



BUSINESS PAPER

General Meeting

Wednesday 13 May 2026

at 7:00 PM



TABLE OF CONTENTS

AGENDA AND SUMMARY OF RECOMMENDATIONS

RESCISSION MOTIONS

MAYORAL MINUTES

ITEMS PASSED BY EXCEPTION

GENERAL BUSINESS

Office of the General Manager

Nil

Corporate Support Division

Item 1 CS16/26 2025/26 Budget - March 2026 Quarter Review..... 1

Item 2 CS18/26 Investments and Borrowings for 2025/2026 - Status for The Period
Ending 31 March 2026 8

Community and Environment Division

Nil

Planning and Compliance Division

Item 3 PC11/26 Planning Proposal - Glenorie Village..... 11

Infrastructure and Major Projects Division

Nil

CONFIDENTIAL ITEMS

Item 4 CS19/26 Renewal of Lease on Operational Land at Westleigh

Item 5 CS20/26 Proposed Sale - Part Road Reserve in Brooklyn

QUESTIONS WITH NOTICE

MAYOR'S NOTES

Item 6 MN4/26 Mayor's Notes 01 April 2026 - 30 April 2026 28

NOTICES OF MOTION

Item 7 NOM7/26 The Future of Galston Road Through The Gorge..... 30

SUPPLEMENTARY AGENDA

MATTERS OF URGENCY

AGENDA AND SUMMARY OF RECOMMENDATIONS

ACKNOWLEDGEMENT OF COUNTRY

Statement by the Chairperson:

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

PRESENT

NATIONAL ANTHEM

OPENING PRAYER/S

ACKNOWLEDGEMENT OF RELIGIOUS DIVERSITY

Statement by the Chairperson:

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

VIDEO AND AUDIO RECORDING OF COUNCIL MEETING

Statement by the Chairperson:

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

APOLOGIES / LEAVE OF ABSENCE

POLITICAL DONATIONS DISCLOSURE

Statement by the Chairperson:

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

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

DECLARATIONS OF INTEREST

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

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

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

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

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

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

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

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

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

CONFIRMATION OF MINUTES

THAT the Minutes of the General Meeting held on 8 April, 2026 be confirmed; a copy having been distributed to all Councillors.

PETITIONS

PRESENTATIONS

RESCISSION MOTIONS

MAYORAL MINUTES

ITEMS PASSED BY EXCEPTION

GENERAL BUSINESS

OFFICE OF THE GENERAL MANAGER

Nil

CORPORATE SUPPORT DIVISION

Page Number 1

Item 1 CS16/26 2025/26 BUDGET - MARCH 2026 QUARTER REVIEW

RECOMMENDATION

THAT the March 2026 Quarter Review of the Operational Plan (Budget) for 2025/26 be received and noted.

Page Number 8

Item 2 CS18/26 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIOD ENDING 31 MARCH 2026

RECOMMENDATION

THAT the contents of Director's Report No. CS18/26 be received and noted.

COMMUNITY AND ENVIRONMENT DIVISION

Nil

PLANNING AND COMPLIANCE DIVISION

Page Number 11

Item 3 PC11/26 PLANNING PROPOSAL - GLENORIE VILLAGE**RECOMMENDATION**

THAT:

1. Council endorse progression of the Glenorie Village Planning Proposal attached to Director's Report No. PC11/26 for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
2. The Planning Proposal be publicly exhibited in accordance with the Gateway Determination and consultation strategy identified in this report for a minimum of 28 days.
3. Council endorse the amendments to the Hornsby Development Control Plan 2024 attached to Director's Report No. PC11/26 for exhibition concurrently with the Planning Proposal for a minimum of 28 days.
4. Following exhibition, a report on submissions be presented to Council for consideration.

INFRASTRUCTURE AND MAJOR PROJECTS DIVISION

Nil

CONFIDENTIAL ITEMS**Item 4 CS19/26 RENEWAL OF LEASE ON OPERATIONAL LAND AT WESTLEIGH**

This report should be dealt with in confidential session, under Section 10A (2) (c) of the Local Government Act, 1993. This report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Item 5 CS20/26 PROPOSED SALE - PART ROAD RESERVE IN BROOKLYN

This report should be dealt with in confidential session, under Section 10A (2) (c) of the Local Government Act, 1993. This report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

QUESTIONS WITH NOTICE**MAYOR'S NOTES****Page Number 28**

Item 6 MN4/26 MAYOR'S NOTES 01 APRIL 2026 - 30 APRIL 2026**NOTICES OF MOTION****Page Number 30****Item 7 NOM7/26 THE FUTURE OF GALSTON ROAD THROUGH THE GORGE**

COUNCILLOR TILBURY TO MOVE:

THAT Council write to the relevant NSW Government Ministers and Transport for NSW to:

1. Confirm what mitigation measures have been implemented to minimise disruptions to the operation of Galston Road along the Galston Gorge, Galston due to potential failure of the road, considering the roads' graphical and geotechnical challenges.
2. Be provided with a copy of the geotechnical reports supporting the recent works along Galston Road in Galston Gorge and inspection and maintenance schedule.
3. Ensure that future planned works on Galston Road / Galston Gorge are scheduled in advance and notified to the community in a way that minimizes disruption the community and local businesses.
4. Provide an update on the upgrade of New Line Road that is a major link in the road network in light of increasing vehicular movement, critically impacted by repeated Galston Gorge closures and more recently, the proposed Cherrybrook State-led rezoning plans and existing Metro usage.

SUPPLEMENTARY AGENDA**MATTERS OF URGENCY**

1 2025/26 BUDGET - MARCH 2026 QUARTER REVIEW

EXECUTIVE SUMMARY

- Accountable organisations like Council review their budget and operational performance at least each quarter. In this regard, the March 2026 Quarter Review of the 2025/26 Operational Plan and Budget is attached for Council's consideration.
- 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 the December 2025 Review included no net budget changes. This March 2026 Review also recommends no net budget changes, thus retaining the forecast surplus of \$1.347 million.
- While no net budget changes have been made that affect the forecast surplus, the Capital Works Program has been reduced by \$1.15 million in line with revised timelines from project managers.
- This Report also provides Council with an update about the status of major projects that are of significant dollar value or of community interest.

RECOMMENDATION

THAT the March 2026 Quarter Review of the Operational Plan (Budget) for 2025/26 be received and noted.

PURPOSE

The purpose of this Report is to present for Council's consideration the March 2026 Quarter Review of the 2025/26 Operational Plan.

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 set out the manner in which Council intends to deliver services and measure performance.

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

DISCUSSION

This Review includes the third quarter results for 2025/26 comparing actual expenditure, income and funding sources for the third quarter against the Budget. The Net Operating and Capital Result after internal funding movements showed a positive variance of \$12.1 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 that decreased the forecast surplus by \$20K to \$1.347 million, whilst the December 2025 Review included no net budget changes. This March 2026 Review also recommends budget changes that net out to zero, 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.

Budget changes that have no impact to the forecast surplus are as follows:

- \$2.5 million asset disposal estimate for accounting purposes. This is a non-cash adjustment for the written down value of assets renewed each year and recorded as an expense in Council's Financial Statements at year end. The entry does not affect the forecast budget (cash) surplus for the year but assists with forecasting the non-cash Statutory Reporting (e.g. Financial Statement) result.
- A \$270K expense allocation to progress Cyber Security, offset by a transfer from an internally restricted asset account for SRV funds allocated to this initiative and set aside in a previous year.
- 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.

