



BUSINESS PAPER

General Meeting

**Wednesday 14 October 2026
at 6:30 PM**



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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 / REQUEST FOR REMOTE ATTENDANCE

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 9 September, 2026 be confirmed; a copy having been distributed to all Councillors.

PETITIONS**PRESENTATIONS****RESCISSION MOTIONS****MAYORAL MINUTES****ITEMS PASSED BY EXCEPTION / CALL FOR SPEAKERS ON AGENDA ITEMS**Note:

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

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

GENERAL BUSINESS

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

OFFICE OF THE GENERAL MANAGER

Nil

CORPORATE SUPPORT DIVISION**Page Number 1**

Item 1 CS31/26 2025/26 AUDITED FINANCIAL STATEMENTS - PRESENTATION TO THE PUBLIC

RECOMMENDATION

THAT the 2025/26 General Purpose Financial Statements and associated Auditor's Report, as presented to the public on 14 October 2026, be adopted.

Page Number 4

Item 2 CS51/26 INVESTMENTS AND BORROWINGS FOR 2026/2027 - STATUS FOR THE PERIOD ENDING 31 AUGUST 2026

RECOMMENDATION

THAT the contents of Director's Report No. CS51/26 be received and noted.

Page Number 7

Item 3 CS52/26 COUNCILLOR REPRESENTATION ON EXTERNAL COMMITTEES AND WORKING PARTIES - OCTOBER 2026 TO SEPTEMBER 2027

RECOMMENDATION

THAT Council determine the Councillor representation on the following external Committees and Working Parties for the period, October 2026 to September 2027:

1. Hornsby Ku-ring-gai Bush Fire Management Committee.
2. Hornsby Ku-ring-gai Rural Fire Service Liaison Committee.
3. Local Transport Forum (LTF).
4. NSW Public Libraries Association.
5. Hornsby Shire Dementia Alliance.
6. Hornsby Town Centre Night Time Economy Working Group

Page Number 11

Item 4 CS53/26 PECUNIARY INTEREST AND OTHER MATTERS RETURNS - DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS

RECOMMENDATION

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

COMMUNITY AND ENVIRONMENT DIVISION

Page Number 14

Item 5 CE10/26 DISABILITY INCLUSION ACTION PLAN (EVERYONE BELONGS IN HORNSBY)

RECOMMENDATION

THAT Council:

1. Adopt the draft Disability Inclusion Action Plan as Attachment 1 to Director's Report No. CE10/26.
2. Forward a copy of the adopted Disability Inclusion Action Plan to the Disability Council of NSW.
3. Regularly report on the progress of the implementation of the Disability Inclusion Action Plan via the Annual Report and as part of Council's Integrated Planning and Reporting process.

Page Number 18**Item 6 CE13/26 BEROWRA WATERS RIVER PROPERTY - PROPOSED ANNUAL WASTE SERVICES CHARGE - COMMUNITY CONSULTATION****RECOMMENDATION**

THAT Council:

1. Note the resident feedback provided during both round one and two of the community consultation processes detailed within this Report.
2. Note the proposed Berowra Waters River Property Waste Services, revised service levels and revised service costs detailed in this Report.
3. Note the proposed service catchment area, up to and including Coba Point, with 158 river properties with dwellings, that will have the Berowra Waters River Property Waste Services Annual Charge applied if Council adopts the charge.
4. Adopt the proposed Berowra Waters River Property Waste Services Annual Charge, with a pro-rata charge being applied from 1 January - 30 June 2027 with affected residents charged \$178.25 in 2026-27, and a full charge applied in subsequent years, also being subject to Waste Collection Contract Rise and Fall provision increases.

PLANNING AND COMPLIANCE DIVISION

Nil

INFRASTRUCTURE AND MAJOR PROJECTS DIVISION

Nil

PUBLIC FORUM – NON AGENDA ITEMS**QUESTIONS WITH NOTICE****Page Number 26****Item 7 QWN7/26 WALLAROBBA ARTS AND CULTURAL CENTRE**

MAYOR'S NOTES

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Item 8 MN9/26 MAYOR'S NOTES 01 SEPTEMBER 2026 - 30 SEPTEMBER 2026

NOTICES OF MOTION

Page Number 29

Item 9 NOM16/26 FUNDING FOR REQUIRED INFRASTRUCTURE AROUND CHERRYBROOK METRO STATION PRECINCT

COUNCILLOR TILBURY TO MOVE:

THAT Council:

1. Write to the NSW Minister for Planning and Public Spaces, The Hon. Paul Scully MP; the NSW Treasurer, The Hon. Daniel Mookhey MLC; and the Minister for Roads, The Hon. Jenny Aitchison MP, requesting that the funds realised from the sale of Landcom land adjacent to Cherrybrook Metro Station be reinvested in the Cherrybrook Metro precinct to support the delivery of the infrastructure required to service the additional development and population arising from the precinct's rezoning
2. Write to the Shadow Minister for Planning and Public Spaces, Chris Rath MLC; the Shadow Minister for Roads, Mark Coure MP; the Shadow Treasurer, Scott Farlow MLC; the Member for Hornsby, James Wallace MP; the Member for Castle Hill, Mark Hodges MP; and The Hills Shire Council, requesting their active support and advocacy for the reinvestment of the proceeds from the sale of the Landcom land into the required infrastructure for the Cherrybrook Metro precinct.

SUPPLEMENTARY AGENDA

MATTERS OF URGENCY

1 2025/26 AUDITED FINANCIAL STATEMENTS - PRESENTATION TO THE PUBLIC

EXECUTIVE SUMMARY

- In accordance with Sections 413, 415, 416 and 417 of the Local Government Act, Council must prepare and have audited its General Purpose Financial Statements within four months of the end of each financial year.
- At the 9 September 2026 General Meeting, Council received and noted the 2025/26 Financial Statements and resolved to refer them for audit. Council also delegated authority to the Chief Executive Officer to fix the date at which the Financial Statements and Auditor's Report would be presented to the public.
- Following receipt of the Auditor's Report, the Chief Executive Officer determined that the Financial Statements and Auditor's Report would be presented to the public at the 14 October 2026 General Meeting.
- Following formal presentation of the Financial Statements and Auditor's Reports to the public at the 14 October 2026 General Meeting, members of the public, in accordance with Section 420 of the Local Government Act, have seven days, i.e., until 21 October 2026, to make written submissions about the Statements.
- Any submissions that are received must be referred by Council to the Auditor for their response.

