

ORDINARY COUNCIL MEETING

ATTACHMENTS BOOKLET

Under Separate Cover

Tuesday, 15 September 2026

Table of Contents

8.1	Desired Future Character and preparation of alternative Master Plans	
	Attachment 1 Letter from Minister.....	4
	Attachment 2 Draft DCP - Desired Future Character controls for Drummoyne	6
8.2	Planning Proposal - Parks Sun Access Protections	
	Attachment 1 CCB Open Spaces Overshadowing Study (2026).....	31
	Attachment 2 Planning Proposal - Parks sun access protections	121
	Attachment 3 Proposed LEP Maps.....	157
8.4	Community Gardens Policy - scheduled review	
	Attachment 1 DRAFT Community Gardens Policy.....	164
8.5	Updated Emissions Reduction Action Plan	
	Attachment 1 Draft Net Zero Pathway Plan	172
11.2	Cash and Investments Report - August 2026	
	Attachment 1 Investment Report August 2026	208
11.3	Annual Financial Statements for the Year Ended 30 June 2026	
	Attachment 1 Financial Statements 2025-26	220

The Hon Paul Scully MP
Minister for Planning and Public Spaces



Ref: MDPE25/2860

Cr Michael Megna
Mayor
City of Canada Bay
Locked Bay 1470
Drummoyne 1470
council@canadabay.nsw.gov.au

Dear Mayor *Michael*

Thank you for your correspondence on behalf of City of Canada Bay Council regarding the application of the NSW Government's Low and Mid-Rise Housing policy in Drummoyne.

I acknowledge the concerns you have raised on behalf of the Drummoyne community, including matters relating to local character, heritage impacts, infrastructure capacity, traffic and transport, as well as community awareness of recent planning reforms.

The NSW Government has announced and is implementing a suite of initiatives to address the housing challenges facing New South Wales with the objective to increase housing supply for young people, families, and key local workers to live within the communities they choose.

The NSW Government has settled the Low and Mid-Rise Housing policy. The policy will now be implemented in the locations where it applies, including Drummoyne.

I support Council developing new local planning controls in the Drummoyne town centre itself and increasing density in this area. This was encouraged by the NSW Government and Department of Planning, Housing and Infrastructure during the development and finalisation of the policy throughout 2024 and early 2025, particularly for employment and mixed-use zones that do not benefit from the Low and Mid-Rise provisions.

Should Council decide to undertake local planning or a master planning process for the Drummoyne town centre and surrounding area, the Department is open to considering refinements to the interaction between the Low and Mid-Rise Housing controls and any proposed new local controls to make sure the best housing and density outcomes are achieved for the community.

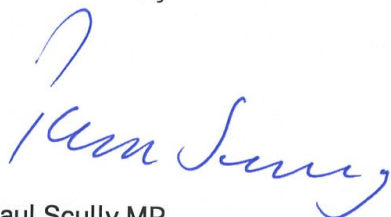
However, the Low and Mid-Rise Housing provisions will not be switched off, nor will they be paused while Council undertakes any masterplanning or local planning work. Development applications, whether local or State significant, may continue to be lodged and assessed under the Low and Mid-Rise Housing controls where they apply.

Should Council proceed with the development of local planning controls, officials from the Department's Housing Policy and Codes and Local Planning and Council Support teams will be available to provide appropriate guidance in working with the Council.

If you have any further questions, Dan Cutler, Director Housing Policy and Codes, at the Department can be contacted on at daniel.cutler@planning.nsw.gov.au.

Thank you for bringing these matters to my attention. I appreciate Council's continued engagement with the NSW Government on housing supply and planning matters.

Yours sincerely



Paul Scully MP
Minister for Planning and Public Spaces

22/1/26



PART L - FUTURE CHARACTER AREAS

L1 Drummoyne

L1.1 Future Character area.....	C-2
L1.2 Landform, Landscape and Views	C-4
L1.3 Built Form	C-6
L1.4 Local Character Areas	C-8
L1.5 Compatibility and Change	C-10
L1.6 General Local Character Principles	C-11
L1.7 Local Character Area Principles	C-16

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Development Control Plan

Part L

Future Character Areas

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L1 Drummoyne

L1.1 Future Character area



Figure 1 Map of Drummoyne Local Character Area

- Character area boundary
- F Drummoyne wharf

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Purpose and Application

This **Local Character Statement** applies to residential land within the suburb of Drummoyne as shown in Figure 1. The purpose of this statement is to identify the key elements of the current and desired future character of the area. Proposed new development or alterations will need to be consistent with this Local Character Statement.

The character across Drummoyne is not consistent due to the impact of a range of factors, including topography, heritage, zoning and potential development. The area is undulating, sloping down to the north to Five Dock Bay, to the east to Sydney Harbour, with views to the city, and to the south towards Iron Cove. Some individual buildings or groups of buildings have been identified as having heritage value. Development of these sites is required to provide a statement of heritage impact that assesses how proposed development would affect the heritage significance of the Heritage item, or Heritage Conservation Area (HCA). Details of the different HCA's in Drummoyne and the specific qualities and values of these areas are described in detail in the CCB DCP Appendix 1 - Conservation Areas.

Furthermore, parts of Drummoyne have been identified as suitable for low density housing (R2 Low Density Residential) while other parts have been identified as suitable for medium density housing (R3 Medium Density Residential). Some areas have also been identified by the NSW State Government as being suitable for increased low and mid-rise housing as they are within 800 metres walk from a nominated town centre. Sites within these Low and Mid Rise (LMR) Housing Areas can access different planning controls to sites outside these areas.



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Part L

Future Character Areas

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L1.2 Landform, Landscape and Views