Rising fuel prices and supply disruption from the war in the Middle East have the potential to increase costs in the final quarter of the year. Council Officers are monitoring the situation and will respond appropriately as needed.

Capital Works Program

The attached 2025/26 Capital Works Program includes budget estimates for Council's capital projects and lists the budget changes by project within this Review.

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 Capital Works Program has been decreased by \$1.15 million from \$52.51 million to \$51.36 million in line with these timelines.

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 previous Quarterly Review reports to Council the current estimated cost of landfill remediation works at Foxglove Oval is \$16.38 million, with this amount set aside in an internally restricted asset account to fund an internal loan to Domestic Waste for this purpose.

The internal loan is to be recovered through increases in Domestic Waste Annual Charges, including a 10% increase in the 2025/26 and 2026/27 financial years.

Total expenditure on this stage of the project is \$4.04 million. Year to date expenditure to 31 March 2026 is \$1.79 million compared to a year-to-date budget of \$3.7 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).

All Stage 1 contracts have reached Practical Completion. Circulation works are at various stages, with the majority now underway and one still progressing through procurement. A contract has been awarded for Quarry Road improvements and works commenced in November 2025 with Provisional Practical Completion recorded on 27 March 2026.

The Project Team completed pre-opening works on track ahead of the public opening which took place on 28 March 2026. The opening was attended by current and past Mayors, Local MP's past and present and special guest Ms. Anna Watson MP on behalf of the Minister for Local Government NSW.

The Opening of the new Crusher Plant Precinct (first stage of the Park) generated strong and sustained community interest with high visitation on the opening day of 2,168 people and 3,002 the following day. Over the 10 days post opening, over 25,150 people were recorded on the Southern Lookout with over 14,164 passes on the Heritage Steps.

The total expenditure on this component from 1 July 2018 to 31 March 2026 is \$61.7 million. Year to date expenditure to 31 March 2026 is \$2.71 million compared to a year-to-date budget of \$3.08 million and full year budget of \$4.10 million.

- **Hornsby Park – Old Mans Valley Field of Play** - The total funding available for this stage of the project is \$24.92 million.

A Funding Deed for \$12.16 million was executed in August 2025 under the Federal Thriving Suburbs Grant. Detailed design was completed in September 2025 and the project is being delivered through multiple tender packages to manage staging, risk and market capacity, comprising service enhancements, under-boring, civil and landscaping, building and pump/jump track.

Four tender packages have been awarded with the last tender package for pump/jump track released in March 2026. Early site works commenced in January 2026, with construction works staged through 2026 and forecast to reach completion in May 2027.

The total life to date expenditure to 31 March 2026 is \$2.97 million. Financial year to date expenditure at 31 March 2026 is also \$2.97 million compared to a current year to date budget of \$6.15 million. The attached Capital Works Program includes a change to revise the full year budget down by \$500K from \$8.2 million to \$7.7 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 March 2026 is \$1.54 million. Financial year to date capital and operating expenditure at 31 March 2026 is \$550K compared to a year to date operating budget of \$336K.
- **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 (CC) enacting the Development Consent has advanced with the CC granted in February 2026. A Heritage Consultant has also been engaged to prepare a relocation strategy for the Scarred Tree in consultation with Registered Aboriginal Parties, which supported an Aboriginal Heritage Impact Permit application that was approved by Heritage NSW in March 2026.

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

The total life to date expenditure to 31 March 2026 (excluding the acquisition costs of \$21 million funded by development contributions) is \$6.95 million. Financial year to date expenditure at 31 March 2026 is \$383K compared to a year to date budget of \$525K. The attached Capital Works Program includes a change to increase the full year budget from \$700K to \$2.5 million to fund offset obligations and retirement of biodiversity credits to satisfy DA conditions of consent prior to the planned commencement of mountain trail bike construction later in the year.

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 executed in December 2025, and works are forecast to commence in June 2026 subject to final approval by TfNSW and favourable weather conditions. A contract price including contingency, was awarded below the budget of \$7.1

million originally provided resulting in \$1 million of savings. These savings have been reallocated to an internally restricted asset account with the total budget reduced to \$6.1 million accordingly.

The total life to date expenditure to 31 December 2025 on this project is \$527K 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 March 2026 is \$94K compared to a current year to date budget of \$1.125 million, noting the attached Capital Works Program includes a change to decrease the full year budget from \$1.05 million to \$450K in line with the most recent timeline of works from the Project Manager.

BUDGET

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

POLICY

There are no policy implications associated with this Report.

CONCLUSION

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




RESPONSIBLE OFFICER


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

DUNCAN CHELL
Chief Financial Officer
Corporate Support Division

NICOLA DORMAN
Acting Director Corporate Support
Corporate Support Division

Attachments:

1.  Statement by Responsible Accounting Officer
2.  Capital Works Program
3.  Consolidated Budget Result

4.  Quarterly Budget Review Statement

File Reference: F2025/00067

Document Number: D09351858

ITEM 1

2 INVESTMENTS AND BORROWINGS FOR 2025/2026 - STATUS FOR THE PERIOD ENDING 31 MARCH 2026

EXECUTIVE SUMMARY

- This Report provides details of Council's investment performance for the period ending 31 March 2026 as well as the extent of its borrowings at the end of the same period.
- Council invests funds that are not, for the time being, required for any other purpose. The investments must be made in accordance with relevant legislative requirements and Council's policies, and the Chief Financial Officer must report monthly to Council on the details of funds invested.
- All of Council's investments have been made in accordance with the requirements of the Local Government Act, the Local Government (General) Regulation and Council's Investment of Surplus Funds Policy and Investment Strategy.
- In respect of Council's cash and term deposit investments, the portfolio achieved an annualised return for March 2026 of 2.04% which includes a negative yield of -22.47% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.40 % which includes a positive yield of 3.70% from TCorp Managed Funds.

RECOMMENDATION

THAT the contents of Director's Report No. CS18/26 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 31 March 2026 is detailed in the attached document. In summary, the portfolio achieved an annualised return for March 2026 of 2.04%, which includes a negative yield of -22.47% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.40% which includes a positive yield of 3.70% 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 31 March 2026 is attached for Council's information, noting that Council became debt free on 1 July 2023 with no loans entered into since. The Borrowings Schedule also discloses future lease repayments for various items of plant and equipment.

BUDGET

Budgeted investment income for the year is \$8,702,915 with an average budgeted monthly income of \$725,243. Net investment income for the month ended 31 March 2026 was \$562,312 which includes an unrealised loss of -\$576,173 from TCorp Managed Funds.

Budgeted investment income year to date at 31 March 2026 is \$6,527,186. Total investment income year to date at 31 March 2026 is \$10,611,521 which includes a year-to-date unrealised net gain of \$709,000 from TCorp Managed Funds.

Approximately 42.19% of the investment income received by Council relates to externally restricted funds (e.g., Stronger Communities Grant funding and Section 7.11 and Section 7.12 development contribution funds) and is required to be allocated to those funds. All investments have been made in accordance with the Local Government Act, the Local Government (General) Regulation and Council's Investment of Surplus Funds Policy and Investment Strategy.

