



# **BUSINESS PAPER**

## **GENERAL MEETING**

**Wednesday 12 November 2025  
at 6:30 PM**



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**SUPPLEMENTARY AGENDA****MATTERS OF URGENCY**

## **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 8 October, 2025 be confirmed; a copy having been distributed to all Councillors.

**PETITIONS****PRESENTATIONS****RESCISSION MOTIONS****MAYORAL MINUTES****Page Number 1****Item 1      MM8/25 ACKNOWLEDGEMENT OF MR IAN BROWNING, FRIENDS OF FAGAN PARK****RECOMMENDATION**

THAT Council formally acknowledge and thank Mr Ian Browning for his many years of voluntary service as Honorary Curator of the Friends of Fagan Park and for his contribution to the preservation and celebration of local heritage.

**ITEMS PASSED BY EXCEPTION / CALL FOR SPEAKERS ON AGENDA ITEMS***Note:*

*Persons wishing to address Council on matters which are on the Agenda are permitted to speak, prior to the item being discussed, and their names will be recorded in the Minutes in respect of that particular item.*

*Persons wishing to address Council on **non agenda matters**, are permitted to speak after all items on the agenda in respect of which there is a speaker from the public have been finalised by Council. Their names will be recorded in the Minutes under the heading "Public Forum for Non Agenda Items".*

**GENERAL BUSINESS**

- *Items for which there is a Public Forum Speaker*
- *Public Forum for non agenda items*
- *Balance of General Business items*

**OFFICE OF THE GENERAL MANAGER****Page Number 2****Item 2      GM48/25 HORNSBY SHIRE COUNCIL 2024-2025 ANNUAL REPORT**

**RECOMMENDATION**

THAT the:

1. Hornsby Shire Council 2024-2025 Annual Report attached to General Manager's Report No. GM48/25 be endorsed.
2. Annual Report be supplemented by Council's 2024/25 Audited Financial Statements which were "presented to the public" at the 8 October 2025 General Meeting (Director's Report No. CS56/25) in accordance with the requirements of the Local Government Act 1993.

**CORPORATE SUPPORT DIVISION****Page Number 7****Item 3 CS57/25 PECUNIARY INTEREST AND OTHER MATTERS RETURNS - DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS****RECOMMENDATION**

THAT Council note the Written Returns of Interest recently lodged with the General Manager by Councillors and Designated Staff have been tabled as required by the Local Government Act and Councils Code of Conduct.

**Page Number 10****Item 4 CS60/25 2025/26 BUDGET - SEPTEMBER 2025 QUARTER REVIEW****RECOMMENDATION**

THAT the September 2025 Quarter Review of the Operational Plan (Budget) for 2025/26 be received and noted.

**Page Number 16****Item 5 CS62/25 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIOD ENDING 30 SEPTEMBER 2025****RECOMMENDATION**

THAT the contents of Director's Report No. CS62/25 be received and noted.

**COMMUNITY AND ENVIRONMENT DIVISION**

Nil

**PLANNING AND COMPLIANCE DIVISION****Page Number 19****Item 6      PC18/25 REPORT ON SUBMISSIONS - GLENORIE VILLAGE INVESTIGATION REPORT AND DRAFT GLENORIE VILLAGE PLACE PLAN****RECOMMENDATION****THAT:**

1. Council finalise the Glenorie Investigation Report and adopt the draft Glenorie Village Place Plan attached to Director's Report No. PC18/25.
2. A planning proposal be prepared to implement Action 1 (Small rural lots) and Action 3 (Commercial and residential) from the Glenorie Village Place Plan.
3. A Strategic Bushfire Study be prepared for the eastern side of Moores Road to determine the ability of the area to accommodate lot sizes consistent with the surrounding 2ha area, in accordance with the recommendations from the Glenorie Village Investigation Report.
4. Council endorse the submission attached to Director's Report No. PC18/25 to The Hills Shire Council concerning its draft Glenorie Place Strategy.
5. Submitters be advised of Council's decision.

**INFRASTRUCTURE AND MAJOR PROJECTS DIVISION**

Nil

**CONFIDENTIAL ITEMS****Item 7      CS64/25 ACQUISITION BY AGREEMENT - EASEMENT GALSTON**

*This report should be dealt with in confidential session, under Section 10A (2) (c) 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.*

**PUBLIC FORUM – NON AGENDA ITEMS****QUESTIONS WITH NOTICE****MAYOR'S NOTES****Page Number 33****Item 8      MN10/25 MAYOR'S NOTES 01 OCTOBER 2025 TO 31 OCTOBER 2025**



**NOTICES OF MOTION****Page Number 35****Item 9      NOM7/25 ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT  
(PLANNING SYSTEM REFORMS) BILL 2025**

COUNCILLOR SIMONS TO MOVE

THAT Council:

1. Note with concern that the Environmental Planning and Assessment (Planning System Reforms) Bill 2025 reduces local planning control and transparency, while decreasing community input and confidence in planning decisions.
2. Seek clarity in how developments will be identified for the Targeted Assessment Development (TAD) Pathway, and determined with the removal of the Regional Panels.
3. Seek clarity in how the proposed new authorities meet appropriate standards for accountability, transparency and oversight in the planning system.
4. Note concern about the expansion of Complying Development that takes away the involvement of local communities in how their areas are developed into the future.
5. Write to the Premier, the Leader of the Opposition, the Minister and Shadow Ministers for Planning and Public Spaces, and the Member for Berowra, the Hon. James Wallace MP, opposing the passage of the bill in its current form; and requesting the opportunity for formal public consultation on these reforms.
6. Continue to advocate through Local Government NSW (LGNSW) and the Northern Sydney Regional Organisation of Councils (NSROC) for a coordinated metropolitan local-government response to the reforms.

**Page Number 38****Item 10      NOM8/25 COMPANION ANIMALS AMENDMENT (CONTROL OF CATS) BILL 2025**

COUNCILLOR BALL TO MOVE

THAT Council:

1. Note the objective of this Bill is to provide for measures to prevent cats from:
  - a) Escaping from the place where the cat is kept, or
  - b) Leaving the place without being under the control of a person.
2. Note the Bill:
  - a) Creates a clear duty for cat owners to keep their pets contained to their property.
  - b) Empowers councils to make and enforce reasonable orders to prevent cats from escaping.
  - c) Protects vulnerable people through fair and compassionate enforcement.

- d) Helps stop the flow of lost and abandoned pets into the feral cat population.
- 3. Support the Companion Animals Amendment (Control of Cats) Bill 2025
- 4. Acknowledge effective cat containment
  - a) Protects native wildlife and local biodiversity by reducing injury and death from domestic roaming cat predation.
  - b) Improves the wellbeing of domestic cats by reducing their risk of injury or death from vehicle strikes, dog attacks, ticks, poisoning, infections from cat fights or contracting diseases like feline aids virus.
- 5. Write to the NSW Minister for Local Government, the NSW Minister for the Environment, the NSW Premier and Local Members of Parliament for Hornsby, Epping and Wahroonga:
  - a) Expressing Hornsby Council's support for the Bill.
  - b) Urging the Ministers and MPs to support the Bill.
  - c) Requesting State funding for councils to support education, compliance and animal shelter capacity.

**Page Number 41****Item 11 NOM9/25 USE OF SYNTHETIC FIBRE HALLOWEEN DECORATIONS****COUNCILLOR BALL TO MOVE****THAT Council:**

- 1. Note community concern about the use of synthetic spider web and fake snow decorations during Halloween, which pose risks to local wildlife and contribute to microplastic pollution.
- 2. Request the General Manager to develop and implement an annual public education campaign in the months leading up to Halloween to discourage the use of such decorations, and to promote environmentally friendly alternatives.
- 3. Request the General Manager ensure that any public education campaign also include clear advisory information that Spanish Moss is also not appropriate for use as a Halloween decoration as it is an environmental weed.
- 4. Request that, as part of this education drive, staff consider:
  - a) Communications through Council's website, Our Council newsletter, social media, and local publications.
  - b) Engagement with local schools through information packs or talks by Council's Environmental Education Officers.
  - c) Partnerships with community groups to raise awareness and model sustainable celebration practices.

**SUPPLEMENTARY AGENDA**

**MATTERS OF URGENCY**

## **1 ACKNOWLEDGEMENT OF MR IAN BROWNING, FRIENDS OF FAGAN PARK**

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Council joins with many in the community in acknowledging and thanking Mr Ian Browning for his outstanding voluntary service as the Honorary Curator for the Friends of Fagan Park since 2008.

The Friends of Fagan Park is a dedicated community group that manages the museum located within the park's original farm buildings, restores historic stationary engines, and organises special events that showcase the area's rural heritage.

Their activities include managing the museums, holding open days featuring displays and demonstrations, and hosting market-style stalls with local products during community events.

Through his leadership, commitment and passion, Mr Browning has made a significant contribution to preserving and promoting Fagan Park and to the cultural life of Hornsby Shire.

It is also acknowledged that whilst Mr Browning has stepped back from involvement with the Friends of Fagan Park, he may continue to contribute to Hornsby's local heritage through a recent invitation to participate with the Hornsby Heritage Advisory Committee for the current term of Council.

### **RECOMMENDATION**

THAT Council formally acknowledge and thank Mr Ian Browning for his many years of voluntary service as Honorary Curator of the Friends of Fagan Park and for his contribution to the preservation and celebration of local heritage.

Cr WARREN WADDELL

Mayor

### **Attachments:**

There are no attachments for this report.

File Reference: F2004/05879-007

Document Number: D09236729

## 2 HORNSBY SHIRE COUNCIL 2024-2025 ANNUAL REPORT

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### EXECUTIVE SUMMARY

- The Annual Report is a key document ensuring accountability between a council and its community. NSW councils are required to prepare an annual report within five months of the end of the financial year, place the report on their website and submit the report to the Office of Local Government (OLG).
- The Hornsby Shire Council 2024-2025 Annual Report has been prepared in accordance with the requirements of the Local Government Act 1993, Regulation and Office of Local Government (OLG) requirements. The Annual Report also includes information which ensures that annual reporting requirements imposed on Council by other legislation or statutory bodies are met.
- The Hornsby Shire Council 2024-2025 Annual Report focuses on Council's achievements in implementing its Delivery Program and Operational Plan. Council's 2024/25 Audited Financial Statements which were "presented to the public" at the 8 October 2025 General Meeting also form part of the Annual Report.