RECOMMENDATION

THAT the 2025/26 General Purpose Financial Statements and associated Auditor's Report, as presented to the public on 14 October 2026, be adopted.

PURPOSE

The purpose of this Report is to allow Council's 2025/26 General Purpose Financial Statements and associated Auditor's Reports to be presented to the public in accordance with Section 419(1) of the Local Government Act.

BACKGROUND

In accordance with Sections 413, 415, 416 and 417 of the Local Government Act, Council must prepare and have audited its General Purpose Financial Statements within four months of the end of each financial year.

At the 9 September 2026 General Meeting, Council considered Directors Report No. CS30/26 – General Purpose Financial Reports – 2025/26 Financial Year – and resolved that the:

1. *2025/26 General Purpose Financial Reports be received and noted and referred for audit.*
2. *Mayor and Deputy Mayor be authorised to sign the Statutory Statements in connection with the 2025/26 Financial Reports.*
3. *2025/26 Financial Reports be authorised for “presentation to the public” on receipt of the Auditor’s Report.*
4. *The Chief Executive Officer be delegated authority to fix the date of the General Meeting at which the 2025/26 Financial Reports and Auditor’s Report are formally “presented to the public”.*

DISCUSSION

Following the 9 September 2026 General Meeting, the 2025/26 General Purpose Financial Statements were signed and referred to the Audit Office of New South Wales for audit. The Audit Office have subsequently issued an Auditor's Report and have not identified any significant issues which require changes to the Financial Statements.

Following receipt of the Auditor's Report, the Chief Executive Officer authorised, in accordance with Council's resolution of 9 September 2026, that presentation of the Financial Statements and Auditor's Report to the public would occur at the 14 October 2026 General Meeting.

An electronic copy of the Financial Statements and Auditor's Reports is registered in Council's electronic document management system and has also been placed on Council's website at <https://www.hornsby.nsw.gov.au/council/forms-and-publications/publications/financial-statements>

Following formal presentation of the Financial Statements and Auditor's Report to the public at the 14 October 2026 General Meeting, members of the public in accordance with Section 420 of the Local Government Act, have seven days, i.e., until 21 October 2026, to make submissions about the documents. Such submissions must be in writing and must be referred by Council to the Auditor for their response.

It is noted that Council's external auditor has indicated her availability to present on the Financial Statements, Auditor's Report and Council's financial position at the 14 October 2026 General Meeting.

CONSULTATION

In the preparation of this Report there was consultation with Council's External Auditor.

BUDGET

The net operating result in the Income Statement for 2025/26 is a surplus before capital items of \$26.2 million (2024/25: \$20.6 million).

The financial statement result is largely in line with the prior year, except for the following items that have contributed to a net improvement of \$5.6 million:

- Additional rates income of \$5.9 million was generated from a 6.5% increase approved by IPART in the third year of Council's Special Rate Variation.
- Additional income from domestic waste of \$4 million was generated following a 10% increase in annual charges. This additional income is funding the cost of historic landfill remediation works at Foxglove Oval, as well as contractual cost increases for waste collection and disposal services.
- Council's investment property portfolio was independently revalued at 30 June 2026, resulting in an unrealised decrease in value of \$2.0 million (2024/25: \$3.3 million increase). This non-cash adjustment is recognised in the Income Statement in accordance with accounting standards.
- Salaries and wages expenditure increased by \$2.5 million in line with a 3% increase in the Local Government (State) Award.

POLICY

There are no policy implications associated with this Report.

CONCLUSION

The presentation of the 2025/26 Financial Statements and Auditor's Report to the public at the 14 October 2026 General Meeting will ensure that the requirements of the Local Government Act have been met and that the public have an opportunity to make any relevant submissions to Council about the documents.

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:

There are no attachments for this report.

File Reference: F2023/00141
Document Number: D09464998

2 INVESTMENTS AND BORROWINGS FOR 2026/2027 - STATUS FOR THE PERIOD ENDING 31 AUGUST 2026

EXECUTIVE SUMMARY

- This Report provides details of Council's investment performance for the period ending 31 August 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 August 2026 of 4.85% which includes a positive yield of 5.77% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.52 % which includes a positive yield of 2.38% from TCorp Managed Funds.

RECOMMENDATION

THAT the contents of Director's Report No. CS51/26 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 August 2026 is detailed in the attached document. In summary, the portfolio achieved an annualised return for August 2026 of 4.85%, which includes a positive yield of 5.77% from TCorp Managed Funds. On a financial year to date basis the portfolio achieved an annualised return of 4.52% which includes a positive yield of 2.38% 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 August 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 \$14,398,313 with an average budgeted monthly income of \$1,199,859. Net investment income for the month ended 31 August 2026 was \$1,288,782 which includes an unrealised gain of \$131,786 from TCorp Managed Funds.

Budgeted investment income year to date at 31 August 2026 is \$2,399,719. Total investment income year to date at 31 August 2026 is \$2,385,305 which includes a year-to-date unrealised net gain of \$110,801 from TCorp Managed Funds.

Approximately 39.45% 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 August 2026 is detailed in the documents attached to this Report. Council's consideration of the Report and its attachments

ensure 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 August 2026
2.  HSC Borrowings Summary Report August 2026

File Reference: F2004/06987-02

Document Number: D09900385

3 COUNCILLOR REPRESENTATION ON EXTERNAL COMMITTEES AND WORKING PARTIES - OCTOBER 2026 TO SEPTEMBER 2027

EXECUTIVE SUMMARY

- Each year, Council reviews the need for Councillor representation on Committees and Working Parties and makes a determination about the appointment of Councillors for the ensuing 12 months.
- This Report provides a list of the current external Committees and Working Parties/Groups and seeks a Council determination in respect of the appointment of Councillors for the period October 2026 to September 2027.

