STUDIES 2026**

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### **EXECUTIVE SUMMARY**

- Council's Comprehensive Heritage Study (CHS) involves a wide-ranging review of the heritage management systems and processes across Hornsby Shire to respond to development changes, meet contemporary best practices and community expectations.
- As part of the review, studies on archaeology, landscape heritage, built heritage, and heritage conservation areas (HCA) have been prepared to update the foundation of Hornsby Shire's heritage, seeking to accurately identify places of heritage significance in the Hornsby Local Environmental Plan 2013 (HLEP).
- The draft heritage studies present the research and findings undertaken by independent consultants and evidence-based recommendations for the future management of Hornsby Shire's heritage.
- Community nominations and consultation with Council's Heritage Advisory Committee (HAC), Hornsby Aboriginal and Torres Strait Islander Committee (HATSICC) informed preparation and finalisation of the draft studies.
- In summary, changes to the listing of heritage items and heritage conservation areas are recommended to the Hornsby LEP. These include:
  - 171 heritage item changes, including proposals for new items, amendments to existing items and delisting of existing items
  - 7 changes to heritage conservation areas, including proposals for new HCAs, HCA boundary amendments and an HCA to be delisted.
- It is recommended that Council endorse the four draft heritage studies attached to this report for public exhibition to seek feedback from property owners and the wider community.

### **RECOMMENDATION**

THAT:

1. The draft Archaeology Heritage Study, draft Landscape Heritage Study, draft Built Heritage Study and draft Heritage Conservation Areas Study attached to Director's Report No. PC13/26 be placed on public exhibition for a period of 8 weeks.
2. Following the exhibition, a report on submissions be presented to Council for consideration.

## PURPOSE

The purpose of this report is to present the draft Hornsby Archaeological Heritage Study, draft Hornsby Landscape Heritage Study, draft Hornsby Built Heritage Study and draft Hornsby Heritage Conservation Area Study for endorsement for public exhibition.

## BACKGROUND

On 8 April 2020, Council endorsed the commencement of the CHS, a wide-ranging multi-part review of heritage across Hornsby Shire. To date, this has resulted in the finalisation, endorsement and implementation of several heritage projects, including:

- Hornsby Thematic History (2021);
- Heritage Interpretation Strategy (2023);
- Aboriginal Heritage Study (2024);
- Heritage and Housekeeping Planning Proposal (2025); and
- Hornsby Development Control Plan 2024 Heritage Chapter Review (2025).

Collectively, these projects have strengthened Council's understanding of heritage within the Shire and improved community awareness about the responsibilities and benefits associated with owning and managing heritage places. Approximately 70 amendments to HLEP heritage listings have been completed with corresponding updates to the Hornsby Development Control Plan (HDCP) 2024 incorporating contemporary best practice design guidance for heritage items and areas.

Other initiatives delivered through the CHS include providing heritage input into the design and embellishment of public assets, publishing a 'Heritage in Hornsby' brochure series targeted to residents, and improvements to heritage documentation to support the ongoing management of heritage assets.

## DISCUSSION

This report presents and discusses four draft heritage studies for public exhibition. The draft heritage studies provide a comprehensive evidence base to support the understanding, management and conservation of existing and potential places of heritage significance across Hornsby Shire within the NSW heritage framework.

### NSW heritage framework and implementation in Hornsby

In NSW, the recognition, protection and management of heritage is legislated primarily through the Environmental Planning and Assessment Act 1979, Heritage Act 1977 and National Parks and Wildlife Act 1974. This framework is supported by regulations, environmental planning instruments and policy guidance that establish a systematic approach to the identification, assessment, conservation and management of heritage to inform strategic planning and development assessment.

The NSW Government guideline Assessing Heritage Significance (2001) outlines how to assess the heritage potential of a place and the criteria for assessing heritage significance. To be eligible for heritage listing, a site must meet at least one of the following criteria: Historic significance; Historical association; Aesthetic/creative/technical achievement; Social cultural and spiritual; Research potential; Rare; or Representative.

Hornsby Shire's heritage framework has developed through a series of heritage studies and reviews. The last comprehensive heritage study undertaken by Council, 'Hornsby Shire Heritage Study', was completed in 1993 and informed the inclusion of local heritage listings within the Hornsby LEP. Since

that time, Council has undertaken several smaller scale heritage reviews to update and expand listings in response to evolving methodologies, community expectations and improved historical research. Prior to the current CHS, the last update to heritage listings was completed in 2013.