### RECOMMENDATION

THAT the:

1. Hornsby Shire Council 2024-2025 Annual Report attached to General Manager's Report No. GM48/25 be endorsed.
2. Annual Report be supplemented by Council's 2024/25 Audited Financial Statements which were "presented to the public" at the 8 October 2025 General Meeting (Director's Report No. CS56/25) in accordance with the requirements of the Local Government Act 1993.

## PURPOSE

The purpose of this Report is to present the Hornsby Shire Council 2024-2025 Annual Report for Council's endorsement.

## BACKGROUND

Section 428 (1) of the Local Government Act 1993 requires that a council prepare an annual report within five months of the end of the financial year. The council is required to place the report on its website and submit a copy to the OLG.

The Hornsby Shire Council 2024-2025 Annual Report has been prepared in accordance with the requirements of the Local Government Act 1993, the Local Government (General) Regulation and the OLG's Integrated Planning and Reporting (IP&R) Guidelines (September 2021) developed by the OLG in line with section 406 of the Act. A report on Council's achievements in implementing its 2024-2027 Delivery Program and 2024/25 Operational Plan, and the effectiveness of the principal activities undertaken to achieve the objectives, is included as required by the Act.

Highlights and progress in the Annual Report are laid out to align with Council's Integrated Planning and Reporting documents. The document is structured around the four themes of **Liveable, Sustainable, Productive** and **Collaborative**, which address the quadruple bottom line, the eight Strategic directions, which guide specific directions, and the 16 Focus areas which encapsulate the principal activities of the Delivery Program and are Council's adopted delivery pathways to the 25 Long-term goals in the Community Strategic Plan, *Your vision | Your future 2032*. Reporting in this hierarchical fashion allows the community to identify and track progress against the elements of the adopted vision.

The Annual Report includes 2024/25 results and performance against Annual Targets for 114 annual and/or quarterly performance measures within the 2024-2027 Delivery Program and shows progress and trends against 2022/23 results.

The Report also contains updates on Major Projects. Key operational and other capital projects are also included throughout the Report. Noteworthy achievements include:

## LIVEABLE

- Hornsby Affordable Housing Strategy endorsed December 2024.
- Development Application for the redevelopment of Westleigh Park approved by the Sydney North Planning Panel in December 2024.
- \$12 million Thriving Suburbs grant received from the Australian Government in December 2024 for Old Mans Valley 'Field of Play', Hornsby Park.
- Heritage and Housekeeping Planning Proposal seeking to improve the operation, accuracy and interpretation of the Hornsby Local Environmental Plan 2013 and ensure the heritage schedule is up to date finalised and gazetted in June 2025.
- Amendments to Hornsby Development Control Plan concerning dual occupancy development and updated controls for heritage items approved and came into effect in June 2025.
- Hornsby Aquatic and Leisure Centre 10-year anniversary of reopening to community after complete refurbishment.

## SUSTAINABLE

- Thornleigh Community Recycling Centre recognised for excellence, receiving a Highly Commended award in the Sustainable Cities Awards.
- A 'New-Bub Bushcare' group, a Bushcare group for new parents which includes free babysitting, launched in conjunction with TAFE NSW to allow parents to care for the bush and address social isolation.
- In March 2025, Council resolved to commence a new weekly food organics (FO) recycling service from 1 July 2027 by introducing a fourth collection bin for food only.
- A survey seeking 300 responses to understand underlying values and concerns regarding trees within the Shire (public and private land) conducted in June 2025.
- Two electric vehicle chargers installed in Council's Dural Street car park, Hornsby.

### PRODUCTIVE

- \$2.8 million grant received from the NSW Government, Transport for NSW, for the design and construction of the Hornsby Town Centre east side High Pedestrian Activity Area (HPAA).
- Construction completed on stage 1 works Asquith-Mount Colah Public Domain.
- Detailed design of Galston Village Public Domain completed in accordance with adopted concept plan.

### COLLABORATIVE

- Updated Community Engagement Strategy adopted December 2024.
- Community Satisfaction Survey of 600 Hornsby Shire residents to understand community satisfaction with Council services and facilities conducted in November 2024.
- 692 residents participated in the 2025 Australian Liveability Census to rate their neighbourhood and share ideas on how to make things better.
- Hornsby Town Centre Public Domain Guidelines, Hornsby Town Centre Precinct Section 7.12 Development Contributions Plan 2025 and amendments to Hornsby Development Control Plan 2024 endorsed in May 2025.
- Citizenship ceremonies welcomed nearly 1,000 new Australians. The Governor-General of Australia, the Hon Ms Sam Mostyn AC, attended the June citizenship ceremony.
- Development, review and adoption of the suite of Integrated Planning and Reporting documents required with an incoming Council: the Community Strategic Plan, *Your vision / Your future 2035*, the Resourcing Strategy - Long Term Financial Plan 2025/26-2034/35, the Asset Management Strategy 2025/26-2034/35 and three Asset Management Plans (Building Infrastructure, Land Improvements, Road and Stormwater Infrastructure), the Workforce Management Plan 2025/26-2028/29 - and the 2025-2029 Delivery Program including the 2025/26 Operational Plan.

### CAPITAL PROJECTS

Completion of 56 capital projects, including:

- Upgraded playgrounds at Montview Park and Oval, Hornsby Heights; Hastings Park, Castle Hill; Brickpit Park, Thornleigh; Norman Avenue Park, Thornleigh; Berry Park, Mount Colah; Moorfield Hills Reserve, Dural; Wollundry Park, Pennant Hills and Beecroft Village Green.

- Approximately two kilometres of new pathways at Pennant Hills Park.
- Changeroom and public toilet renewals at Greenway Park No. 2, Cherrybrook; Dusthole Bay, Berowra Waters; Tom Richmond Oval, Brooklyn; Upper McKell Park, Brooklyn and female-friendly toilet and changerrooms at Montview Oval, Hornsby Heights.
- Cricket wicket renewal works at Montview Oval, Hornsby Heights, John Purchase Oval, Cherrybrook and Epping Oval.
- Irrigation renewals at Campbell Park, West Pennant Hills; Fagan Park, Galston and Ron Payne Oval, North Epping.
- New dog off-leash areas at Brickpit Park, Thornleigh and Fagan Park, Galston and a dog off-leash upgrade at Rofe Park, Hornsby.
- Seven new footpaths (totalling 2,100 metres).
- Two new shared paths at Kangaroo Point, Brooklyn and Ramsay Road, Pennant Hills (totalling 1,630 metres).
- Local road improvements at Low Street, Mount Kuring-gai; Wideview Road, Berowra; Victory Street, Asquith and Bayfield Road, Galston.
- 775 metres of local roads rehabilitated.
- 1,070 metres of new/reconstructed kerb and guttering.
- A pedestrian safety improvement at Beechwood Parade, Cherrybrook.
- 987 metres of bushwalking tracks, boardwalks and bridges constructed/upgraded at Mambara Track, Pennant Hills Park; New Farm Road, West Pennant Hills; Erlestoke Park, Castle Hill; and still continuing in projects at Lyne Road, Cheltenham near Devlins Creek; Saltpan Reserve, Brooklyn and Hornsby Heritage Steps restoration Stages 2 and 3.
- Four catchment remediation upgrades at Edward Bennett Oval, Cherrybrook; Wideview Road, Berowra; Erlestoke Park, Castle Hill and Derribong Place, Thornleigh.

The Annual Report also includes information to meet requirements imposed by other legislation and statutory bodies, including information on the implementation of Council's Disability Inclusion Action Plan under the Disability Inclusion Act 2014, information on compliance with the Companion Animals Act 1988, information on inspections of private swimming pools under the Swimming Pools Act 1992, information on steps taken to ensure goods and services procured by and for Council during the year were not the product of modern slavery within the meaning of the Modern Slavery Act 2018 and on development contributions and levies received and expended and details on projects for which contributions have been used under the Environmental Planning and Assessment Regulation 2021. Other mandatory reporting requirements are included at the back of the document notated with the relevant legislation.

The 2024-2025 Annual Report is attached to this Report. Hard copies will be available to view at Hornsby Shire libraries.

The Annual Report will formally be supplemented by Council's 2024/25 Audited Financial Statements as per Director's Report No. CS56/25 – 2024/25 Audited Financial Statements – Presentation to the Public (adopted at the 8 October 2025 General Meeting).



An electronic copy of the final 2024-2025 Annual Report, including the audited 2024/25 Annual Financial Statements, will be provided to the OLG by 30 November 2025.

**BUDGET**

There are no budgetary implications associated with this Report.

**POLICY**

There are no policy implications associated with this Report.

**CONCLUSION**

Council's consideration of the 2024-2025 Annual Report at the November General Meeting will ensure that they are submitted to the OLG in line with statutory requirements. The 2024-2025 Annual Report outlines Council's achievements in implementing its Delivery Program through the 2024/25 Operational Plan and the effectiveness of the principal activities undertaken by the organisation over the past year.

The Council has played a critical leadership role in coordinating progress towards this vision by ensuring that its strategic activities are focussed on achieving the specific community goals whilst ensuring the ongoing financial sustainability of the organisation.

**RESPONSIBLE OFFICER**


The officer responsible for the preparation of this Report is the Manager, Strategy and Place – Julie Ryland - who can be contacted on 9847 6773.

STEVEN HEAD

General Manager

Office of the General Manager

**Attachments:**

1.  2024-2025 Annual Report

File Reference: F2024/00060

Document Number: D09221021

**3 PECUNIARY INTEREST AND OTHER MATTERS RETURNS - DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS**

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**EXECUTIVE SUMMARY**

- Section 440AAB (1) of the Local Government Act (the Act) advises of the requirement for lodgement of Written Returns of Interest in accordance with a council's Code of Conduct.
- Clauses 4.18 - 4.24 of Council's Code of Conduct for Staff provides details in respect of the lodgement of these Returns by Designated Persons.
- Clauses 4.9 - 4.15 of Council's Code of Conduct for Councillors provides details in respect of the lodgement of these Returns by Councillors.
- Section 440AAB (2) of the Act requires that Returns lodged under Section 440AAB (1) are to be tabled at the next available Council meeting.
- In line with Section 440AAB (2) of the Act and the relevant Clauses of Council's Code of Conduct for Staff and Code of Conduct for Councillors this Report seeks to table the Return/s recently lodged with the General Manager.