RECOMMENDATION

THAT Council determine the Councillor representation on the following external Committees and Working Parties for the period, October 2026 to September 2027:

1. Hornsby Ku-ring-gai Bush Fire Management Committee.
2. Hornsby Ku-ring-gai Rural Fire Service Liaison Committee.
3. Local Transport Forum (LTF).
4. NSW Public Libraries Association.
5. Hornsby Shire Dementia Alliance.
6. Hornsby Town Centre Night Time Economy Working Group

PURPOSE

The purpose of this Report is to provide the opportunity for Council to review Councillor representation on external Committees and Working Parties and appoint Councillor representatives for the period October 2026 to September 2027.

BACKGROUND

Council last considered the membership of external Committees and working parties at the 8 October 2025 General Meeting, please refer to Director's Report No. CS51/25 where Council resolved:

THAT Councillor representation on external Committees and Working Parties for the period October 2025 to September 2026 be as indicated in the table below:

Council Committee/Working Party	Councillor Representation
Hornsby Kuring-gai Bush Fire Management Committee	Delegates - Mayor, Clr McSweeney Alternates - Clr Ball, Clr Tilbury, Clr Seaglove
Hornsby Kuring-gai Rural Fire Service Liaison Committee	Delegate - Mayor Alternates - Clr Seaglove, Clr Ball, Clr Conley
Local Transport Forum (LTF)	Delegate - Clr McSweeney Alternate - Clr Greenwood
NSW Public Libraries Association	Delegate - Clr McIntosh Alternate - Clr McClelland, Clr Simons
Hornsby Shire Dementia Alliance	Delegates - Clr McIntosh, Clr Greenwood Alternate - Clr McClelland

Council also considered General Managers Report No. GM28/25 on the 14 May 2025 where it resolved to:

THAT Council:

- 1. Note the successful application to the Special Entertainment Precinct (SEP) Kickstart Grant Program and the constraints and timeframes associated with the funding detailed in this report.*
- 2. Nominate Councillor McIntosh (Deputy Mayor), Councillor Ball and Councillor McClelland to participate in the Precinct Working Group for the Hornsby Transport Oriented Development SEP Project.*

Following this resolution, the Purple Flag and Special Entertainment Working Groups were established.

DISCUSSION

The Councillor representation to Committees and Working Parties is now due for renewal and Council has the opportunity to determine the Councillor representation for the next 12-month period being October 2026 to September 2027.

External Committees

Council either convenes or is a member of other external committees, often this representation is a statutory and / or constitutional requirement.

These committees include the following:

- Hornsby Ku-ring-gai Bush Fire Management Committee
- Hornsby Ku-ring-gai Rural Fire Service Liaison Committee
- Local Transport Forum (LTF)
- NSW Public Libraries Association
- Hornsby Shire Dementia Alliance

Council has also established the following Working Groups:

- Purple Flag Working Group
- Special Entertainment Working Group

Please Note: It is proposed that the Purple Flag and Special Entertainment Working Groups be combined into the Hornsby Town Centre Night Time Economy Working Group for efficiency purposes as they will be meeting together.

To assist Council in determining Councillor representation on external committees and working groups, a table is provided in Attachment 1, the column titled “No. of Councillors” details the number of Councillor representatives (including alternates) for each committee and a blank column has been left in respect to “Councillor Representation 2026 - 2027”. Also included for information is a column describing the purpose of each committee or working group.

BUDGET

There are no budget implications associated with this Report.

POLICY

There are no policy implications associated with this Report.

CONCLUSION

It is proposed that Council appoint Councillor representatives to the external Committees and Working Parties/Groups for period October 2026 to September 2027.

RESPONSIBLE OFFICER

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

STEPHEN COLBURT
Manager, Governance and Customer Service
Corporate Support Division

NICOLA DORMAN
Acting Director Corporate Support
Corporate Support Division

Attachments:

1.  External Committees, Working Parties for the Period October 2026 – September 2027

File Reference: F2004/07056

Document Number: D09906119

ITEM 3

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

EXECUTIVE SUMMARY

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

RECOMMENDATION

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

PURPOSE

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

BACKGROUND

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

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

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

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

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

DISCUSSION

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

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

Council last considered the tabling of Disclosure of Pecuniary Interests and Other Matters Returns under Clause 4.18(b) of Council's Code of Conduct for Staff and Clauses 4.9(b) of Council's Code of Conduct for Councillors – lodgement of a Return by a Designated Person holding that position at 30 June - at the General Meeting held on 12 November 2025 (see Director's Report No. CS57/25). In preparation for the tabling of this current Report (CS53/26), action has been taken over an extended period to remind all Councillors and Designated Persons of the need to complete their Returns for the period ending 30 June 2026.

All Pecuniary Interest and Other Matters Returns in respect of the above requirement that have been lodged with the Chief Executive Officer are now tabled as required by the Local Government Act.

BUDGET

There are no budgetary implications associated with this Report.

POLICY

There are no policy implications associated with this Report.

CONCLUSION

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

RESPONSIBLE OFFICER

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

STEPHEN COLBURT

Manager - Governance and Customer Service
Corporate Support Division

NICOLA DORMAN

Acting Director - Corporate Support
Corporate Support Division

Attachments:

There are no attachments for this report.

