



# **BUSINESS PAPER**

## **General Meeting**

**Wednesday 11 February 2026  
at 7:00 PM**



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Nil
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**SUPPLEMENTARY AGENDA**

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## **AGENDA AND SUMMARY OF RECOMMENDATIONS**

### **ACKNOWLEDGEMENT OF COUNTRY**

Statement by the Chairperson:

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

### **PRESENT**

### **NATIONAL ANTHEM**

### **OPENING PRAYER/S**

### **ACKNOWLEDGEMENT OF RELIGIOUS DIVERSITY**

Statement by the Chairperson:

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

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

Statement by the Chairperson:

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

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

### **POLITICAL DONATIONS DISCLOSURE**

Statement by the Chairperson:

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

*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:

- at any time during which the matter is being considered or discussed by the council or committee, or
- 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:

- 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
- 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 10 December, 2025 be confirmed; a copy having been distributed to all Councillors.

## **PETITIONS**

## **PRESENTATIONS**

## **RESCISSION MOTIONS**

## **MAYORAL MINUTES**

**Page Number 1**

### **Item 1 MM1/26 GENERAL MANAGER RECRUITMENT**

## **RECOMMENDATION**

THAT Council commence the recruitment process to appoint a new General Manager.

## **ITEMS PASSED BY EXCEPTION**

## **OFFICE OF THE GENERAL MANAGER**

**Page Number 2**

### **Item 2 GM1/26 DECEMBER 2025 PERFORMANCE REPORT ON THE 2025-2029 DELIVERY PROGRAM AND QUARTERLY BUDGET REVIEW STATEMENT**

## **RECOMMENDATION**

THAT the:

1. December 2025 Performance Report showing progress of the 2025-2029 Delivery Program including the 2025/26 Operational Plan and Budget, be received and noted.
2. Quarterly Budget Review Statement for the period ending December 2025 be received and noted.

## **CORPORATE SUPPORT DIVISION**

**Page Number 10**

### **Item 3 CS1/26 COUNCILLOR EXPENSES AND FACILITIES POLICY - REPORTING REQUIRED BY SECTION 15 OF THE POLICY**

## **RECOMMENDATION**

THAT Council note that details regarding the provision of Councillor expenses and facilities for the period from 1 July 2025 to 31 December 2025 have been tabled in accordance with the Councillors' Expenses and Facilities Policy.

### **Page Number 16**

**Item 4 CS2/26 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIODS ENDING 30 NOVEMBER 2025 AND 31 DECEMBER 2025**

## **RECOMMENDATION**

THAT the contents of Director's Report No. CS2/26 be received and noted.

## **COMMUNITY AND ENVIRONMENT DIVISION**

### **Page Number 19**

**Item 5 CE1/26 MEMBERSHIP OF THE WELCOMING CITIES NETWORK**

## **RECOMMENDATION**

THAT Council:

1. Receive and note the Report.
2. Become a member of the Welcoming Cities Network.
3. Integrate Welcoming Cities resources and strategies into Council's community development programs, Social Plan initiatives, and DIAP actions to strengthen inclusion and participation.

## **PLANNING AND COMPLIANCE DIVISION**

### **Page Number 25**

**Item 6 PC1/26 PROPOSED AMENDMENTS TO HORNSBY SHIRE COUNCIL SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2019-2029**

## **RECOMMENDATION**

THAT:

1. The draft Section 7.12 Development Contributions Plan 2019-2029 attached to Director's Report No. PC1/26 be placed on public exhibition for a minimum of 28 days.
2. Should Council receive no submissions, the draft Section 7.12 Development Contributions Plan 2019-2029 be adopted upon the conclusion of the public exhibition period. Should submissions be received, a report on submissions be presented to Council for consideration.

**Page Number 29**

**Item 7 PC2/26 EXHIBITION OF NSW GOVERNMENT DOCUMENTS - A NEW APPROACH TO STRATEGIC PLANNING: DISCUSSION PAPER, DRAFT SYDNEY PLAN AND DRAFT STATEWIDE POLICY FOR INDUSTRIAL LANDS**

**RECOMMENDATION**

THAT:

1. The submission attached to Director's Report No. PC2/26 on the Discussion Paper "A New Approach to Strategic Planning" be forwarded to the Department of Planning, Housing and Infrastructure for consideration in the development of a new State Land Use Plan.
2. The submission attached to Director's Report No. PC2/26 on the draft Sydney Plan be forwarded to the Department of Planning, Housing and Infrastructure to advocate for amendments prior to finalisation.
3. The submission attached to Director's Report No. PC2/26 on the draft Statewide Policy for Industrial Lands be forwarded to the Department of Planning, Housing and Infrastructure to advocate for amendments prior to finalisation.

**INFRASTRUCTURE AND MAJOR PROJECTS DIVISION**

Nil

**QUESTIONS WITH NOTICE**

**MAYOR'S NOTES**

**Page Number 43**

**Item 8 MN1/26 MAYOR'S NOTES 01 DECEMBER 2025 - 31 JANUARY 2026**

**NOTICES OF MOTION**

**Page Number 45**

**Item 9 NOM1/26 FORMER CRUSHER PLANT, HORNSBY PARK**

**COUNCILLOR TILBURY TO MOVE**

THAT:

1. Council hold a soft opening for the first stage of Hornsby Park, as scheduled in late March 2026. This would allow for guided group tour visits, rather than a full scale opening to the public.

2. As a priority, council staff present to councillors all information necessary for council to determine the future of the former crusher plant buildings and the site where those buildings currently stand.

**Page Number 47****Item 10 NOM2/26 BEROWRA RAILWAY STATION NORTHERN COMMUTER CARPARK**

COUNCILLOR TILBURY TO MOVE

THAT Council:

1. Immediately make safe the large and small potholes in the section of the Berowra railway station's northern commuter carpark it is still technically responsible for maintaining.
2. Write to the Minister for Transport, John Graham MLC, Shadow Minister for Transport Natalie Ward MLC, Minister for Crown Lands Stephen Kamper MP and Hornsby MP, James Wallace, to request that Sydney Trains (Transport for NSW) immediately and formally take over responsibility for the land around Berowra railway station, including the entire area of Berowra railway station's northern commuter carpark.

**Page Number 49****Item 11 NOM3/26 ENHANCING PUBLIC VISABILITY OF TREE WORKS**

COUNCILLOR BALL TO MOVE

THAT Council:

1. Note ongoing community concern about illegal tree removals and the lack of public facing information where Council approval has been granted.
2. Implement a searchable database of valid tree approvals hosted on Council's website.
3. Except in the case of an emergency, applies standard conditions to Council tree approvals designed to achieve the following:
  - a) Require the tree approval to be prominently displayed at the property boundary for at least 7 days in advance of the scheduled tree removal, supported by distinct high visibility ribbons to be attached to the trees approved for removal, providing the local community with a simple, clear way to distinguish between approved versus illegal tree removals.
  - b) Restrict tree removals from occurring on weekends and public holidays – that is conditional approval for tree removals is limited to standard hours on weekdays (7am – 5pm, Monday-Friday)..

**SUPPLEMENTARY AGENDA**

**MATTERS OF URGENCY**

## 1 GENERAL MANAGER RECRUITMENT

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At the 12 November 2025 Council meeting, the General Manager resigned and an acting General Manager was appointed until 12 July 2026 (see Mayoral Minute No. MM9/25). This decision postponed recruitment for a new General Manager until after the end of year period to a more appropriate time to seek a permanent replacement.

I consider that it is now appropriate that Council commence the recruitment process to appoint a new General Manager. This process would usually involve seeking fee proposals from suitably qualified and experienced recruitment consultants, Councillors interviewing shortlisted consultants with a further report to come back to enable Council to formally appoint a consultant to facilitate the recruitment process with Council.

Including the appointment of a recruitment consultant, the appointment and commencement of a new General Manager would typically take 3-4 months. It is for this reason that I believe it is important that Council take immediate steps to commence this recruitment process.

### RECOMMENDATION

THAT Council commence the recruitment process to appoint a new General Manager.

Cr WARREN WADDELL

Mayor

### Attachments:

There are no attachments for this report.

File Reference: F2017/00267

Document Number: D09302751

**2 DECEMBER 2025 PERFORMANCE REPORT ON THE 2025-2029 DELIVERY PROGRAM  
AND QUARTERLY BUDGET REVIEW STATEMENT**

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**EXECUTIVE SUMMARY**

- Council is required to review its budget each quarter. At the same time, the Integrated Planning and Reporting Guidelines state that progress reports should be provided to Council on the principal activities detailed in its Delivery Program at least every six months.
- In this regard, the December 2025 Performance Report showing progress of the 2025-2029 Delivery Program including the 2025/26 Operational Plan and Budget, is attached for Council's consideration.
- Progress against the adopted 2025-2029 Delivery Program including the 2025/26 Operational Plan and Budget, and the operational performance of the organisation, has been in line with the service delivery standards adopted by Council.
- The 2025/26 Original Budget forecast a surplus at 30 June 2026 of \$1.367 million. The September 2025 Review recommended budget changes that decreased the forecast surplus by \$20K to \$1.347 million, whilst this December 2025 Review recommends no net budget changes, thus retaining the forecast surplus of \$1.347 million.
- 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:

1. December 2025 Performance Report showing progress of the 2025-2029 Delivery Program including the 2025/26 Operational Plan and Budget, be received and noted.
2. Quarterly Budget Review Statement for the period ending December 2025 be received and noted.

## PURPOSE

The purpose of this Report is to present for Council's consideration the December 2025 Performance Report showing progress of the 2025-2029 Delivery Program including the 2025/26 Operational Plan and Budget, as required under section 406 of the Local Government Act 1993 and the Integrated Planning and Reporting Guidelines, September 2021. Details within the Performance Report cover the six-month period 1 July to 31 December 2025. The Performance Report includes Council's Consolidated Budget Summary as at 31 December 2025.

## BACKGROUND

On 11 June 2025, Council adopted the 2025-2029 Delivery Program including the 2025/26 Operational Plan and Budget. The Delivery Program and Operational Plan defines Council's priorities, actions and resource allocation. It sets out how services will be delivered, how performance will be measured and how progress towards the community's long-term vision will be achieved. This Performance Report provides an update on the progress of actions set out in the Delivery Program and Operational Plan.

In line with the Office of Local Government (OLG) requirements, a Quarterly Budget Review Statement (QBR) must be submitted for Council's consideration at the end of each quarter in a template provided by the OLG. A copy of the QBR template and associated reports (including a copy of this Report) must be submitted to the OLG within two months of each quarter end.

## DISCUSSION

### Operational comment

The Delivery Program including the Operational Plan by its very nature encompasses a substantial number of actions and capital projects. Progress on these components is reported quarterly, with updates provided alongside a traffic light status indicator. While these quarterly reports are comprehensive and detailed, key progress highlights are summarised under each Strategic direction within the attached Performance Report. Actions and capital projects requiring attention, placed on hold, closed, or completed, are clearly identified with accompanying commentary. Any additional projects introduced during the period, including Special Rate Variation (SRV) initiatives, are also captured.

The December 2025 Performance Report (Attachment 1) presents annual and biannual progress on Delivery Indicators – medium-term measures that act as a bridge to long-term strategic outcomes, ensuring progress towards the community's vision remains measurable and achievable. It also includes updates on Business Unit Service KPIs, which focus on service outputs and demonstrate how day-to-day activities contribute to achieving the community's vision over time.