**RECOMMENDATION**

THAT Council note the Written Returns of Interest recently lodged with the General Manager by Councillors and Designated Staff have been tabled as required by the Local Government Act and Councils Code of Conduct.

## PURPOSE

The purpose of this Report is to table the Written Returns of Interests submitted by Councillors/Designated Persons who have left, commenced with, or internally transferred to a relevant position within Council and to table the Disclosure of Pecuniary Interests and Other Matters Returns of all Councillors and Designated Persons which were required to be lodged for the period ending June 2025.

## BACKGROUND

Section 440AAB (1) of the Act advises of the requirement for lodgement of Written Returns of Interest under a Code of Conduct. Relevantly, Clauses 4.18 - 4.24 of Council's Code of Conduct for Staff and Clauses 4.9 – 4.15 of Council's Code of Conduct for Councillors outline these requirements. (The requirements are the same for Designated Staff as they are for Councillors however, as Council has a separate Code of Conduct for Staff and Code of Conduct for Councillors, the relevant Clause references vary. For ease of interpretation in this Report, reference has been made to Designated Persons and specific clauses in only the Code of Conduct for Staff, noting that the same requirements apply to the corresponding Clauses in the Code of Conduct for Councillors).

Clause 4.18 a) of Council's Code of Conduct for Staff requires a Designated Person to complete and lodge with the General Manager a Written Return of Interest within three months after becoming a Designated Person. Clause 4.18 b) requires a Designated Person holding that position at 30 June in any year to complete and lodge with the General Manager a Return within three months after that date. Clause 4.18 c) of Council's Code of Conduct for Staff requires a Designated Person to complete and lodge with the General Manager a Written Return of Interest within three months of the designated person becoming aware of an interest they are required to disclose under schedule 1 that has not been previously disclosed in a return lodged under paragraphs a) or b).

Section 440AAB (2) of the Act requires that Returns lodged under Section 440AAB (1) are to be tabled at a meeting of Council. Clause 4.22 of the Code requires that Returns lodged under Clause 4.18 a) and 4.18 b) of the Code are to be tabled at the first meeting held after the last day for lodgement under those Clauses. Clause 4.23 of the Code requires that Returns lodged under Clause 4.18 c) are to be tabled at the first meeting after their lodgement.

Council's procedures in respect of the disclosing of interests have been developed to cater for the election/appointment/employment/retirement/resignation/etc of Councillors or Designated Persons. These procedures:

- Require all Councillors and Designated Persons who hold that position at 30 June in any year to submit Returns to the General Manager by 30 September in that year.
- Require newly elected Councillors or newly appointed Designated Persons to lodge Returns to the General Manager within three months of their election/appointment. These Returns are tabled at the next available General Meeting of Council.
- Require those Councillors or Designated Persons who are leaving Council (because of retirement, resignation, etc) to lodge Returns to the General Manager by their last day with Council. These Returns are tabled at the next available General Meeting of Council.

## DISCUSSION

**Returns Lodged in Accordance with Council's Code of Conduct for Staff, Code of Conduct for Councillors, and Procedures**

In respect of Clause 4.18 a) of Council's Code of Conduct – lodgement of a Return after becoming a Designated Person – and Clause 4.18 c) – lodgement of a Return after becoming aware of an interest not previously disclosed – there are no Returns to be tabled.

Council last considered the tabling of Disclosure of Pecuniary Interests and Other Matters Returns under Clause 4.18(b) of Council's Code of Conduct for Staff and Clauses 4.9(b) of Council's Code of Conduct for Councillors – lodgement of a Return by a Designated Person holding that position at 30 June - at the General Meeting held on 23 October 2024 (see Director's Report No. CS53/24). In preparation for the tabling of this current Report (CS57/25), action has been taken over an extended period to remind all Councillors and Designated Persons of the need to complete their Returns for the period ending 30 June 2025.

All Pecuniary Interest and Other Matters Returns in respect of the above requirement that have been lodged with the General Manager are now tabled as required by the Local Government Act, Council Staff will continue to follow up any outstanding returns that have not been received.

#### **BUDGET**

There are no budgetary implications associated with this Report.

#### **POLICY**

There are no policy implications associated with this Report.

#### **CONCLUSION**

Council's consideration of this Report satisfies the requirements of the Act regarding the lodgement of Written Returns of Interest in accordance with its Codes of Conduct.

#### **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

GLEN MAGUS  
Director - Corporate Support  
Corporate Support Division

#### **Attachments:**

There are no attachments for this report.

File Reference: F2024/00316  
Document Number: D09223069

**4 2025/26 BUDGET - SEPTEMBER 2025 QUARTER REVIEW**

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**EXECUTIVE SUMMARY**

- Accountable organisations like Council review their budget and operational performance at least each quarter. In this regard, the September 2025 Quarter Review of the 2025/26 Operational Plan and Budget is attached.
- The 2025/26 Original Budget forecast a cash surplus at 30 June 2026 of \$1.367 million. This September 2025 Review recommends budget changes that decrease the forecast surplus at 30 June 2026 by \$20K to \$1.347 million.
- The Capital Works Program has been increased by \$1.25 million from \$62.21 million to \$63.46 million in line with revised timelines for externally funded projects and grants awarded since the budget was adopted.
- This Report also provides Council with an update about the latest status of major projects that are of significant dollar value or of community interest.

**RECOMMENDATION**

THAT the September 2025 Quarter Review of the Operational Plan (Budget) for 2025/26 be received and noted.

**PURPOSE**

The purpose of this Report is to present for Council's consideration the September 2025 Quarter Review of the 2025/26 Operational Plan.

**BACKGROUND**

On 11 June 2025, Council adopted its Delivery Program 2025-29 which includes the Operational Plan for 2025/26. The Fees and Charges for 2025/26 were also adopted by Council on 11 June 2025. The Delivery Program and Operational Plan set out the manner in which Council intends to deliver services and measure performance.

In line with Office of Local Government (OLG) requirements, a Quarterly Budget Review Statement (QBRS) must be submitted for Council's consideration at the end of each quarter.

Revised guidelines were released by the OLG in August 2025 that mandate the use of a standardised format for the QBRS commencing from this quarter. The OLG have issued a new electronic QBRS data template and all Council's in NSW are required to submit the new QBRS and associated reports to the OLG within 2 months of each quarter end.

The attached QBRS has been prepared in the mandated template, which contains a number of presentation and formatting errors that cannot be amended. Feedback regarding the template has been provided to the OLG.

**DISCUSSION**

This Review includes the first quarter results for 2025/26 comparing actual expenditure, income and funding sources for the first quarter against the Budget. The Net Operating and Capital Result (the cash result) after internal funding movements showed a positive variance of \$5.5 million or approximately 9% of the consolidated year to date budget. This positive variance is largely the result of timing differences associated with project related works that are expected to be expended by 30 June 2026.

The 2025/26 Original Budget forecast a cash surplus at 30 June 2026 of \$1.367 million. This September 2025 Review recommends budget changes that decrease the forecast surplus at 30 June 2026 by \$20K to \$1.347 million. The predicted budget result is satisfactory in maintaining Council's existing liquidity levels.

Budget changes that net to \$20K in the September 2025 Quarter Review include:

- (\$68K) recurrent reduction in street lighting expenses to recognise energy efficiency savings from a transition to LED technology, as included in Council's adopted Long Term Financial Plan 2025/26 – 2034/35.
- \$88K one-off allocation to design a detailed solution for hostile vehicle mitigation measures in Hornsby Mall, including stakeholder engagement, the identification of underground services and design.

Other changes that have no net impact to the forecast surplus at 30 June 2026 include:

- \$2.45 million reduction in grant income, largely comprising a reduction in the financial assistance grant after a payment was received early in the prior year and transferred to a restricted asset account for use in 2025/26. The reduction in grant income is offset by a transfer from the restricted asset account.

- \$161K increase in user charges and fees, representing forecast income at Hornsby Aquatic Centre, offset by an increase in energy costs.
- \$10K reduction in rates representing an increase to rates on Council owned properties, offset by a reduction in corporate expenses.
- \$247K increase in other revenue comprising forecast prosecution and infringement income, and car parking fines, offset by an increase in operating costs.
- A number of other expense reallocations within Council branches to better align expenditure budgets, offsetting to zero within each branch.
- Capital budget changes are provided as an attachment to this report. It is noted that these capital project budget changes are offset by capital grant income and/or restricted asset transfers/external funding set aside for this purpose.

Council committed to adopting a balanced budget each year as part of the justification for the Special Rate Variation, which includes achieving a positive end of year budget (cash) result. It is therefore recommended that the forecast surpluses be retained 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, without affecting the normal continuance of service provision throughout the year.

#### Capital Works Program

The 2025/26 Capital Works Program includes budget estimates for Council's capital projects.

Advice has been sought from project managers in respect of forecast expenditure for the year, considering the most recent timelines for multi-year projects to reflect the anticipated timing of milestones. The attached Capital Works Program has been increased by \$1.25 million from \$62.21 million to \$63.46 million in line with revised timelines for externally funded projects and grants awarded since the budget was adopted.

The program will continue to be reviewed throughout the year to ensure it reflects the most recent timelines for projects.

#### **STATUS – MAJOR PROJECTS**

Updates in respect to the progress of projects of significant dollar value or of community interest are noted below.

- **Foxglove Oval** – As reported in successive Quarterly Review reports to Council the cost of landfill remediation works at Foxglove Oval is estimated at \$23.38 million.

In the March 2024 Quarter Review, \$23.38 million was set aside from Council's Capital Projects and Restricted Working Funds internally restricted asset account to fund an internal loan to Domestic Waste for this purpose, with all costs to be recovered through future increases in Domestic Waste Annual Charges, commencing with a 10% increase in the 2025/26 financial year.

Whilst Council remains in a stable financial position, a reduction in cash of this size will weaken Council's liquidity position until the internal loan can be repaid. As noted in the LTFP this places greater emphasis on the need for prudent fiscal management over future years, including the continuation of the adoption of a balanced budget each year and maintenance of cash reserves at existing levels.

Total expenditure on this stage of the project is \$4.32 million. Year to date expenditure to 30 September 2025 is \$276K compared to a year-to-date budget of \$1.368 million. The reduced spend against budget forecast can be attributed to consultant and auditor delays in undertaking some program tasks, along with approved reduction in frequency associated with the monitoring program.