CONCLUSION

The investment of Council funds and the extent of its borrowings as of 31 March 2026 is detailed in the documents attached to this Report. Council's consideration of the Report and its attachments

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



RESPONSIBLE OFFICER

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

DUNCAN CHELL
Chief Financial Officer
Corporate Support Division

NICOLA DORMAN
Acting Director Corporate Support
Corporate Support Division

Attachments:

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

File Reference: F2004/06987-02

Document Number: D09358204

3 PLANNING PROPOSAL - GLENORIE VILLAGE

EXECUTIVE SUMMARY

- In November 2025, Council adopted the Glenorie Village Place Plan and finalised the Glenorie Village Investigation Report. These documents set a clear direction for growing Glenorie sustainably, enhancing local infrastructure and preserving the Village's unique rural character.
- Council also resolved to prepare a Planning Proposal to implement the relevant actions from the Place Plan.
- This report presents the Glenorie Village Planning Proposal which seeks amendments to planning controls that will encourage a diversity of housing in Glenorie Village, protect productive agricultural land in the wider Glenorie area and enable a mix of business and residential uses in the centre of Glenorie Village.
- Key amendments identified in the Planning Proposal include rezoning certain land from RU4 Primary Production Small Lots to C4 Environmental Living and reducing the minimum lot size accompanying this land in accordance with the adopted Glenorie Village Place Plan. The Planning Proposal also seeks to rezone part of the lot on the corner of Cairnes Road and Old Northern Road to RU5 Village, consistent with the recommendation for commercial and residential outcomes identified in the Glenorie Village Place Plan. A range of other amendments assist and support these key changes for the Glenorie Village.
- It is recommended that the Glenorie Village Planning Proposal be progressed for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination and the supporting Hornsby Development Control Plan 2024 amendments be exhibited concurrently with the Planning Proposal.

RECOMMENDATION

THAT:

1. Council endorse progression of the Glenorie Village Planning Proposal attached to Director's Report No. PC11/26 for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
2. The Planning Proposal be publicly exhibited in accordance with the Gateway Determination and consultation strategy identified in this report for a minimum of 28 days.
3. Council endorse the amendments to the Hornsby Development Control Plan 2024 attached to Director's Report No. PC11/26 for exhibition concurrently with the Planning Proposal for a minimum of 28 days.
4. Following exhibition, a report on submissions be presented to Council for consideration.

ITEM 3

PURPOSE

The purpose of this Report is to present the Glenorie Village Planning Proposal to Council for endorsement for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

BACKGROUND

In 2022, Council finalised the Hornsby Rural Lands Study (RLS), which set the strategic direction for managing the rural lands in the Hornsby Shire. A set of short- and long-term recommendations from the RLS were subsequently endorsed by Council, which included a recommendation to investigate opportunities near Hornsby Shire's rural villages to reduce lot sizes to 5,000-10,000sqm, apply the C4 Environmental Living zone, and prepare a village place plan. This recommendation applied to the villages of Glenorie, Galston and Dural.

In 2024, Council began detailed environmental and planning investigations around Glenorie Village, which culminated in the release of the Opportunities and Constraints Paper (OCP). A comprehensive community consultation period held in November and December 2024 on the OCP informed the Feedback Summary Report, which subsequently informed the preparation of the Glenorie Village Investigation Report (Investigation Report) and Glenorie Village Place Plan (Place Plan) in 2025.

While the Investigation Report explores change in Glenorie Village, the Place Plan presents a clear summary of key findings, outlines a set of place principles and identifies the following actions for implementation:

- **Action 1: Small rural lots:** Transition large lots adjacent to the existing village to smaller rural lifestyle lots of 4,000m² and 5,000m².
- **Action 2: Townhouses:** Transition the existing low density dwellings fronting Old Northern Road to townhouses to strengthen the Glenorie community by enabling a greater diversity of housing types close to shops, services, and transport.
- **Action 3: Commercial and residential:** Permit a mix of business and residential uses on the corner of Old Northern Road and Cairnes Road to help meet the Glenorie community's desire for more shops and services closer to the village centre.
- **Action 4a: Roundabout:** Install a roundabout at the intersection between Old Northern Road and Post Office Road.
- **Action 4b: Open space connection:** Transform the underutilised area currently used as a bus turnaround into an open space with pedestrian pathways.
- **Action 5: Entry statements:** Add clearly articulated entry statements adjacent to Harrisons Lane in the south and adjacent to the school, complementing existing speed restrictions.

At its meeting on 12 November 2025, Council resolved, in part, that:

2. *A planning proposal be prepared to implement Action 1 (Small rural lots) and Action 3 (Commercial and residential) from the Glenorie Village Place Plan.*

In accordance with Council's resolution, the Planning Proposal seeks to change planning controls in the HLEP to facilitate Action 1 and Action 3 of the Place Plan.

DISCUSSION

This report discusses the Planning Proposal, its strategic merit and associated supporting Hornsby Development Control Plan 2024 amendments.

1. Planning Proposal

The Planning Proposal seeks to amend the Hornsby Local Environmental Plan 2013 (Hornsby LEP) to give effect to Action 1 (Small rural lots) and Action 3 (Commercial and Residential) of the Place Plan.

The intended outcomes of the Planning Proposal are:

- Encourage a diversity of housing in Glenorie Village by transitioning large lots adjacent to the village to smaller rural lifestyle lots.
- Protect productive agricultural land in the wider Glenorie area by focusing rural lifestyle development close to the Village centre.
- Permit a mix of business and residential uses in the centre of Glenorie Village to help meet the community's desire for more shops and services close to the Village centre.
- Strengthen the long-term vitality and sustainability of Glenorie Village as a thriving rural village.

The Planning Proposal includes 10 amendments to the Hornsby LEP, which are summarised below and grouped according to Actions 1 and 3 of the Place Plan. The attached Planning Proposal includes further explanation and rationale for each of the proposed amendments.



Figure 1 - Areas in Glenorie Village

Figure 1 below details areas in Glenorie Village for purposes of explaining the provisions.

Adopted Glenorie Village Place Plan Action 1: Small rural lots

Amendment 1: Amend the Hornsby LEP Lot Size Map to change the minimum subdivision lot size for land in Area A and Area C in Figure 1 to 5,000m² and land in Area B to 4,000m², from current 2ha.

Amendment 1 aims to increase housing diversity in Glenorie Village by reducing minimum lot sizes to allow for smaller rural lifestyle lots while retaining the village's rural character. Land in Areas A and B

has been identified as suitable due to their proximity to the village centre, access to services, and limited agricultural value.

A minimum lot size of 4,000m² is proposed for land in Area B, which adjoins existing low density residential land and has fewer environmental constraints. A perimeter road is proposed to address bushfire risk – Amendments 4, 5, and 7 are designed to facilitate this.

A larger minimum lot size of 5,000m² is proposed for land in Area A to better manage the environmental constraints associated with Glenorie Creek and its biodiversity values. This minimum lot size is also proposed for land in Area C to support related amendments and ensure consistency across planning controls to deliver the intended development outcomes for Glenorie Village.