Additionally, the report provides updates on Major projects, detailed further down in the Discussion section, along with operational highlights which include:

#### Liveable

- Council endorsing 11 people to the Hornsby Aboriginal and Torres Strait Islander Committee in October 2025
- Council inviting seven volunteers to participate in the Hornsby Heritage Advisory Committee – four technical specialists and three community representatives
- Installing new signs at Fagan Park showcasing the full range of amenities and experiences the park has to offer.

ITEM 2

**Sustainable**

- In September 2025 acquiring and commencing operation of a fire management utility – a purpose-built vehicle designed to support ecological burning and bushfire risk reduction across the Hornsby Shire
- Finalising new car share agreements with GoGet and FlexiCar to deliver a total of 16 dedicated car share spaces across the Hornsby Shire
- Launching the Waste Warriors volunteer program in July 2025.

**Prosperous**

- Council endorsing a Planning Proposal to boost employment opportunities across the Hornsby Shire
- Council adopting the Glenorie Village Place Plan in November 2025.

**Collaborative**

- Transitioning to a new website in November 2025
- Celebrating Australian Citizenship Day on 17 September conferring 150 candidates from 32 countries
- Endorsing the Technology and Transformation Strategy 2025-2029
- Council endorsing the 2024-2025 Annual Report in November 2025.

**Capital projects**

- Completion of 13 capital projects in the first six months of 2025/26, including four new stormwater quality improvement devices.

**Budget comment**

This Review includes the second quarter results for 2025/2026, comparing actual expenditure, income and funding sources against the Budget. The Net Operating and Capital Result after internal funding movements showed a positive variance of \$7.7 million or approximately 4% 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 surplus at 30 June 2026 of \$1.367 million. The September 2025 Review recommended budget changes of \$20K that decreased the forecast surplus to \$1.347 million. This December 2025 Review recommends no net budget changes, thus retaining the forecast surplus at 30 June 2026 of \$1.347 million. The predicted budget result is satisfactory in maintaining Council's existing liquidity levels.

The Review includes a number of budget changes that net to nil and have no impact to the forecast surplus:

- \$2.8 million increase in capital grant income from the Safe Speed (High Pedestrian Activity) program in line with an approved application for works in Hornsby Town Centre, offset by a \$2.8 million capital expenditure budget for the project.
- \$1.4 million decrease in the maintenance budget for Westleigh Park, offset by a transfer to an internal restricted asset account for capital works for this project.

- A number of other income and expense reallocations within Council branches to better align budgets, offsetting to zero within each branch.
- Other capital budget changes provided as an attachment to this report that are offset by restricted/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. It is therefore recommended that the forecast surplus 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, to respond to events of this nature without affecting the normal continuance of service provision throughout the year.

#### Capital Works Program

The attached 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 decreased by \$10.95 million from \$63.46 million to \$52.51 million in line with the latest timelines, with this amount to be deferred to the 2026/27 Annual Budget.

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 was previously estimated at \$23.38 million, with this amount set aside in an internally restricted asset account to fund an internal loan to Domestic Waste for this purpose in the March 2024 Review.

Following the appointment of a new site auditor and a review of works required on site, the estimated cost has been revised down by \$7 million from \$23.38 million to \$16.38 million with the amount loaned to Domestic Waste reduced accordingly. The reduction in cost has enabled \$2 million to be retained in internally restricted asset funds to improve liquidity and/or to be used for future strategic purposes.

The internal loan to Domestic Waste is to be recovered through future increases in Domestic Waste Annual Charges, commencing with a 10% increase in the 2025/26 financial year.

Total expenditure on this stage of the project is \$5.23 million. Year to date expenditure to 31 December 2025 is \$1.18 million compared to a year-to-date budget of \$2.483 million. The reduced spend against budget is due to consultant and auditor delays in undertaking some program tasks, along with an 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.

The total funding provided for the bulk earthworks, stabilisation of the quarry void and pre-opening embellishments is \$66.3 million (inclusive of a property acquisition for road widening).

The bulk earthworks defects liability period ended with some minor defects rectified at no cost to Council. All Stage 1 enabling work contracts have reached Practical Completion. Circulation works are at various stages, with several now underway and others progressing through procurement. A contract has been awarded for Quarry Road improvements and works commenced in November 2025.

The Project Team has advised that the remaining pre-opening works are on track for completion ahead of a public opening in early 2026.

The total expenditure on this component from 1 July 2018 to 31 December 2025 is \$63.1 million. Year to date expenditure to 31 December 2025 is \$2.19 million compared to a year-to-date budget of \$2.60 million and full year budget of \$5.97 million.

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

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. Detailed design was completed in September 2025 and the project has been delivered through three tender packages to manage staging, risk and market capacity, comprising:

- Services enhancements.
- Underboring works.
- Civil works, landscaping and field of play construction.

All three tender packages have been awarded. Early site works commenced in January 2026, with construction works staged through 2026 and forecast to reach completion in March 2027.

The total life to date expenditure to 31 December 2025 is \$600K. Financial year to date expenditure at 31 December 2025 is \$597K compared to a current year to date budget of \$8.53 million. The attached

Capital Works Program includes a change to revise the full year budget down by \$8.86 million from \$17.06 million to \$8.2 million in line with the most recent forecast.

### **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 31 December 2025 is \$1.34 million. Financial year to date capital and operating expenditure at 31 December 2025 is \$350K compared to a year to date operating budget of \$74K. The attached Capital Works Program includes a change to set an additional capital budget of \$300K, which is in line with the forecast work program from the Project Manager.

### **Hornsby Park – Old Mans Valley North**

Old Mans Valley North represents a future stage of the Hornsby Park Master Plan and is currently in the planning and funding development phase. The intended scope includes a large regional water playground, community amenities, carparking, supporting infrastructure and associated public domain works.

Consistent with Council's adopted staging and risk mitigation approach for Hornsby Park, it is intended that construction of Old Mans Valley North occur following completion of the Old Mans Valley Field of Play. This sequencing is designed to manage delivery risk, market exposure and financial capacity associated with major capital works.

Funding of \$6 million has been identified to date, comprising \$1 million in budget savings and \$5 million reallocated from savings achieved on Foxglove Oval. Council officers are continuing to investigate options to supplement this funding through future development contributions as part of the upcoming review of the section 7.11 Contributions Plan.

A more detailed scope, funding strategy and delivery approach for Old Mans Valley North will be the subject of a future standalone report to Council, once the Field of Play works are underway and funding pathways are further resolved.

- **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, insufficient financial capacity is forecast over the next ten years to replace funding of this magnitude. Should Council be unsuccessful in retaining the grant for this project will most likely jeopardise the delivery of this initiative.

Progress continues on key enabling approvals. Council's application for Stage 1A Construction Certificate enacting the Development Consent has advanced, including appointment of a Private Certifier and updates to project documentation. A Heritage Consultant has also been engaged to prepare a relocation strategy for the Scarred Tree, in consultation with Registered Aboriginal Parties, to support an Aboriginal Heritage Impact Permit application with Heritage NSW.

Concurrently, work has also progressed to prepare a tender package for the upgrade the Mountain Bike Trails at the site, and it is envisaged that this will be released in the first half of 2026.

The total life to date expenditure to 31 December 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 31 December 2025 is \$282K compared to a year-to-date budget of \$350K.

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.

- **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.

A tender for construction was accepted in December 2025, and works are forecast to commence in February 2026 subject to final approval by TfNSW and favourable weather conditions. A contract price including contingencies was awarded below the budget of \$7.1 million originally provided resulting in \$1 million in savings. These savings have been reallocated to an internally restricted asset account with the total budget reduced from \$7.1 million to \$6.1 million accordingly.

The total life to date expenditure to 31 December 2025 on this project is \$474K out of a budget of \$6.1 million from an internally restricted asset account set aside using budget surpluses achieved in prior financial years.

Year to date expenditure at 31 December 2025 is \$141K compared to a current year to date budget of \$1.25 million, noting the attached Capital Works Program includes a change to decrease the full year budget from \$2.5 million to \$1.5 million in line with the most recent timeline of works from the Project Manager.

## **BUDGET**

This Report provides the December 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. The December 2025 Performance Report and quarterly budget review demonstrate that Council remains in a stable position to deliver local services and facilities in a financially responsible manner at 31 December 2025.

## **RESPONSIBLE OFFICER**

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

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

GLEN MAGUS  
Acting General Manager  
General Manager Division

**Attachments:**

1.  December 2025 Performance Report
2.  Consolidated Cash & Non Cash Result
3.  Capital Work Program
4.  Statement by Responsible Accounting Officer
5.  Quarterly Budget Review Statement

File Reference: F2025/00067

Document Number: D09288150

**3 COUNCILLOR EXPENSES AND FACILITIES POLICY - REPORTING REQUIRED BY SECTION 15 OF THE POLICY**

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**EXECUTIVE SUMMARY**

- The Councillors' Expenses and Facilities Policy, which is modelled on the Office of Local Government's Better Practice Template, requires that a report on the provision of facilities and payment of expenses to Councillors is to be tabled at a Council Meeting at six monthly intervals.
- Council last considered the required report at the General Meeting of 13 August 2025
- This report covers the six-month period from 1 July 2025 to 31 December 2025. Details are provided of expenditure grouped according to specific categories, summarised by individual Councillor and as a total for all Councillors.
- It is recommended that Council note the contents of the Report.

**RECOMMENDATION**

THAT Council note that details regarding the provision of Councillor expenses and facilities for the period from 1 July 2025 to 31 December 2025 have been tabled in accordance with the Councillors' Expenses and Facilities Policy.

## PURPOSE

The purpose of this Report is to comply with Clause 15 of the Councillors' Expenses and Facilities Policy which requires regular reporting of the details of expenses incurred, and cost of facilities provided, for each Councillor. The Report is to include expenditure grouped according to specific categories, summarised by individual Councillor and as a total for all Councillors.

## BACKGROUND

The Councillors' Expenses and Facilities Policy requires that a report on the provision of expenses and facilities to Councillors be tabled at a Council Meeting at regular intervals. The relevant Clause states:

- 15.1 *Council will report on the provision of expenses and facilities to councillors as required in the act and regulations*
- 15.2 *Detailed reports on the provision of expenses and facilities to councillors will be publicly tabled at a council meeting every six months and published in full on council's website.*  
*These reports will include expenditure summarised by individual councillor and as a total for all councillors*

Council last considered a report on Councillors' Expenses and Facilities at the 13 August 2025 General Meeting (Report No. CS37/25). In accordance with Section 15 of the Policy reporting takes place on a six-monthly basis. This Report includes expenses incurred in the 6-month period from 1 July 2025 to 31 December 2025.

The main categories of expenses facilities are summarised in the table below. The Councillors – Expenses and Facilities Policy was reviewed at the 9 April 2025 General Meeting, as part of Director's Report No. CS3/25. The table below shows the amounts which apply to the financial year 2025/2026, as stated in the Policy Summary, these amounts are to be increased by CPI each year.