Currently, the HLEP 2013 contains 734 heritage listings as follows:

- 658 heritage items (typically built or landscape heritage);
- 68 archaeological sites; and
- 8 heritage conservation areas.

Each heritage listing includes a name describing the heritage significance (such as a historical name or brief description), together with its location, including address and legal property description.

Heritage listings are supported by inventory sheets, which are guidance information that sit outside the legislation and provide background information and context to support identification, assessment and interpretation of the relevant heritage items. While the content of inventory sheets has evolved over time, they typically include a statement of significance, demonstrate how the item meets the NSW heritage criteria, outline preferred management approaches, and provide supporting historical research and images.

### **Overview of draft heritage studies**

The four draft heritage studies attached to this report provide a robust historical background for their subjects, inform best practice heritage management, recommend new heritage listings, as well as validate existing listings.

Draft studies were initially prepared by heritage consultants in 2022 to 2023. Their preparation was informed by consultation with Council officers, members of local historical societies, community groups, and the Heritage Advisory Committee (HAC). A number of findings from the draft studies were subsequently implemented through Council's Heritage and Housekeeping Planning Proposal and the Hornsby Development Control Plan 2024.

To reflect these changes and maintain relevance, the draft studies have been updated to remove actioned recommendations, incorporate additional research, and provide a consistent structure across all documents. The new structure of the reports includes the following:

- Introduction: The study's scope, description of heritage typology, study area, context within the NSW planning system and acknowledgement of related studies and authors of the reports
- Methodology: Description of the guiding heritage management principles and assessment practices, and the process undertaken to prepare the study
- Background: The historical context to provide an understanding of the heritage significance of sites and places discussed within the reports
- Review of heritage places: A description of potential places recommended to be listed as new heritage items and changes to existing places
- Summary of findings: the recommended amendments to Schedule 5 of the HELP 2023
- Appendices: supporting information and inventory sheets.

The studies are supported by inventory sheets that provide more information for each recommendation, including descriptions of the site, historical background, an assessment against heritage criteria, maps and photographs.

In total, the studies recommend:

- 171 heritage item changes, including:
  - 120 new heritage items (22 Archaeological sites and 98 Built items)
  - 14 existing archaeological sites to also be listed as built or landscape items (dual listing)
  - 4 Heritage Items to be consolidated into 2 items (2 Archaeological sites into 1 item and 2 Landscape items into 1 item)
  - 21 existing heritage items to be amended (13 Landscape items, 8 Archaeological sites)
  - 1 existing archaeological site to be recategorised as a built heritage item
  - 11 existing heritage items to be delisted (6 Landscape items and 5 Archaeological sites).
- 7 changes to heritage conservation areas, including:
  - 2 new HCAs to be listed
  - 4 HCA boundaries to be amended
  - 1 HCA (Barker College HCA) to be delisted, as it is a single heritage item.

The draft studies have been reviewed by the HAC, their input and comments have been incorporated into the draft studies attached to this report as relevant.

#### **Draft Archaeological Heritage Study**

The draft Archaeological Heritage Study (AHS) focuses on the historical archaeological heritage of Hornsby Shire, being sites with the potential to contain archaeological remains (deposits, artefacts, objects, or material evidence) following British colonisation in 1788. The study was initiated as part of an overall update to the Archaeological Heritage Study undertaken as part of the 1993 Hornsby Shire Heritage Study (Perumal Murphy Wu, 1993) and Extent Heritage Pty Ltd undertook the review.

The study involved detailed research and review of existing and potential archaeological sites, including the identification of areas with archaeological potential and assessment against heritage listing criteria. Potential sites were identified through a combination of the consultant's research, community nominations and targeted focus groups. Focus groups were advertised through Council's YourSay website and social media channels. Inventory sheets were prepared for both existing and proposed archaeological sites.

The recommendations of the draft AHS include:

- 22 new archaeological sites for listing;
- 8 sites for name or property amendments;
- 2 sites for consolidation into a single site;
- 1 site for re-categorisation to reflect identified built heritage values; and
- 5 sites for delisting, where they do not meet the threshold for classification as archaeological sites.