File Reference: F2026/00202

Document Number: D09906314

5 DISABILITY INCLUSION ACTION PLAN (EVERYONE BELONGS IN HORNSBY)

EXECUTIVE SUMMARY

- Council has a legislative requirement under the NSW Disability Inclusion Act 2014 to produce a Disability Inclusion Action Plan (DIAP) because it is seen that as the first tier of government, local Councils in NSW have a unique central role in supporting social inclusion.
- DIAP's are designed to outline how Council will make mainstream services and community facilities more accessible to people with a disability, helping to build a more inclusive and cohesive community in the Shire across all areas enabling people living with disability and their carers to participate in community life.
- DIAP's are reviewed every four years to see how Council is progressing with its objectives and to establish whether there are any new objectives to be considered to support inclusion.
- The draft DIAP has been produced following community consultation around four themes of developing positive community attitudes and behaviours, creating liveable communities, supporting access to meaningful employment, and improving access to mainstream services through systems and processes.
- The draft DIAP was placed on public exhibition between 3rd August 2026 and 30th August 2026
- Following the adoption of the DIAP, Council is required to submit a copy to the Disability Council of NSW.
- This Report seeks Council's adoption of the draft DIAP (Everyone Belongs in Hornsby).

RECOMMENDATION

THAT Council:

1. Adopt the draft Disability Inclusion Action Plan as Attachment 1 to Director's Report No. CE10/26.
2. Forward a copy of the adopted Disability Inclusion Action Plan to the Disability Council of NSW.
3. Regularly report on the progress of the implementation of the Disability Inclusion Action Plan via the Annual Report and as part of Council's Integrated Planning and Reporting process.

PURPOSE

The purpose of this Report is to seek Council's adoption of the draft Disability Inclusion Action Plan (Everyone Belongs in Hornsby).

BACKGROUND

The NSW Disability Inclusion Act 2014 requires key organisations in the State, including local government bodies, to produce a Disability Inclusion Action Plan. The aim of a DIAP is to make our community more inclusive for people with living with a disability.

Inclusion is defined as a situation whereby all people, irrespective of their disability status, can participate completely in all aspects of an activity, service, or location, in the same way as any other member of the community.

Within Hornsby Shire, 11.7% of people are living with a disability, 5% need help in their day to day lives due to disability and 14,208 people provide unpaid assistance.

DISCUSSION

In line with its requirements under the NSW Disability Inclusion Act 2014 and with the assistance of ARTD Consulting, Council has reviewed and produced a draft DIAP (Everyone Belongs in Hornsby) 2026 - 2030 (Attachment 1).

As part of the process, ARTD reviewed the Disability Inclusion Action Plan, 2021 – 2025. Areas that were identified as priorities and still needed to be completed were included in the draft DIAP.

The draft DIAP (Everyone Belongs in Hornsby) has been developed following the consultation and is structured around four areas:

1. Developing positive community attitudes and behaviours.
2. Creating liveable communities.
3. Supporting access to employment.
4. Improving systems and processes.

Under these four themes and sub-themes, a number of high-level actions have been identified.

NSW Department of Communities and Justice granted an extension till October 2026 for further public consultation.

The draft DIAP was placed on public exhibition for 28 days between 3-30 August 2026 inclusive , during which time 9 submissions through Council's Yoursay portal were received.

In addition, community pop-up engagement sessions were held at Hornsby Mall and Hornsby Library to provide opportunities for the community to provide feedback in person. During these sessions, further submissions were received. Pop-up locations were selected following consultation with Council staff and the project consultants, taking into consideration feedback received through previous community pop-up sessions.

Submissions received addressed key themes including:

- Accessibility of Council Documents and Digital Content
- Community Awareness and Disability Confidence
- Accessible Hospitality, Retail and Community Venues

- Vision Impairment and Wayfinding
- Waste and Recycling Accessibility
- Community Facilities, Footpath and Public Domain Accessibility
- Inclusion in Community Organisations
- Public Facilities and Infrastructure
- Public Transport and Bus Stop Infrastructure
- Universal Design and Accountability
- Ageing and Accessibility

These inputs have been thoroughly analysed against the draft DIAP, and amendments have been made to the final plan to directly reflect this community feedback.

Whilst not arising from public submissions, at its September 2026 meeting Council resolved to include an additional action within the draft DIAP to investigate the establishment of an Inclusion Reference Group comprising people with lived experience of disability who would provide feedback on Council infrastructure, services and programs, in particular infrastructure design, delivery and maintenance; This new action has been incorporated into the draft DIAP and is presented to Council for consideration as part of the adoption of the Plan.

CONSULTATION

In the preparation of this Report, consultation was undertaken with Hornsby Shire Council staff, Councillors, disability support organisations and the broader community through public pop-up engagement sessions and a dedicated Your Say page.

This Report seeks Council's endorsement of the Draft Disability Inclusion Action Plan 2026–2030, (Everyone Belongs in Hornsby).

BUDGET

The draft DIAP (Everyone Belongs in Hornsby) 2026-2030, identifies a range of actions and tasks for Council to implement over the coming four years. Many of the actions included in the draft DIAP (Everyone Belongs in Hornsby) are things that Council is already doing and will continue to do, some actions will be developed as part of existing programs and will also not require additional resources. Other actions will require additional resources to be identified, whether through Council's budgetary process, grants or State or Federal programs.

In this way, overall implementation of the draft DIAP (Everyone Belongs in Hornsby) will be subject to the strategic priorities of Council, and the availability and allocation of resources by Council.

To accelerate delivery of the actions, Council will seek alternative funding pathways such as applying for grants and working in collaboration with partners. Formal adoption of strategies is often a precursor to successful funding applications from providers such as the NSW and Australian government.

POLICY

Adoption of the DIAP (Everyone Belongs in Hornsby) is consistent with Council's legislative responsibilities under the NSW Disability Inclusion Act 2014.

CONCLUSION

This Report has been prepared in response to the legislative responsibilities under the NSW Disability Inclusion Act 2014 and the production of the draft DIAP (Everyone Belongs in Hornsby).

The draft DIAP (Everyone Belongs in Hornsby) was prepared in consultation with disability support organisations, and Council staff. It provides a framework whereby Council can build a more inclusive community in the Shire across all areas enabling people living with disability and their carers to participate in community life.

It is recommended that Council adopt the draft DIAP (Everyone Belongs in Hornsby).

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.