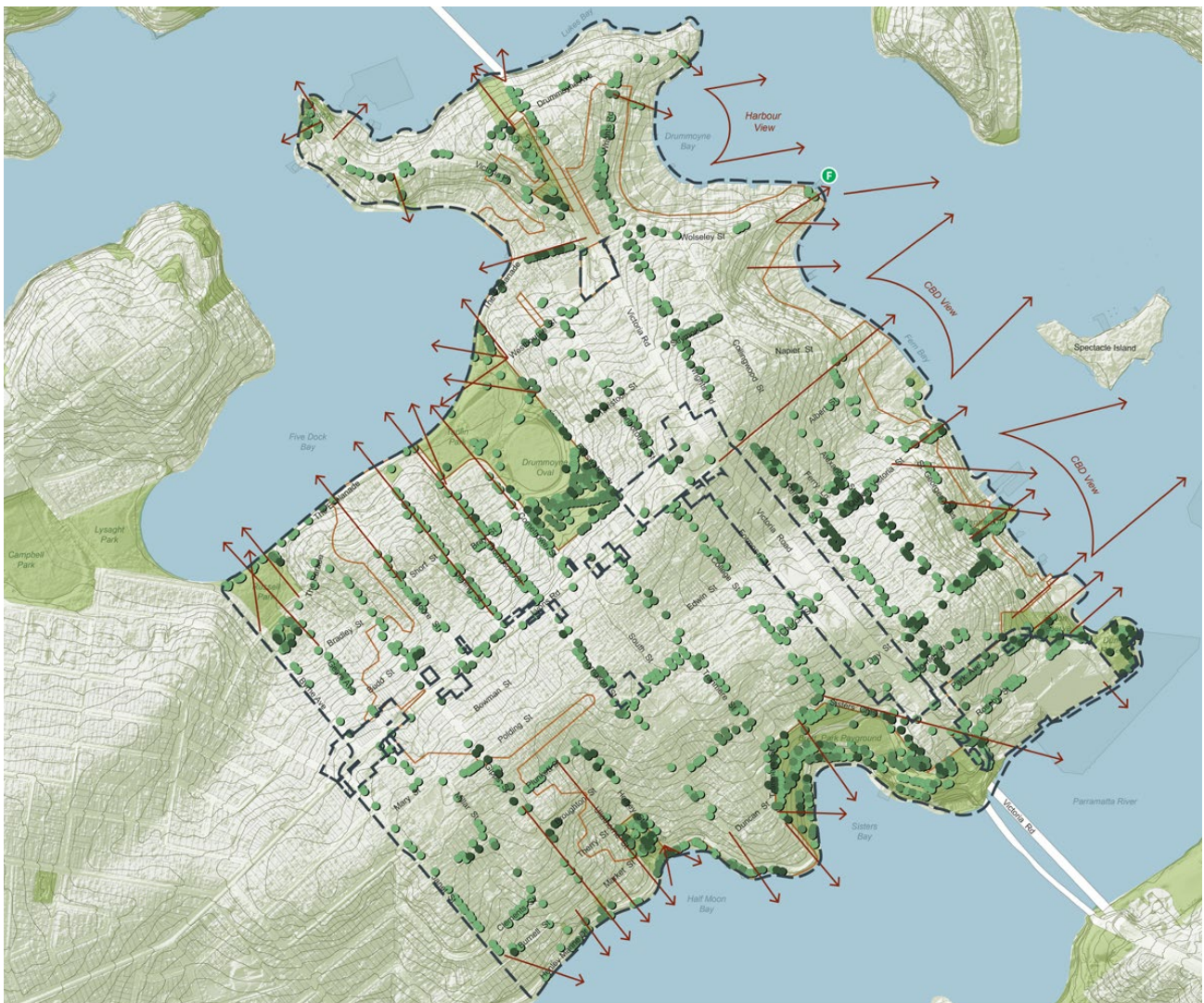


Figure 2 Drummoyne landform characteristics map

- | | | | |
|-----|-----------------------------|---|-------------------|
| --- | Character area boundary | ● | Tree canopy size: |
| — | Indicative LMR housing area | ● | >15m |
| → | Distant view | ● | 10-15m |
| F | Drummoyne wharf | ● | 5-10m |
| — | 1m Contour | | |



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Development Control Plan

Part L

Future Character Areas

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The tree canopy and landscape along streets provides green amenity and shade for the road and the pedestrian footpath.



Views of water down streets contributes to the character of the area and terminates the view at the end of this street.



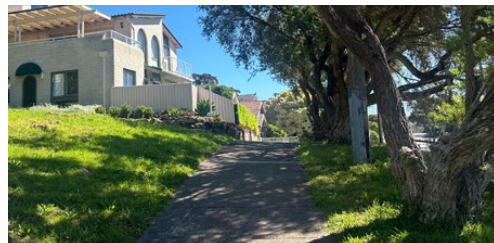
Drummoyle Oval is a large open area of flat land that provides contrast to the surrounding steeply sloping topography.



Views of the harbour and city between buildings contribute to the character of streets.



Street trees, consistent front building setbacks with front gardens and low front fencing provide an attractive streetscape character.



In places the pedestrian pathway follows a gentler gradient along a raised embankment, separating pedestrians from the road and accommodating the sloping topography.



The topography often creates high side and low side streetscapes and along some streets roads are also split into two to accommodate the steep topography.



Buildings step down the hillside and views along streets are of small dwellings with sloping roofs interspersed with trees. Street trees also contribute and frame views along streets.

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Development Control Plan

Part L

Future Character Areas

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L1.3 Planning Controls and Protections

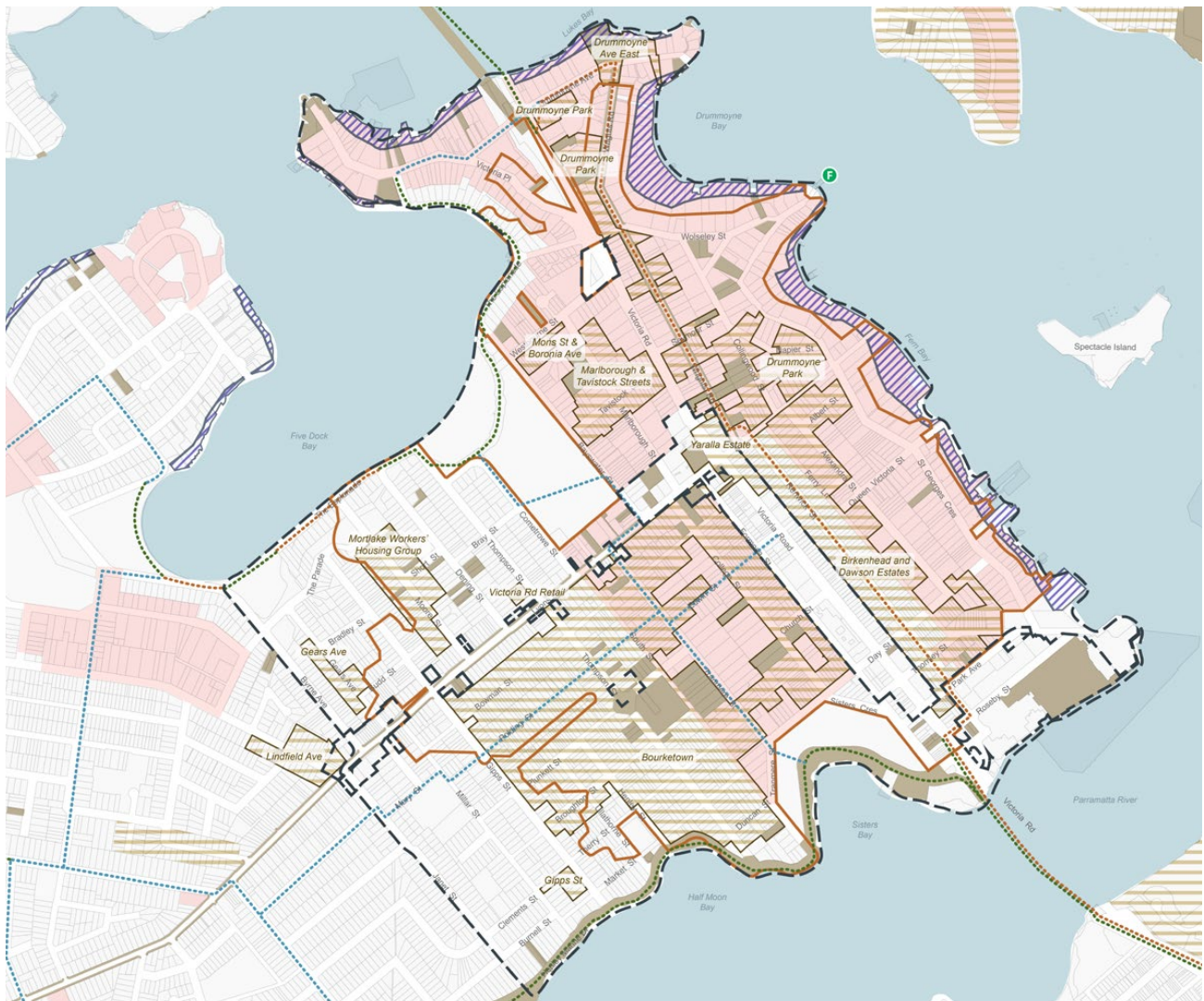


Figure 3 Drummoyne built form characteristics map



- | | |
|---------------------------------|----------------------------------|
| --- Character area boundary | --- Existing on-road cycle path |
| --- Indicative LMR housing area | --- Existing off-road cycle path |
| --- Foreshore building line | --- Future cycle path |
| --- Heritage items | ⓕ Drummoyne wharf |
| --- Heritage conservation area | --- R3 Medium Density |

Page C-6

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT



This brick medium-density apartment block steps down from the street to follow the topography and separation between buildings provides a visual connection to the water from the street.