#### **Draft Landscape Heritage Study**

The draft Landscape Heritage Study (LHS) focuses on the natural and cultural landscape heritage of Hornsby Shire, including designed landscapes (such as gardens and parks), landscapes that have evolved in response to the natural environment and places with associative values. The study was initiated as part of an overall update to the Landscape Heritage Study undertaken as part of the 1993 Hornsby Shire Heritage Study (Perumal Murphy Wu, 1993) and Extent Heritage Pty Ltd undertook the review.

The study involved detailed research and review of existing and potential landscape heritage items, including identification of landscapes with heritage significance and assessment against heritage listing criteria. Potential items were identified through a combination of the consultant's research, community nominations and targeted focus groups. Focus groups were advertised through Council's Your Say website and social media channels. Inventory sheets were prepared for both existing and proposed landscape heritage items.

The recommendations of the draft LHS include:

- 1 existing archaeological site to also be listed as a landscape heritage item (dual listing);
- 2 landscape items to be consolidated into a single item;
- 13 landscape items requiring name or property amendments; and
- 6 landscape items to be delisted.

#### **Draft Built Heritage Study**

The draft Built Heritage Study (BHS) focuses on the built heritage of Hornsby Shire, including historic man-made structures such as dwellings, commercial buildings and industrial sites. The study was initiated as part of an overall update to the Built Heritage Study undertaken as part the 1993 Hornsby Shire Heritage Study (Perumal Murphy Wu, 1993) and undertaken by Artefact Heritage, Umwelt and Lisa Trueman Heritage.

The study involved a detailed review of existing and potential heritage items that were previously considered for inclusion in HLEP 2013, as well as targeted investigation of underrepresented areas and themes. This included built heritage in rural, river and remote areas, places constructed after 1940 and the potential built heritage significance of certain existing listed archaeological sites. Potential items were identified through a combination of consultant research, Council and community nominations and consultation with local historical groups.

The recommendations of the draft BHS include:

- 98 new built heritage items for listing; and
- 13 existing archaeological sites to also be listed as built heritage items (dual listing).

#### **Draft Heritage Conservation Areas Study**

The draft Heritage Conservation Areas Study (HCA Study) focuses on the identification, review and management of heritage conservation areas within Hornsby Shire. The study was initiated as part of an overall update to the heritage conservation area component of the 1993 Hornsby Shire Heritage Study (Perumal Murphy Wu, 1993) and GML Heritage undertook the review.

The study involved detailed review of existing and potential heritage conservation areas, including assessment of their integrity, significance and boundaries, and consideration of potential new conservation areas to address identified gaps. Potential HCAs were identified through a combination of consultant research and consultation with local community and historical groups. Updated

statements of significance and supporting inventory sheets were prepared for both existing and proposed conservation areas.

The draft HCA Study recommendations include:

- 2 new heritage conservation areas for listing (Cherrybrook and Wahroonga);
- 4 heritage conservation areas recommended for boundary amendments, including removal of the 'Northern Triangle' portion of the Beecroft-Cheltenham HCA; and
- 1 heritage conservation area (Barker College HCA) recommended for delisting, as it is now a single heritage item.

Together, the recommendations would add approximately 60 parcels to, and remove 420 parcels from, heritage conservation areas in Hornsby Shire.

### **Summary Report**

Given the extensive information in the four heritage studies, a Summary Report has been prepared which consolidates the recommendations of the four specialised reports on historical archaeology, landscape heritage, built heritage and heritage conservation areas. It provides a concise reference to the full set of recommendations for inclusion, removal and amendment of heritage listings.

The report presents recommendations by type and includes key reference information directing the reader to the relevant study, where detailed assessment of heritage significance, supporting analysis and justification for each proposed change are provided.

### **CONSULTATION**

#### **Preliminary Consultation, including HATSICC and HAC**

Involvement was sought from the Hornsby Aboriginal and Torres Strait Islander Consultative Committee (HATSICC) and Hornsby Heritage Advisory Committee (HAC) during the preparation and finalisation of each project. Valuable input was also received by the community and local historical and community groups in the nomination of heritage places to be considered under each report. Opportunities were further provided to HAC given their previous experience with the project and valuable local knowledge for input into refining and updating the reports, review of the additional information and preparation of the exhibition material.