Amendment 2: Amend the Hornsby LEP Land Zoning Map to zone land in Area A and Area B in Figure 1 as C4 Environmental Living, from its current zoning of RU4 Primary Production Small Lots.

Amendment 2 seeks to support the transition of larger lots near Glenorie Village to smaller rural lifestyle lots by rezoning land in Areas A and B from RU4 Primary Production Small Lots to C4 Environmental Living.

The C4 zoning is intended to accommodate development that respects the ecological, scientific and aesthetic values of the land, while remaining compatible with local character, infrastructure capacity and access constraints.

Glenorie's rural setting is defined by its scenic landscape, rolling hills, agricultural activity and ecological features, including Glenorie Creek and its riparian corridor. Rezoning land in Areas A and B to C4 Environmental Living will help protect these values by facilitating low-impact, visually sympathetic development that aligns with the established rural and rural lifestyle character surrounding the village.

Amendment 3: Amend Schedule 1 Additional permitted uses of the Hornsby LEP to permit dual occupancies (attached) and secondary dwellings as additional permitted uses on land in Area A and Area B in Figure 1.

The C4 Environmental Living zone in Hornsby does not permit dual occupancies (attached) or secondary dwellings. This restriction reflects the unique environmental and access constraints of river settlements along the Hawkesbury River where the zone is currently used.

These housing types are currently allowed in the RU4 zone and provide low-intensity housing opportunities that support housing choice, extended family living and ageing in place without undermining rural character. To support the continuation of these existing permitted uses in Areas A and B which are being rezoned from RU4 Primary Production Small Lots to C4 Environmental Living, but to also avoid unintended impacts on the Shire's river settlements which are also zoned C4 Environmental Living, it is proposed to permit dual occupancies (attached) and secondary dwellings as additional permitted uses on lots identified as within Area A and B.

Retaining these opportunities will ensure existing and potential dwelling outcomes for land in Areas A and B are not lost through rezoning, maintaining housing flexibility while respecting the locality's environmental and rural context.

Amendment 4: Amend clause 5.1 Relevant acquisition authority of the Hornsby LEP by inserting land within Zone C4 Environmental Living into clause 5.1(2), with Council identified as the authority of the State for that land.

Action 1 of the Place Plan identifies the creation of a new road linking Tekapo Road to Cairnes Road to deliver key public benefits. This road would be able to serve new lots, provide a buffer from agricultural uses to the north and serve bushfire protection purposes.

Amendment 4 proposes to amend clause 5.1(2) of the Hornsby LEP to enable land acquisition where required to deliver the proposed road infrastructure.

Amendment 5: Amend clause 5.1A Development on land intended to be acquired for public purposes of the Hornsby LEP by inserting land within Zone C4 Environmental Living into Column 1 in the table of Clause 5.1A(3), and Road as the development type in Column 2.

Clause 5.1A of the Hornsby LEP limits development on certain land intended to be acquired for a public purpose and applies to land shown in the Land Reservation Acquisition Map that has not yet been acquired by the relevant authority of the State specified in clause 5.1.

To support and compliment implementation of Amendment 4 (related to creation of a new road linking Tekapo Road to Cairnes Road), this amendment proposes to amend clause 5.1A(3) to include C4 Environmental Living under Column 1 “Land”, and Roads under Column 2 “Development”.

Amendment 6: Amend clause 6.9 Dual occupancies (attached) on land in certain rural zones of the Hornsby LEP by inserting Zone C4 Environmental Living into clause 6.9(2).

Clause 6.9 is intended to minimise unplanned rural residential development by limiting dual occupancy floor area and preventing intensification that could undermine rural character. It currently applies to several rural zones in Hornsby Shire, including RU4 Primary Production Small Lots, which presently applies to land in Areas A and B.

Amendment 6 proposes to extend clause 6.9 to the C4 Environmental Living zone, ensuring that any dual occupancy development enabled through Amendment 3 is appropriately controlled and remains consistent with the surrounding rural character. The clause title has also been updated to reflect the inclusion of the C4 Environmental Living zone.

Amendment 7: Amend the Hornsby LEP Land Reservation Acquisition Map to reserve land on Lot 91 DP 585835 for the purposes of a road.

As identified in Amendment 4 and 5, Action 1 of the Place Plan identifies the creation of a new road linking Tekapo Road to Cairnes Road to deliver key public benefits.

A 12 metre wide Land Reservation Acquisition layer is proposed to be placed along the western and northern boundaries of Lot 91 DP 585835 in order to link Tekapo Road and Cairnes Road. The road reserve will be sufficient to encompass an 8 metre wide perimeter road, as per *Planning for Bushfire Protection 2019*. Subject to progression of Amendment 4, this road would be classified as a “Local road”, with Council as “Authority of the state”.

Adopted Glenorie Village Place Plan Action 3: Commercial and residential

Amendment 8: Amend the Hornsby LEP Land Zoning Map to zone land in Area C in Figure 1 as RU5 Village from current RU4 Primary Production Small Lots.

To respond to community requests for more local shops and services in the Glenorie area, Amendment 8 proposes to zone land in Area C to RU5 Village. This zoning would enable small-scale retail uses and shop-top housing, strengthening the role of Glenorie Village as a local service centre.

The Place Plan identifies part of Lot 2 DP 216873 as a strategic location for mixed business and residential uses due to its proximity to existing shops and services in The Hills Shire and planned public domain upgrades around the bus turnaround area.

The site is already used for retail purposes under existing use rights as a “Cellarbrations” bottle shop. Community feedback from the Glenorie Village Investigations project highlighted strong support for a broader range of shops and services. The proposed zoning change would enable more commercial activity, extend the village’s commercial core, and support diverse housing diversity close to the village by enabling shop-top housing development opportunities on the site.

Amendment 9: Amend the Hornsby LEP Floor Space Ratio Map to change the floor space ratio for land in Area C to 0.5:1 and remove the floor space ratio for the remainder of Lot 2 DP216873.

Lot 2 DP 216873 is currently subject to a very low floor space ratio (FSR) of 0.02:1, which is unique for the area and has limited further commercial development of the site.

To support the community’s desire for more shops and services within Glenorie Village, Amendment 9 proposes to amend the FSR for land in Area C to 0.5:1. This FSR is intended to encourage and enable development that better aligns with the surrounding village, while remaining responsive to site constraints, including the absence of reticulated sewerage and environmental considerations.

While land in Area C would be subject to a 0.5:1 FSR, the remainder of Lot 2 DP 216873 located within Area A would have the existing 0.02:1 FSR removed. Consistent with land in the broader Area A, land proposed to be zoned C4 Environmental Living would not be subject to a floor space ratio control.

Amendment 10: Amend clause 4.1A(2) Minimum subdivision lot size for strata plan schemes in certain zones of the Hornsby LEP by removing Zone RU5 Village.

To support Amendments 8 and 9, Amendment 10 proposes to remove the RU5 Village zone from clause 4.1A of the Hornsby LEP. Clause 4.1A is intended to prevent fragmentation of land through strata subdivision that could create additional dwelling entitlements by tying strata lot sizes to the minimum subdivision lot size for the land. This control is important in rural and low-density zones where it helps maintain strategic planning outcomes.