NEIL CHIPPENDALE

Community and Cultural Development Manager
Community and Environment Division

STEPHEN FEDOROW

Director - Community and Environment
Community and Environment Division

Attachments:

1.  Disability Inclusion Action Plan - 2026-2030

File Reference: F2021/00196

Document Number: D09813752

6 BEROWRA WATERS RIVER PROPERTY - PROPOSED ANNUAL WASTE SERVICES CHARGE - COMMUNITY CONSULTATION

EXECUTIVE SUMMARY

- On 10 June 2026 Council considered the adoption of a proposed Berowra Waters River Property Annual Waste Services Charge, including the community consultation submissions received from residents, and resolved the following:

“The introduction of the Berowra Waters River Property Annual Waste Services Charge be deferred to allow further consultation with the Berowra Waters community about the proposed charge, its basis and application.

A further Report detailing the outcome of the additional consultation referred to in Point 3 [above] be returned to Council for consideration by October 2026.”
- On 30 June 2026 Council Officers wrote to Berowra Waters river property residents inviting them to a community consultation meeting on Tuesday 4 August 2026 at the Berowra Community Centre.
- Twenty-six (26) Berowra Waters river property residents attended the consultation meeting where Council officers provided the following information and details:-
 - the waste services provided by Council,
 - the cost of the services,
 - the cost recovery approach for collection costs only in the proposed new charge,
 - the service catchment area where the new charge would be applied,
 - feedback received from residents in the first round of community consultation, and
 - an update on the new fenced bin compound on the western side of Berowra Waters.
- This report details all resident feedback and submissions received in both rounds of community consultation for Council consideration in determining if the proposed new Berowra Waters River Property Waste Services Annual Charge is to be adopted.
- Council officers, responding to feedback from residents, are proposing to implement reduced collection services at both the eastern and western bin bank stations, with a lower level of servicing in winter months and only a slightly lower collection frequency in the summer months. The bulky waste and bulk green waste collections remain unchanged. At the request of residents, new 1100L green waste bins are planned to be provided at the eastern and western bin stations to allow regular depositing of garden waste by residents.
- These revised collection services would cost \$56,330 for 2026-27 (down from the \$72,009 under the current service levels), noting that contract rise and fall will apply in future years.

- Based on a service catchment area up to and including Coba Point, with 158 river properties with dwellings, sharing the \$56,330 service cost for the revised services, a revised Berowra Waters River Property – Proposed Annual Waste Services Charge of \$356.50 would apply in 2026-27. If Council adopts this charge effective 1 January - 30 June 2027 on a pro-rata basis, affected residents would be charged \$178.25 in 2026-27.

RECOMMENDATION

THAT Council:

1. Note the resident feedback provided during both round one and two of the community consultation processes detailed within this Report.
2. Note the proposed Berowra Waters River Property Waste Services, revised service levels and revised service costs detailed in this Report.
3. Note the proposed service catchment area, up to and including Coba Point, with 158 river properties with dwellings, that will have the Berowra Waters River Property Waste Services Annual Charge applied if Council adopts the charge.
4. Adopt the proposed Berowra Waters River Property Waste Services Annual Charge, with a pro-rata charge being applied from 1 January - 30 June 2027 with affected residents charged \$178.25 in 2026-27, and a full charge applied in subsequent years, also being subject to Waste Collection Contract Rise and Fall provision increases.

ITEM 6

PURPOSE

The purpose of this Report is to brief Council on resident feedback provided during further community consultation on the proposed Berowra Waters River Property Annual Waste Services Charge and to make recommendations on a way forward.

BACKGROUND

Berowra Waters on-river properties do not have access to Council's standard kerbside domestic waste management services. As such, over the past decade or so, Council has been providing on-river properties with access to a range of alternative waste services with two drop off bin stations serviced multiple times per week and two bulk waste and one bulk green waste collection events per year.

To date, on-river property owners utilising these Berowra Waters waste services have not been charged to access these important alternative waste services. The cost of these services has been covered by other Shire residents who pay a Domestic Waste Management Services Charge for their kerbside services. General Rates revenues are not permitted to be used to fund waste services under the Local Government Act 1993.

On 10 June 2026 Council considered the adoption of a proposed Berowra Waters River Property Annual Waste Services Charge (including the community consultation [round one] submissions received from residents) and resolved to defer adopting the proposed charge to allow for further community consultation to be undertaken and a further Report detailing the outcome of the additional consultation be returned to Council for consideration by October 2026.

COMMUNITY CONSULTATION OUTCOMES

Round One - Community Consultation Feedback from Residents - May 2026

On 8 May 2026 Council Officers wrote to Berowra Waters on-river property owners advising that Council will be considering the proposed draft 2026-27 Fees and Charges along with the Delivery Program and Operational Plan (DPOP) Report to Council on 10 June 2026 following the public exhibition period.

Council Officers also engaged with the Berowra Waters Progress Association to provide the Committee and their members with relevant information. As the formal exhibition period for the Delivery Program and Operational Plan closed on the 11 May, an extension of time was given to the 29 May 2026 for affected residents to make a submission.

Twenty-nine (29) submissions were received from Berowra Waters river property owners, with the following summary highlighting issues of concern raised:

- Many residents objected to the new charge being implemented as residents believe they already receive reduced local services or local infrastructure for their general rates contributions, which they feel inequitably subsidise services or infrastructure elsewhere in the Shire.
- Many residents noted the SRV increases and lack of local services provided by Council, stating they were advised by Council during the SRV consultation process that they get waste services for their general rates.
- Residents already have costs imposed on them to self-transport waste and recycling to the Council provided waste drop off stations or collection events.