#### **Public Exhibition of Draft Heritage Studies**

It is recommended that the draft Heritage Studies be placed on public exhibition for a period of 8 weeks to seek feedback and additional information from the community and affected property owners on the findings and recommendations of each study. This exhibition period exceeds the minimum requirements of Community Engagement Strategy, allowing additional time for stakeholders to understand and respond to the proposed changes.

A consultation plan has been prepared for the project that includes multiple pathways for notification, access and response during the exhibition period. In summary, the following channels are proposed:

- Advertisement on Council's website via the 'Your Say Hornsby' platform;
- Council's eNews;
- Social media (Facebook);
- Drop-in Sessions at community centres (Beecroft, Galston and Hornsby);

- Real estate information session; and
- Letters and/or emails to:
  - Affected property owners
  - Historical societies and community groups including the Beecroft Cheltenham History Group, Beecroft-Cheltenham Civic Trust, Brooklyn Community Association, Dangar Island Historical Society, Dharug and Lower Hawkesbury Historical Society, Dural and District Historical Society, Epping Civic Trust, Hornsby Shire Historical Society and Pennant Hills District Civic Trust
  - Adjoining councils
  - Relevant State agencies (including Heritage NSW).

Exhibition material on the Your Say webpage would include:

- Interactive webmap identifying the location of proposed changes;
- Frequently Asked Questions (FAQs);
- The Heritage in Hornsby brochure series.

Following exhibition, a report would be presented to Council summarising submissions received and any recommended changes to the draft studies.

#### **BUDGET**

The costs associated with preparation of the four draft heritage studies and background reports are covered under the Comprehensive Heritage Study program allocated funds.

#### **POLICY**

The attached Hornsby Heritage Studies are in draft form and recommended to be placed on public exhibition in the method described in this report. The new and changed heritage listings recommended by each of the studies form part of the exhibition.

During exhibition, the owners of properties proposed for new or amended heritage listings would be able to make submissions on the appropriateness of the listings, including providing supporting evidence. Submissions would be reviewed and considered, with any required changes identified in a report on submissions, presented to Council for consideration.

Should Council endorse the final studies and the corresponding list of recommendations (as amended, if appropriate after exhibition) changes to heritage listings in the HLEP 2013 would be actioned through a Planning Proposal prepared in accordance with the requirements of Section 3.4 of the Environmental Planning and Assessment Act 1979 for Council consideration. The Planning Proposal itself would also be subject to public exhibition processes, as outlined in the NSW Government's Local Environmental Plan Making Guideline, including notification to affected property owners, prior to finalisation of LEP changes.

#### **CONCLUSION**

Four draft heritage studies have been undertaken as part of Council's Comprehensive Heritage Study, informed by community nominations, independent historical research by heritage specialists and consultation with the Hornsby Aboriginal and Torres Strait Islander Committee and the Heritage Advisory Committee.

Recommendations have been prepared to ensure the identification and protection of heritage is up to date, in line with contemporary practice and evolves to consider additional places of heritage significance across Hornsby Shire.

This report seeks Council endorsement to publicly exhibit the four draft Heritage Studies to present the research and findings to the community and property owners for feedback and further information to assist the future management of Hornsby Shire's heritage.

It is recommended that these studies be exhibited for 8 weeks. Following exhibition, a report on submissions would be presented to Council.

#### **RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Acting Manager, Strategic Land Use Planning – Aaron Harding - who can be contacted on 9847 6931.






AARON HARDING

Acting Manager, Strategic Landuse Planning  
Planning and Compliance Division

KATHERINE VICKERY

Director - Planning and Compliance  
Planning and Compliance Division

#### **Attachments:**

1.  Draft Hornsby Archaeological Heritage Study - Exhibition
2.  Draft Hornsby Landscape Heritage Study Exhibition
3.  Draft Hornsby Built Heritage Study Exhibition
4.  Draft Hornsby HCA Study Exhibition
5.  Summary of LEP Recommendations - Exhibition

File Reference: F2026/00014

Document Number: D09375863

**13 FOOTPATH DELIVERY IN BEROWRA**

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ASKED BY COUNCILLOR TILBURY

TO The General Manager:

What are the total number of recorded submissions/requests received from the community asking for the delivery of a footpath for Berowra, Richards Close – The Gully Road to End – item 102101 that is listed in the 2026/27 draft Delivery Plan & Operational Plan? Please include date of submission/request.