- **Hornsby Park** – At the 14 April 2021 General Meeting (refer to Deputy General Manager's Report No. IM2/21 – Master Plan for Hornsby and Westleigh Parks) it was noted that the total estimated cost of the program of works in the Master Plan is significantly above the total level of external funding available. Council resolved to acknowledge that a financially responsible approach requires the project to be staged commensurate with available funding.

Modelling in previous versions of Council's Long Term Financial Plan indicated that exceeding the level of external funding available would reduce Council's long term financial sustainability. To protect Council from cost escalations a number of mitigation strategies have been agreed:

- The allocation of a 30% contingency for all components of the project, noting ongoing challenges in the external environment, including inflationary price increases, supply side shortages and the impact of severe weather events and natural disasters.
- Staging works over-time by splitting the project into components with discrete budgets. Some components commence only after others have been completed.
- Works contracts to include suitable termination clauses to provide the option of ceasing work if costs escalate.
- Provision of information for consideration by Executive Leadership Team members in respect to approving when work on components can commence.

#### **Hornsby Park Embellishment**

The total funding provided for the bulk earthworks, stabilisation of the quarry void and pre-opening embellishments is \$64 million.

The bulk earthworks defects liability period ended with some minor defects rectified at no cost to Council. All Stage 1 Embellishment contracts have now reached Practical Completion. Circulation Works are at various stages with many now underway and with others at the procurement stage. A contract has been awarded for Quarry Road improvements with works scheduled to commence in early November. The Project Team have advised that all remaining works are on track for completion ahead of a public opening early in 2025.

The total expenditure on this component from 1 July 2018 to 30 September 2025 is \$59 million. Year to date expenditure to 30 September 2025 is \$581K compared to a year-to-date budget of \$489K.

#### **Hornsby Park – Old Mans Valley Field of Plan**

The total funding available for this stage of the project is \$24.3 million.

A Funding Deed for \$12.2 million was executed in August 2025 under the Federal Thriving Suburbs Grant. Three tender packages were developed with completion of detailed design in September 2025. The tenders have been released to the market with anticipated award of contracts and commencement of construction in the second quarter of 2025/26.



The total life to date expenditure to 30 September 2025 is 179K. Financial year to date expenditure at 30 September 2025 is \$166K compared to a full year budget of \$17.06 million, noting that the tendering process is underway.

#### **Hornsby Park – Vegetation Management**

The total funding provided for vegetation works across the site is \$6.9 million (including interest earned). The total life to date expenditure to 30 September 2025 is \$1.17 million. Financial year to date expenditure at 30 September 2025 is \$92K compared to a year to date budget of \$37K.

- **Westleigh Park** – \$40 million of funding was originally provided from the NSW Government's Stronger Communities Fund and allocated to the delivery of stage one. As noted in Deputy General Manager's Report No. IM2/21 – Master Plan for Hornsby and Westleigh Parks (considered at the 14 April 2021 General Meeting), the total estimated cost of all facilities canvassed in the Master Plan was significantly above this level of funding.

During the 2023/24 financial year Council received notification from the Office of Local Government that remaining grant funding in the order of \$36 million would be required to be returned. Council is continuing to assess its options in respect to this notification.

As noted in the Financial Risks section of Council's adopted Long Term Financial Plan, the notification received jeopardises the future of the project as insufficient financial capacity is forecast over the next ten years to replace funding of this magnitude.

Council's Application for Stage 1A Construction Certificate (CC) enacting the DA has well progressed with the appointment of a Private Certifier and updates to project documentation required to obtain the CC. A Heritage Consultant has been engaged to prepare a relocation strategy for the Scarred Tree in consultation with Registered Aboriginal Parties (RAPs) to lodge an Aboriginal Heritage Impact Permit (AHIP) application with Heritage NSW.

The total life to date expenditure to 30 September 2025 on this project (excluding the acquisition costs of \$21 million funded by development contributions) is \$6.69 million. Financial year to date expenditure at 30 September 2025 is \$118K compared to a year-to-date budget of \$175K.

The redevelopment of the site is Council's second largest project; therefore, it would be financially prudent to follow the same mitigation strategies as noted for Hornsby Park, should the project proceed.

- **Galston Public Domain** – Council endorsed the Galston Village Public Domain Plan (Report No. IM6/24) on 10 July 2024 following public exhibition and community engagement.

The 100% detailed design was completed and Tender for Construction released with in-principle support from TfNSW. Construction is estimated to commence in January 2026 subject to final approval by TfNSW and weather permitting.

The total life to date expenditure to 30 September 2025 on this project is \$434K out of a budget of \$7.1 million from an internally restricted asset account set aside using budget surpluses achieved in prior financial years. Year to date expenditure at 30 September 2025 is \$101K compared to a current year to date budget of \$1.625 million, noting that the attached Capital Works Program includes a change to revise the full year budget from \$6.5 million to \$2.5 million in line with the most recent timeline of works.

**BUDGET**

This Report provides the September 2025 Quarter Review of the 2025/26 Operational Plan (Budget), which, if adopted, will achieve a forecast surplus at 30 June 2026 of \$1.347 million. The predicted Budget result at 30 June 2026 is satisfactory in maintaining financial benchmark indicators in respect to liquidity and it would be financially prudent to continue to hold the surplus to respond to unforeseen budget shocks that occur over the course of the year.

**POLICY**

There are no policy implications associated with this Report.

**CONCLUSION**

Council's consideration of this Report ensures that relevant statutory requirements have been met. Council remains in a stable position to deliver local services and facilities in a financially responsible manner.





**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

GLEN MAGUS  
Director - Corporate Support  
Corporate Support Division

**Attachments:**

1.  Statement by Responsible Accounting Officer
2.  Consolidated Cash & Non Cash Result
3.  Capital Works Program
4.  Quarterly Budget Review Statement

File Reference: F2025/00067  
Document Number: D09226841

**5 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIOD ENDING 30 SEPTEMBER 2025**

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**EXECUTIVE SUMMARY**

- This Report provides details of Council's investment performance for the period ending 30 September 2025 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 September 2025 of 5.23% which includes a positive yield of 15.28% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 5.13% which includes a positive yield of 11.94% from TCorp Managed Funds.

**RECOMMENDATION**

THAT the contents of Director's Report No. CS62/25 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 September 2025 is detailed in the attached document. In summary, the portfolio achieved an annualised return for September 2025 of 5.23%, which includes a positive yield of 15.28% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 5.13% which includes a positive yield of 11.94% 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 September 2025 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 September 2025 was \$1,368,257 which includes an unrealised gain of \$306,718 from TCorp Managed Funds.

Budgeted investment income year to date at 30 September 2025 is \$2,175,729. Total investment income year to date at 30 September 2025 is \$3,849,552 which includes a year-to-date unrealised net gain of \$739,671 from TCorp Managed Funds.

Approximately 41.36% 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 September 2025 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

GLEN MAGUS  
Director - Corporate Support  
Corporate Support Division

**Attachments:**

1.  HSC Investments Summary Report September 2025
2.  HSC Borrowings Summary Report September 2025

File Reference: F2004/06987-02  
Document Number: D09231384

**6 REPORT ON SUBMISSIONS - GLENORIE VILLAGE INVESTIGATION REPORT AND DRAFT GLENORIE VILLAGE PLACE PLAN**

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**EXECUTIVE SUMMARY**

- The Glenorie Village Investigation Report, draft Glenorie Village Place Plan and supporting technical documents were placed on public exhibition from 14 July 2025 to 31 August 2025.
- A total of 123 community submissions were received in response to the exhibition. A majority of submissions were either in support or neutral, with the remaining submissions against. Matters raised in submissions are addressed in this report and include loss of agricultural land, hazards, risks, traffic, character and requests for more land to be rezoned and smaller lot sizes.
- Submissions were also received from The Hills Shire Council and State agencies which are outlined in this report. A minor amendment is recommended clarifying that proposed housing is intended to support the ongoing vitality of Glenorie Village, rather than housing targets.
- It is recommended that Council finalise the Investigation Report, adopt the attached draft Glenorie Village Place Plan and prepare a Planning Proposal to implement Place Plan Actions 1 (small rural lots close to the village) and 3 (commercial and residential development on the corner of Cairnes Road and Old Northern Road).
- It is recommended that Council prepare a Strategic Bushfire Study for the eastern side of Moores Road to determine the ability of the area to accommodate lot sizes consistent with the surrounding 2ha area.
- Following a review of The Hills Shire Council's recent exhibition of its draft Glenorie Place Strategy, it is recommended that Council endorse the submission attached to this report.

**RECOMMENDATION**

THAT:

1. Council finalise the Glenorie Investigation Report and adopt the draft Glenorie Village Place Plan attached to Director's Report No. PC18/25.
2. A planning proposal be prepared to implement Action 1 (Small rural lots) and Action 3 (Commercial and residential) from the Glenorie Village Place Plan.
3. A Strategic Bushfire Study be prepared for the eastern side of Moores Road to determine the ability of the area to accommodate lot sizes consistent with the surrounding 2ha area, in accordance with the recommendations from the Glenorie Village Investigation Report.
4. Council endorse the submission attached to Director's Report No. PC18/25 to The Hills Shire Council concerning its draft Glenorie Place Strategy.
5. Submitters be advised of Council's decision.

## PURPOSE

The purpose of this report is to present and discuss matters raised in submissions received during the exhibition of the Glenorie Village Investigation Report and draft Glenorie Village Place Plan.

## BACKGROUND

At its meeting on 9 July 2025, Council considered Director's Report PC12/25 which presented the Glenorie Village Investigation Report and the draft Glenorie Village Place Plan, prepared in response to the Implementation Action Plan B – Long Term Recommendations arising from the Rural Lands Study (RLS).

The Investigation Report is informed by an Opportunity and Constraints Paper developed in collaboration with the local community in late 2024, the Feedback Summary Report, and a range of supporting technical studies that provide further evidence and analysis. These supporting documents inform the Investigation Report's consideration of scenarios for change in Glenorie Village.

The draft Place Plan expands on the recommended change scenario in the Investigation Report. It identifies land generally within 400m of the village for rezoning to a C4 Environmental Living zone with minimum lot sizes of 4,000m<sup>2</sup> and 5,000m<sup>2</sup>. Opportunities have also been identified for additional medium density housing on existing low density land fronting Old Northern Road and a mixed residential and commercial area near the intersection of Post Office Road and Old Northern Road to support the Village. New infrastructure near the intersection was also identified, including a roundabout, conversion of the existing bus turnaround area into open space and improved entry statements.