- Some residents noted that they only occupied their properties on weekends or holidays and generated little waste and requested an opt-out option. Some residents note properties used as Air B&Bs generated excessive waste and should face additional charges.
- Residents beyond Coba Point (towards the Hawkesbury) requested to be excluded from the Berowra Waters charge as they advise they utilise waste disposal services at Brooklyn Marina, and do not utilise the Berowra Waters waste services.
- Some residents noted they believed the general public, boaters, local businesses or trades services had access to and utilised bins at the western bin station which would be contributing to Council waste costs. A number of residents called for a fenced compound for the western bin station.
- Some residents requested more transparency on Council's costs to provide Berowra Waters waste services.
- A number of residents were critical regarding the adoption of the charge in 2022 fees and charges (noting it was not applied) without community consultation and also of the late community consultation currently being undertaken and requested the charge be deferred.
- Some residents called for a waste service review, increased services, including barge collections, the addition of green waste bins at the western bin station, and additional bulk green waste collection events to address fire risks.
- Some residents expressed they were prepared to pay for local waste services and are supportive of the cost recovery charge.

Round Two - Community Consultation Feedback from Residents – August 2026

On 30 June 2026 Council Officers wrote to Berowra Waters river property residents inviting them to a community consultation meeting on Tuesday 4 August 2026 at the Berowra Community Centre.

Council officers provided the following information to Berowra Waters river property residents:

- Details on the waste services provided by Council.
- The cost of the services.
- The cost recovery approach, being for collection costs only in the proposed new charge.
- The service catchment area where the new charge would be applied.
- Feedback received from residents in the first round of community consultation.
- An update on the new fenced bin compound on the western side of Berowra Waters.
- Residents were invited to provide written submissions by 18 August 2026.

Twenty-six (26) Berowra Waters river property residents attended the consultation meeting and two (2) written submissions were received. The issues raised and feedback from residents included the following:

- Residents advised 90% of on river property owners only utilise the eastern side bin station where their cars are parked, and few on river property people use the western side bin station.
- Residents advised they believe the western side bin station is mostly used by non-property owners, and given it is now fenced, that waste volumes should rapidly decline.

- Residents reported the western side new fenced compound has the same gate codes for the resident and commercial gates, meaning commercial users can still access the resident bins.
- Residents raised a view council is over servicing with too many collections, and cost savings could be achieved on both eastern and western side bin stations by reducing collection frequencies.
- Residents requested green waste bins on both eastern and western sides so they can routinely deposit grass clippings (associated with septic treatment system irrigation area maintenance) and other vegetation on a regular basis.
- Residents raised concerns with the proposed service catchment area cutoff point being beyond Coba Point and stated they believed other properties beyond Coba Point (e.g. Marramarra) did have access to and utilised Council on river property waste services. A resident quoted that the Berowra Waters Mooring Association had a listing of 225 moorings and that these mooring owners had access to the waste services and should be required to pay their share.
- Residents raised equity concerns saying they pay full general rates like others across the Shire but receive lower levels of services in their local community, without street lighting, community centres, and other similar services, received in other areas. Some residents requested a General Rates discount and a possible cross subsidisation to the proposed Annual Waste Services Charge.
- Residents asked if pensioners get a discount on domestic waste charges only or if discounts could also apply to their General Rates due to the reduced services they receive.
- Residents asked if the waste availability charge was applied to vacant and or properties with dwellings.
- A resident raised concerns regarding any future annual increases to the Annual Charge (responding to HSC noting the proposed charge would be subject to annual Waste Collection Contract rise and fall mechanisms that would require a corresponding increase in the annual charge) and also took issue with Council long term contracts and annual cost escalations mechanisms. The resident wanted shorter 2-3 year contracts and the contractor to carry any cost escalation risk in the upfront tendered pricing.
- One resident noted they berth a vessel at Berowra Waters Marina and utilise their commercial waste disposal services for a fee, and do not use Council services and would like the ability to opt out of the Council Annual Waste Services Charge.
- A few residents suggested that Council could allow an opt in or opt out approach allowing residents that want to access the service to self-nominate and opt into the service, or alternatively residents that didn't want to use the service could be permitted to opt out.
- Residents asked when the new annual waste charge may be applied and how.
- One resident asked if the introduction of an annual charge can be delayed until new green waste bins were trialled.

RESPONSES TO ISSUES RAISED

- Issue: Residents requested improved transparency on the cost of the Berowra Waters River property waste services charges.

- Response: The proposed revised collection services would cost \$56,330 for 2026-27 (down from the \$72, 009 under the current service levels), noting that contract rise and fall will apply in future years. If a service catchment area to and including Coba Point, with 158 properties is adopted, then an annual waste service charge of \$356.50 in 2026-27 would be applicable. However, it is proposed that a pro-rata charge be applied from 1 January-30 June 2027 with affected residents charged \$178.25 in 2026-27, and a full charge applied in subsequent years, also being subject to Waste Collection Contract Rise and Fall provision increases. It is noted that the previously provided \$360/per property charge, under a 158 property catchment, as per the 10 June 2026 Report to Council did not achieve full collection cost recovery to the then provided \$78,000 based on the collection frequencies at that time. Council is unable to disclose commercial-in-confidence Collection Contract costs for Berowra Waters services due to Agreement terms and conditions, however, the annualised costs provided within this Report are the rolled up annual costs from the Collection Contract Berowra Waters services only and do not include processing or disposal costs.
- Issue: Berowra Waters residents pay standard general rates and believe they get lower levels of services than other areas in the Shire. Residents requested cross subsidisation from their general rates charge to fund river property waste services.
 - Response: It is noted that Council provides Shire wide infrastructure and services from all General Rates revenues. Under the Local Government Act 1993 Council is prohibited in applying general rates revenues to waste services.
- Issue: Some residents requested the ability to self-nominate to opt out of the Berowra Waters River Property Waste Services Annual Charge as they do not utilise these services for various reasons.
 - Response: Council provides waste services for Berowra Waters river properties on the basis that all properties have access to these available services. Allowing properties to opt out reduces the service catchment property numbers and increases the individual property Annual Waste Services Charge making the shared service cost less palatable to all residents. Additionally, it would be difficult for Council to determine on an individual property basis who is utilising the services and who is not. Furthermore, while some residents may not access the bin station services on a regular basis, they may still access the bulky waste and bulk green waste collection events.
- Issue: Defining an acceptable waste services charge catchment area to encompass properties that have reasonable access to the available services.
 - Response: A Berowra Waters waste service catchment area has been defined to include 158 properties with residential dwellings down to Coba Point, with properties beyond Coba Point towards the Hawkesbury being excluded. Alternatively, the service area could be to Pumpkin Point including Sunny Corner which has 193 properties with dwellings. A further option may be to include all properties with dwellings within the new Berowra Waters suburb boundary which is effectively to the Hawkesbury River with approximately 280-300 properties. However, many of these properties claim not to utilise the Berowra Waters waste services and many advise they moor their boats at Brooklyn and utilise marina facilities. Officers communicated

with the Berowra Waters Mooring Association to discuss if their members utilised the available waste services and advice was provided that was not the case for many members. A request for their membership property locations was made so these could be assessed, however that information was not provided to council.