General travel expenses (other than travel associated with Conferences and Professional Development)	\$5,933 total for all Councillors	Per year
Interstate, overseas and long-distance intrastate travel expenses	\$0	Per year
Accommodation and meals	As per the NSW Crown Employees (Public Service Conditions of Employment) Reviewed Award 2009, adjusted annually	Per meal/night
Professional development (includes associated travel and subsistence where applicable)	\$37,544 total for all Councillors	Per year
Conferences and seminars (includes associated travel and subsistence where applicable)	\$43,836 total for all Councillors (Increased to \$59,181 in the years where the LGNSW	Per year

	Conference is held outside the Sydney metropolitan region.)	
ICT expenses	\$5,835 per Councillor  \$3,274 per Councillor	Per year (first year of election)  Per year (following years of election)
Carer expenses	\$2,506 per Councillor	Per year
Home office expenses (equipment and facilities other than stationery)	\$409 per Councillor	Per year
Stationery	\$3,785 total for all Councillors	Per year
Postage stamps	Provided by Council	Not relevant
Christmas or festive cards	\$1790 for the Mayor  \$614 total for all other Councillors	Per year
Access to facilities in a Councillor common room	Provided to all Councillors	Not relevant
Council vehicle and fuel card	Provided to the Mayor	Not relevant
One reserved parking space at Council offices  One shared parking space at Council offices	Provided to the Mayor  Shared by all Councillors	Not relevant
Furnished office	Provided to the Mayor	Not relevant
Number of exclusive staff supporting Mayor and Councillors	Provided to the Mayor and Councillors	Two
Spousal attendance at conferences	\$1,279 for the Mayor  \$665 per Councillor	Per year
Attendance at non-Council functions	\$1,279 for the Mayor  \$665 per Councillor	Per year

**DISCUSSION**

When Council last reviewed its Councillors' Expenses and Facilities Policy in April 2025, it was required to ensure that the Policy was in line with, and modelled on, the "Councillor Expenses and Facilities Policy – Better Practice Template" issued by the Office of Local Government (OLG).

To ensure greater accountability across councils, and public availability of information regarding expenditure on councillor expenses and facilities, the OLG's Better Practice Template, and subsequently Council's adopted Policy, incorporates a requirement to record expenditure for each individual Councillor, as well as a total for all Councillors, across the categories detailed in the above table. This reporting is required to occur at six monthly intervals and is generally provided to Council in August and February each year.

[N.B. The reporting requirements of the Councillors Expenses and Facilities Policy are in addition to, and provide greater detail than, those which are required by Section 217 of the Local Government (General) Regulation to be included in Council's Annual Report.]

Council officers have established appropriate administrative procedures to ensure that the relevant information is captured in a manner which satisfies the reporting requirements of the Policy.

The table below provides the required information for the 6-month period from 1 July 2025 to 31 December 2025. Where an explanation or clarification is required about particular expenditures (marked with a \* in the table), comments are provided in the text following the table.

Expense or Facility July 2025 - June 2026		Total																						
		Attendence at non-Council functions	Spousal attendance at conferences	Christmas or festive cards	Postage stamps	Stationery	Home office expenses	Care expenses	Mobile Phone + Data Plan (inc internet etc for Computer)	ICT - Computer / Ipad Only	Conferences & Seminars (inc associated Travel & Accom)	Professional development (inc associated Accom & travel)	Accomm + meals (When not associated with a Conference etc)	Interstate, overseas + long distance intrastate travel expenses	General travel (other than associated with Conferences + Professional Development)	Accomm + meals (When not associated with a Conference etc)	Professional development (inc associated Accom & travel)	Conferences & Seminars (inc associated Travel & Accom)	Mobile Phone + Data Plan (inc internet etc for Computer)	Home office expenses	Stationery	Postage stamps	Christmas or festive cards	Spousal attendance at conferences
Waddell	-	31	-	1,972	-	1,202	-	-	-	-	-	-	-	-	-	-	-	-	350	\$ 3,578				
Tilbury	-	-	-	1,743	-	897	-	119	-	-	-	-	-	-	-	-	-	-	22	\$ 2,781				
McIntosh	-	-	-	4,931	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122	\$ 5,053				
Ball	341	-	-	1,620	1,659	-	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 3,642				
Greenwood	-	-	-	2,633	-	621	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 3,276				
McClelland	-	-	-	1,329	-	150	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 429				
Seaglove	-	-	-	1,659	-	905	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 274				
Simons	1,434	-	-	1,679	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 1,931				
Conley	-	-	-	1,659	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 1,681				
McSweeney	-	-	-	1,659	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	\$ 1,681				
<b>Total</b>	<b>\$ 1,775</b>	<b>\$ -</b>	<b>\$ 31</b>	<b>\$ 1,620</b>	<b>\$ 20,921</b>	<b>\$ -</b>	<b>\$ 3,774</b>	<b>\$ -</b>	<b>\$ 119</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 323</b>	<b>\$ 1,053</b>	<b>\$ 26,039</b>									

It is noted that expenses incurred during the reporting period fall significantly under the allocation for each category and in total.

**BUDGET**

The categorisation and reporting of expenditure in respect of councillors' expenses and facilities in the manner required and presented within this Report assists with the monitoring of expenses for that provision within Council's adopted budget. The overall total expenses reported for the 6-month period from July 2025 to December 2025 of \$26,039 is considerably less than the total budget provision for the financial year. All expenses have been approved as required by the General Manager or other staff under delegation.

**POLICY**

The Report meets the requirements of the provisions of Section 15 of Council's Councillors' Expenses and Facilities Policy.

**CONCLUSION**

The Councillors' Expenses and Facilities Policy requires details of expenditure and the provisions of facilities to Councillors, summarised by individual Councillor and expense category, as well as a total for all Councillors, to be presented to Council at an open meeting. The expenditure by Councillors for the period July 2025 to December 2025 is well within the budget provision and requirements of the Policy. This Report provides the relevant information as required by the Policy and ensures all statutory requirements are met.

**RESPONSIBLE OFFICER**

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

STEPHEN COLBURT

Manager, Governance and Customer Service  
Corporate Support Division

NICOLA DORMAN

Acting Director Corporate Support  
Corporate Support Division

**Attachments:**

There are no attachments for this report.

File Reference: F2004/09552-02

Document Number: D09283974

**4 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIODS  
ENDING 30 NOVEMBER 2025 AND 31 DECEMBER 2025**

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**EXECUTIVE SUMMARY**

- This Report provides details of Council's investment performance for the periods ending 30 November 2025 and 31 December 2025 as well as the extent of its borrowings at the end of the same periods.
- 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 of 3.69% and 4.07% for November 2025 and December 2025 respectively. This includes a negative yield of -3.62% for November 2025 and a positive yield of 0.77% for December 2025 from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.69% for December 2025 which includes a positive yield of 7.39% from TCorp Managed Funds.

**RECOMMENDATION**

THAT the contents of Director's Report No. CS2/26 be received and noted.

**PURPOSE**

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

**BACKGROUND**

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

**DISCUSSION**

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

Council's investment performance for the month ending 30 November 2025 and 31 December 2025 is detailed in the attached document. In summary, the portfolio achieved an annualised return of 3.69% and 4.07% for November and December respectively. This includes a negative yield of -3.62% for November 2025 and a positive yield of 0.77% for December 2025 from TCORP Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.69% for December 2025, which includes a positive yield of 7.39% 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 November 2025 and 31 December 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 November 2025 was \$946,851 which includes an unrealised loss of \$80,608 from TCORP Managed Funds. Net investment income for the month end 31 December 2025 was \$1,111,593 which includes an unrealised gain of \$17,237 from TCORP Managed Funds.

Budgeted investment income year to date at 31 December 2025 is \$4,351,458. Total investment income year to date at 31 December 2025 is \$7,651,210 which includes a year-to-date unrealised net gain of \$938,658 from TCORP Managed Funds.

Approximately 42.24% of the December 2025 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 November 2025 and 31 December 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.

**ITEM 4**

DUNCAN CHELL  
Chief Financial Officer  
Corporate Support Division

NICOLA DORMAN  
Acting Director Corporate Support  
Corporate Support Division

**Attachments:**

1.  HSC Investments Summary Report November 2025
2.  HSC Borrowings Summary Report November 2025
3.  HSC Investments Summary Report December 2025
4.  HSC Borrowings Summary Report December 2025

File Reference: F2004/06987-02  
Document Number: D09295019

## 5 MEMBERSHIP OF THE WELCOMING CITIES NETWORK

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### EXECUTIVE SUMMARY

- Welcoming Cities is a national network of cities, shires, towns and municipalities who are committed to an Australia where everyone can belong and participate in social, cultural, economic and civic life.
- Welcoming Cities is an initiative of Welcoming Australia (supported by the Scanlon Foundation), that is designed to support local councils and their communities in the advancement of Australia as a welcoming, prosperous and cohesive nation. It does this by providing members with access to a community of like-minded Local Governments and community stakeholders through knowledge sharing, partnership development, celebrating success and providing national standards and accreditation for cultural diversity and inclusion policy and practice in Local Government.
- Membership aligns with Council's Social Plan and Disability Inclusion Action Plan and would provide Council with access to national networks, practical resources, and best practice frameworks. Given Hornsby's population, the Large Council paid membership (\$5,000) is recommended to maximise benefits.
- This report recommends that Hornsby Council join the Welcoming Cities Network and integrate Welcoming Cities resources into relevant Council programs and strategies to strengthen social inclusion, community participation, and support for newcomers, culturally diverse residents, and people of all abilities.

### RECOMMENDATION

THAT Council:

1. Receive and note the Report.
2. Become a member of the Welcoming Cities Network.
3. Integrate Welcoming Cities resources and strategies into Council's community development programs, Social Plan initiatives, and DIAP actions to strengthen inclusion and participation.

**PURPOSE**

The purpose of this report is to provide Council with an overview of the Welcoming Cities Network and to recommend that Council become a member of the Network.

**BACKGROUND**

Welcoming Cities is a national network of cities, shires, towns and municipalities who are committed to an Australia where everyone can belong and participate in social, cultural, economic and civic life.

Welcoming Cities is an initiative of Welcoming Australia (supported by the Scanlon Foundation) that exists to support local councils and their communities in the advancement of Australia as a welcoming, prosperous and cohesive nation. It does this by providing members with access to a community of like-minded Local Governments and community stakeholders through knowledge sharing, partnership development, celebrating success and providing national standards and accreditation for cultural diversity and inclusion policy and practice in Local Government.

**DISCUSSION**

The Welcoming Cities Network provides councils with guidance, resources, and a framework to develop policies and programs that promote social inclusion, community participation, and belonging. Membership enables councils to connect with a network of local governments committed to welcoming newcomers and enhancing inclusion, sharing best practice, and benchmarking outcomes.

Hornsby LGA is home to a culturally and linguistically diverse population, with residents from a range of migrant and refugee backgrounds. Council's Social Plan emphasises connected, resilient communities and the importance of social inclusion for all residents. Similarly, Council's Disability Inclusion Action Plan (DIAP) promotes equitable access, participation, and inclusion for people of all abilities. Joining Welcome Cities would strengthen Council's capacity to achieve these outcomes.

**Benefits of Membership**

Membership of Welcome Cities would provide:

- Access to a national network of councils and community leaders focused on diversity, inclusion, and social cohesion.
- Practical resources and frameworks to support programs that welcome newcomers and enhance participation for people of all abilities.
- Opportunities to share and learn from best practice initiatives across Australia.
- Support for Council programs such as Hello Hornsby, social inclusion initiatives, and community engagement strategies.
- Strengthened partnerships with local multicultural and disability organisations, enhancing collaborative service delivery.

Joining the Welcome Cities initiative would support Hornsby Council's strategic priorities and commitments:

**a) Social Plan – Connected and Resilient Communities**

- The Social Plan identifies fostering social inclusion, participation, and belonging as a key objective. Welcoming Cities provides frameworks and resources that would enable Council to engage newcomers and culturally diverse residents more effectively, supporting equitable access to services, programs, and community activities.

- Membership would strengthen Council's capacity to implement initiatives that build social cohesion, reduce isolation, and promote community resilience, particularly among newly arrived residents.
- By leveraging the Welcoming Cities Network, Council can access evidence-based strategies and tools to measure community connection outcomes and benchmark against other councils.