The Investigation Report also identifies the potential to advance a separate RLS Implementation Action Plan B item to investigate minimum lot size harmonisation on the eastern side of Moores Road.

In response to the report, Council resolved that:

1. *The Glenorie Village Investigation Report and draft Glenorie Village Place Plan attached to Director's Report No. PC12/25 be placed on public exhibition for a period of six weeks in accordance with the consultation strategy outlined in this report.*
2. *Following exhibition, a report on submissions be presented to Council for consideration.*

In accordance with Council's resolution, the Investigation Report and draft Place Plan were publicly exhibited from Monday 14 July 2025 to Sunday 31 August 2025.

## DISCUSSION

This report discusses the submissions received in response to the exhibition of the Investigation Report and draft Place Plan.

### **Exhibition of the Glenorie Village Investigation Report and draft Glenorie Village Place Plan**

The Investigation Report and draft Place Plan were exhibited between 14 July 2025 and 31 August 2025. The exhibition documents, as well as the Opportunities and Constraints Paper, Feedback Summary Report, and supporting technical documents, were made available for viewing on Council's Glenorie Village Investigations Your Say page. Physical copies of exhibition documents were also made available at Galston and Hornsby libraries.

The exhibition was supported by advertisements on Council's E-News and social media, advertisements in local newspapers and take-home postcards with an overview of the draft Place Plan and a link to provide feedback through the Your Say page.

Letters and emails were sent to Glenorie residents and landowners, community groups and people who made a submission during the early consultation of the project.

Letters requesting feedback were also sent to State agencies, utility providers and adjoining councils for comment including:

- The Hills Shire Council.
- Sydney Water.
- NSW Rural Fire Service.
- NSW Department of Primary Industries and Regional Development.
- Transport for NSW.
- Schools Infrastructure NSW.
- Ausgrid.
- Jemena Gas Networks.
- NBN Co.

During the exhibition period, Council officers undertook three face-to-face drop-in sessions at the Glenorie Memorial Hall on Friday 8 August and Saturday 9 August 2025. The drop-in sessions provided opportunities for people to ask questions of Council officers, view printed materials and make a submission.

### **1. Community Submissions**

A total of 123 submissions were received during the exhibition period, comprising 77 submissions via the project's Your Say page, 29 emails and 17 written submissions from the drop-in sessions. A range of views are expressed in submissions, with 59 submissions supporting the changes, 52 submissions not supporting the changes, and 12 submissions neutral or providing general commentary. Of the 123 submissions, six were submitted by the following community groups:

- Hills-Hornsby Rural Koala Project (1).
- Protecting Your Suburban Environment Inc. (3).
- Hornsby Conservation Society (1).
- Byles Creek Valley Union Inc. (1).

Submitters expressing support for the Investigation Report and draft Place Plan generally support:

- Sustainable local growth in Glenorie.
- The proposed minimum lot sizes and housing diversity.
- The proposed roundabout.
- Advancing investigation regarding Moores Road (east) minimum lot sizes.

Key issues raised in submissions to the Investigation Report and draft Place Plan are discussed below.



## 1.1 Potential impacts to current and future agricultural land

Some submissions, including submissions from Protecting Your Suburban Environment Inc., Hornsby Conservation Society, and Byles Creek Valley Union Inc., raise concerns regarding the draft Place Plan's inconsistency with Ministerial Direction 9.1 'Rural Zones' and potential impacts to current and future agricultural land, including the loss of agricultural land, land use conflicts and strategic planning considerations.

### **Comment**

The retention and protection of productive agricultural land is an important consideration of the RLS and has been considered in the Opportunities and Constraints Paper and the Investigation Report. These reports identify an 'agricultural belt', located approximately 400m from the Village, which has informed the boundary for small rural lots in the draft Place Plan.

Most of the land within the draft Place Plan is currently used for rural residential purposes and generally not commercial agriculture. The total area identified in the draft Place Plan currently zoned RU4 Primary Production Small Lots is approximately 36ha. This represents approximately 0.6% of the 6,351ha of rural zoned land in the Shire.

The Investigation Report discusses the potential conflict between residential and agricultural land uses. It acknowledges that planning controls are required to manage these issues effectively. The Hornsby Development Control Plan 2024 (HDCP 2024) includes controls such as minimum separation distances from agricultural land uses and requirements for development in and near rural areas. These controls were recently revisited as part of agritourism initiatives under the RLS and have been suitable for managing land use conflict on a merit basis.

Ministerial Direction 9.1 is a legislative requirement that is addressed when preparing a Planning Proposal for rural lands. As noted in the background of this report, the draft Place Plan is consistent with Council's RLS and has been informed by studies that have considered how best to protect rural lands overall. The consistency of rural zone changes in the draft Place Plan with Ministerial Direction 9.1 would be addressed in a future Planning Proposal.

### **Recommendation**

That no changes be made to the exhibited draft Place Plan in response to submissions discussing potential impacts to agricultural land uses.

## 1.2 Ecology

Some submissions, including submissions from Hills-Hornsby Rural Koala Project and Protecting Your Suburban Environment Inc., raise concerns about the potential ecological impacts of future development, particularly within the small rural lots area. These concerns relate primarily to development near creeks and bushland. The impact on Koala and native fauna habitats is specifically raised as a concern.

### **Comment**

As part of the preparation of the Opportunities and Constraints Paper, an Ecological Constraints Assessment was prepared by Cumberland Ecology. This assessment examined the vegetation communities, plant communities, flora and fauna (including Koalas) within a study area that encompasses the draft Place Plan area.

The area within the draft Place Plan was found to generally have a low level of ecological constraint, with the exception of lands surrounding Glenorie Creek, along property boundaries and around dams.

As part of the Opportunities and Constraints process, potential subdivision patterns showed that future development could be avoided near ecologically sensitive areas.

Future development in the draft Place Plan area would be subject to controls in the Hornsby Local Environmental Plan 2013, HDCP 2024 and Biodiversity Conservation Act 2016 that regulate development in ecologically constrained areas and riparian zones.

**Recommendation**

That no changes be made to the exhibited draft Place Plan in response to submissions discussing potential ecological impacts.

**1.3 Bushfire risk**

Some submissions, including submissions from Protecting Your Suburban Environment Inc., Hornsby Conservation Society, and Byles Creek Valley Union Inc., raise concerns about the presence of bushfire prone land close to the Village.

**Comment**

A Bushfire Constraints and Opportunities Assessment was undertaken as part of the Opportunities and Constraints Paper. This report was prepared by an accredited bushfire consultant and in consultation with the Rural Fire Service.

The report found that the greatest bushfire risk to the Village lies north of Cairnes Road, where significant vegetation is located. Dead-end roads also pose a significant constraint to bushfire evacuation. These areas have been excluded from the draft Place Plan.

Areas in the draft Place Plan to the south of Cairnes Road are not bushfire affected. Lots between Tekapo Road and Cairnes Road, adjacent to R2 Low Density Residential land, are mapped as bushfire prone. These have been considered by the supporting bushfire study, which identifies a new road linking Tekapo Road to Cairnes Road between new lots and bushland. This would result in an additional egress for existing residents, a perimeter for firefighting operations and an asset protection zone for new residences.

**Recommendation**

That no changes be made to the exhibited draft Place Plan in response to submissions raising concern about the presence of bushfire prone land close to the Village.

**1.4 Flood risk**

Some submissions, including submissions from Protecting Your Suburban Environment Inc., discuss the capacity of stormwater systems and flood risk in Glenorie and potential risks for new residents.

**Comment**

As part of the Glenorie Village Investigation Report, a Flood Risk, Infrastructure, and Utilities Report was prepared to assess flooding and servicing constraints within the draft Place Plan area. The report found that both 1% Annual Exceedance Probability and Probable Maximum Flood events would generally be confined to the natural creek corridors in the area and impacts to egress are unlikely to be prolonged.

Given the proposed small rural lot sizes, the report concluded that additional stormwater management controls are unlikely to be necessary.

The proposed lot sizes are an appropriate size to enable dwellings to be located away from flood prone areas, with a minimum lot size of 4,000m<sup>2</sup> chosen for lots with lesser flood affectation, and

5,000m<sup>2</sup> chosen for lots with more significant flood affectation. Ultimately, any future development within flood-prone areas would still be subject to Council's development controls and would need to demonstrate compliance as part of a future Development Application.

**Recommendation**

That no changes be made to the existing draft Place Plan in response to submissions raising concern about stormwater systems and flood risk in Glenorie.

**1.5 Infrastructure upgrades and traffic impacts**

Some submissions, including submissions from Protecting Your Suburban Environment Inc. and Byles Creek Valley Union Inc., raise concerns regarding existing and potential traffic issues, both locally and away from Glenorie Village. Submissions typically request infrastructure upgrades and maintenance to state and local roads. Some submissions also identify a need for new footpaths linking existing residential areas to the Village.

**Comment**

A Transport and Traffic Assessment was undertaken as part of the Opportunities and Constraints Paper and was further refined during the preparation of the Glenorie Village Investigation Report. This assessment studied the current road capacity, servicing, and traffic volumes as well as forecasted traffic impacts from the draft Place Plan. The assessment found that local roads currently have a high level of service. The volume of potential development under the draft Place Plan did not impact the model's findings regarding network operation.

From a regional perspective, the draft Place Plan would not have a meaningful impact on the broader road network. Further, the regional connectors of Old Northern Road and New Line Road are classified as State Roads under the *Roads Act 1993*. Their administration and management are carried out and financed by Transport for NSW. While Council is not the authority responsible for managing or financing these roads, it maintains ongoing communication with Transport for NSW and continues to advocate for further investment in the region.

Active transport was considered in the preparation of the draft Place Plan. The supporting Traffic and Transport Assessment study identifies the potential for improving access across Old Northern Road through a new roundabout and pedestrian crossings at the intersection with Post Office Road and improved open space at the existing bus turnaround area. However, new footpaths along Cairnes Road and within existing residential areas were considered out of scope for the project.

Council maintains a capital works program focused on improving local roads and delivering new or upgraded footpaths and shared paths. These programs are outlined in Council's Delivery Program, Operational Plan, and Walking and Cycling Strategy, with current and proposed projects listed on Council's website.

There is potential to design and deliver new footpaths along the residential frontage of Cairnes Road as part of future improvement works associated with the draft Glenorie Place Plan. It is recommended that this opportunity be reviewed during future design and delivery phases.