**Attachments:**

There are no attachments for this report.

File Reference: F2004/09803

Document Number: D09390027

**14 COUNCIL SIGNAGE IN BROOKLYN**

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ASKED BY COUNCILLOR TILBURY

TO The General Manager:

What is the status of the installation of Council's permanent signage, between the Hawkesbury River railway station and Kangaroo Point, associated with the shared pathway and Brooklyn boardwalk, that opened its last stage for public use in July 2025?

**Attachments:**

There are no attachments for this report.

File Reference: F2005/00163

Document Number: D09390040

**15 MAYOR'S NOTES 01 MAY 2026 - 31 MAY 2026**

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Friday 1<sup>st</sup> May 2026 – The Mayor attended The Long Roll event at Pennant Hills Bowling Club.

Friday 1<sup>st</sup> May 2026 – The Mayor attended Galston Aquatic Swim Club's Presentation night at Glenorie RSL.

Tuesday 5<sup>th</sup> May 2026 – The Mayor attended the Commencement of Ministry Service for The Reverend Chris Donald at St Matts Anglican Church, Castle Hill.

Wednesday 6<sup>th</sup> May 2026 – The Mayor attended the 10 year Birthday celebration of disability housing with ILV (Independent Living Villages Ltd.), West Pennant Hills.

Wednesday 6<sup>th</sup> May 2026 – The Mayor attended Hornsby Park Old Mans Valley's Field of Play project sod turning event.

Thursday 7<sup>th</sup> May 2026 – The Mayor attended a National Domestic Violence Remembrance Day event, at Hornsby Mall.

Friday 8<sup>th</sup> May 2026 – The Mayor attended the Mobile Wildlife Hospital visit of 'Matilda' at Hills Wildlife Sanctuary, Dural.

Friday 8<sup>th</sup> May 2026 – On behalf of the Mayor, Councillor Seaglove attended the Grey Wolf Presentation at 1<sup>st</sup> Hornsby Heights Scout Group.

Friday 15<sup>th</sup> May 2026 – The Mayor attended Remagine Opening Night 2026 at Wallarobba Cultural Centre, Hornsby.

Saturday 16<sup>th</sup> May 2026 – The Mayor attended the Back to Berowra event hosted by Berowra Football Club, at Berowra Oval.

Sunday 17<sup>th</sup> May 2026 – On behalf of the Mayor, Deputy Mayor Councillor McClelland attended the 2026 Rotary Youth Awards at Beecroft Community Centre.

Wednesday 20<sup>th</sup> May 2026 – The Mayor hosted three Citizenship ceremonies in the Council Administration Building, Hornsby.

Thursday 21<sup>st</sup> May 2026 – The Mayor attended Shrek the Musical at Cheltenham Girls' High School.

Friday 22<sup>nd</sup> May 2026 – The Mayor attended the Plaque Unveiling & Generator Commissioning at Galston RFS Station.

Friday 22<sup>nd</sup> May 2026 – The Mayor attended the performance of Sweet Charity, presented by Hornsby Musical Society, at the Pioneer Theatre, Castle Hill.

Saturday 23<sup>rd</sup> May 2026 – On behalf of the Mayor, Councillor Simons attended the 15<sup>th</sup> anniversary morning tea for Hawkesbury River Dragons, at Parsley Bay Brooklyn.

Tuesday 26<sup>th</sup> May 2026 – The Mayor attended the Community Morning Tea at Galston High School.

Friday 29<sup>th</sup> May 2026 – The Mayor attended Normanhurst Boys High School's Museum Opening.

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Saturday 30<sup>th</sup> May 2026 – The Mayor attended the Higgins Family Working Bee in Hornsby.

Sunday 31<sup>st</sup> May 2026 – The Mayor attended Hornby Heights Football Club's celebration at Montview Oval, Hornsby Heights.

Sunday 31<sup>st</sup> May 2026 – On behalf of the Mayor, Councillor Greenwood attended the Community Open Day at Videri Australia (formally Group Homes Australia), in Cherrybrook.

*Note: These are the functions that the Mayor, or his representative, has attended in addition to the normal Council Meetings, Workshops, Mayoral Interviews and other Council Committee Meetings.*

File Reference: F2004/07053-002

Document Number: D09389974

**ITEM 15**