Heritage buildings are typically detached dwellings with pitched tile roofs and brick façades, in a landscaped garden setting.



Demonstrates the incremental layering of built form over time, with varied facade treatments along a consistent setback line.



Small scale dwellings with consistent decorative detailing and low-pitched rooflines reflect the fine-grain heritage character of some streets.



Brick, low-rise, art deco apartment buildings have low front fences and landscaped setbacks to provide a sense of greenery along the street edge.



More recent development has small setbacks and large windows to take advantage of the views.



On some streets the topography, retaining walls and fencing play an important role in streetscape character.



The area also has some taller apartment buildings, with a repetitive floor layout designed to take advantage of harbour and city views.

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Part L

Future Character Areas

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L1.4 Local Character Areas

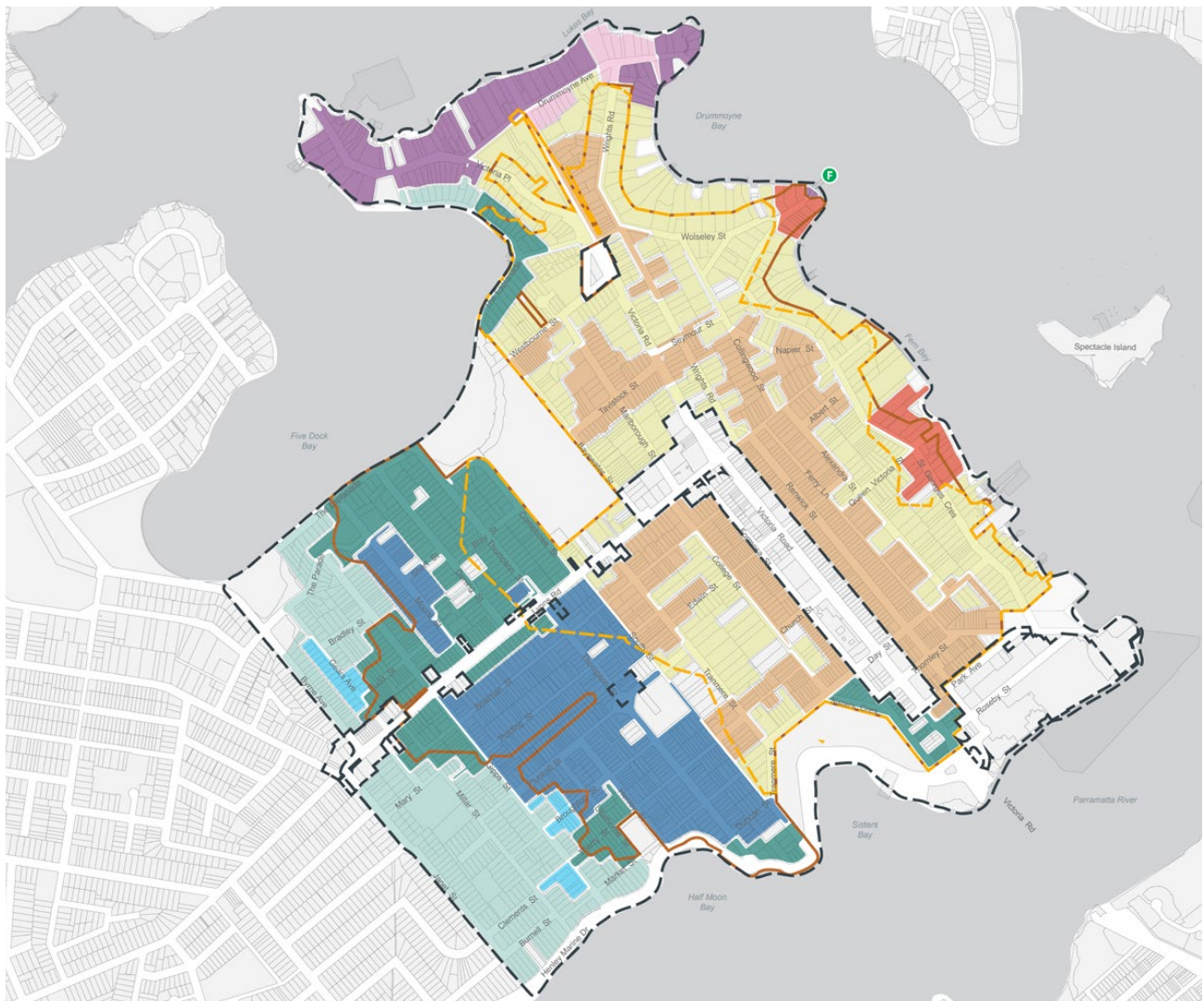


Figure 4 Drummoyne Local Character Areas map

- - Character area boundary
- - Indicative LMR housing area
- F** Drummoyne wharf
- - 400m walking radius of town centre (indicative)
- Area A
- Area B
- Area C
- Area D
- Area E
- Area F
- Area G
- Area H
- Area I

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Development Control Plan

Part L

Future Character Areas

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Local Character Areas

This Local Character Statement recognises that some areas within the Drummoyne Local Character Area have an existing low density residential character which is expected to undergo little change, while other areas, even when they currently have a low density residential character are expected to undergo significant change.

To help explain the different factors that will help shape change within Drummoyne, nine (9) **Local Character Areas** have been identified. They are based on a combination of the existing type of housing permissible (R2 Low Density Residential or R3 Medium Density Residential), if the area has been identified as a conservation area and if it has been identified as being within an area that will have increased low and mid-rise housing (LMR). These areas are described in the tables below.

To reflect this diversity the Local Character Statement for Drummoyne is comprised of **General Local Character Principles** which apply everywhere and **Local Character Area Principles** which only apply to a specific local character area. Together these principles outline a clear vision for the entire Drummoyne Local Character Area. Proposed new development or alterations or additions will need to be consistent with the General Local Character Principles and the Local Character Area Principles for the specific area the site is located in.

Areas within the R2 zone	
Area A - Standard Low Density Residential	Area zoned R2 Low Density Residential and not impacted by heritage or LMR overlays
Area B - Low Density Residential Transition (LMR)	Area zoned R2 Low Density Residential and located within the LMR housing area.
Area C - Heritage Low Density Residential	Area zoned R2 Low Density Residential and impacted by a heritage overlay such as a heritage conservation area.
Area D - Heritage Low Density Residential Transition (LMR)	Area zoned R2 Low Density Residential and impacted by a heritage overlay such as a heritage conservation area and located within the LMR housing area.



Areas within the R3 zone	
Area E - Standard Medium Density Residential	Area zoned R3 Medium Density Residential and not impacted by heritage or LMR overlays.
Area F - Core Medium Density Residential (LMR)	Area zoned R3 Medium Density Residential and located within a LMR housing area <400m from the local centre.
Area G - Waterfront Medium Density Residential (LMR)	Area zoned R3 Medium Density Residential and located within a LMR housing area between 400 - 800m from the local centre.
Area H - Heritage Medium Density Residential	Area zoned R3 Medium Density Residential and impacted by a heritage overlay such as a heritage conservation area.
Area I - Core Heritage and Medium Density Residential (LMR)	Area zoned R3 Medium Density Residential and impacted by a heritage conservation area and located within a LMR housing area <400 from the local centre.

L1.5 Compatibility and Change

Principle of Compatibility

Insert

Compatibility means "capable of existing together in harmony". Compatibility is not sameness. Compatibility cannot be defined in absolute terms, because it is dependent on and relative to context and setting.

Compatibility should not prevent change, but a compatible new building or alteration enhances the character of the area and respects the context by responding to the essential elements that contribute to the local character. Compatibility creates a sense of cohesiveness, with old and new buildings coexisting harmoniously together in their man-made and natural surroundings. It is created by both the appearance of buildings and by how they physically and visually sit within their built and landscape setting.