**Recommendation**

That footpath delivery along the R2 Low Density Residential portion of Cairnes Road be considered during future design phases of infrastructure improvements associated with the draft Place Plan.

**1.6 On-site effluent disposal**

Some submissions object to on-site effluent disposal being used on small rural lots.

**Comment**

On-site sewerage management is a form of effluent disposal that is frequently used in areas without access to the Sydney Water reticulated sewerage system, or if the capacity of the existing Sydney Water system is exhausted.

Sydney Water has issued advice to Council previously that there is no further capacity in the Priority Sewerage Program in Glenorie, and that there are no current plans or funding to investigate extending wastewater servicing in the area at this time.

A Flood Risk, Infrastructure and Utilities Report was exhibited alongside the Glenorie Village Investigation Report, which supports a minimum lot size of 4,000m<sup>2</sup> in order to provide adequate buffers between on-site sewerage management areas and lot boundaries or sensitive areas.

**Recommendation**

That no changes be made to the existing draft Place Plan in response to submissions discussing the need for on-site effluent disposal on small rural lots.

**1.7 Requests for an increase to the small rural lot area and/or lot size reduction**

A number of submissions request expansion of the area proposed for small rural lots. Many of these submissions support scenarios in the Investigation Report based on dispersed lots up to 1.5km from the village instead of the 400m Village Radius Diversity scenario chosen for the draft Place Plan. A number of submissions also request smaller lots, generally less than 2,000m<sup>2</sup>, whether in or outside the area identified for small rural lots.

**Comment**

The recommendations for the extent of the draft Place Plan and minimum lot sizes for small rural lots are based on multiple factors, including distance from the Village centre and agricultural land use. Community feedback received in 2024, as documented in the Feedback Summary Report, strongly supported the preservation of agricultural lands and retention of rural village character.

In order to preserve the rural village character of Glenorie, proximity to the village has been prioritised, supporting a compact, linked village form that helps reinforce Glenorie's sense of rural identity.

The retention of active agricultural land is also a key factor, which is why the 'agricultural belt', identified in the Investigation Report, was used as a limit for the small rural lots. An expansion of draft Place Plan boundaries would include active agricultural land, likely resulting in the loss of agricultural land uses, as well as encroaching on bushfire prone land.

Furthermore, an expansion of small rural lots or reduction in proposed minimum lot sizes in the draft Place Plan would likely conflict with the position of the Department of Primary Industries and Regional Development to minimise the loss of agriculturally capable land. This position is discussed below in the review of agency submissions.

Lot sizes of 4,000m<sup>2</sup> and 5,000m<sup>2</sup> strike a balance between considering ecological constraints, a need for on-site sewerage management, and the retention of rural character.

**Recommendation**

That no changes be made to the existing draft Place Plan in response to submissions proposing changes to the draft Place Plan area and lot sizes.

**1.8 Rural character**

Some submissions, including a submission from Protecting Your Suburban Environment Inc., raise concerns about the potential impact of the Place Plan on the rural character of Glenorie Village.

**Comment**

Council's adopted RLS sets out principles for the Glenorie Village review which include principles for rural and village character. Rural character has been a consideration throughout the development of the draft Place Plan.

The draft Place Plan reinforces the retention of rural character in its 'Place principles', reflecting the importance of preserving Glenorie's distinctive rural character. The draft Place Plan supports this by proposing small rural lots with minimum lot sizes of 4,000m<sup>2</sup> to 5,000m<sup>2</sup> on land adjacent to Glenorie Village. The proposed lot sizes would allow for rural lots that respond to local conditions and preserve the rural character of the Village and its surrounds.

Planning controls for land outside of the draft Place Plan area would be retained under existing zoning and lot size controls, preserving the character of the broader area.

**Recommendation**

That no changes be made to the exhibited draft Place Plan in response to submissions discussing rural character.

**1.9 Townhouses and commercial and residential development**

Some submissions, including submissions from Protecting Your Suburban Environment Inc., object to the proposal for townhouses and commercial and residential development.

**Comment**

Community feedback to the Opportunities and Constraints Working Paper suggested consideration of additional dwelling diversity and supporting services in the Village. In response, Council's consultant recommended consideration of townhouse development on existing R2 Low Density Residential zoned land adjacent to Old Northern Road, as well as mixed commercial and residential development on the current 'Cellarbrations' shop site.

As noted in the draft Place Plan, townhouse development is dependent on future wastewater reticulation by Sydney Water, making this vision unlikely to be delivered in the short-term. Its inclusion in the draft Place Plan reflects the community's request for greater housing diversity in the Village and represents a long-term vision if sewer is provided in the future.

Similarly, the viability of the commercial and residential development mix is dependent on either an appropriate on-site sewerage solution in the short- to medium-term or a reticulated wastewater connection in the long-term. However, identifying a preferred location now reinforces the existing commercial use. It would also establish a clear intent for future development that complements the existing shops and services located in The Hills Shire and helps anchor Glenorie's commercial area.

**Recommendation**

That no changes be made to the existing draft Place Plan in response to submissions discussing the need for townhouses and commercial and residential development in Glenorie Village.

**1.10 Moores Road (East)**

Some submissions advocate for a further reduction in lot sizes (lower than 2ha) to match the small rural lots in the draft Place Plan area.

**Comment**

The Investigation Report discusses a recommendation from the RLS to review the 10ha minimum lot size along the eastern side of Moores Road. It found that there is planning merit for reducing the minimum lot size to be more consistent with the 2ha lot sizes on the western side of Moores Road. The Investigation Report recommends that a Strategic Bushfire Study be undertaken to determine the ability of the area to accommodate lot sizes consistent with the surrounding 2ha area.

As noted in the Investigation Report, bushfire risk in this area is severe, and as such, there is limited potential for subdivision and development to the extent recommended in the draft Place Plan around the Village. A Strategic Bushfire Study would provide more certainty for what implementation pathway, such as a new minimum lot size, a new lot averaging clause, or other methods to address bushfire and evacuation risk, could be supported for the area.

### ***Recommendation***

That no changes be made to the existing draft Place Plan in response to submissions advocating for a further reduction in lot sizes along Moores Road to match the small rural lots in the draft Place Plan area.

## **2. Agency submissions**

Council referred the Glenorie Village Investigation Report and draft Glenorie Village Place Plan to State agencies, utility providers and adjoining councils for comment. Submissions were received from all groups except for the following utilities: Ausgrid, Jemena Gas Networks and NBN Co. Submissions have been summarised and responded to below.

### **2.1 The Hills Shire Council**

An officer-level submission was received from The Hills Shire Council during the submission period, which was subsequently endorsed at their meeting on 14 October 2025. At that meeting, the council also resolved to place their draft Glenorie Place Strategy on public exhibition (see further discussion below).

The endorsed submission from The Hills Shire Council is generally supportive of the draft Place Plan and affirms the importance of coordinated and holistic planning for village expansion between the two councils.

The submission notes the merits of actions proposed in the draft Place Plan, stating that the principles on which the draft Place Plan is founded are largely in alignment with their policies and objectives for rural lands and villages. The submission notes the importance of ongoing collaboration in relation to the new roundabout, village green, and entry statements proposed in the draft Place Plan.

The submission suggests that Council may want to reiterate in the draft Place Plan that the proposed housing growth surrounding the centre would assist with the revitalisation and viability of the village and is not in response to NSW Government housing targets.

This suggestion would be consistent with the theme carried through Council's RLS, the Glenorie Opportunity and Constraints Paper and the Investigation Report and has informed the intent of the proposed growth under the draft Place Plan. For improved clarity, it is recommended that the introduction in the draft Place Plan be amended to clearly state that the proposed housing growth is intended to support the ongoing vitality of Glenorie Village, rather than respond to housing targets.

### **2.2 Sydney Water**

The submission from Sydney Water states that the Glenorie Village Investigation area is within the Dural Elevated Water Supply Zone, and that a preliminary assessment suggests that the trunk system

currently has capacity to service the potable water needs for the proposed growth under the draft Place Plan.

As established in the Glenorie Village Investigation Report, Sydney Water has issued advice to Council previously that the Glenorie Priority Sewerage Program has reached capacity, and that there are no current plans or funding to investigate extending the wastewater servicing area at this time. Thus, wastewater servicing could not be provided to future townhouse and mixed-use development within Glenorie. However, Sydney Water is supportive of the use of on-site wastewater management to service the proposed small rural lots.

As outlined in the draft Place Plan, constraints related to the capacity for wastewater servicing by Sydney Water mean the vision for townhouses is unlikely to be realised in the short term. Commercial and residential development located on the corner of Old Northern Road and Cairnes Road would also need to utilise on-site wastewater management.

### **2.3 NSW Rural Fire Service**

The submission from the NSW Rural Fire Service notes that future rezoning and changes in minimum lot sizes would be required to meet the conditions outlined in *Planning for Bushfire Protection 2019* when rezoning rural land. It recommends that any planning proposal arising from the Place Plan or Moores Road projects be supported by a Traffic Evacuation Study prepared by a suitably qualified engineer. This advice is consistent with the Investigation Report and State policy.

### **2.4 NSW Department of Primary Industries and Regional Development**

The submission from the NSW Department of Primary Industries and Regional Development (DPI) emphasises the importance of retaining agricultural land for local food production, minimising conflicts between rural activity and adjoining land uses, and provides further context on soil capability mapping in Hornsby Shire.

The submission also touches on the importance of retaining and, where possible, increasing opportunities for agricultural and horticultural uses in Glenorie, noting that farming in the peri-urban area is critical for the future of Greater Sydney's ability to provide food security.

DPI also suggests that areas proposed for rural residential development in the Place Plan may offer meaningful agricultural potential even if they are not currently being used for agriculture. This is because of the moderate (Class 4) soil fertility in the area and proximity to productive horticultural operations on nearby lots.

For context, the Office of Environment and Heritage's Land and Soil Capability Assessment Scheme identifies eight classes of land for agricultural capability. These range from Class 1 - Extremely high capability land to Class 8 - Extremely low capability land.

The highest capability land in Hornsby Shire is Class 4 - moderate capability land, which is also found in the flatter urbanised areas of the Shire. Lower capability lands (Classes 5 to 8) are typically found in steep, bushland areas in the Shire.