However, clause 4.1A is not suited to zones intended to accommodate more intensive development. In the RU5 Village zone, where business uses and shop-top housing are permitted, strata subdivision is a desirable outcome. Removing RU5 Village from clause 4.1A will enable strata subdivision to occur without being constrained by minimum lot size controls, supporting appropriate village-scale development outcomes.

2. Strategic and Statutory Context

Relevant policies and legislation are discussed below.

Greater Sydney Region Plan - A Metropolis of Three Cities, the draft Sydney Plan and the North District Plan

The Greater Sydney Region Plan - A Metropolis of Three Cities (Region Plan) has been prepared by the NSW State Government to guide land use planning decisions in Greater Sydney. The North District Plan (District Plan) sits below the Region Plan and gives it localised effect, translating high-level directions and objectives to more detailed priorities and actions.

In December 2025, the draft Sydney Plan (the Sydney Plan) was published by the Department of Planning, Housing and Infrastructure (DPHI). The Sydney Plan is the NSW Government's 20-year strategic land use plan to direct future growth in the Sydney Region, laying out a plan for housing, infrastructure, jobs, sustainability and vibrant communities.

Council is required to consider the objectives and planning priorities of applicable regional and district plans, including any exhibited draft plans. An excerpt of the relevant objectives and actions from each plan is provided in Table 1 below, while a full assessment of the Planning Proposal against each plan can be found in Section 3.2 of the attached Planning Proposal.

The Planning Proposal is consistent with the Region Plan, District Plan and draft Sydney Plan. The proposed amendments use a place-based approach to encourage a diversity of housing while maintaining the values of the Metropolitan Rural Area (MRA) and ongoing role and viability of Glenorie Village. The proposed amendments also seek to enable the modest intensification of residential and commercial uses within the village core without expanding the urban footprint of the village or compromising rural character.

Table 1 - Applicable Objectives, Responses and Actions of the Region Plan, draft Sydney Plan and North District Plan

Greater Sydney Region Plan	
Objective	Applicable Strategies
Objective 28 Scenic and cultural landscapes are protected.	28.1 Identify and protect cultural landscapes.
Objective 29 Environmental, social and economic values in rural areas are protected and enhanced.	29.1 Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted, environmental, social and economic outcomes.
Draft Sydney Plan	
Response	Applicable Actions
Response 11 Manage land uses beyond the urban footprint.	11.4 Relevant Councils to review the interface between the urban and rural lands to inform the urban footprint.
North District Plan	
Planning Priority	Applicable Actions
Planning Priority N17 Protecting and enhancing scenic and cultural landscapes.	67. Identify and protect scenic and cultural landscapes. 68. Enhance and protect views of scenic and cultural landscapes from the public realm.
Planning Priority N18 Better managing rural areas.	69. Maintain or enhance the values of the Metropolitan Rural Area using placed-based planning to deliver targeted environmental, social and economic outcomes. 70. Limit urban development to within the Urban Area.

State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act) to deal with matters of State or regional planning significance. SEPPs apply across New South Wales and prevail over local environmental plans to the extent of any inconsistency.

An excerpt of relevant SEPPs and an assessment of the Planning Proposal's consistency with each is provided in *Table 2* below. A full assessment of the Planning Proposal against all applicable SEPPs is contained in Section 3.2 of the attached Planning Proposal.

Table 2 - Consistency of the Planning Proposal with relevant SEPPs

SEPP	Aims of the SEPP	Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The SEPP aims to protect the biodiversity values of tress and other vegetation in non-rural areas of the State and preserve the amenity of non-rural areas of the State through preservation of trees and other vegetation.	Consistent
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	This SEPP aims to provide streamlined assessment processes for development that complies with specified development standards.	Consistent
State Environmental Planning Policy (Housing) 2021	This SEPP focuses on delivering a sufficient supply of safe, diverse, and affordable housing.	Consistent
State Environmental Planning Policy (Industry and Employment) 2021	This SEPP aims to protect land needed for industrial and employment purposes, avoid unnecessary loss of employment land, and ensure employment functions are appropriately located and supported.	Consistent
State Environmental Planning Policy (Primary Production) 2021	This SEPP aims to support the orderly and sustainable use of rural land by promoting primary production, protecting important agricultural resources and environmental values, reducing land use conflicts, and streamlining regulatory processes for certain agricultural and irrigation activities.	Consistent – see note below
State Environmental Planning Policy (Resilience and Hazards) 2021	This SEPP aims to manage risks and build resilience in the face of hazards	Consistent
State Environmental Planning Policy (Resources and	The Resources and Energy SEPP safeguards mineral, extractive and energy resources from	Consistent

Energy) 2021	incompatible land uses and sterilisation.	
--------------	---	--

While the Planning Proposal is not fully consistent with the objects of Part 2.2 of the Primary Production SEPP to the extent that it facilitates land use change on land identified as State Significant Agricultural Land on draft State Significant Agricultural Land mapping, it is generally consistent with those objects given the specific context of the land affected. The Planning Proposal applies to a limited and clearly defined area immediately adjoining the existing village, where agricultural viability is already constrained by long established rural lifestyle uses. The affected land represents a very small proportion of State Significant Agricultural Land within Hornsby Shire and does not compromise the broader agricultural resource base.

Section 9.1 Local Planning Directions

Section 9.1 of the EP&A Act allows the Minister for Planning (the Minister) to provide direction to Councils concerning the preparation of draft local environmental plans. The directions of most relevance to this Planning Proposal include:

- Direction 1.1 Implementation of Regional Plans
- Direction 4.3 Planning for Bushfire Protection
- Direction 9.1 Rural Zones

Direction 1.1 Implementation of Regional Plans

The objective of this Direction is to give legal effect to the vision, land use strategy, goals, directions, and actions set out in the Regional Plan. The Direction requires that a planning proposal be consistent with any applicable Regional Plan released by the Minister.

The Planning Proposal seeks to implement the recommendations of the RLS, Investigation Report, and Place Plan, which were prepared in accordance with the Region Plan and District Plan. An assessment of the Planning Proposal against the objectives of the Region Plan and the planning priorities of the District Plan is provided in Section 3.2 of the attached Planning Proposal.

In summary, Glenorie is located within the MRA. A key strategic objective of both the State Government and Council is to protect productive agricultural land, prevent urban development on rural land, and uphold the values of the MRA. However, a place-based approach that supports the ongoing role and viability of rural villages, such as Glenorie, is considered appropriate.

Direction 4.3 Planning for Bushfire Protection

The objective of this Direction is to reduce bush fire risk by avoiding incompatible land uses in bush fire prone areas and promoting appropriate bush fire management. It requires planning proposals to consider Planning for Bushfire Protection 2019 and to consult the NSW Rural Fire Service (RFS) after a gateway determination.

Although parts of Glenorie are affected by bushfire prone land, most of the land within the Planning Proposal is not. Only a small portion is classified as Vegetation Category 2 or Vegetation Buffer. A Bushfire Constraints and Opportunities Assessment informed the Place Plan and recommended a new road linking Tekapo Road and Cairnes Road. Proposed Amendments 4, 5 and 7 enable this road, which will comply with bushfire planning standards and also function as an Asset Protection Zone for properties.