**b) Disability Inclusion Action Plan (DIAP)**

- The DIAP promotes equitable participation and inclusion for people of all abilities. Welcoming Cities' programs encourage inclusive practices, ensuring that community engagement initiatives are accessible and welcoming for residents with diverse needs.
- Membership would support Council's delivery of inclusive programs, events, and services, aligning with DIAP actions that aim to remove barriers to participation and foster a culture of equity.

**c) Community Development and Engagement**

- Council's commitment to proactive community development requires innovative approaches to engage multicultural, migrant, and refugee communities. Welcoming Cities provides practical guidance on culturally responsive engagement and participatory programs.
- Membership would support initiatives such as Hello Hornsby, community workshops, and public events, helping to ensure these activities are inclusive, welcoming, and reflect the diversity of the Hornsby community.

**d) Partnerships and Collaboration**

- Joining the Welcoming Cities Network would enhance Council's ability to collaborate with local multicultural organisations, refugee support agencies, and disability service providers. This strengthens the delivery of programs and initiatives, maximising positive outcomes for residents.
- It would also position Hornsby as a leader in diversity and inclusion, reinforcing our reputation as a Council committed to equity, accessibility, and community wellbeing.

**e) Strategic Planning and Innovation**

- Membership would provide access to resources, case studies, and national best practice, informing Council's planning and program development. This supports innovation in social planning and ensures Council initiatives remain responsive to community needs and demographic trends.

**Welcoming Cities Accreditation – Requirements and Key Action Areas**

The Welcoming Cities Network is designed so that Council's join at the *Committed* level (Attachment 1) and then according to a Council's capacity and resources progress through the various levels via a formal accreditation process against a Standard (Attachment 2).

The accreditation program requires Council to demonstrate a formal and ongoing commitment to fostering inclusive, welcoming communities. The accreditation framework is structured around a defined process, six key action areas, and graduated levels of accreditation.

**1. Accreditation Process**

To achieve and maintain accreditation, Council would need to undertake the following steps:

- **Formal Commitment:** Make a public commitment to participate in the Welcome Cities network.
- **Planning and Implementation:** Develop or align a Welcoming Plan that embeds inclusion and belonging across Council operations and service delivery.
- **Self-Assessment and Evidence Submission:** Benchmark Council policies, programs and practices against the Welcome Cities Standard and submit supporting evidence via the online accreditation portal.
- **External Audit:** Participate in an independent audit by a qualified assessor to verify compliance with the nominated accreditation level.
- **Re-accreditation:** Renew accreditation every three years to ensure practices remain current and responsive to community needs.

## 2. Key Action Areas

Council would need to demonstrate evidence of action across the following six categories:

- **Leadership:** Commitment to welcoming communities reflected in Council policies, strategies, governance arrangements and workforce practices.
- **Social and Cultural Inclusion:** Safe, accessible public spaces and programs that promote connection, participation and celebration of cultural diversity.
- **Economic Development:** Initiatives that support local business growth, workforce participation and employment pathways for newcomers.
- **Learning and Skills Development:** Opportunities for residents to build skills, volunteer, and participate in community life.
- **Civic Participation:** Inclusive engagement processes that enable diverse community voices to inform Council decision-making.
- **Places and Spaces:** Planning and design of public places that encourage interaction and are informed by consultation with both receiving and newcomer communities.

## 4. Accreditation Levels

Welcoming Cities accreditation is achieved progressively, based on Council capacity and performance:

- **Established:** Initial actions are in place to support connected and cohesive communities.
- **Advanced:** Council meets all mandatory criteria and at least 60 per cent of total indicators.
- **Excelling:** Council meets 95 per cent of indicators and demonstrates best practice across all service areas.
- **Mentoring:** Councils at the Excelling level provide leadership and support to other councils in the network.

To meet the Welcoming Cities standards, Council would need to demonstrate that welcoming and inclusion initiatives are not only reflected in policy, but are actively implemented, monitored, and

evaluated for effectiveness. This is achieved through a structured, evidence-based accreditation process that assesses Council's policies, services, and community initiatives, overseen by Welcoming Cities, and the Scanlon Foundation.

Further detail on the Welcoming Cities Standard is provided at Attachment 2 to this Report.

### **Membership levels**

The Welcoming Cities Network offers both free and paid membership options to Council's.

#### **Free Membership**

- **Cost:** \$0
- **Access:** Limited access to Welcome Cities resources, events, and networks.
- **Purpose:** Suitable for councils or organisations that want an introduction to the initiative and basic engagement.
- **Limitations:** Restricted access to training, mentoring, full program frameworks, and participation in collaborative initiatives or benchmarking with other councils.

#### **Paid Membership**

- **Cost:** Based on population:
  - Small Council (0–50,000) – \$1,000
  - Medium Council (50,001–150,000) – \$3,000
  - Large Council (150,001+) – \$5,000
- **Access:** Full access to all Welcome Cities resources, frameworks, tools, training, mentoring, and the national council network.
- **Purpose:** Designed for councils committed to actively implementing programs to foster social inclusion, welcoming newcomers, and promoting community engagement.
- **Benefits:**
  - Participation in national forums and collaborative projects.
  - Guidance and support for planning, monitoring, and evaluating community inclusion initiatives.
  - Benchmarking and sharing best practice with other member councils.
  - Enhanced support for community events, multicultural initiatives, and DIAP-aligned programs.

Council will need to determine whether it wishes to formally join the Welcoming Cities Network; and should it do so as either a free or paid member.

### **BUDGET**

Should Council decide to join the Welcoming Cities Network as a paid member, sufficient funds are available in existing Library and Community Services Branch budgets to cover the annual membership subscription.

**POLICY**

Joining the Welcoming Cities Network would align with and support existing Council Policies/Strategies including but not limited to our Social Plan, Disability Inclusion Action Plan as well as our broader community development and engagement programs.

**CONCLUSION**

The Welcoming Cities initiative is designed to support local councils and their communities in the advancement of Australia as a welcoming, prosperous and cohesive nation by providing members with access to a community of like-minded Local Governments and community stakeholders through knowledge sharing, partnership development, celebrating success and providing national standards and accreditation for cultural diversity and inclusion policy and practice in Local Government.

Joining the Welcome Cities Network would align with Hornsby Council's commitment to building inclusive, connected, and resilient communities. Membership would provide access to networks, tools, and best practice strategies to support newcomers, people of all abilities, and culturally diverse communities, ensuring a welcoming Hornsby for everyone.

It is recommended that Hornsby Council join the Welcoming Cities Network as a paid member and integrate Welcoming Cities resources into relevant Council programs and strategies to strengthen social inclusion, community participation, and support for newcomers, culturally diverse residents, and people of all abilities.

**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Manager Community & Cultural Development – Neil Chippendale - who can be contacted on 9847 6523.

CHERYL ETHERIDGE  
Manager - Library and Community Services  
Community and Environment Division

STEPHEN FEDOROW  
Director - Community and Environment  
Community and Environment Division

**Attachments:**

1.  Welcoming Cities Statement of Commitment
2.  Welcoming Cities Standard

File Reference: F2020/00301  
Document Number: D09297245

**6 PROPOSED AMENDMENTS TO HORNSBY SHIRE COUNCIL SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2019-2029**

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**EXECUTIVE SUMMARY**

- Council has two Development Contributions Plans to collect infrastructure funding, being a Section 7.11 Development Contributions Plan and a Section 7.12 Development Contributions Plan.
- Both the Section 7.11 and Section 7.12 Contribution Plans enable Council to collect financial contributions from new developments for the provision, extension, or augmentation of public infrastructure and services necessary to meet the increased demand resultant of population increases from development activity.
- A comprehensive review of Council's two Development Contribution Plans is currently being undertaken. The review has identified that the current Section 7.12 Development Contributions Plan has adequate funds to enable the delivery of an additional project.
- Council signage plays an important role in helping to identify boundaries and community facilities, and in directing people to destinations. Signage infrastructure is also important for new residents moving to the Shire, improving their wayfinding experience. A recent audit identified several locations requiring new gateway and suburb signage across the Hornsby Shire.
- An update to the current Section 7.12 Development Contributions Plan has been prepared to enable a new project to be added to the infrastructure works schedule which will deliver new gateway and suburb signage across the Shire.
- It is recommended that the amended draft Section 7.12 Development Contributions Plan attached to this report be publicly exhibited for a minimum of 28 days in accordance with legislative requirements.

**RECOMMENDATION**

THAT:

1. The draft Section 7.12 Development Contributions Plan 2019-2029 attached to Director's Report No. PC1/26 be placed on public exhibition for a minimum of 28 days.
2. Should Council receive no submissions, the draft Section 7.12 Development Contributions Plan 2019-2029 be adopted upon the conclusion of the public exhibition period. Should submissions be received, a report on submissions be presented to Council for consideration.

## PURPOSE

The purpose of this Report is to seek Council's endorsement to publicly exhibit an amendment to the Section 7.12 Development Contributions Plan 2019-2029 to enable the delivery of new gateway and suburb signage across the Shire.

## BACKGROUND

Council has two types of Development Contributions Plans to collect infrastructure funding, being a Section 7.11 Development Contributions Plan (previously s94) and a Section 7.12 Development Contributions Plan (previously s94A). Section 7.11 and Section 7.12 of the Environmental Planning and Assessment Act 1979 allows councils to impose a levy on developments as a condition of consent. This levy (with or without other sources of funding) provides monetary contributions for the provision, extension, or augmentation of public infrastructure and services necessary to meet the increased demand resultant of population increases.

The amount and how monetary contributions are collected from each contributions plan differs slightly. A Section 7.11 Development Contributions Plan must demonstrate a direct link between the infrastructure proposed and the development that is anticipated to occur. A Section 7.12 contribution is charged as a percentage of the estimated value of development and used to fund infrastructure identified in a works schedule. Unlike Section 7.11 contributions, there is no need for a direct link to be established between the development likely to occur and the infrastructure proposed through the Section 7.12 contribution, though the identified infrastructure must still support the incoming population.

Council's Section 7.12 Development Contributions Plan 2019-2029 (Section 7.12 Plan) was adopted on 14 August 2019 and commenced on 2 January 2020. This Plan was recently updated to exclude the Hornsby Town Centre Precinct following the commencement of Hornsby Town Centre Precinct Section 7.12 Development Contributions Plan in May 2025. Consequently, the current Section 7.12 Plan applies to all land within the Hornsby Shire Council Local Government Area, excluding the Hornsby Town Centre Precinct.

The current Section 7.12 Plan applies to alterations and additions to residential accommodation (it does not apply to additional/new dwellings), alterations to commercial premises (excluding additional gross floor area), industrial development, residential care facilities, hostels/boarding houses/group homes/hospitals/educational establishments, and tourist and visitor accommodation and eco-tourist facilities. It does not apply to development less than \$100,000, is charged at 0.5% for development between \$100,001 to \$200,000 and 1% for development over \$200,000.

The NSW Government's Section 7.12 Practice Note advises councils to review contribution plans every 4-5 years to ensure infrastructure requirements and cost estimates remain current. Accordingly, Council is currently undertaking a comprehensive review of its Section 7.11 and 7.12 contribution plans and the associated infrastructure work schedules. This review aims to align funding with future growth and proposed infrastructure, informed by new growth assumptions and State housing reforms.

Through the initial review process, it has been identified that the current Section 7.12 Development Contributions Plan has adequate funds to cover an additional project which can be delivered before the current Section 7.12 Plan is retired.

## DISCUSSION

An online survey conducted by Council in March 2019 recognised that Council signage plays an important role in helping to identify boundaries and community facilities, and in directing people to

destinations. Signage infrastructure is also important for new residents moving to the Shire, improving their experience and wayfinding. This established the need for consistent and modern signage across the Shire.