As such, DPI recommends that Council reassess the strategic merit of reducing the minimum lot size of land within the Metropolitan Rural Area, considering the following:

- Draft State Significant Agricultural Land mapping.
- NSW Land and Soil Capability Assessment mapping.
- A 250m buffer to agricultural uses, as recommended by the Exempt and Complying Development Codes SEPP.

- The NSW Government's Right to Farm Policy.
- Implementation of an Agent of Change principle to ensure new development accommodates existing agricultural operations.

Following the submission from DPI, Council officers undertook further review to reassess the aspects that DPI recommends for further consideration. This review found that approximately 6,351ha of land within the Shire is zoned for rural land uses. Of that, approximately 4,297ha is Class 4 land, or 68% of the rural land in the Shire.

The review confirms that all of the area subject to the draft Place Plan is within 'Class 4' land, as is the surrounding village and low density residential area. The draft Place Plan area amounts to approximately 36ha, or 0.6% of all the rural land in the Shire and 0.8% of rurally zoned Class 4 land. This is a negligible impact on overall capability, particularly as it is restricted to areas that are established rural residential areas and unlikely to support agricultural land uses.

The buffer to agricultural uses in the Codes SEPP is a standard for complying development, not a recommended planning control for development applications. The subdivision and future development of land in Hornsby Shire is undertaken by merit assessment. The HDCP 2024 requires a minimum separation distance of between 20-100m depending on adjoining land use and consideration of land use conflict.

The Right to Farm Policy and Agent of Change principle are both related to prevention of land use conflict. This has been considered in the Investigation Report which informed the recommendations in the draft Place Plan.

Council will continue to consult with DPI during the progression of any Planning Proposal resulting from the Place Plan.

## **2.5 Transport for NSW**

The submission from Transport for NSW (TfNSW) provides detailed comments on the Traffic and Transport Assessment supporting the Glenorie Village Investigation Report.

The submission discusses the proposed roundabout at Old Northern Road and Post Office Road, highlighting that further justification would be required to consider potential traffic flow impacts on Old Northern Road resulting from the exhibited preliminary concept drawing.

TfNSW notes the proposal in the draft Place Plan to reconfigure the current bus turnaround bay into a village green, stating that any future concept would need to be reviewed by TfNSW's Bus Approval Team.

TfNSW also notes that any roads proposed to intersect Old Northern Road would require TfNSW review and approval, and that any new development should provide access from local streets, with all access to Old Northern Road removed where a local road connection can be achieved.

Council officers will continue to engage with TfNSW in the implementation of the draft Place Plan, noting that the village green, roundabout, and crossings would require further justification and refinement during the design stage, in coordination with both TfNSW and The Hills Shire Council. Should the draft Place Plan be adopted, the works would be included in a future amendment to Council's Development Contributions Framework.

## **2.6 Schools Infrastructure NSW**



The submission from Schools Infrastructure NSW states that the existing primary and secondary school sites servicing the population in Glenorie have adequate potential to meet any additional demand proposed under the draft Place Plan.

### **The Hills Shire Council's draft Glenorie Place Strategy**

The Hills Shire Council's draft Glenorie Place Strategy was placed on public exhibition on 20 October 2025 and broadly aligns with Council's draft Place Plan.

The draft Glenorie Place Strategy identifies the following:

- A proposed C4 Environmental Living zone for certain areas around the village, with proposed lot sizes between 4,000-10,000m<sup>2</sup> surrounding the Village.
- Investigation of potential support services along Schwebel Lane and Whites Road designed to support the agritourism, nursery, and floriculture sectors.
- Opportunities for possible medium density along Post Office Road adjacent to Woolworths and opposite The Village (Bakery), dependent on sewer.
- Expansion of Schwebel Reserve (+3,500m<sup>2</sup>); and
- Public domain improvements along Old Northern Road in the Village centre. These include pathways, wayfinding, landscaping, tree planting and seating.

The draft Glenorie Place Strategy also acknowledges and supports the following aspects of Council's draft Place Plan:

- The roundabout and pedestrian crossings (subject to further consultation with Council and TfNSW); and
- Additional commercial floorspace to in the Hornsby LGA (draft Place Plan Action 3 (Commercial and residential)).

Council officers have prepared a submission regarding The Hills Shire Council's draft Glenorie Place Strategy, which is attached to this report. It is recommended that the submission be endorsed by Council.

### **NEXT STEPS**

The Glenorie Village Investigation Report and draft Glenorie Village Place Plan are the culmination of a collaborative planning effort to guide the future of Glenorie as a vibrant, resilient and well-served village, in line with the recommendations of Council's Rural Lands Study.

Should Council endorse the findings of the Investigation Report and the draft Place Plan, next steps would include:

- Preparation of a Planning Proposal to:
  - Rezone land identified in Place Plan Action 1 (Small rural lots) from RU4 Primary Production Small Lots to C4 Environmental Living and reduce the minimum lot size from 2ha to 4,000m<sup>2</sup> and 5,000m<sup>2</sup>.
  - Rezone land identified in Place Plan Action 3 (Commercial and residential) from RU4 Primary Production Small Lots to enable a mix of commercial and residential development.

- Preparation of a Strategic Bushfire Study for the eastern side of Moores Road to determine the ability of the area to accommodate lot sizes consistent with the surrounding 2ha area, in accordance with the recommendations from the Investigation Report. The outcome of this work would then be reported back to Council for consideration for implementation.
- Further investigation and refinement of Actions 4a and 4b (roundabout and open space connection) and 5 (entry statements) including collaboration with TfNSW and The Hills Shire Council and consideration of a contributions funding framework.

Preparation of a Planning Proposal to implement Action 2 (townhouses) would be a future step subject to Sydney Water sewer capacity improvements and availability.

#### **BUDGET**

The costs associated with the preparation of the Investigation Report and draft Place Plan are covered by funding allocated in 2023 for the long-term implementation of the RLS.

#### **CONCLUSION**

This report addresses matters raised in submissions received during the exhibition of the Glenorie Village Investigation Report and draft Glenorie Village Place Plan.

The Glenorie Village Investigation Report and draft Glenorie Village Place Plan were exhibited from 14 July 2025 to 31 August 2025. The exhibition documents, as well as the Opportunities and Constraints Paper and Feedback Summary Report, were made available for viewing on Council's Glenorie Village Investigations Your Say page.

A total of 123 submissions from the community were received, with 59 submissions supporting the changes, 52 submissions not supporting the changes, and 12 submissions neutral or providing general commentary. A further 6 submissions were received from State agencies.

Matters raised in submissions have been addressed in this report. It is recommended Council adopt the draft Glenorie Village Place Plan, with a minor amendment reflecting that proposed housing is intended to support the ongoing vitality of Glenorie Village, rather than contribute to housing targets.

Council officers would continue to consult with State agencies and utility providers throughout the drafting of a planning proposal, should Council endorse the preparation of one.

#### **RESPONSIBLE OFFICER**




The officer responsible for the preparation of this Report is the Acting Manager Strategic Landuse Planning – Taylor Richardson, who can be contacted on 9847 6780.

**TAYLOR RICHARDSON**  
Team Leader, Strategic Landuse Planning  
Planning and Compliance Division

**KATHERINE VICKERY**  
Acting Director - Planning and Compliance  
Planning and Compliance Division

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**Attachments:**

1.  Glenorie Village Place Plan
2.  Submission to The Hills Shire Council - Draft Glenorie Place Strategy
3.  Glenorie Village Investigation Report

File Reference: F2025/00016-002

Document Number: D09240140

**ITEM 6**

## 8 MAYOR'S NOTES 01 OCTOBER 2025 TO 31 OCTOBER 2025

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*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.*

Friday 3<sup>rd</sup> October 2025 – On behalf of the Mayor, Deputy Mayor Councillor McClelland attended CASS (Chinese Australian Services Society) Art Troupe and Hornsby activity group.

Friday 3<sup>rd</sup> October 2025 – On behalf of the Mayor, Councillor McIntosh attended Thornleigh CHSP NSSG (Korean) Group's Korean Moon Festival Celebration, at Thornleigh Hillcrest Uniting Church Hall.

Saturday 4<sup>th</sup> October 2025 – The Mayor attended Northern District Cricket Club's (NDCC) Centenary Match and lunch, at Mark Taylor Oval.

Sunday 5<sup>th</sup> October 2025 – The Mayor attended Friends of Fagan Park's open day, at Fagan Park.

Friday 10<sup>th</sup> October 2025 – The Mayor attended Diwali 2025, hosted by SCG (Sydney Community Group) at The Epping Club.

Saturday 11<sup>th</sup> October 2025 – The Mayor attended LinC's (Love in the Name of Christ) Thanksgiving, AGM and morning tea at St John's Anglican Church, Asquith.

Thursday 16<sup>th</sup> October 2025 – The Mayor attended the Opening Ceremony of the new cricket nets at Glenorie District Cricket Club, at Led Shore Oval.

Friday 17<sup>th</sup> October 2025 – The Mayor attended the Opening of the 2024 Hornsby Art Prize Local Artist Award winner David Collins Exhibition. At Wallarobba Arts and Cultural Centre, Hornsby.

Friday 17<sup>th</sup> October 2025 – The Mayor attended the Social Local Collective's Multicultural Dinner at Turramurra Uniting Church.

Saturday 18<sup>th</sup> October 2025 – The Mayor attended the Buddhist Robe Offering Ceremony, hosted by Dhamma Vijaya Buddhist Vihara Inc at Cherrybrook Community and Cultural Centre.

Wednesday 22<sup>nd</sup> October 2025 – The Mayor hosted three Citizenship Ceremonies in the Council Administration Building, Hornsby.

Saturday 25<sup>th</sup> October 2025 – On behalf of the Mayor, Councillor McIntosh attended Multicultural Seniors Association's Forever Young Dance Competition, at Pennant Hills Community Centre.

Saturday 25<sup>th</sup> October 2025 – The Mayor attended Pearls to Plates, hosted by Broken Bar Pearl Farm.

Sunday 26<sup>th</sup> October 2025 – The Mayor attended Inala Fair in Cherrybrook.

Tuesday 28 October 2025 – The Mayor attended the Hornsby Shire Council Retail Information Session, at Hornsby RSL.

Wednesday 29<sup>th</sup> October 2025 – The Mayor attended Northern Suburbs Football Association's High School Cup at North Turramurra Recreation Area.

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Friday 31<sup>st</sup> October 2025 – The Mayor attended the NorthConnex 5<sup>th</sup> Anniversary Celebration in West Pennant Hills.