Following RFS consultation, a Traffic Evacuation Study was undertaken and reviewed by the RFS, confirming that potential future development would not impact road capacity or intersection performance.

Overall, the proposed amendments are consistent with Direction 4.3. Council will consult with the RFS following gateway determination, and any feedback will be addressed as required.

Direction 9.1 Rural Zones

The objective of this Direction is to protect the agricultural value of rural land by preventing rezoning to urban-style zones or increasing development density in rural areas. The Planning Proposal proposes to rezone land in Area C from a rural zone to the RU5 Village Zone, which is inconsistent with Local Planning Direction 9.1 – Rural Zones.

This inconsistency is justified as the rezoning aims to formalise existing commercial activity and allow moderate intensification to meet community needs for additional shops and services in Glenorie. Area C was chosen due to its existing commercial use rights and its location within the Glenorie Village, close to the current village centre.

Detailed environmental and planning investigations undertaken through the OCP, Investigation Report, and Place Plan demonstrate that the proposal has appropriately considered the objectives of the Direction, providing justification for the departure from Direction 9.1 in accordance with the permitted exceptions.

Hornsby Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) sets out a 20-year vision for land use in Hornsby Shire, identifying the special character and community values that are to be preserved as well as how Council will manage growth and change.

The Hornsby LSPS recognises the importance of rural areas to the Shire's environment and local economy, clearly delineating urban and rural land through the MRA. This distinction underpins the Hornsby LSPS's Sustainability chapter, which sets out the priorities and long-term vision for maintaining the vitality and resilience of Hornsby Shire's rural areas.

Sustainable Priorities of relevance to this planning proposal:

- **SP8.** Maintaining and enhancing the environmental, economic and scenic values of the Metropolitan Rural Area

The Planning Proposal is consistent with above Sustainable Priority of the LSPS as it seeks to maintain, build resilience, and enhance the distinctive rural character of Glenorie and the MRA through modest growth close to the village.

Hornsby Rural Lands Study

Identified under Sustainable Action SA11 in the Hornsby LSPS, the RLS was finalised in 2022. It sets the vision for rural areas and the parameters for future land use planning, with an overarching vision that Hornsby Shire's rural areas should be valued for their unique landscapes, biodiversity, lives and livelihoods they support.

The RLS recognises that rural villages like Glenorie play a crucial role in supporting the local community. These villages function as focal points that provide essential services and facilities for surrounding rural areas, helping to meet day-to-day needs close to where people live.

The RLS specifically recommends investigating opportunities to increase housing diversity and support ageing in place through reduced lot sizes, application of the C4 Environmental Living Zone, and the preparation of place plans informed by detailed local investigations.

The Planning Proposal is consistent with the RLS as it seeks to implement these recommendations for the Glenorie Village.

Hornsby Local Environmental Plan 2013

The Planning Proposal would amend the provisions and maps of the Hornsby LEP. These amendments would not cause incompatibility with any of the existing Hornsby LEP provisions and have been designed with regard to the requirements of the Standard Instrument Principal Local Environmental Plan. A detailed explanation of the amendments and the intended outcomes is included in the attached Planning Proposal.

3. Environmental, social and economic considerations

Environmental, social and economic considerations of the Planning Proposal are discussed below. Section 3.3 of the attached Planning Proposal expands on these considerations further.

Potential impacts to critical habitat or threatened species, populations or ecological communities, or their habitats

The Planning Proposal is not expected to increase risks to threatened species, ecological communities, or their habitats.

While development within high-constraint areas could cause impacts, the Planning Proposal does not permit vegetation clearing or additional development in these locations. Existing environmental protection controls under the Hornsby LEP and DCP will continue to apply. Future development on land in Areas A and B can be focussed in already cleared or low-value areas to avoid and minimise impacts, with any future development subject to detailed ecological assessment at the DA stage, including consideration under the *Biodiversity Conservation Act 2016*.

On-site effluent disposal

The Flood Risk, Infrastructure and Utilities Report prepared to support the Investigation Report supports a minimum lot size of 4,000m² to ensure adequate separation between on-site sewerage systems, boundaries, and sensitive areas. Existing provisions in the Hornsby DCP for on-site sewer management are considered adequate to manage environmental and public health risks and will continue to apply to development enabled under the Planning Proposal.

Flooding

The Planning Proposal responds to flood constraints through graduated minimum lot sizes of 4,000m² in areas with lesser flood affectation and 5,000m² in areas with greater flood affectation, allowing dwellings to be sited outside flood-prone land. Any future development would continue to be assessed under the Hornsby DCP at the DA stage, ensuring flood risk is appropriately managed through detailed design.

Bushfire

A Bushfire Constraints and Opportunities Assessment was undertaken as part of the OCP, prepared by an accredited bushfire consultant and in consultation with the RFS. The report found that the greatest bushfire risk to Glenorie Village lies north of Cairnes Road, where significant vegetation is located. Dead-end roads also pose a significant constraint to bushfire evacuation – these areas were excluded from the Place Plan.

Areas affected by the Planning Proposal south of Cairnes Road are not bushfire prone, while the presence of bushfire-affected land between Tekapo Road and Cairnes Road has been addressed through the proposed new road connection. This road would provide additional evacuation routes, support firefighting access, and function as an asset protection zone for new development.

To support progression of the Planning Proposal, a Traffic Evacuation Study was prepared and subsequently reviewed by the RFS. The study found that traffic resulting from any potential new dwellings associated with subdivision of land affected by the Planning Proposal would have no impact on the operation of existing intersections or existing road capacities in an evacuation scenario. It also concluded that existing roads within the Place Plan area would provide adequate evacuation potential to Old Northern Road for existing and future dwellings on land affected by the Planning Proposal. Feedback from the RFS indicated it had no specific comments at this stage but noted that the study may be subject to further review by the RFS policy team at subsequent stages during progression of the Planning Proposal.

Council will consult with the Commissioner of the RFS following receipt of a positive Gateway Determination, with any comments to be addressed as required.

Land contamination

The Planning Proposal applies to land with a history of agricultural and horticultural use, which is recognised as a potentially contaminating activity under the Managing Land Contamination Planning Guidelines. A Preliminary Contamination Assessment prepared as part of the OCP found no evidence of significant or widespread contamination and concluded the land is suitable for rural lifestyle uses, subject to appropriate management if required.

Any future development on the land would continue to be assessed and managed in accordance with the contaminated land provisions of the Hornsby LEP and Hornsby DCP at the DA stage.

Potential impacts to current and future agricultural land

Most land affected by the Planning Proposal is already used for rural lifestyle purposes rather than commercial agriculture. The affected area comprises approximately 36 hectares of land currently zoned RU4, representing around 0.6% of all rural-zoned land in Hornsby Shire. Potential conflicts between residential and agricultural uses are acknowledged, with the Investigation Report concluding that existing Hornsby DCP controls, such as separation distances, are sufficient to manage land use conflicts and protect surrounding agricultural land on a merit-based basis.

Traffic impacts

A Transport and Traffic Assessment was undertaken which examined existing road capacity, access and servicing arrangements, current traffic volumes and forecast traffic impacts arising from the Place Plan. The assessment found that the local road network currently operates at a high level of service. Modelling indicated that the scale of development contemplated under the Place Plan, and ultimately the Planning Proposal, would not result in any material change to network performance. From a regional perspective, the Planning Proposal is anticipated not to have a meaningful impact on the broader road network.