In November 2019, Council resolved (Report IR1/19) the installation of a shortlist of signs with assigned funding to the value of \$317,000 in 2019/20 and \$317,000 in 2020/21.

Council's Delivery Program 2025-2029 (DPOP) highlights the theme of 'transforming our Shire' and identifies the improvement of the public domain as a key priority. As committed in Council's DPOP, Council undertook a signage audit in early 2025 to identify and clarify the scope of the gateway and suburb signage project. The audit identified that the potential for new signage consists of three gateway and 35 suburb signs across the Shire. The provision of further signs beyond what was identified would be dependent on additional funding becoming available.

Council is currently undertaking a comprehensive review of its Section 7.11 and 7.12 contribution plans to align funding with future growth, informed by new growth assumptions and State housing reforms. The early stage of this review has identified that the current Section 7.12 Contribution Plan has sufficient funding to include this additional infrastructure project. This presents an opportunity to deliver the shire-wide gateway and suburb signage project prior to the retirement of the current Section 7.12 Plan, and within approximately 12 months of the amended plan being adopted by Council.

The proposed expansion of the works schedule will enable the delivery of three new gateway and 35 suburb signs at prominent locations across the Shire. The estimated cost of works is \$1,270,000. It is envisaged that the gateway and suburb signage infrastructure will contribute to consistently shaping attractive public domain corridors and urban gateways across the Shire.

The proposed amendments to the current Section 7.12 Plan to facilitate the delivery of this signage project include changes to the works schedule and map of facilities within the plan. These changes are presented as track changes to the current Section 7.12 Plan as shown in Attachment 1 to this report.

## **CONSULTATION**

If endorsed by Council, the draft Section 7.12 Plan would be publicly exhibited for a minimum of 28 days, which would occur via Council's Your Say page.

If no submissions are received, it is recommended that the draft Section 7.12 Plan be adopted upon the conclusion of the public exhibition period. If submissions are received, a further report would be presented to Council for consideration.

## **POLICY**

If the updated plan is adopted by Council after the exhibition period, the current Section 7.12 Plan will be repealed and replaced by the updated Section 7.12 Plan.

## **CONCLUSION**

The shire-wide gateway and suburb signage project will contribute to Council's priority of improving the public domain. However, the provision of these signs is dependent on additional funding being provided. The early stage of the comprehensive contribution plans review has identified a funding opportunity by expanding the works schedule in the current Section 7.12 Plan. The proposed amendments to the current Section 7.12 Plan will enable the delivery of this signage project within 12 months of the amended plan being adopted to address shire-wide infrastructure needs.

It is recommended that Council exhibit the draft Section 7.12 Plan for at least 28 days in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021 and Council's Community Engagement Strategy.

**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is Louise Higginson, Acting Manager Strategic Land Use Planning, who can be contacted on 02 9847 6798.

ITEM 6

LOUISE HIGGINSON

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Planning and Compliance Division

KATHERINE VICKERY

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Planning and Compliance Division

**Attachments:**

1.  Draft Section 7.12 Development Contributions Plan 2019-2029

File Reference: F2024/00352

Document Number: D09284773

**7 EXHIBITION OF NSW GOVERNMENT DOCUMENTS - A NEW APPROACH TO STRATEGIC PLANNING: DISCUSSION PAPER, DRAFT SYDNEY PLAN AND DRAFT STATEWIDE POLICY FOR INDUSTRIAL LANDS**

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**EXECUTIVE SUMMARY**

- In late December 2025, the Department of Planning, Housing and Infrastructure exhibited three new strategic land use planning documents. Submissions are invited to be received until 27 February 2026.
- The document titled A New Approach to Strategic Planning: Discussion Paper proposes a simplified, three-tiered approach for strategic planning in NSW, underpinned by a new State Land Use Plan and seven new statewide land use priorities.
- The draft Sydney Plan is the first of the new region plans to be delivered across NSW and will guide how the NSW Government manages growth in the Sydney region over the next 20 years (up to 2045). The draft Plan lays out a plan for housing, infrastructure, jobs, sustainability and vibrant communities.
- The draft Statewide Policy for Industrial Lands outlines a coordinated approach to plan, secure, and manage the future supply of industrial lands across NSW. The draft Policy provides the overarching framework for categorising industrial land and provides the foundation for a statewide approach to industrial land use planning across NSW.
- This report presents an overview of the three strategic planning documents that are on exhibition and outlines the key issues and implications for Hornsby Shire which have been included in the submissions.
- The submissions show general support for the priorities and responses outlined in the exhibited strategic land use planning documents, however, the submissions also advocate for local councils being best placed to undertake the detailed planning for their local communities. The submissions also highlight the need for additional resourcing and funding to be provided by the State Government to deliver the critical infrastructure required to support additional growth and to implement key strategic actions contained within the draft Plan.
- It is recommended that Council endorse the three submissions attached to Director's Report No. PC2/26 for submission to the Department of Planning, Housing and Infrastructure, to advocate for amendments to these strategic land use planning documents to address particular issues relevant to the Hornsby Shire.

**RECOMMENDATION**

THAT the submission attached to Director's Report No. PC2/26:

1. On the Discussion Paper "A New Approach to Strategic Planning" be forwarded to the Department of Planning, Housing and Infrastructure for consideration in the development of a new State Land Use Plan.
2. On the draft Sydney Plan be forwarded to the Department of Planning, Housing and Infrastructure to advocate for amendments prior to finalisation.
3. On the draft Statewide Policy for Industrial Lands be forwarded to the Department of Planning, Housing and Infrastructure to advocate for amendments prior to finalisation.

**ITEM 7**

## PURPOSE

The purpose of this report is to present an overview of the three new strategic planning documents exhibited by the Department of Planning, Housing and Infrastructure (DPCI), outline the key issues and implications for Hornsby Shire and seek endorsement of three submissions to be forwarded to DPCI in response to the public exhibition period.

## BACKGROUND

In 2018 the NSW government adopted the *Greater Sydney Region Plan – A Metropolis of Three Cities*, envisioning a 30-minute city and setting the framework to manage growth and change and guiding infrastructure delivery within Greater Sydney.

In June 2023, the NSW Government announced that the Greater Cities Commission (previously Greater Sydney Commission) would be dissolved, with its responsibilities transferred to DPCI. This change in governance prompted DPCI to undertake a comprehensive review of the strategic planning framework for NSW.

On 10 December 2025, DPCI placed three new strategic planning documents on public exhibition, these include:

- A New Approach to Strategic Planning: Discussion Paper;
- The draft Sydney Plan; and
- The draft Statewide Policy for Industrial Lands.

Each of these documents is on public exhibition until 27 February 2026. DPCI's aim is to simplify the land use planning framework in NSW while also re-aligning Sydney's long-term housing and jobs growth in line with recent NSW Government planning reforms and initiatives.

## DISCUSSION

This report presents an overview of each of the three documents on public exhibition and outlines key issues and implications for Hornsby Shire.

### **A New Approach to Strategic Planning: Discussion Paper**

A New Approach to Strategic Planning: Discussion Paper (the Discussion Paper) proposes a simplified, three-tiered approach for strategic planning in NSW, underpinned by seven new statewide priorities which would be used to guide land use planning across NSW. The Discussion Paper outlines the role of the new State Land Use Plan, how the new structure will work, and what it means for communities, councils and industry.

#### ***Purpose and structure of the Discussion Paper***

Rather than serving as a strategic plan itself, the Discussion Paper has been designed to elicit feedback on 13 questions as a means of seeking input into the development of the new State Land Use Plan. Council's submission, attached to this report, answers these questions in detail and offers insights into how the changes proposed may affect Hornsby Shire.

In the Discussion Paper, DPCI describes the current planning system as duplicative, fragmented, inconsistent, and inflexible. The proposed new three-tiered structure of State, Region and Local planning has been designed to streamline the NSW planning framework, reducing duplication and overlap across the strategic planning system and make planning policies easier to navigate. Complementing the recent Environmental Planning and Assessment (Planning System Reforms) Bill

2025, this approach is consistent with the previously stated NSW Government priorities to reduce complexity in the planning system.

In previous correspondence with DPHI, Council officers have emphasised the importance of clear, consistent policy direction from the NSW Government, coupled with funding where appropriate and strong follow-through. Equally important is giving councils the flexibility to strategically plan for their own local government areas and allowing them to respond to the needs of their local communities, rather than relying on generic, one-size-fits-all planning approaches. This is highlighted in the responses provided to the Discussion Paper questions in Council's submission.

### ***Proposed three-tier framework***

- State Land Use Plan

The State Land Use Plan (yet to be released), would define the overarching long-term direction of the State, setting out statewide planning priorities in areas such as housing, jobs and resilience. To date, a single statewide strategic land use planning policy has not existed in NSW, making this a significant shift towards improving alignment and integration from the state to the local strategic planning level. In this regard, the State Land Use Plan would need to be broad in nature, so as not to unnecessarily curtail strategic planning undertaken by councils.

- Region Plans

Beneath the State Land Use Plan sit the region plans, of which only the draft Sydney Plan has been exhibited for consultation. To simplify the current system of multiple overlapping region plans, the NSW Government proposes four new regions: Sydney, Lower Hunter & Central Coast, Illawarra-Shoalhaven, and the remainder of NSW.

Region plans will translate State priorities into place-based spatial strategies that sequence land use change and infrastructure provision. The region plans will identify where and when growth should occur through clear targets and actions. Although the Discussion Paper is not clear on the time horizon, the draft Sydney Plan sets a 20 year planning horizon for how the NSW Government will address growth.

- Local Strategic Planning

While the NSW Government is responsible for implementing the State Land Use Plan and various region plans, at the local level, Local Strategic Planning Statements (LSPS) remain the primary strategic planning tool for local governments to implement State and regional priorities, targets, and actions.

DPHI is currently undertaking a review of the LSPS framework to make sure it meets the requirements of the new strategic planning framework. Future updates to the framework are expected to increase local government's responsibility for translation and implementation of regional actions at a localised level.

### ***State Priorities***

In addition to the new three-tiered structure, the Discussion Paper proposes seven statewide land use priorities which will be designed to drive planning at every level. The Discussion Paper notes that these priorities represent what the strategic land use planning framework must achieve to meet the needs of communities today and in the future. They are:

- Aboriginal Outcomes – embedding co-design to recognise Country in planning outcomes.

- Housed – delivering affordable, diverse housing in accessible locations.
- Prosperous – growing resilient, innovative economies.
- Connected – linking communities with efficient transport systems.
- Resilient – supporting a sustainable environment and biodiversity to help achieve net zero and build climate resilience.
- Liveable – building vibrant places that support quality of life.
- Coordinated – aligning land use with infrastructure delivery.

The seven statewide land use priorities provide an appropriate foundation for land use planning. However, it is noted that the first priority, Aboriginal Outcomes – Embedding co-design to recognise Country in planning outcomes, requires more information to fully understand its implications, particularly if the intent is to embed co-design in all planning outcomes, which is likely to significantly extend planning timeframes. This matter has been raised in the draft submission to be submitted to DPHI.

In addition, the priorities do not currently address multiculturalism, a critical consideration for communities such as Hornsby Shire, where 40.6% (2021 Census) of the population were born overseas (compared to 38.6% for Greater Sydney). Finally, heritage, whether natural, built or cultural, also appears to be missing from the priorities, despite its importance in shaping planning decisions and preserving community identity. Hornsby Shire's rich heritage plays a vital role in guiding long-term strategic planning, as well as informing day-to-day decision making. These matters have also been highlighted in the attached submission.