Compatibility can be interpreted using modern materials and construction techniques, but the flexibility this provides should be applied to forms and materials to improve architectural compatibility.

Factors that contribute to compatibility include the size, shape, colour, and form of the building, the architectural style, the setbacks and relationship of each building to the street and nearby buildings, and the lot pattern and streetscape. Where there is a uniformity, even small deviations can make a very visual, and discordant difference and in these situations buildings should respond to the established setbacks, roof form, façade articulation and materials.

In other areas the established character is more diverse in relation to the size, scale, shape, and form of existing buildings, their architectural style, articulation and modulation, height and relationship to other buildings. In these areas other features such as landscape, views, amenity or materiality often play an important role in tying disparate development together and compatibility should respect the amenity and seek to create a harmonious local character.

Compatibility and Change

Over ten years ago a case in the Land and Environment Court of NSW established a Planning Principle on how to consider compatibility in an urban environment. In this case, *Project Venture Developments v Pittwater Council* (2015), the Commissioner identified that "For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment". It goes on to say "The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping".

The Planning Principle went on to identify that;

"Buildings do not have to be the same height to be compatible. Where there are significant differences in height, it is easier to achieve compatibility when the change is gradual rather than abrupt. The extent to which height differences are acceptable depends also on the consistency of height in the existing streetscape".

"Landscaping is also an important contributor to urban character. In some areas landscape dominates buildings, in others buildings dominate the landscape. Where canopy trees define the character, new developments must provide opportunities for planting canopy trees", and

"Conservation areas are usually selected because they exhibit consistency of scale, style or material. In conservation areas, a higher level of similarity between the proposed and the existing is expected than elsewhere. The similarity may extend to architectural style expressed through roof form, fenestration and materials".

This statement uses the concepts and ideas in this Planning Principle to help identify the elements of the urban character that will remain constant and, where the greatest change will occur, elements and strategies that will help to tie different built forms together so that they remain compatible.

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Development Control Plan

Part L

Future Character Areas

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L1.6 General Local Character Principles

The **Desired Future Character** of Drummoyne outlines the elements that are to be **maintained and protected** and the **elements that are likely to change** and **how these elements will be tied together**. It is based on an assessment of the existing and future character of the different areas within Drummoyne and an understanding of what is likely to change and the scale of this change.

This section is to be read in conjunction with the CCB DCP.

Objectives

- O1. Maintain and enhance a leafy streetscape character.
- O2. Ensure landscaping is the dominant element of views from the public domain.
- O3. Minimise overshadowing of parks and the public domain.
- O4. Protect view corridors to heritage landmarks, civic buildings and Sydney Harbour.
- O5. Ensure the scale, bulk and design of new development in Drummoyne responds to the surrounding built form, heritage items, contributory buildings within heritage conservation areas and existing local character.
- O6. Heritage items including contributory buildings in heritage conservation areas must remain as prominent streetscape elements.
- O7. Ensure any new work conserves the heritage significance of the precinct and remains subordinate to contributory buildings.
- O8. Minimise the visual impact of vehicle and utility infrastructure on the streetscape.
- O9. Reinforce the established pattern of building frontage and orientation to the street, maintaining a consistent relationship with the public domain and the area's human-scale streetscape character.
- O10. Ensure the siting and design of a building provides a high level of visual and acoustic privacy for residents and neighbours within dwellings and private open space.
- O11. Ensure development uses materials, colours and detailing that complement the character of the streetscape.



Topography

Controls

C1.	Development is to respond to the natural topography by stepping with the landform and reinforcing the established built form and streetscape character.
C2.	Development is to minimise cut, fill, excavation and retaining walls, including through the use of terraced landscaping where appropriate.
C3.	On sloping sites, development should be designed to step down the site to protect views, privacy and solar access to adjoining properties and maintain the visual continuity of the streetscape.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

L1.6 General Local Character Principles

Views and Overshadowing

Controls	
C4.	Development is to maintain strong visual links between the street, front gardens and building façades to reinforce passive surveillance and a visually open streetscape.
C5.	Development is to preserve public views from streets and other public spaces, including view corridors between buildings towards the harbour, city skyline and the rooflines and spires of heritage-listed buildings, through appropriate building siting, separation and setbacks.
C6.	Waterfront outbuildings, including boatsheds, are to be subordinate to the principal dwelling and reflect its materials, roof form and architectural character while minimising their visual impact when viewed from the water.
C7.	New development must not cause any additional overshadowing to public parks and reserves, including beaches and harbour foreshore areas, between the hours of 10am and 2pm on 21 June.



Views to the water should be protected

Landscaping

Controls	
C8.	Existing street trees are to be retained wherever practicable. Where removal is approved, replacement planting is to maintain or enhance the established streetscape character.
C9.	New or replacement street trees are to be selected from a coordinated planting palette that reflects the landscape character of the locality and provides substantial shade at maturity.
C10.	Streets with road reserves greater than 15m are to incorporate wide landscaped verges capable of supporting large canopy street trees. On narrower streets and laneways, street trees are to be provided wherever site conditions and services permit.
C11.	Development is to contribute to the leafy character of the neighbourhood by providing landscaping and tree planting within front, side and rear setbacks. Where applicable and practicable, landscaping should also be provided on podiums, roofs and building facades.
C12.	Development is to comply with the relevant landscaping and tree planting requirements of <i>Part B6 Trees and Urban Ecology</i> and <i>Appendix 3 - Tree Species</i> of the CCB DCP and the Draft CCB <i>Street Tree Masterplan</i> .

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

Setbacks

Controls	
C13.	All development taller than 3 storeys is to have a minimum front setback of 6m, and an additional 3m setback for the top most floor. To provide articulation and modulation and compatibility with adjacent buildings, architectural elements within the lower 2-3 storeys of the building may encroach into the required 6m front setback up to a maximum of 1m. Refer Figure 5. For all other development, front setbacks are to be consistent with the CCB DCP.
C14.	Landscaping is to be the dominant element within the front setback and incorporate deep soil planting to provide medium to large canopy trees and garden beds and lawns.
C15.	Utility infrastructure, including substations, transformers and booster cabinets, is to be screened and located so the visual impact on the streetscape is minimised.

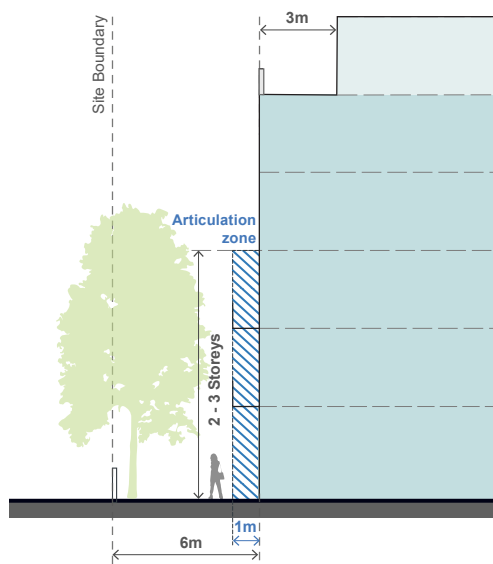


Figure 5 Front setback diagram for development over 3 storeys

Fencing

Controls	
C16.	Front fences are generally to be low, masonry fences that step down with the natural topography and provide clear views to front gardens and building facades. Where appropriate, timber or metal pickets or landscaped hedging can be incorporated, but these must have a high level of visual permeability. The total maximum height of the front fence is not to exceed 900mm above the footpath level. Additional privacy may be achieved through landscaping and planting.
C17.	Gates with a high level of visual permeability, that match the design of the front fence, may be provided to paths and driveways.
C18.	Side and rear fences adjoining streets, laneways or other public spaces, are not to exceed 1.8m in height above existing ground level to maintain opportunities for landscaping and passive surveillance.
C19.	On corner lots, fences along the secondary street frontage are not to exceed 900mm in height above the footpath level within 15m of the primary frontage.