- Issue: Securing and restricting access to bin stations for Berowra Waters river property use only.
 - Response: Both bin stations now have secure fenced compounds with code access gates, CCTV monitoring systems used to detect unauthorised use for regulatory enforcement actions, and clear signage the facilities are strictly for Berowra Waters River Property Use Only and that fines may apply. A new separate council commercial waste services customer compound has been created to separate river property bins from commercial bins. The code for the access gates will be re-issued to ensure commercial customers of council cannot access the resident's area.
- Issue: Possible over servicing and requests for additional services.
 - Response: A review has been undertaken of the services provided, with current bin numbers being maintained to keep waste on-the-ground storage capacity to accommodate fluctuating waste volumes. Collection frequencies are proposed to be reduced with summer and winter seasonal fluctuations addressed in the collection frequencies. To meet residents' recent requests for regular garden waste collections to be added to both the eastern and western bin compounds, it is proposed to add an 1100L garden waste bin serviced weekly at both bin stations. Adding a second bulk green waste collection event was not added to the services due to cost increase impacts. Council providing on river barge collections for river waste was not considered operationally or financially feasible.
- Issue: Residents requested general rates reduction and or cross subsidisation to waste service charges, and possible pensioner discounts to general rates. Residents requested clarification if a Waste Availability Charge was already being levied on Berowra Waters river properties.
 - Response: Council levies general rates on all residential properties to fund a broad array of community infrastructure and services across the Shire for the benefit of all residents rather than focusing on specific suburb locations. A general rate discount or pensioner rebate for a perceived lack of services for Berowra Waters river residents is outside the scope of this waste matter being considered. Council's Rates Section advised that the Waste Availability Charge is not being applied to Berowra Waters river properties.

BUDGET

The Domestic Waste Management budget funded by residents' Domestic Waste Management Charge (DWMC) revenue, currently funds the Waste Collection Contract that provides all kerbside collection services and the alternative collection services provided to Berowra Waters river properties. Council imposes a DWMC on all residential properties receiving a kerbside collection service, however, there currently is no cost recovery on Berowra Waters river properties for the alternative waste services provided for their access and use.

It is proposed to introduce a new Berowra Waters River Property Waste Services Annual Charge to cost recover the reasonable costs associated with providing these waste services commencing 1 January 2027.

POLICY

There are no policy issues to report.

CONCLUSION

Council officers have now undertaken further consultation with Berowra Waters river property residents and identified all areas of concern as detailed above. A revised alternative waste services model with reduced levels of collections for the two bin stations is being proposed that achieves costs savings. To meet the residents' requests for regular weekly green waste collection services, it is proposed to introduce a new garden waste collection service to both eastern and western bin stations. The revised services model would cost Council \$56,330 in 2026-27 delivering a significant cost savings. It is proposed Council adopts a service catchment area to Coba Point with 158 river properties being charged the proposed Berowra Waters River Property Waste Services Annual Charge. It is further proposed that the new Annual Charge commences 1 January 2027 on a pro-rata basis with affected properties paying \$178.25 in 2026-27, and a full charge in subsequent years.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Manager, Waste Management - Chris Horsey - who can be contacted on 9847 4816.

CHRIS HORSEY
Manager - Waste Management
Community and Environment Division

STEPHEN FEDOROW
Director - Community and Environment
Community and Environment Division

Attachments:

There are no attachments for this report.

File Reference: F2004/08821
Document Number: D09826673

7 WALLAROBBA ARTS AND CULTURAL CENTRE

ASKED BY COUNCILLOR TILBURY TO THE CHIEF EXECUTIVE OFFICER:

1. While noting that the Wallarobba designs have been developed with a focus on visual arts spaces, workspaces and flexible creative facilities, should sufficient visual art demand not be present would the redeveloped site be able to be used for other general community uses and activities?
2. Could the Wallarobba Arts and Cultural Centre redevelopment project be progressed with the retention of the Beatrice Taylor Hall in order to minimise the impact on current user groups of the Wallarobba precinct, until such time as equivalent alternative community floorspace can be provided in the Hornsby/Waitara area like the proposed new Hornsby Central Library and Multipurpose Civic/Performing/Community Space or any other space?

Attachments:

There are no attachments for this report.