Recognising that the current strategic planning framework has been slow to change and adapt, DPHI has proposed that the new three-tiered approach to strategic land use planning be designed to allow adjustments as priorities shift and evolve over time. To do this, rather than requiring full document revisions, a new, modular structure would allow components such as priorities, policy responses or technical appendices to be updated separately. This approach is supported.

#### ***Recommendation***

That the submission on the Discussion Paper attached to this report be forwarded to DPHI.

#### **The draft Sydney Plan**

Sydney has one of the fastest growing populations in Australia. The population is forecast to increase from 5.3 million in 2025 up to 6.5 million by 2045 (an increase of 23% over the next 20 years). The draft Sydney Plan sets out how the NSW Government will address growth in Sydney over the next 20 years.

The draft Sydney Plan (draft Plan) is the NSW Government's 20-year strategic land use plan to direct future growth in the Sydney Region. The draft Plan lays out a plan for housing, infrastructure, jobs, sustainability and vibrant communities. The aim of the draft Plan is to make Sydney a great place to live, work, and enjoy, now and into the future.

The Plan provides a picture of how state and local government can leverage land use planning to address challenges and optimise opportunities in the region. The draft Plan also aims to rebalance growth in locations with high accessibility to jobs, services, and areas with high amenity. As outlined by the NSW Government, highlights of the draft Plan include:

- *Supporting our growing and changing population by rebalancing housing growth and delivering accessibility to a choice of housing, jobs and services throughout the Sydney region*
- *Jobs guidance to support economic and population growth, supported by a strong, connected network of jobs centres*
- *A more liveable and vibrant Sydney to enhance quality of life, creating places where people genuinely want to live*
- *Securing productive industrial lands to support their critical role in driving economic growth and implementing the draft Statewide Industrial Lands Policy*
- *Promoting resilient and sustainable land-use planning and urban design principles – to enhance environmental outcomes and help to manage natural hazard risk to communities.*

Once finalised the draft Plan will apply to apply to 33 local government areas located within the Sydney region and will repeal the 2018 *Greater Sydney Region Plan – A metropolis of Three Cities* and associated district plans.

### ***The Sydney Plan: Responses***

The draft Plan includes 12 responses which address and apply the State Land Use Plan priorities. Responses focus on interventions to support Sydney's growth and development and include actions with associated implementation timeframes for Councils and the NSW Government. A summary of the responses and key considerations for Council are outlined below.

- Response 1: Implement Sydney housing targets

Response 1 establishes housing targets as a key mechanism to guide where most new homes will be located, aligning growth with infrastructure and meeting commitments made under the National Housing Accord. It sets a 20-year vision to rebalance population by accelerating higher-density development near metro stations and continuing greenfield expansion in Western Sydney.

Response 1 includes the existing 2024-29 housing target of 5,500 new dwellings for Hornsby Shire. No targets extend beyond 2029 as this Response works in conjunction with Response 10, which states that greenfield development in western Sydney will supply land for new housing and employment to 2045 and beyond.

Councils are required to update local plans to provide feasible housing capacity and maintain a strong pipeline of new housing opportunities. The NSW Government also seeks to enhance monitoring frameworks to better track delivery planned housing.

Council's submission seeks consideration by the NSW Government as to how data captured by the NSW Planning Portal can be better utilised to monitor housing supply and diversity across councils and seeks removal of referral of Planning Proposals to Local Planning Panels from the rezoning process to improve processing timeframes.

- Response 2: Increase housing diversity and choice

Response 2 establishes the need for a mix of housing types to meet diverse housing needs and a changing population. It highlights the Low and Mid-Rise Housing Policy and the Transport Oriented Development Program as key drivers for increasing housing diversity and choice, while leveraging existing infrastructure to reduce public spending.

Response 2 emphasises that housing diversity is not only about different building forms but also about dwelling mix, particularly in mid and high-rise developments. Councils should continue to plan around train stations and major bus interchanges, investigate high-density options, and apply provisions that promote varied housing types. State-led rezonings will unlock significant new housing in infill areas, with potential expansion of the program based on feasibility and housing targets.

Council's submission highlights the extensive work done by Council to implement dual occupancy controls to increase housing diversity across the Shire. Council's submission also stresses the need for councils to be able to conduct local planning and have controls reflective of local conditions, rather than the NSW Government providing standardised controls for development and making decisions on where development should occur without understanding the relevant local context.

- Response 3: Secure the supply of affordable housing

Response 3 outlines measures to secure the supply of affordable housing by leveraging surplus government-owned land and implementing inclusionary zoning in priority locations under the Transport Oriented Development Program. DPHI will expedite strategic planning for affordable housing, with the aim of increasing certainty and streamlining affordable housing provisions in the medium to long term. Every council must have an affordable housing contribution scheme in place by 2027. Action 3.1 to deliver an Affordable Housing Contribution Scheme toolkit is supported to assist with expanding Council's existing scheme across the entire Shire.

Council's submission seeks the re-positioning of a council action into a NSW Government action, to identify surplus government land for affordable housing. This amendment is requested on the basis that councils generally have a much smaller supply of surplus land compared to that of the NSW Government to utilise for additional housing opportunities.

- Response 4: Grow well-located jobs

Response 4 sets out a plan to grow well-located jobs, with 820,900 additional jobs forecast by 2044. Hornsby is identified as a population serving centre expected to see an increase in business service, retail and hospitality jobs. The Hornsby Town Centre is identified to provide between 2,500 and 3,400 jobs to 2044. This figure is generally in keeping with the planned jobs growth accommodated through the Hornsby TOD Program.

Council's submission seeks clarification on how councils will be required to implement the local action regarding revising statutory provisions to enable new job creation. The submission also seeks an amendment to Appendix E of the draft Plan to recognise both the Dharug and GuriNgai peoples as the Traditional Owners of the lands of the Hornsby Shire.

- Response 5: Align infrastructure to planned growth

Response 5 underscores the need to align infrastructure delivery with planned growth, ensuring communities receive essential services when they need them most. The Housing and Productivity Contribution helps fund state infrastructure, guided by the Sydney Infrastructure Opportunities Plan, which identifies projects to support new housing and employment lands.

Councils play a key role in planning and funding local infrastructure, while regional facilities such as schools and community services must be considered early to protect sites from encroachment and meet future demand. However, the draft Plan lacks any clear detail around the specific infrastructure needs to service high growth infill areas such as Hornsby Town Centre or Cherrybrook.

Further to this, the draft Plan does not adequately address the waste infrastructure crisis facing Sydney. With further city growth generating additional volumes of waste exacerbating the problem, it

will be critical to ensure the NSW Government and local councils work together to successfully tackle this crisis. This will require well considered and planned waste infrastructure and supporting operational systems.

Council's submission highlights that the Sydney Plan will play an important role in providing policy direction and should more clearly outline infrastructure needs and investment opportunities for the Low and Mid Rise areas in addition high growth infill areas across the Sydney region including Hornsby Town Centre and Cherrybrook Precinct. It also highlights the need for the Plan to address strategic waste infrastructure planning and delivery, which without coordinated planning by NSW Government, Sydney's resilience and liveability will be impacted.

Additionally, Council's submission recommends that the NSW Government should provide councils with additional ongoing funding necessary to implement the existing actions regarding development contributions planning, and new actions for the NSW Government to plan, fund and deliver essential infrastructure upgrades required to support high growth infill areas including the Hornsby Town Centre and Cherrybrook Precinct as well as the Low-Mid Rise areas.

- Response 6: Create a more vibrant Sydney

Response 6 focuses on creating a more vibrant Sydney by planning centres as hubs for social, cultural, and economic activity. This includes integrating public transport, active travel, quality public spaces, and later trading hours and respecting heritage through design and storytelling. Entertainment precincts, mixed-use zones, and cultural infrastructure will enhance vibrancy in growing areas.

No concerns are raised in Council's submission with Response 6 and as such it has not been highlighted in Council's submission

- Response 7: Grow and connect public open space

Response 7 recognises that there is significant inequity in communities' access to public open space across Sydney and highlights that the Hornsby Shire lacks sufficient open space to accommodate the significant planned future population growth for this area.

The actions under Response 7 focus on refining blue-green grid corridors across the Sydney region, delivering projects and programs to expand metropolitan open space and providing open space provision targets.

Council's submission requests that more information on local green corridors beyond those listed in Appendix G is provided with additional initiatives to support the delivery of new blue-green grid corridors. The submission requests the need for DPHI to collaborate and consult with councils to develop appropriate local open space targets in addition to the need for additional State Government support and funding to deliver new public open space and playing fields (such as those planned for Westleigh) essential for areas such as Hornsby that are expected to experience significant population growth over the next 20 years.

Finally, the submission highlights the need for existing actions to be expanded to include planning, funding and delivery of additional walking and cycling routes to improve local connectivity and promote the use of active travel.

- Response 8: Secure an ongoing pipeline of productive industrial lands

Response 8 recognises that a new draft Statewide Policy for Industrial Lands has been exhibited which will be implemented through the Sydney Plan. The draft Statewide Policy categorises existing

industrial areas into State, regionally and locally significant lands with the aim of protecting and enhancing significant industrial areas to operate effectively and remain competitive.

Council officers engaged with DPHI prior to the Draft Sydney Plan's release to emphasise the importance of the Shire's industrial lands. This input ensured most precincts were categorised within the Draft Sydney Plan as regionally significant, reflecting their key role in supporting industrial and urban services for northern and rural Sydney. As a result, all major employment areas are better protected from rezoning to non-industrial uses, preserving job creation potential. The proposed classification for Hornsby Shire is supported.

An additional submission on draft Policy has been prepared which provides more detailed comments.

- Response 9: Minimise the impact of natural hazards to communities

Response 9 is based on the concept that new development should occur where natural hazard risk has been assessed as tolerable, so as to reduce risks to households, public costs, recovery and rebuilding and emergency management.

No concerns are raised in Council's submission with Response 9 and as such it has not been highlighted in Council's submission.

- Response 10: Sequence planned growth in greenfield areas within the urban footprint

While Response 1 provides infill housing targets to 2029, Response 10 states that greenfield development in western Sydney will supply land for new housing and employment to 2045 and beyond. A map is provided showing the recognised greenfield precincts, which do not impact Hornsby Shire.

No concerns are raised in Council's submission with Response 10 and as such it has not been highlighted in Council's submission.

- Response 11: Manage land uses beyond the urban footprint

The rural and conservation areas outside Sydney's urban footprint, formerly referred to as the Metropolitan Rural Area, contain productive uses that play an important role for the region. Any future development and new land uses must consider infrastructure investment requirements and compatibility with existing settings and land uses.

A draft urban footprint map is provided and areas outside the footprint are not supported for rezoning for urban purposes. However, DPHI has provided criteria in Appendix J where Council proposed areas could be proposed and which must first be approved by DPHI prior to rezoning.

Council's submission requests the Sydney Plan and future Sydney Rural Lands Study acknowledge and prioritise the need for better water infrastructure capacity upgrades in the existing rural areas (beyond the urban footprint). The submission also requests access to a digital version of the urban footprint map to identify where this will apply and suggests that the 2022 Hornsby Rural Lands Study and current Metropolitan Rural Area boundary be used to inform the urban footprint map and Sydney Rural Lands Study.

- Response 12: Protect and enhance the natural environment

This Response seeks a long-term approach to protecting and enhancing Sydney's waterways, biodiversity, bushland, rural lands in addition to connecting green spaces and corridors so as to plan for resilience. Aligning planning controls to achieve this will be critical.