File Reference: F2004/07053-002

Document Number: D09243168

**ITEM 8**

**9 ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (PLANNING SYSTEM REFORMS) BILL 2025**

COUNCILLOR SIMONS TO MOVE

THAT Council:

1. Note with concern that the Environmental Planning and Assessment (Planning System Reforms) Bill 2025 reduces local planning control and transparency, while decreasing community input and confidence in planning decisions.
2. Seek clarity in how developments will be identified for the Targeted Assessment Development (TAD) Pathway, and determined with the removal of the Regional Panels.
3. Seek clarity in how the proposed new authorities meet appropriate standards for accountability, transparency and oversight in the planning system.
4. Note concern about the expansion of Complying Development that takes away the involvement of local communities in how their areas are developed into the future.
5. Write to the Premier, the Leader of the Opposition, the Minister and Shadow Ministers for Planning and Public Spaces, and the Member for Berowra, the Hon. James Wallace MP, opposing the passage of the bill in its current form; and requesting the opportunity for formal public consultation on these reforms.
6. Continue to advocate through Local Government NSW (LGNSW) and the Northern Sydney Regional Organisation of Councils (NSROC) for a coordinated metropolitan local-government response to the reforms.

**Note from Councillor**

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

This is a motion to write to State representatives and decision makers to raise concerns with significant changes proposed and advocate for increased Local Government and community consultation.

The Bill:

- a) Removes the requirement to consult with the Environment Department before making an environmental planning instrument that would adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats (by omitting s 3.25 of the

EP&A Act).

- b) Restricts assessment of cumulative and indirect impacts of a development, such as traffic, roads and public domain.
- c) Introduces a new streamlined assessment pathway (Targeted Development Assessment or TAD) that expressly prohibits consideration of environmental impacts, site suitability, and public interest.
- d) Restricts community participation, cutting consultation requirements and removing objects in the Act that emphasise community involvement in environmental and planning decisions.
- e) Increases centralised planning powers and reduces the role of councils, independent panels, and community consultation by legislating two new authorities: the Development Coordination Authority (which is the Planning Secretary) and the Housing Delivery Authority (comprising the Planning Secretary and two members appointed by the Minister, with no requirements for specific skills or experience).
- f) Creates a conflict of interest where there is insufficient separation and external accountability of the two Authorities.
- g) Undermines safeguards recommended by the Independent Commission Against Corruption regarding accountability, transparency and probity in the planning system.
- h) Requires councils to assess variations to complying development standards for individual applications within 10 days, or 20 days if the council is also assessing the complying development certificate, after which time the variation will be deemed to be approved.

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

While it's indisputable that we are amid a housing crisis, the reforms proposed by the NSW Government will do little to meaningfully address the serious shortage of affordable housing.

On the other hand, these reforms will seriously undermine good planning principles, potentially delivering poor planning outcomes, the impacts of which could be felt for decades.

Hornsby Shire Council has worked diligently to develop the Hornsby Town Centre Masterplan, the Affordable Housing Strategy and Scheme, and defining changes to our DCP to ensure optimal outcomes within the State led Transport Oriented Development directives and the Low and Mid-Rise housing reform package.

The above demonstrates Council's commitment to continue to deliver housing to meet the needs of our community. The planning system should support these outcomes by allowing local planning authorities to identify solutions that best fit local conditions. If this proposed bill is enacted, it will have the opposite effect.

Furthermore, aspects that our community values highly and which are crucial to protecting and preserving our rural lands, bushland and river ecologies, will be disregarded. Our community deserves a planning system that enables them to make meaningful contributions to help shape the

future Shire, and it's important that Hornsby Shire Council advocates for a better, more evidence-backed approach to planning reforms that align to localised, endorsed strategies and plans and protects the voices of local communities.

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

[NSW planning overhaul removes corruption and environment safeguards, legal experts say - ABC News](#)

[250926-EDO-Briefing-note-NSW-Environmental-Planning-and-Assessment-Amendment-Planning-System-Reforms-Bill-2025.pdf](#)

**Attachments:**

There are no attachments for this report.

File Reference: F2004/06261-02

Document Number: D09249876



## 10 COMPANION ANIMALS AMENDMENT (CONTROL OF CATS) BILL 2025

### COUNCILLOR BALL TO MOVE

THAT Council:

1. Note the objective of this Bill is to provide for measures to prevent cats from:
  - a) Escaping from the place where the cat is kept, or
  - b) Leaving the place without being under the control of a person.
2. Note the Bill:
  - a) Creates a clear duty for cat owners to keep their pets contained to their property.
  - b) Empowers councils to make and enforce reasonable orders to prevent cats from escaping.
  - c) Protects vulnerable people through fair and compassionate enforcement.
  - d) Helps stop the flow of lost and abandoned pets into the feral cat population.
3. Support the Companion Animals Amendment (Control of Cats) Bill 2025
4. Acknowledge effective cat containment
  - a) Protects native wildlife and local biodiversity by reducing injury and death from domestic roaming cat predation.
  - b) Improves the wellbeing of domestic cats by reducing their risk of injury or death from vehicle strikes, dog attacks, ticks, poisoning, infections from cat fights or contracting diseases like feline aids virus.
5. Write to the NSW Minister for Local Government, the NSW Minister for the Environment, the NSW Premier and Local Members of Parliament for Hornsby, Epping and Wahroonga:
  - a) Expressing Hornsby Council's support for the Bill.
  - b) Urging the Ministers and MPs to support the Bill.
  - c) Requesting State funding for councils to support education, compliance and animal shelter capacity.

### Note from Councillor

NSW is the only place in Australia where the State Government has not acted to introduce enforceable laws to keep domestic cats safely contained.

Every year, roaming pet cats kill hundreds of millions of native animals across the country - birds,

reptiles, frogs and small mammals that should be thriving in our suburbs and bushland. The Companion Animals Amendment (Control of Cats) Bill 2025 has been introduced to fix this.

Keeping cats safely contained protects wildlife, prevents suffering, and helps reduce the need for lethal feral control programs.

Contained cats live longer, healthier lives and their owners enjoy peace of mind knowing they're safe from cars, disease and injury.

Similar laws are already in place across Victoria, the ACT, Queensland and Tasmania

**The Companion Animals Amendment (Control of Cats) Bill 2025 does four key things:**

**Creates a general duty of containment.**

The Bill introduces a new section 29A into the Companion Animals Act 1998 that establishes a clear legal duty for cat owners to keep their animals under control. It requires owners to take all reasonable precautions to prevent their cats from escaping from the property on which they are kept. This duty reflects the principle that owning a cat carries a responsibility not only for the animal's welfare but also for the protection of wildlife and community amenity. The provision makes it an offence to intentionally release a cat from a property unless the animal is under the effective control of a competent person. By codifying this obligation, the Bill closes a long-standing gap in the companion-animal regulatory framework and brings expectations for cat ownership into line with those that already apply to dogs.

**Establishes penalties that are fair and proportionate.**

The Bill sets out a graduated penalty structure that increases with repeated non-compliance. A first offence attracts a penalty of 0.1 penalty unit—about \$11 at current values - reflecting that initial enforcement will focus on education and awareness. A second offence attracts 3 penalty units, or roughly \$330, and a third or subsequent offence attracts 8 penalty units, or about \$880. This scaling provides a fair and proportionate response to repeated breaches while allowing time for owners to adjust their behaviour. The model is designed to prioritise education before punishment, supporting a culture of responsible ownership rather than relying on punitive enforcement alone.

**Protects vulnerable people.**

The Bill includes statutory defences to ensure that the new offences do not unfairly penalise people who may be in crisis or experiencing disadvantage. It provides that a person is not guilty of an offence if, at the time of the alleged breach, they were experiencing homelessness or were subject to behaviour constituting domestic or family violence under the Crimes (Domestic and Personal Violence) Act 2007. These provisions recognise that some people face circumstances that limit their ability to comply immediately with containment requirements and ensure that enforcement remains compassionate and proportionate.

**Empowers councils.**

The Bill amends the Local Government Act 1993 to give councils clear authority to issue and enforce orders that require the occupier of a property to take action to prevent a cat from escaping. If an order is ignored, the person may be prosecuted for failing to comply, with a maximum penalty of 8 penalty units. These provisions give local governments the practical tools they have long sought to respond to nuisance and predation complaints, manage risks to wildlife and public amenity, and support consistent standards for responsible cat ownership across the State.

**Attachments:**

There are no attachments for this report.

File Reference: F2009/00370

Document Number: D09250038

**ITEM 10**

## 11 USE OF SYNTHETIC FIBRE HALLOWEEN DECORATIONS

### COUNCILLOR BALL TO MOVE

THAT Council:

1. Note community concern about the use of synthetic spider web and fake snow decorations during Halloween, which pose risks to local wildlife and contribute to microplastic pollution.
2. Request the General Manager to develop and implement an annual public education campaign in the months leading up to Halloween to discourage the use of such decorations, and to promote environmentally friendly alternatives.
3. Request the General Manager ensure that any public education campaign also include clear advisory information that Spanish Moss is also not appropriate for use as a Halloween decoration as it is an environmental weed.
4. Request that, as part of this education drive, staff consider:
  - a) Communications through Council's website, Our Council newsletter, social media, and local publications.
  - b) Engagement with local schools through information packs or talks by Council's Environmental Education Officers.
  - c) Partnerships with community groups to raise awareness and model sustainable celebration practices.

### Note from Councillor

Each October, synthetic spider web and fake snow decorations appear across our shire as part of Halloween celebrations. These products are typically made from polyester or similar fibres, and pose a danger to our wildlife and ecosystems.

Birds and other wildlife are at risk if they eat the material or become entangled in it. The synthetic fibres have the potential to pollute stormwater systems and creeks, creating risks for aquatic ecosystems downstream.

Spanish Moss is often suggested as a natural alternative, however a recent study by STEP Inc found that it is likely to be a serious, but underestimated weed in plant communities including Sydney Turpentine-Ironbark Forest and Blue Gum High Forest.

Hornsby Council has been a leader in waste reduction and environmental protection. A simple public awareness initiative encouraging residents, families, and schools to celebrate Halloween in a more sustainable way would align with Council's environmental and waste minimisation goals.

**Attachments:**

There are no attachments for this report.

File Reference: F2025/00052

Document Number: D09250103

**ITEM 11**