Transitions to Sensitive Interfaces

Controls	
C20.	Development adjoining R2 Low Density Residential zones, existing 1-2 storey dwellings, heritage items or Heritage Conservation Areas is to provide a sensitive transition in built form to reduce visual bulk, protect privacy and solar access, and maintain the amenity and character of the adjoining area. Transitions may be achieved through: a) stepping building height and massing; b) reduced street wall heights; c) additional upper-level setbacks; d) horizontal and vertical articulation and modulation; and e) a landscaped setback incorporating tree canopy along the shared boundary.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

L1.6 General Local Character Principles

Heritage

Controls	
C21.	Development is to be in accordance with <i>Part C - Heritage</i> and <i>Appendix 1 - Conservation Areas</i> of the CCB DCP.
C22.	The original main bodies of buildings that are heritage items or contributory buildings in heritage conservation areas must be retained. Demolition is not supported.
C23.	New development is to be visually recessive and subordinate to nearby heritage items and contributory buildings, ensuring their heritage significance is conserved.
C24.	Alterations and additions to contributory buildings are to be located behind the original building form.
C25.	New development is to be compatible with nearby heritage items and contributory buildings by remaining visually recessive and responding to their established scale, proportions, articulation, architectural detailing, curtilage and landscape setting.
C26.	Development in proximity to heritage items or within HCAs are to respond to the established streetscape character, including: a) street alignment and prevailing setbacks; b) street wall height and building proportions; c) setbacks above the street wall; d) reference datum lines established by the windows, floor to floor heights, gutters and top of roof of adjacent heritage items and contributory buildings; e) façade rhythm and architectural detailing; and f) any other elements that contribute to the significance and character of the heritage streetscape.
C27.	Building materials, finishes and colours are to complement the established heritage character and be selected in accordance with Appendix A.

Articulation and Materials

Controls	
C28.	Buildings are to incorporate articulation and modulation that reflects the prevailing architectural character of the street and reduces the perceived bulk and scale of development. Architectural expression should reinforce the desired future character through features such as: • well-proportioned building forms, • façade articulation, • high-quality materials and modulation, • significant recesses or projections, • deep balconies, • elements of a finer scale than the main structural framing including the eaves and overhangs; • and vertical elements such as blade walls or fins. For development adjoining or opposite to heritage items or Heritage Conservation Areas, articulation should respond to architectural elements characteristic of the heritage area, such as verandahs, porches, bays, parapets, chimneys, roof forms, eaves, colours and materials and façade detailing.
C29.	Unarticulated building elements are not to exceed 6m in width along the primary street frontage or 12m in length along side elevations.
C30.	External materials, colours and detailing are to be selected to complement the character of the surrounding streetscape and contribute to a high-quality finish and built form.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

Parking and Garaging

Controls	
C31.	Vehicle access and parking should be provided from rear laneways and secondary streets where possible. Where this is not possible, garages are to be located behind the primary building line. Car ports are discouraged. Car spaces within the front setback are not permitted within Heritage Conservation Areas and will only be permitted where site constraints prevent parking being provided elsewhere, and: • are open spaces; • minimise the visual impact on the streetscape; • maintain opportunities for onsite landscaping and street tree planting; and • avoid excessive retaining walls (greater than 1m).
C32.	Garages, driveways, hardstand parking, basement entries and other vehicle-related infrastructure are to be designed and located to minimise their visual prominence and reinforce a landscape-dominated streetscape. Basement entries, garages and carports are to be integrated into the building design and located behind or in line with the primary building line, unless an alternative location better responds to the established character of the street. Opportunities for landscaping, street tree planting and on-street parking are to be maximised.
C33.	Doors to garages and basements are to be visually recessive and integrated with the overall design of the building. In Heritage Conservation Areas, garage doors must be solid to conceal clutter and minimise light spill to the street.

C34.	Garage structures facing laneways should be separated by landscaped gaps, pedestrian access, and have pitched or gabled roof forms to reduce their visual bulk and provide visual relief.
C35.	Vehicle access is to minimise conflicts with pedestrian movement and maintain safe and convenient pedestrian access to properties, including adequate sight lines.

Roof Structures

Controls	
C36.	Roof forms are to reinforce the architectural character of the new development, to be compatible with surrounding roof forms, and contribute to a well-composed streetscape.
C37.	Rooftop structures are to minimise clutter, be integrated into the roof design and minimise visual prominence from surrounding public and private spaces.
C38.	The trafficable area of a roof terrace is to be setback and/or screened so that there is no direct line of sight, from the roof terrace to: a) neighbouring private open space within 12m; or b) windows of habitable rooms in neighbouring dwellings within 12m.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

L1.7 Local Character Area Principles

Area A - Standard Low Density Residential Area

Area zoned R2 and not impacted by heritage or LMR overlays

The **Standard Low Density Residential Area** occurs on the western edge of the DLCA to the north and south of Lyons Road.

Desired Future Character

The area will continue to provide a low-density residential environment characterised by detached and dual occupancy housing, landscaped gardens and a strong tree canopy. Future development will be incremental and sympathetic to the established suburban character, reinforcing the area's residential amenity and valued streetscape qualities.

New development will respond to the existing generous front setbacks, landscaped front gardens and low-rise building forms. Buildings will remain one to two storeys and will be designed to complement the established character of Federation and Inter-War housing through appropriate scale, articulation, materials and roof forms.

The precinct's leafy landscape character, mature vegetation, visually permeable front boundaries and established views and view corridors will be protected and enhanced. Garages, driveways and parking structures will remain visually recessive to maintain the dominance of gardens and buildings within the streetscape.



Existing character images

Objectives

- O1. Maintain the established low-density residential character.

Controls

- | | |
|-----|---|
| C1. | Development is to be in accordance with E4 General Controls of the CCB DCP. |
|-----|---|

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

Area B - Low Density Residential Transition Area (LMR)

Area zoned R2 and located within a LMR housing area.

The **Low Density Residential Transition Area** occurs in the western side of the DLCA, to the north and south of Lyons Road. This area is interspersed with heritage items and heritage conservation areas and will evolve from an established low-density residential area into a neighbourhood that supports increased housing choice through well-designed low-rise medium-density housing, while retaining its leafy suburban character and residential amenity.

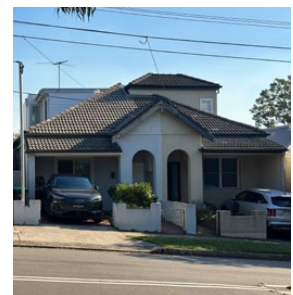
Desired Future Character

Future development will support a diverse range of housing forms, including new low-rise medium-density typologies such as terraces and multi-dwelling housing alongside established and emerging detached dwellings and dual occupancies. Development will respond to the existing subdivision pattern, streetscape rhythm and landscape setting, ensuring new housing is sensitively integrated through appropriate setbacks, landscaping, building scale and high-quality design.

The area's established tree canopy, landscaped front gardens and visually open streetscapes with view lines to water will remain defining elements of its future character. Increased housing density will be integrated through careful design that protects residential amenity, minimises visual bulk, is compatible with any adjoining conservation areas and maintains the green suburban setting.

Streets are undulating with slopes down towards Five Dock Bay, and future development will respond to the natural topography through building forms that step with the land and preserve views to the water.

The future character will be one of a greener and more diverse residential neighbourhood, where additional housing choice is delivered through sensitive low-rise intensification maintaining the established suburban identity of the precinct.