The Response outlines actions for the setting of local tree canopy and greening targets as well as recognising that planning approaches should consider integrated water cycle management, water sensitive urban design and landscape restoration to improve ecosystem health, wastewater and stormwater management and ensure access to water for recreation.

Council's submission is generally supportive of the actions in this Response, however, the submission recognises the difficulties of achieving an increase in tree canopy cover and vegetation while public lands are becoming increasingly congested with roads, shared paths and utilities all competing for limited space while private lands are subject to increasing density to provide additional housing to meet the housing crisis.

The submission acknowledges that targets can be aspirational and requests the NSW Government to provide additional support and funding to support tree canopy expansion, riparian corridor restoration and urban cooling projects.

### ***Waste Management***

Sydney is currently faced with a major waste infrastructure crisis which will be exacerbated by additional growth across the region. However, the draft Plan does not consider waste infrastructure, management and planning and its critical importance when planning for increased population growth. At present, waste management planning is ad hoc with a combination of local government, regional groups of councils, private contractors and the EPA working in the space, often failing to plan for future long-term management of waste and not being able to ensure waste management collection designs are incorporated into building controls. Greater consideration of space, amenity, access and servicing arrangements need to be incorporated at the design stage to ensure safe and efficient waste services can be provided. The draft Plan does not recognise the need for well-planned, fit for purpose integrated waste infrastructure networks required to manage the growing quantities of waste and recycling generated by current and future populations of Sydney.

Council's submission recommends that the Sydney Plan give greater consideration to waste management infrastructure and planning through the priorities and associated actions. Council's submission also recommends that DPHI should liaise with the EPA to plan for the long-term waste management and recycling solutions for Sydney. It highlights that waste management should be recognised as an essential city service by protecting existing facilities, designating lands for future development, and incorporating waste controls into planning reforms.

### ***Key general considerations with the draft Sydney Plan***

In addition to the recommendations under each response, there are three key general concerns raised in the submission that should be addressed prior to the finalisation of the Sydney Plan to ensure that it delivers quality outcomes for local communities.

- Keep planning local

Local councils are best placed to understand and respond to the needs of their communities and should lead changes at the local level. Planning changes should be implemented through local strategic planning, rather than State land use planning approaches and policies imposed on councils.

The draft Plan, particularly in actions relating to Response 2, show that the NSW Government is still pursuing a top-down approach to undertaking changes at the local level and a one size fits all approach to development instead of allowing for local variation. Council maintains that the NSW Government should set overarching policy which can then be implemented by councils at the local level.

- Funding

There is a need for State funding of infrastructure to align with planned growth in housing and employment. While specific areas such as Transport Orientated Developments (TODs) have recently been considered for funding and the draft Plan identifies specific greenfield growth areas for future development and investment for infrastructure, there is no clear link in the draft Plan to show that the NSW Government will prioritise infrastructure to support infill development when it occurs. This is particularly concerning for areas such as Hornsby Shire. The removal of District Plans from framework further reduces the ability of areas like Hornsby Shire to leverage and access funding opportunities.

There is also the need to adequately resource councils to implement the actions shown under the draft Sydney Plan for implementation by local government. There is a significant body of work expected to be implemented over a 5-year period, without any mention of additional funding or resource assistance to support councils in implementing these actions.

- Timeframes

Aligned with DPHI's 20-year growth vision for Sydney, actions for implementation span over the next 5 years. Although not specifically stated, the timeframes appears to be based around the infill housing targets of 2029 and the desire to implement local strategic planning resulting from the draft Sydney Plan early in the plan's life so as to achieve the desired outcomes over the 20-year planning horizon.

There is significant overlap in work stemming from local actions and a need to ensure the coordination of these. Even if the funding sought above is provided by the NSW Government, this represents a significant body of work, unlikely to be achievable in the timeframe set in the draft Plan.

***Recommendation***

That the submission on the draft Sydney Plan attached to this report be forwarded to DPHI.

**Draft Statewide Policy for Industrial Lands**

In January 2025, the NSW Government released its Industrial Lands Action Plan (Action Plan). The Action Plan recognises economic value of industrial lands to the NSW economy, the shortage of industrial lands in the State and the impacts that escalating land values and rents have on businesses.

The first action within the Action Plan is to deliver a statewide policy for industrial lands. In response, the NSW Government has prepared and exhibited the draft Statewide Policy for Industrial Lands (draft Policy). The draft Policy outlines a coordinated approach to plan, secure, and manage the future supply of industrial lands. This involves defining a framework for categorising existing industrial land and strategic directions for the delivery of new and intensified land in the future.

***Discussion***

Council has taken an active approach to the strategic management of employment and industrial lands within Hornsby Shire. The 2021 Hornsby Employment Lands Study (Hornsby ELS) was prepared as part of a suite of studies to support Council's LSPS. The Hornsby ELS is an evidence-based approach to the consideration of employment lands and includes specific actions to support industrial, urban services and commercial lands that service local and regional communities.

Throughout 2025, Council officers have engaged with DPHI to assist with preparation of the draft Policy. This engagement included attendance at workshops and providing written feedback to assist DPHI in refining the content of the draft Policy. Officer feedback has consistently emphasised the importance of establishing a sustainable long-term supply of employment lands in the Shire, clearly

identifying all of Council's major employment precincts as regionally significant and supporting the delivery of waste and other critical infrastructure.

### ***Industrial lands classification with the draft Policy***

The draft Policy categorises industrial lands into three categories based on their geographical contribution to economic activity and their significance in a network of industrial lands:

- State significant – Areas that include or are directly linked to critical state or nationally significant infrastructure, such as airports, ports, intermodals, and defence facilities.
- Regionally significant – Areas that significantly contribute to regional economies and the broader city function or provide infrastructure that supports the region through employment and economic contribution.
- Locally significant – Areas that have smaller local catchments that serve the immediate area. These lands support more diverse forms of employment and, following an alternative use assessment, may accommodate complementary non-industrial uses.

Draft maps that accompany the draft Policy have identified most industrial land in the Shire as Regionally significant. This includes employment lands at Dural, Thornleigh, Pennant Hills, Waitara, Asquith and Mount Kuring-Gai. Locally significant industrial lands in Shire include more isolated industrial areas such as those at Brooklyn and Hornsby Heights.

These classifications reflect the emphasis the Hornsby ELS has placed on regional importance of the Shire's employment lands and the need to provide more opportunities for their growth. Regional classification would assist in future advocacy by establishing the strategic merit for the retention of employment lands for employment uses.

Council's submission to DPHI is supportive of the draft Sydney Industrial Lands Categorisation and advocates for its finalisation. It does raise a number of key concerns as summarised below.

- The role of local government in managing industrial lands

The draft Policy currently suggests that local government's role in the management of industrial lands would be limited to monitoring the local implementation of regional strategies and collaboration with DPHI. This is contrary to the approach that resulted in the Hornsby ELS, where local governments led local delivery of State policy goals as outlined in the current Regional and District Plans.

The submission recommends that the draft Policy be updated to reflect that local employment lands strategies should be the first point of reference for the management of locally and regionally significant employment lands. This would balance State leadership in overall policy goals with more meaningful local planning outcomes.

- State commitment to infrastructure delivery

The draft Policy discusses how new and existing industrial lands would be supported by infrastructure. It recommends that employment land uses be intensified where supporting infrastructure capacity already exists and employment lands be located near existing transport routes. Infrastructure to support new lands is recommended to be funded through development directly or broader contribution plans. This would increase the costs for developers to deliver such lands, with potential for costs to be passed on to future industries.

The draft submission suggests that the NSW Government identify and advocate for the delivery of infrastructure and be more neutral regarding funding sources. It should also advocate for proactive

infrastructure improvements in established precincts, representing an efficient use of NSW Government resources to support long-term growth in established areas.

- Land use planning in regionally significant precincts

The draft Policy acknowledges that sensitive land uses can compromise the future development of employment lands. Specifically, residential land uses are not supported on regionally significant industrial lands. However, it does not have clear direction for where residential land uses are currently permissible in these areas. Council's submission recommends that the draft Policy be updated to include an action for the review and consideration of residential land uses in regionally significant lands. This would provide strategic justification for councils to advance planning proposals to effectively manage those lands.

#### ***Recommendation***

That the submission on the Statewide Policy for Industrial Lands attached to this report be forwarded to DPHI.

#### **CONSULTATION**

The three new strategic documents were placed on public exhibition on Wednesday 10 December 2025 via the NSW Planning Portal for a period of 79 days, with submissions closing at 5pm on Friday 27 February 2026.

During the exhibition period, DPHI staff hosted an online briefing for Council officers to present the draft plans and policies, discuss key issues and directions for the Shire and outline next steps.

#### **BUDGET**

There are no budgetary implications associated with this Report at this time.

#### **POLICY**

The Discussion Paper proposes a simplified, three-tiered approach for strategic planning in NSW, and outlines the role of a proposed new State Land Use Plan which would be used to guide land use planning across NSW. The ideas discussed in the Discussion Paper form part of the NSW Government's efforts to simplify and improve the planning system and provide clear statewide land use priorities.

Once finalised, the Sydney Plan would require Council to start implementing the actions under each response within the allocated timeframes. Over time, priorities from the Plan would be incorporated and implemented via Council's broader strategic planning framework through updates and amendments to the LSPS, Local Environmental Plan and Development Control Plan. Once finalised, would replace the *Greater Sydney Region Plan – A Metropolis of Three Cities and North District Plan* as the NSW Government's two principal strategic planning documents to be considered by Council when preparing and assessing Planning Proposals.

#### **CONCLUSION**

This report provides a background and overview of the three new strategic planning documents currently on exhibition and highlights issues raised in the attached submissions. Key concerns, particularly regarding the draft Sydney Plan, include overlapping timeframes, the absence of additional state funding for infrastructure delivery and for councils to implement key actions. Additionally, the need to let councils approach strategic planning flexibly within their local areas rather than relying on broad, State-wide measures and approaches is essential.

It is recommended that Council endorse the three submissions attached to Director's Report No. PC2/26 for forwarding to the Department of Planning, Housing and Infrastructure for consideration.

**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Acting Manager Strategic Landuse Planning – Louise Higginson - who can be contacted on 9847 6798.

**ITEM 7**

LOUISE HIGGINSON  
Acting Manager - Strategic Landuse Planning  
Planning and Compliance Division

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

**Attachments:**

1.  Submission - A New Approach to Strategic Planning submission
2.  Submission - The Sydney Plan - final draft
3.  Submission - Statewide Policy for Industrial Lands

File Reference: F2026/00003  
Document Number: D09297886

**8 MAYOR'S NOTES 01 DECEMBER 2025 - 31 JANUARY 2026**

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Wednesday 3<sup>rd</sup> December 2025 – The Mayor attended a Creative Arts Family Day at Pacific Berowra Christian School, Berowra.

Wednesday 3<sup>rd</sup> December 2025 – The Mayor attended a Presentation Day Assembly at Wideview Public School, Berowra.

Wednesday 3<sup>rd</sup> December 2025 – On behalf of the Mayor, Councillor Greenwood attended a Thanksgiving Eucharist and Presentation Assembly at Mount St Benedict College, Beecroft.

Wednesday 3<sup>rd</sup> December 2025 – On behalf of the Mayor, Deputy Mayor Councillor McClelland attended a Secondary School Celebration at Barker College, Hornsby.

Wednesday 3<sup>rd</sup> December 2025 – On behalf of the Mayor, Councillor McIntosh attended a Studio Artes Exhibition at Wallarobba Arts and Cultural Centre, Hornsby.

Wednesday 3<sup>rd</sup> December 2025 – On behalf of the Mayor, Councillor McSweeney attended a Presentation Day for Arden Anglican School, at Norwest Convention Centre.