Rural character

The Planning Proposal supports the RLS by proposing small rural lifestyle lots with minimum sizes of 4,000m² to 5,000m² on land adjoining the village, allowing development that responds to local conditions while maintaining rural character. Existing zoning and lot size controls outside the Planning

Proposal area would remain unchanged, ensuring the broader rural character of the area is preserved.

Increasing commercial floorspace in Glenorie Village

The Planning Proposal will deliver social and economic benefits to Glenorie Village by increasing commercial floorspace within the existing village centre and introducing shop-top housing to improve housing diversity. This will provide the opportunity for smaller, more accessible housing close to services and employment, supporting the needs of a changing and ageing population and reinforcing Glenorie's role as a functional rural village.

Economically, the proposal will strengthen Glenorie's role as a local service hub by supporting additional retail and office opportunities, meeting the daily needs of the surrounding rural community and supporting local employment. By focusing growth within the established village centre, the proposal promotes efficient use of existing infrastructure, enhances walkability, and supports economic vitality while remaining consistent with the village's scale and rural character.

4. Hornsby Development Control Plan 2024

The Hornsby Development Control Plan 2024 (Hornsby DCP) applies to all land within Hornsby Shire and is a comprehensive framework for the development of land. Updated Hornsby DCP controls have been prepared to support the proposed Planning Proposal amendments and to recognise the use of the C4 Environmental Living zone in Hornsby Shire's rural areas.

The draft Hornsby DCP amendments in full are attached to this report and are proposed to be exhibited alongside the Planning Proposal.

Part 2 Rural

Part 2 Rural applies to all rural land within Hornsby Shire and provides development controls aimed at promoting sustainable and appropriate outcomes in rural areas.

The majority of the changes involve inserting references to the C4 Environmental Living zone, specifically for land at Glenorie. These changes will ensure that Hornsby DCP controls currently applying to land affected by the Planning Proposal will continue to apply following rezoning to C4.

It is also proposed to introduce a new Rural Villages section. This section, which has been adapted from the controls contained in Part 4.2 Business, will provide development controls for shop top housing and commercial uses within the RU5 Village zone. While these uses are already permitted in the RU5 Village zone, there has previously been no appropriate section of the Hornsby DCP against which to assess such development. In line with the amendments proposed in the Planning Proposal relying on on-site effluent disposal, it is proposed to include controls in the Hornsby DCP for commercial and shop top housing development to this effect.

The final change is the addition of the place principles and place actions from the Glenorie Village Place Plan. This will link the adopted Place Plan within the Hornsby DCP and embed the place principles and place actions into Council's statutory planning framework.

Part 6 Subdivision

Part 6 Subdivision applies to all land in Hornsby Shire and provides specific controls for the subdivision of land. Part 6.3 Rural Subdivision is proposed to be amended to insert references to the C4 Environmental Living zone, specifically referencing Glenorie.

Part 8 River Settlements

Part 8 River Settlements applies to land within the river settlements of Hornsby Shire. Due to the unique location of these areas, situated between the Hawkesbury River and bushfire prone national park, much of the land along the river is zoned C4 Environmental Living. Part 8.1 River Settlement Land is proposed to be amended to explicitly exclude Glenorie from references to C4 Environmental Living zoned land in that section.

CONSULTATION

Local Planning Panel Advice

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

The Panel supported progression of the Planning Proposal and advised Council to:

- Ensure public domain improvement projects are adequately costed and included in the development contributions plan currently under review.
- Progress the accompanying amendments to the Hornsby Development Control Plan 2024 to support the Planning Proposal.
- Continue collaborating with The Hills Shire to ensure integration and consistency in planning for Glenorie Village occurs. In particular ensuring the treatment and design of any future roadworks and public domain upgrades are coordinated.

The Panel's advice is noted. High-level infrastructure cost estimates were provided in the Investigation Report and will be considered as part of the review of the development contributions plans currently underway. It is noted that the amendments in the Planning Proposal and any resulting development do not rely on public domain improvement works or upgrades identified in the Place Plan. These are a separate matter that Council will continue to work collaboratively with The Hills Shire Council and Transport for NSW to implement.

Planning Proposal Consultation Strategy

An indicative Consultation Strategy is included in Part 6 of the attached Planning Proposal for endorsement by the DPHI, while previous consultation undertaken with State agencies and essential service providers is detailed in Section 3.4 and Section 3.5. The Planning Proposal is classified as a 'standard proposal' in accordance with the NSW Government's Local Environmental Plan Making Guideline (August 2023). It is expected that a public exhibition period of 28 days will be required by the Gateway Determination, in accordance with the requirements of the Hornsby Shire Community Engagement Plan. Exhibition is proposed to be undertaken via the following channels:

- Council's Your Say website
- Council E-news
- Letters to affected and adjoining residents and landowners

Notification letters and a copy of the Planning Proposal will be sent to public authorities identified in the Gateway Determination. Proposed public authorities to be notified for the Planning Proposal include:

- NSW Department of Primary Industries and Regional Development

- NSW Rural Fire Service
- Transport for NSW
- The Hills Shire Council

It is recommended that Council endorse the amendments to the Hornsby DCP for exhibition concurrently with the Planning Proposal for a minimum of 28 days.

BUDGET

Costs associated with the preparation of the Planning Proposal are covered through the Strategic Landuse Planning operational budget.

POLICY

Section 2.19(1)(b) of the EP&A Act requires the Local Planning Panel to provide advice on a Planning Proposal before Council considers whether to forward it to DPHI for a Gateway Determination. The Planning Proposal was referred to the Local Planning Panel with the Panel supporting progression of the Planning Proposal.

The preparation of a Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the Planning Proposal to Gateway Determination, DPHI would confirm whether any technical studies are required and if any part of the Planning Proposal is to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 2.4 of the EP&A Act allows the Minister and the Planning Secretary to delegate functions to a Council and/or an officer or employee of a Council. When submitting a Planning Proposal, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation). Authorisation delegates the following plan making powers to Council:

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

Should Council resolve to progress the Planning Proposal, it is recommended that Council identifies that it intends to delegate the plan making functions to the General Manager.

CONCLUSION

This report presents a Planning Proposal which seeks to implement Action 1 (Small rural lots) and Action 3 (Commercial and residential) from the Place Plan. It is recommended that Council support the progression of the Planning Proposal for submission to DPHI for Gateway Determination. The reasons for this recommendation are:

- The proposed amendments implement Council's adopted Place Plan to strengthen the long-term vitality and sustainability of Glenorie Village by encouraging a diversity of housing close to the Village, permitting a mix of business and residential uses in the centre of Glenorie Village, and protecting productive agricultural land in the wider Glenorie area.
- The Planning Proposal has strategic merit due to its broad consistency with the Region Plan, District Plan, draft Sydney Plan, relevant SEPPs, Section 9.1 Local Planning Directions, Hornsby LSPS and RLS.

- The Planning Proposal is not anticipated to create any adverse environmental, social or economic impacts. Any potential impacts could be appropriately managed through existing controls and processes.
- The Glenorie Village Investigations project has had a high level of consultation with NSW Government agencies and the wider community. This consultation informed the creation of the Place Plan which was adopted by Council and informed the Planning Proposal.