Existing character images

Objectives

- O1. Enable sensitive low-rise medium-density infill and housing diversity while maintaining a low-scale residential character.
- O2. Maintain cohesive streetscapes through consistent built form, setbacks, landscape and fencing.
- O3. Ensure the front setback contributes tree canopy and attractive landscape garden area.
- O4. Preserve views to Sydney Harbour and Parramatta River from the public domain.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

L1.7 Local Character Area Principles

Area C - Heritage Low Density Residential Area

Area zoned R2 and impacted by a heritage overlay such as a heritage conservation area.

Heritage Low Density Residential Area's occur on the western side of the DLCA, to the north and south of Lyons Road. Typically these areas are small and adjoin larger areas of Standard Low Density Residential, Low Density Residential Transition or Heritage Low Density Residential Transition.

Desired Future Character

These areas will continue to provide a low-density residential environment characterised by detached and semi-detached Federation, Victorian and Inter-War housing, landscaped gardens, low front fences and a strong tree canopy.

The specific qualities of the heritage item or heritage conservation area are considered and new development is to be compatible with these identified and desirable qualities. Future development will be carefully integrated into heritage conservation areas, referencing the scale, articulation, materiality, colours and proportions of contributory buildings. All contributory buildings are integral to the character, integrity and heritage significance of HCAs and will be retained and conserved to protect and reinforce these values.

The area's leafy landscape character, mature vegetation, visually permeable front boundaries and established views and view corridors will be protected and enhanced. Side setbacks created by vehicular access and garaging sets up a visual rhythm that is to be maintained. Garages, driveways and parking structures will remain visually recessive to maintain the dominance of gardens and buildings within the streetscape.

Objectives

- O1. Maintain a low-density residential character.
- O2. Retain and strengthen the established tree canopy and leafy streetscape character.
- O3. Ensure any new work conserves the heritage significance of the precinct and remains subordinate to contributory buildings.
- O4. Ensure new development supports and is compatible with the heritage significance of the precinct.
- O5. Maintain consistent building separation.



Existing character images

Controls

C1.	Wide side setbacks are to be maintained to provide landscaping, garaging and visual relief.
C2.	Existing verandahs are to be retained and are not to be enclosed.
C3.	Dwellings are to incorporate deep recesses, such as verandahs, porches and recessed entries, to reinforce the established architectural character.
C4.	On Gears Avenue, garages and carports are to be located on the northern side of lots to maintain the established pattern.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

Area D - Heritage Low Density Residential Transition Area (LMR)

Area zoned R2 and impacted by a heritage overlay such as a heritage conservation area and located within a LMR housing area.

The **Heritage Low Density Residential Transition Area** is predominantly located on the southern side of Lyons Road, between South Street and Gipps Street. A small area also occurs to the north of Lyons Road, on both sides of Moore Street.

Desired Future Character

These areas will continue to provide a leafy, low-density residential environment characterised by detached and semi-detached Federation and Victorian dwellings set within landscaped gardens. On larger sites future development may include low-rise, low density dwellings such as dual occupancies, terraces, multi-dwelling housing and manor houses. Development will be carefully integrated into heritage conservation areas, responding to the scale, proportions, architectural detailing, materials and colours of nearby contributory buildings, while remaining visually recessive within the streetscape. All contributory buildings collectively underpin the character, heritage significance and integrity of the HCA and will be retained and conserved to maintain these values. Streets with a significant cross-fall are to maintain a strong residential and pedestrian friendly presence, with garages, landscaping and fencing responding to the topography, and habitable rooms overlooking the street.

The area's heritage character is reinforced by mature street trees, low masonry and picket front fences, low scale development and generous planting and consistent building setbacks that create cohesive streetscapes. The area's established views to landmark heritage buildings, mature vegetation and landscaped character will be retained.

Garages and parking will be designed to minimise their visual prominence and preserve the dominance of buildings and gardens.



Existing character images

Objectives

- O1. Maintain a low-density residential character defined by heritage and contributory items.
- O2. Ensure any new work supports and is compatible with the heritage significance of the precinct.
- O3. Maintain cohesive streetscapes through consistent setbacks, landscape and fencing.

Controls

C1.	On streets with a significant cross-fall, the street should not be dominated by garaging and habitable rooms should provide passive surveillance to the street.
C2.	Except where an existing dwelling is retained, building and roof forms should be simple and avoid excessive articulation. Architectural interest should be achieved through building modulation, verandahs and the balanced composition of solid and void.

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Development Control Plan

Part L

Future Character Areas

DRAFT

L1.7 Local Character Area Principles

Area E - Standard Medium Density Residential Area

Area zoned R3 Medium Density Residential and not impacted by heritage or LMR overlays

The **Standard Medium Density Residential Area** occurs at the northern tip of the suburb near the Gladesville Bridge. These areas are further away from the centre but enjoy high amenity, with the majority of sites enjoying a northern aspect and sloping down to the Parramatta River. The existing character is a diverse mix of dwelling houses, townhouses and apartment buildings built over time in varying styles and ranging in height from two to nine storeys.

Desired Future Character

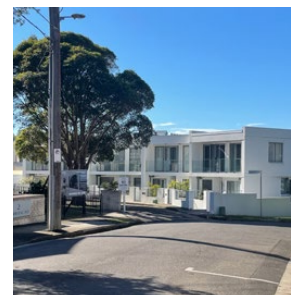
The area is expected to continue to provide a mix of dwelling types with incremental future development that benefits from the high amenity location. Future development will be up to three storeys in height and compatible with the existing character of the area.

Compliance with the foreshore building line will ensure view sharing between neighbours and side setbacks and low front fences will allow views from streets between building to the water.

Future development will respond to the natural topography sloping towards the Parramatta River by stepping with the landform, minimising excavation and retaining walls, and preserving views to the water.

Garages, driveways and parking structures will be visually recessive to allow front setbacks to contribute to the amenity of the area and ensure these structures do not restrict views to the water from the street.

Street trees will provide tree canopy and landscaped areas in the front and rear gardens will contribute to local amenity and the areas landscape character.



Existing character images

Objectives

- O1. Maintain the established medium-density residential character.
- O2. Retain views to the water between buildings and from the street.
- O3. Ensure buildings and their landscape setting are attractive when viewed from streets and public spaces and from Sydney Harbour.

Controls

- | | |
|-----|--|
| C1. | Ensure that development facilitates view sharing to adjoining and adjacent private properties. |
|-----|--|

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

Area F - Core Medium Density Residential Area (LMR)

Area zoned R3 Medium Density Residential and located within a LMR housing area <400m from the local centre.

The **Core Medium Density Residential Area (LMR)** occurs along the eastern side of the DLCA, on both sides of Victoria Road. Away from Victoria Road these areas enjoy high amenity on undulating land that slopes down to the waterfront to the east, south and north west of Victoria Road. On the eastern side of Victoria Road the undulating topography has resulted in curved and split streets that respond to the slope. As buildings along curved streets can terminate views, the design quality and resolution of the street interface becomes very important. Some dwellings, streets and public spaces enjoy views to Sydney Harbour and distant views of the Sydney Harbour Bridge and the Sydney CBD skyline.

The existing character is a diverse mix of dwelling houses, townhouses and apartment buildings built over time in varying styles and ranging in height from two to nine storeys. The area contains many heritage items and some streets in the area are opposite or adjoin heritage conservation areas. Heritage items and heritage conservation areas are typically low scale detached and semi-attached Federation, Victorian and Inter-War housing with landscaped gardens, low front fences and a strong tree canopy.