Thursday 4<sup>th</sup> December 2025 – The Mayor attended a Presentation Day Assembly at Clarke Road School, Hornsby.

Thursday 4<sup>th</sup> December 2025 – The Mayor attended the opening of Bianca's Garden at a Friend's Place, National Centre for Childhood Grief, Hornsby.

Thursday 4<sup>th</sup> December 2025 – The Mayor attended the Year 7-11 Awards Ceremony at Loreto Normanhurst.

Thursday 4<sup>th</sup> December 2025 – The Mayor hosted an annual Mayor's Christmas Party at Storey Park, Hornsby.

Friday 5<sup>th</sup> December 2025 – The Mayor attended a Speech Day event at Northholm Grammar Junior School, Arcadia.

Friday 5<sup>th</sup> December 2025 – On behalf of the Mayor, Deputy Mayor Councillor McClelland attended the Opening Ceremony of CASS Asquith Residential Care Facility, Asquith.

Saturday 6<sup>th</sup> December 2025 – The Mayor attended The Bushcare and Community Nursery Volunteers Christmas Party, at Pennant Hills Bowling Club, Pennant Hills.

Monday 8<sup>th</sup> December 2025 – The Mayor attended an Annual Presentation Day Assembly at Galston Public School, Galston.

Monday 8<sup>th</sup> December 2025 – The Mayor attended a Hide and Go Creek Augment Reality photo shoot, at Ginger Meggs Creek Crossing.

Monday 8<sup>th</sup> December 2025 – The Mayor attended 1<sup>st</sup> Hornsby Heights Scout Group's Kings Scout Award Ceremony, at Hornsby Heights Scout Hall.

Tuesday 9<sup>th</sup> December 2025 – The Mayor attended a Presentation Evening at Galston High School, Galston.

Tuesday 9<sup>th</sup> December 2025 – On behalf of the Mayor, Deputy Mayor Councillor McClelland attended a Presentation Evening at Pennant Hills High School, Pennant Hills.

Wednesday 10<sup>th</sup> December 2025 – The Mayor attended a Presentation Evening at Pacific Berowra Christian School, Berowra.

Thursday 11<sup>th</sup> December 2025 – The Mayor attended a Hornsby Shire Council's Volunteer Christmas Part, at Hornsby Library, Hornsby.

Friday 12<sup>th</sup> December 2025 – The Mayor attended a Presentation Day event for Asquith Girls High School, at Hornsby RSL.

Saturday 13<sup>th</sup> December 2025 – The Mayor attended Carols by Candlelight at Fagan Park, Galston.

Sunday 14<sup>th</sup> December 2025 – The Mayor attended Carols at Asquith Oval, Asquith.

Monday 15<sup>th</sup> December 2025 – The Mayor attended Asquith Boys High School's 65<sup>th</sup> Annual Presentation Day, Asquith.

Monday 15<sup>th</sup> December 2025 – The Mayor attended a Presentation Evening at Middle Dural Public School, Middle Dural.

Tuesday 16<sup>th</sup> December 2025 – The Mayor attended Hornsby Girls High School's 2025 Annual Speech Day, at Sydney Town Hall, Sydney.

Tuesday 16<sup>th</sup> December 2025 – The Mayor attended Normanhurst Boys High School's 2025 Presentation Night, at Hornsby RSL.

Wednesday 17<sup>th</sup> December 2025 – The Mayor attended the last day of trading at Hornsby Connect, Hornsby.

Wednesday 17<sup>th</sup> December 2025 – The Mayor attended an end of year get together for Women's Shed Hornsby Ku-ring-gai, at PCYC Hornsby.

Wednesday 17<sup>th</sup> December 2025 – The Mayor attended a photo shoot at North Epping Oval for the Oval Fitness Trail, at North Epping Oval Playground.

Saturday 24<sup>th</sup> January 2026 – The Mayor attended Australia Day Celebrations at Galston Valley Railway, Galston.

Monday 26<sup>th</sup> January 2026 – The Mayor hosted one Citizenship Ceremony at Fagan Park.

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

File Reference: F2004/07053-002

Document Number: D09300262

**9 FORMER CRUSHER PLANT, HORNSBY PARK**

**COUNCILLOR TILBURY TO MOVE**

THAT:

1. Council holds a soft opening for the first stage of Hornsby Park, as scheduled in late March 2026. This would allow for guided group tour visits, rather than a full scale opening to the public.
2. As a priority, council staff present to councillors all information necessary for council to determine the future of the former crusher plant buildings and the site where those buildings currently stand.

**Note from Councillor**

Over the past decade Hornsby Park has been in the process of being transformed from a former quarry into a regional recreational destination. The crusher plant area, with its entrance at the end of Quarry Road, is nearing completion, with new picnic facilities and lookout structures.

In addition, construction work on the second stage, *Old Mans Valley Field of Play*, is underway, funded by a Federal Government grant and Developer Contributions.

Staff have indicated that *Crusher Park* (part of Stage 1) is expected to open to the public with a launch towards the end of March 2026, maintaining site capacity at approximately 300-400 individuals at any given time. Whilst this marks a significant advancement there are concerns with making the site publicly accessible at this stage.

In late 2025, councillors were presented with information, taken from a recent independent professional report, that states the former crusher plant buildings are unsuitable to be repurposed, due to potential structural issues and should be demolished.

Before the site becomes permanently open to the public the future of the former crusher plant buildings must be determined and, if the structures cannot be safely repurposed, as the recent report states, consideration given to potential uses of this area.

Due to the prominent location of the former crusher plant buildings, at the initial public entrance of Hornsby Park, it is unsuitable for a full public opening of Stage 1, for Hornsby Park, at this point.

However, it would still be appropriate for Council to hold a soft launch in late March 2026, and provide controlled public access to the lookout, site views and guided tours, as council makes a final determination on the future of the crusher plant buildings.

**Attachments:**

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There are no attachments for this report.

File Reference: F2025/00258  
Document Number: D09302000

ITEM 9

## 10 BEROWRA RAILWAY STATION NORTHERN COMMUTER CARPARK

### COUNCILLOR TILBURY TO MOVE

THAT Council:

1. Immediately make safe the large and small potholes in the section of the Berowra railway station's northern commuter carpark it is still technically responsible for maintaining.
2. Write to the Minister for Transport, John Graham MLC, Shadow Minister for Transport Natalie Ward MLC, Minister for Crown Lands Stephen Kamper MP and Hornsby MP, James Wallace, to request that Sydney Trains (Transport for NSW) immediately and formally take over responsibility for the land around Berowra railway station, including the entire area of Berowra railway station's northern commuter carpark.

### Note from Councillor

Berowra railway station has two commuter carparks, but the older (northern) carpark is causing great concern as Hornsby Council and Sydney Trains refuse to take responsibility for its maintenance.

Council has the responsibility for part of a commuter carpark as a historical hangover that dates back to 1969 when the area was first cleared and the carpark was established. Adjacent to the new commuter carpark area was the War Memorial that was maintained for the Berowra RSL Sub-branch by council. There was also a bus stop area that was maintained by council.

The newly established carpark and the War Memorial and bus stop area were split by a narrow road that was used by a small number of residents to access their homes (about 8 houses) in Cowan Parade and Barton Parade that were located on the eastern side of the railway line. The area, along with the houses, was acquired prior to the construction of the F3 (now known as the M1) between Berowra and Wahroonga. The houses were demolished and the area was excavated for the new Freeway, in the mid-1980s.

The road to the small residential area on the eastern side of the railway, was shared with commuters that accessed the railway station via the only way possible, the steps at the platform's northern end.

The railway steps were removed when the new railway bridge, in the centre of the platform, opened with its stairs and lifts in August 2006.

The old, shared bridge still exists and links with a bridge over the Freeway so bushwalkers can access the popular walking track down to Waratah Bay and the tracks onto Appletree Bay and up to Mt Kuring-gai.

In 1989 the Berowra War Memorial was relocated out of the area. About the same time the bus stop was also relocated south on the Pacific Highway. As a consequence, this area was no longer used as a public space area.

Around 1994/1995, a DA was assessed for Sydney Trains so they could improve the Berowra's commuter car park, located just north of the railway station. At that time Crown Lands instructed Sydney Trains to assume the responsibility for maintaining the entire car park area from Hornsby Council. Council was, and still is, keen to transfer the management of this land over to Sydney Trains.

Until today (32 years after Crown Lands' direction) Sydney Trains have refused Hornsby Council's repeated requests to take over the management and responsibility for the entire area of Berowra railway station's northern commuter carpark.

It seems that the reason for Sydney Trains repeatedly refusing to take over the responsibility of this section of the carpark is that they do not want to assume the financial spend that would be required to maintain it. As a result, this section of the carpark remains the responsibility of Hornsby Council.

Frustrated, in recent years, Hornsby Council staff have refused to maintain the section of the carpark that technically remains under their responsibility.

As a result, the carpark has two areas with one section containing what must be Sydney's largest potholes that users must avoid or risk damaging their vehicle.

In my opinion, these potholes have reached a dangerous stage for both motorists in the carpark and people walking to and from the vehicles that are parked in the carpark.

**Attachments:**

There are no attachments for this report.

File Reference: F2009/00417

Document Number: D09305594

## 11 ENHANCING PUBLIC VISABILITY OF TREE WORKS

### COUNCILLOR BALL TO MOVE

THAT Council:

1. Note ongoing community concern about illegal tree removals and the lack of public facing information where Council approval has been granted.
2. Implement a searchable database of valid tree approvals hosted on Council's website.
3. Except in the case of an emergency, applies standard conditions to Council tree approvals designed to achieve the following:
  - a) Require the tree approval to be prominently displayed at the property boundary for at least 7 days in advance of the scheduled tree removal, supported by distinct high visibility ribbons to be attached to the trees approved for removal, providing the local community with a simple, clear way to distinguish between approved versus illegal tree removals.
  - b) Restrict tree removals from occurring on weekends and public holidays – that is conditional approval for tree removals is limited to standard hours on weekdays (7am – 5pm, Monday-Friday).

### Note from Councillor

Hornsby's trees make one of the most important contributions to the landscape character and attractiveness of the Shire.

Our community consistently tells us that their highest shared value is our natural environment, recognising that trees add to the liveability, health and wellbeing of our community, providing many environmental, economic and social benefits. As such it is concerning to many in the community when they see trees being removed, and they are unable to discern if the removal is legal.

Council recognises that there are legitimate circumstances where a tree may need to be pruned or removed in the interests of safety such as where it is dead, diseased or dangerous and it is for this reason that Council has a tree application process, where qualified Council arborists independently assess the request and make a determination.

Currently, the community has no clear way of knowing whether or not Council approval has been granted to remove a tree, leading to heightened concern when tree loppers arrive and chainsaws are started up in their neighbourhood. This concern is exacerbated on weekends and public holidays when Council is closed and people can't even phone in to clarify the situation and/or report illegal tree removal in progress.

Improving community awareness of where Council permission to remove a tree has been granted

would be a small but important step for Council to take. This could be done through a combination of the following:

- A searchable database of tree approvals hosted on Council's website (similar to that employed for development consents).
- Application of standard conditions on tree approvals requiring the permit to be publicly displayed at the property boundary for at least 7 days in advance of the scheduled tree removal, supported by distinct high visibility ribbons to be attached to the trees approved for removal.
- Application of standard conditions restricting tree removals to standard hours on weekdays – that is Council approvals would not permit tree removals to occur on weekends and public holidays.

**Attachments:**

There are no attachments for this report.

File Reference: F2026/00009

Document Number: D09305728

ITEM 11