RESPONSIBLE OFFICER

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

AARON HARDING
Acting Manager, Strategic Landuse Planning
Planning and Compliance Division

KATHERINE VICKERY
Director - Planning and Compliance
Planning and Compliance Division

Attachments:

1.  Glenorie Village Planning Proposal
2.  Draft - Hornsby Development Control Plan 2024 Part 2 Rural
3.  Draft - Hornsby Development Control Plan 2024 Part 6 Subdivision
4.  Draft - Hornsby Development Control Plan 2024 Part 8 River Settlements

File Reference: F2026/00046
Document Number: D09357842

6 MAYOR'S NOTES 01 APRIL 2026 - 30 APRIL 2026

Thursday 2nd April 2026 – On behalf of the Mayor, Cllr McIntosh attended the Sunflower Celebration for hidden disabilities, at Hornsby Library.

Friday 3rd April 2026 – The Mayor attended the Annual Good Friday Service at The Dish, Hornsby.

Tuesday 7th April 2026 – The Mayor attended the soft plastic recycling re-launch, at the Thornleigh Community Recycling Centre.

Wednesday 8th April 2026 – The Mayor attended the 50th Anniversary of Probus in Australia at the Galston Club.

Tuesday 14th April 2026 – The Mayor attended the official opening of the Community Resource Centre, at Wisemans Ferry Bowling Club.

Wednesday 15th April 2026 – The Mayor hosted three Citizenship ceremonies in the Hornsby Council Administration Building.

Thursday 16th April 2026 – The Mayor attended NSW Girls Little League State Baseball Championships at Rofe Park, Hornsby.

Saturday 18th April 2026 – On behalf of the Mayor, Deputy Mayor Cllr McClelland attended Epping Scout Group's Annual Report Presentation at North Epping Scout Hall.

Sunday 19th April 2026 – On behalf of the Mayor, Cllr Simons attended Brooklyn Sub-Branch's ANZAC Commemorative Service and luncheon at Brooklyn Oval.

Sunday 19th April 2026 – The Mayor attended The Hills District Memorial Club's ANZAC Day Commemoration Service at The Galston Club.

Monday 20th April 2026 – The Mayor attended The Lions Club of West Pennant Hills - Cherrybrook Inc's ANZAC Commemoration Dinner 2026, at West Pennant Hills Sports Club.

Tuesday 21st April 2026 – On behalf of the Mayor, Cllr McSweeney attended the ANZAC Observance 2026 at Barker College.

Thursday 23rd April 2026 – The Mayor attended the ANZAC Day Memorial Service at Anglicare Castle Hill.

Friday 24th April 2026 – The Mayor attended the ANZAC Day Ceremony at Galston Public School.

Friday 24th April 2026 – On behalf of the Mayor, Cllr Seaglove attended the ANZAC Day 2026 Assembly at Asquith High School.

Friday 24th April 2026 – On behalf of the Mayor, Cllr Greenwood attended the ANZAC Day Service at Christian Community Care Centre, Cherrybrook.

Saturday 25th April 2026 – The Mayor attended Hornsby RSL Sub-Branch's ANZAC Day Commemoration and March at Hornsby Cenotaph.

Saturday 25th April 2026 – On behalf of the Mayor, Deputy Mayor Cllr McClelland attended Glenorie RSL Sub-Branch's ANZAC Day Service at Glenorie Memorial.

Saturday 25th April 2026 – On behalf of the Mayor, Cllr Greenwood attended Glenorie RSL Sub-Branch's ANZAC Day Service at Galston Memorial.

Saturday 25th April 2026 – The Mayor attended Berowra RSL Sub-Branch's ANZAC Day Commemoration and March at Berowra War Memorial.

Saturday 25th April 2026 – On behalf of the Mayor, Deputy Mayor Cllr McClelland attended the ANZAC Day March at Wisemans Ferry War Memorial.

Saturday 25th April 2026 – On behalf of the Mayor, Cllr Greenwood attended Beecroft Rotary Club's ANZAC Day Service at Beecroft Cenotaph.

Saturday 25th April 2026 – The Mayor attended the ANZAC Day Service at Glenorie RSL Club.

Sunday 26th April 2026 – The Mayor attended the ANZAC Day Service at the Jawan Cenotaph, Cherrybrook.

Tuesday 28th April 2026 – The Mayor attended the ANZAC Day Ceremony at Galston High School.

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: D09362819

7 THE FUTURE OF GALSTON ROAD THROUGH THE GORGE

COUNCILLOR TILBURY TO MOVE:

THAT Council write to the relevant NSW Government Ministers and Transport for NSW to:

1. Confirm what mitigation measures have been implemented to minimise disruptions to the operation of Galston Road along the Galston Gorge, Galston due to potential failure of the road, considering the roads' graphical and geotechnical challenges.
2. Be provided with a copy of the geotechnical reports supporting the recent works along Galston Road in Galston Gorge and inspection and maintenance schedule.
3. Ensure that future planned works on Galston Road / Galston Gorge are scheduled in advance and notified to the community in a way that minimizes disruption the community and local businesses.
4. Provide an update on the upgrade of New Line Road that is a major link in the road network in light of increasing vehicular movement, critically impacted by repeated Galston Gorge closures and more recently, the proposed Cherrybrook State-led rezoning plans and existing Metro usage.

Note From Councillor

Recently contactors for Transport for NSW completed their fifth major works project in Galston Gorge in less than a decade. The road has been closed for road/bridge/embankment work and upgrades for a total of 17 months during that period.

I am certain that Transport for NSW do not fully appreciate the serious interruption to people's lives and local businesses that closing Galston Road through the Gorge has. Particularly with New Line Road still unfunded in the State Government's budget for its long-promised upgrade.

In addition, the question has to be asked, has the work over the past 9 years guaranteed us that the road through Galston Gorge and its bridges, will not suddenly fail like the Great Western Highway has recently. That Highway was closed on 5th March 2026, after defects were discovered in the road and it currently has no date to reopen.

Recently I have been contacted by various local residents with concerns including major issues with communication and public transparency on work on Galston Road with misinformation provided to residents about closures and the community's inability to source accurate updates during works.

I believe it is crucial that Council seek information from Transport for NSW about any risks associated with Galston Road failing and potential closures for extended periods in the future.

Details of work on Galston Road through the Gorge, from 2017 are as follows;

- | | |
|-------------|--|
| 2017 | July to August – Night work to develop and design full slope and drainage improvements |
| 2020 | Oct. to Dec. – Upgrade and replace drains as well as stabilize embankments |
| 2022 | 28 Feb. to 11 Oct. – Emergency work to repair rock falls and landslides that occurred during large and prolonged storms |
| 2024 | 17 Nov. – 13 Dec. – Night work to undertake bridge maintenance on Tunks Creek Bridge |
| 2026 | 11 Jan. to 14 March – Work on Galston Road and Tunks Creek Bridge on surrounding slopes, mainly on eastern side. Additional work included asphalt replacement in some locations and general maintenance. |

Attachments:

There are no attachments for this report.

File Reference: F2004/09909-004

Document Number: D09368017