Desired Future Character

Compliance with the foreshore building line will ensure view sharing between neighbours and side setbacks and low front fences will allow views from streets, between buildings to the water. Garages, driveways and parking structures will be visually recessive to allow front setbacks to contribute to the amenity of the area and ensure these structures do not restrict views to the water from the street.

Future development will support a diverse range of housing forms, including new mid-rise apartment buildings of six storeys. Development will respond to the existing subdivision pattern, streetscape rhythm and landscape setting, ensuring new housing is sensitively integrated through appropriate setbacks, landscaping, building scale and high-quality design.



Existing character images

The area's established tree canopy, landscaped front gardens and visually open streetscapes with view lines to water will remain defining elements of its future character. Increased housing density will be integrated through careful, high quality design that protects residential amenity, minimises visual bulk, is compatible with any adjoining heritage item or conservation area and maintains the green suburban setting.

The future character will be one where additional housing choice is delivered through sensitive mid-rise intensification that provides high amenity housing that supports and builds upon the desirable qualities of the suburb.

Objectives

- O1. Provide well-articulated built form that reduces the visual bulk and scale of buildings and positively contributes to the streetscape.
- O2. Ensure the front setback contributes tree canopy and attractive landscape gardens.
- O3. Respond sensitively to the area's sloping topography.
- O4. Retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the area.
- O5. Ensure lot amalgamation facilitates high amenity redevelopment for residential uses and promotes the efficient use of land.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

L1.7 Local Character Area Principles

- O6. Ensure new development provides an appropriate transition in scale and form when located adjacent to low-density residential areas or heritage-sensitive sites.
- O7. Protect the amenity, privacy, and solar access of existing low-scale dwellings, conservation areas and heritage items.
- O8. Reinforce and respect the established character and built form of heritage conservation areas through sensitive design.
- O9. Ensure that the scale, bulk, and articulation of new development responds sympathetically to adjoining sensitive interfaces.
- O10. Preserve views to Sydney Harbour and Parramatta River from the public domain.

Controls

C1.	At sensitive side interfaces, the maximum wall height must be no more than 2 storeys if it is within 6 metres of the side boundary.
C2.	Development is to demonstrate it does not prejudice the equitable development of adjacent sites. In some circumstances, a conceptual master plan of the street block will be required, to demonstrate potential compliance with building separation, building setback, height, and floor space ratio controls.
C3.	To improve amenity and landscape character lot amalgamation of narrow sites is encouraged and development is not to result in isolated lots or prevent adjacent sites from reaching their redevelopment potential.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

Area G - Waterfront Medium Density Residential (LMR)

Area zoned R3 Medium Density Residential and located within a LMR housing area between 400 - 800m from the local centre.

The **Waterfront Medium Density Residential Area (LMR)** occurs along the eastern side of the DLCA, adjacent to the harbour. These areas enjoy high amenity and slope down to the waterfront with views across Sydney Harbour and distant views of the Sydney Harbour Bridge and the Sydney CBD skyline.

The existing character is a diverse mix of dwelling houses and apartment buildings built over time in varying styles and ranging in height from two to four storeys.

Desired Future Character

Future development will support a diverse range of housing forms, including new mid-rise apartment buildings, up to four storeys tall. Development will respond to the existing subdivision pattern, streetscape rhythm and landscape setting, ensuring new housing is sensitively integrated through appropriate setbacks, landscaping, building scale and high-quality design.

Compliance with the foreshore building line will ensure view sharing between neighbours and side setbacks and low front fences will allow views from streets, between buildings to the water. Future development will respond to the natural topography sloping towards the Parramatta River by stepping with the landform, minimising excavation and retaining walls, and preserving views to the water.

Garages, driveways and parking structures will be visually recessive to allow front setbacks to contribute to the amenity of the area and ensure these structures do not restrict views to the water from the street.

The area's established tree canopy, landscaped front gardens and visually open streetscapes with view lines to water, will remain defining elements of its future character. Additional housing choice is delivered through sensitive mid-rise intensification that provides high amenity housing that supports and builds upon the desirable qualities of the suburb.



Existing character images

Objectives

- O1. Provide well-articulated built form that reduces the visual bulk and scale of buildings and positively contributes to the streetscape.
- O2. Respond sensitively to the area's sloping topography.
- O3. Ensure lot amalgamation facilitates high amenity redevelopment for residential uses and promotes the efficient use of land.
- O4. Retain views to the water between buildings and from the street.
- O5. Ensure buildings and their landscape setting are attractive when viewed from streets and public spaces and from Sydney Harbour.

Controls

- | | |
|-----|--|
| C1. | Development is to demonstrate it does not prejudice the equitable development of adjacent sites. In some circumstances, a conceptual master plan of the street block will be required, to demonstrate potential compliance with building separation, building setback, height, and floor space ratio controls. |
|-----|--|

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

DRAFT

L1.7 Local Character Area Principles

Area H - Heritage Medium Density Residential Area

Area zoned R3 Medium Density Residential and impacted by a heritage overlay such as a heritage conservation area.

The **Heritage Medium Density Residential Area** occurs at the northern tip of the suburb near the Gladesville Bridge and adjoins the **Standard Medium Density Residential Area**. These areas are further away from the centre but enjoy high amenity with the majority of sites enjoying a northern aspect and sloping down to the Parramatta River.

The area is characterised by steeply sloping land that descends towards the waterfront, and contributory buildings which are made up of large Federation and Inter-War dwellings set within generous landscaped gardens.

Desired Future Character

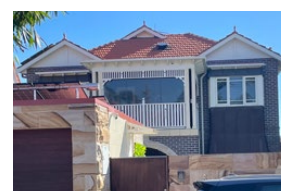
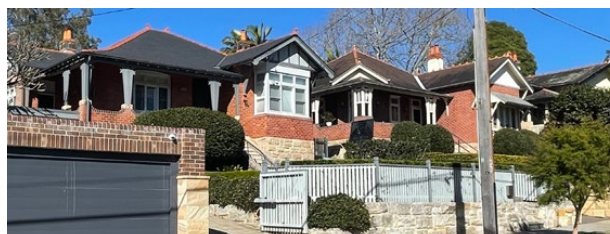
The **Heritage Medium Density Residential Area** will retain its distinctive heritage character while accommodating carefully integrated alterations and additions and increased housing choice through well-designed, compatible medium-density housing.

Future development will respect the heritage significance of heritage items and the conservation area by retaining contributory buildings and ensuring alterations and additions remain subordinate to the original dwelling and new development is carefully designed to ensure compatibility and support the amenity of the area.

The openness of front gardens, established views between buildings and the prominence of landscape over vehicle infrastructure will continue to define the streetscape. Parking, garages and retaining walls will be carefully designed to respond to the topography and remain visually recessive and to provide views between buildings to the water.

Objectives

- O1. Maintain the low-rise residential character defined by heritage and contributory items, while enabling sensitive alterations and additions.



Existing character images

- O2. Protect the established landscape character, mature vegetation and the visual openness created by generous front gardens and side setbacks.
- O3. Ensure any new work complements the heritage significance of the precinct.
- O4. Ensure development responds sensitively to the area's steep topography.
- O5. Preserve views to the water from the public domain.

Controls

C1.	Existing side setbacks are to be retained to preserve landscaping, outlook, ventilation, views between buildings and the established Federation and Inter-War character of the conservation area.
C2.	Where existing views towards the water are already interrupted, side setbacks are to provide landscaped separation between buildings.
C3.	For sites on Drummoyne Avenue, upper-level additions are to be designed so that the dwelling retains the appearance of a single-storey building when viewed from the street, reinforcing the established streetscape character.
C4.	On streets with a high cross-fall, the street should not be dominated by garaging and habitable rooms should provide passive surveillance to the street.