File Reference: F2024/00346-002

Document Number: D09918600

8 MAYOR'S NOTES 01 SEPTEMBER 2026 - 30 SEPTEMBER 2026

Wednesday 2nd September 2026 – The Mayor attended the Hornsby small business roundtable with NSW Small Business, Hornsby

Thursday 3rd September 2026 – The Mayor attended the Asquith High School Annual Visual Arts Exhibition, Asquith

Saturday 5 September 2026 – The Mayor attended the Hornsby Woodworking Men's Shed 25th Anniversary, Thornleigh

Thursday 10th September 2026 – The Mayor attended the RUOK Fundraiser Lunch, Hornsby

Thursday 10th September 2026 – The Mayor attended the GPA Monthly Meeting, Glenorie

Saturday 12th September 2026 – The Mayor attended the Hills District Netball Grand Final Day and Awards, Pennant Hills

Saturday 12th September 2026 – The Mayor attended the Ku-Ring-Gai Netball Grand Finals, Turramurra

Saturday 12th September 2026 – The Mayor attended the Beecroft Wombats Football Club AGM and Awards Night, Beecroft

Sunday 13th September 2026 – The Mayor attended the AFLW Match Day Event, Marrickville

Sunday 13th September 2026 – Councillor Greenwood on behalf of the Mayor, attended the Pearl Life Care Seniors Awareness Lunch, Cherrybrook

Saturday 19th September 2026 – The Mayor attended the Go4Broke Fundraiser event, Berowra

Saturday 19th September 2026 – The Mayor attended the Taste of Harmony, Hornsby

Saturday 19th September 2026 – The Mayor attended the Aquababes Charity Event, Waitara

Saturday 19th September 2026 – The Mayor attended the Sanctuary Gardens 25th Anniversary, Westleigh

Sunday 20th September 2026 – The Mayor attended the Hindi Divas 40 Years Celebration, Thornleigh

Sunday 20th September 2026 – The Mayor attended the Berowra Eagles Junior AFL Presentation Day, Hornsby Heights

Sunday 20th September 2026 – The Mayor attended the North Epping Rangers Presentation Day, North Epping

Monday 21st September 2026 – The Mayor attended the Official Book Launch: Nation Building: How Immigration Made Australia by Philip Ruddock, Parramatta

Wednesday 22nd September 2026 – The Mayor attended the CASS Activity Groups Moon Festival Celebrations 2026, Hornsby

Wednesday 23rd September 2026 – The Mayor hosted three Citizenship ceremonies in the Council Administration Building, Hornsby

Thursday 24th September 2026 – The Mayor attended the Hornsby Dementia Expo, Hornsby

Thursday 24th September 2026 – The Mayor attended the Community Bank Berowra 20th Anniversary, Berowra Heights

Thursday 24th September 2026 – The Mayor attended the Combined Communities Club Grants Category 1 Presentation Evening, Hornsby

Thursday 24th September 2026 – Councillor McClelland on behalf of the Mayor, attended the Asquith High School Yr 12 Graduation, Asquith

Saturday 26th September 2026 – Councillor Greenwood on behalf of the Mayor, attended the Arcadia RFS 85th Anniversary Dinner, Dural

Sunday 27th September 2026 – Councillor Greenwood on behalf of the Mayor, attended the Hornsby Shire Cup, Pennant Hills

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: D09915132

9 FUNDING FOR REQUIRED INFRASTRUCTURE AROUND CHERRYBROOK METRO STATION PRECINCT

COUNCILLOR TILBURY TO MOVE:

THAT Council:

1. Write to the NSW Minister for Planning and Public Spaces, The Hon. Paul Scully MP; the NSW Treasurer, The Hon. Daniel Mookhey MLC; and the Minister for Roads, The Hon. Jenny Aitchison MP, requesting that the funds realised from the sale of Landcom land adjacent to Cherrybrook Metro Station be reinvested in the Cherrybrook Metro precinct to support the delivery of the infrastructure required to service the additional development and population arising from the precinct's rezoning
2. Write to the Shadow Minister for Planning and Public Spaces, Chris Rath MLC; the Shadow Minister for Roads, Mark Coure MP; the Shadow Treasurer, Scott Farlow MLC; the Member for Hornsby, James Wallace MP; the Member for Castle Hill, Mark Hodges MP; and The Hills Shire Council, requesting their active support and advocacy for the reinvestment of the proceeds from the sale of the Landcom land into the required infrastructure for the Cherrybrook Metro precinct.

Note from Councillor

As part of the rezoning process around Cherrybrook Metro Station, Hornsby Council provided a detailed submission to the NSW Government supporting the principle of additional housing in proximity to the station, while also raising concerns about the funding and timely delivery of the infrastructure required to support the proposed new dwellings.

The State Government's approved plan proceeded but it still lacks guaranteed infrastructure funding.

The developable State Government land surrounding Cherrybrook Metro Station has recently been sold to a private developer, generating a significant financial return for the NSW Government's land and property development organisation, Landcom.

The site, located directly adjacent to the Metro station, comprises approximately 3.96 hectares and is expected to deliver around 410 homes. Development of the site is also proposed to include a mixed-use retail town centre, a public library/community centre and café-style retail premises.

While the details of the sale of this recently rezoned State Government-owned land do not appear to have been made publicly available, the financial proceeds to the NSW Government are understood to be significant.

It is also unclear where the revenue generated from the sale will ultimately be directed.

These proceeds should be invested back into Cherrybrook

It is crucial that the NSW Government uses the proceeds generated from the sale of its Cherrybrook land to help fund the infrastructure required to support the substantial growth planned for the Cherrybrook Metro precinct.

The additional housing will place increased demands on existing infrastructure and services. The required infrastructure investment must keep pace with the scale and timing of development.

This includes:

- upgrades to local schools
- upgrades to drainage, sewer and water infrastructure
- improved parking options
- new and improved active-transport connections and footpaths
- new sports fields and other recreation facilities

Of particular importance is the delivery of required State Government road infrastructure. This includes required road upgrades in the vicinity of the Metro and the legacy issues raised previously regarding required upgrades to New Line Road and the significant cumulative traffic impacts.

The infrastructure challenge cannot be considered on a development-by-development basis.

The NSW Government has benefited financially from the sale of its land at Cherrybrook.

The community should now have clarity about the proceeds of that sale and how they will be used.

The NSW Government must provide a transparent account of the revenue generated from the sale and commit an appropriate proportion of those proceeds to the infrastructure required to support growth in the Cherrybrook Metro Station precinct.

Cherrybrook residents should not be expected to carry the burden of a major increase in housing without the required infrastructure to support the growth. Particularly when the NSW Government has already realised a significant financial return from the land that is enabling that growth.

The community needs a clear commitment that infrastructure will be delivered alongside development—not years after the additional homes have been occupied.

Attachments:

There are no attachments for this report.

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