CITY OF CANADA BAY

Development Control Plan

Part L

Future Character Areas

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Area I - Core Heritage and Medium Density Residential Area (LMR)

Area zoned R3 Medium Density Residential and impacted by a heritage conservation area and located within a LMR housing area <400 from the local centre.

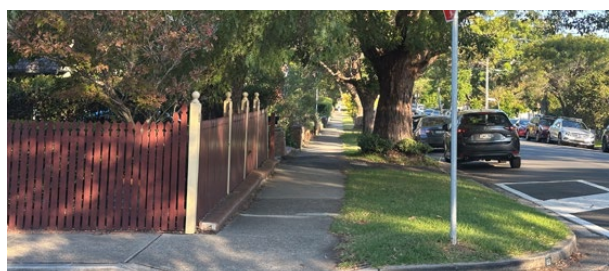
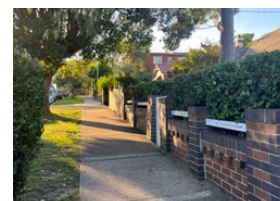
The **Core Heritage and Medium Density Residential Area (LMR)** is currently characterised by small one and two storey detached Federation and Victorian era dwellings. The existing character is a diverse mix of dwelling houses, townhouses and apartment buildings built over time in varying styles and ranging in height from two to nine storeys. It is characterised by multiple heritage conservation areas, however the boundaries to these conservation areas are irregular and streets contain a mix of heritage items, contributory, neutral and detracting buildings, as well as land outside the heritage conservation areas that is expected to accommodate new development.

Desired Future Character

The area will retain its distinctive heritage character while accommodating alterations and additions to contributory buildings and new development that reinforces the established streetscape and architectural character. Contributory buildings will be conserved to maintain the collective character, heritage significance and integrity of the HCAs. The leafy landscape, sloping topography, heritage buildings and views to Sydney Harbour will continue to define its identity.

New development will respond to the subdivision pattern, building scale, setbacks, roof forms and architectural detailing of heritage and contributory buildings, and remain visually recessive within the streetscape.

Streets and laneways will continue to be attractive, well-landscaped public spaces with low fences and a high degree of openness, facilitating passive surveillance and reducing the impact of vehicles.



Existing character images

Objectives

- O1. Enable sensitive infill development while referencing the low-rise residential character defined by heritage and contributory items.
- O2. Respond sensitively to the area's sloping topography.
- O3. Ensure fencing contributes positively to the heritage character and maintains visual connection between front gardens and the public domain.
- O4. Provide passive surveillance to laneways.
- O5. Respect the established subdivision pattern and rhythm of development within the streetscape.

Controls

C1.	Existing mature trees within rear gardens adjoining Ferry Lane must be retained wherever practicable to maintain the established landscape character of the laneway.
C2.	Development is to reinforce the historic subdivision pattern through building massing, side setbacks, articulation and modulation, and landscaping.
C3.	Laneway dwellings are to maintain a low scale that is appropriate to the width and intimate character of the laneway.

Submitted to the City of Canada Bay Council
Prepared by Colliers Urban Planning.
June 2026 | 2250433

City of Canada Bay Open Spaces - Overshadowing Study

Urban Design Report

19th June, 2026



Colliers



'Gura Bulga'
Liz Belanjee Cameron
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'
Liz Belanjee Cameron
'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadaluŋ Djarri'
Liz Belanjee Cameron
'Gadaluŋ Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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1 Introduction

1.1 Purpose of this Report	6
1.2 Methodology	8
1.3 Key Parameters	9

2 Baseline Analysis

2.1 Project Commencement	12
2.2 Background Review	13
2.3 Urban Design Context Analysis	16
2.4 Summary of the Baseline Analysis	18
2.5 Draft Solar Protection Approach	21

3 Overshadowing Analysis

3.1 Five Dock Park	26
3.2 Burton Street Park and Plaza	32

4 Solar Protection Control Recommendations

4.1 Solar Protection Controls	40
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5 Conclusion

6 Appendix A - Background Analysis

6.1 Baseline Analysis	54
6.2 Best Practice Examples	60

7 Appendix B - Overshadowing Analysis

7.1 Queen Elizabeth, Goddard and Rothwell Park	64
7.2 St Lukes Park, Cintra Park	66
7.3 Timbrell Park	68
7.4 Massey Park Golf Course, Greenlees and Edwards Park	70
7.5 Barnwell Park Golf Course	72
7.6 Campbell Park and Lysaght Park	74
7.7 Halliday Park	76
7.8 Brays Bay Reserve and McIlwaine Park	78
7.9 Taplin Park, Drummoyne Oval and Park	80
7.10 Brett Park	82
7.11 Concord Oval	84
7.12 Central Park	86
7.13 Sibbick Street Reserve	88

Contents



1 Introduction

As our city grows and the scale of developments increases, we need to plan for the future. With increasing urban densities, it is crucial that the quality, quantity, and amenity of the public open spaces in the city centres and residential neighborhoods are protected and enhanced to create places where people want to be and where nature can thrive.

A key consideration for achieving sustainable and liveable places is the provision of open spaces that receive sufficient sunlight throughout the year to support people's well-being, turf, and plant growth. To achieve this goal, it is important to develop an evidence-based sun protection control framework for open spaces to guide the sustainable growth of our urban areas.

Colliers Urban Planning was engaged by Canada Bay Council to undertake evidence based technical investigations of overshadowing impacts for the 26 major parks across the LGA to identify appropriate solar protection controls for those nominated high priority open spaces.

Our approach will ensure that Canada Bay Council receives a comprehensive and technically sound analysis that supports high-quality urban design outcomes for its priority open spaces aligned with community and policy objectives.

'As we plan for future growth and development, access to high-quality open space will become increasingly important. Our parks and natural landscapes are the places where people can relax, exercise, play, and enjoy our natural heritage and culture. They also provide habitat for wildlife, help mitigate the impacts of climate change, and improve air quality'.

Draft Greener Places Design Guide 2020 NSWGA.

1.1 Purpose of this Report

Study Area

Canada Bay Council has selected 26 priority parks within the LGA with a size of 2ha or more for an Overshadowing Impacts Assessment and to identify appropriate Solar Protection Controls. The parks included are:

① Barnwell Park Golf Course (A)	⑩ Massey Park Golf Course
② Barnwell Park Golf Course (B)	⑪ McIlwaine Park
③ Brays Bay Reserve	⑫ Queen Elizabeth Park
④ Brett Park	⑬ Rothwell Park
⑤ Campbell Park	⑭ St Lukes Park
⑥ Cintra Park	⑮ Taplin Park
⑦ Concord Oval	⑯ Timbrell Park
⑧ Drummoyne Oval	⑰ Central Park
⑨ Drummoyne Park	⑱ Sibbick Street Reserve
⑩ Edwards Park	⑲ Burton Street Park
⑪ Five Dock Park	⑳ Burton Street Plaza
⑫ Goddard Park	
⑬ Greenlees Park	
⑭ Halliday Park	
⑮ Lysaght Park	

Solar Protection Objectives

'Maintaining sunlight to important public parks and places is a critical objective to maximise amenity and enjoyment of the city by the community.

Survey and analysis indicate that people's use and enjoyment of parks and places has a direct relationship with the extent of direct sunlight. People typically seek out the sun throughout most of the year, only seeking out shade in public places for a short period within summer. It is therefore necessary to retain and strengthen the Sun Protection control framework to ensure continued enjoyment of important parks and public places...'

City of Sydney Solar Access Provisions 2016.

Solar access controls for open spaces in the City of Canada Bay aim to maintain and enhance public amenity, ensuring high-quality, sunlit, and usable public spaces, particularly during the winter solstice.

The objectives of the Solar Protection Controls are to:

- Maximize Winter Sunlight: Ensuring adequate sunlight (often 4-5 hours) on the winter solstice for public parks and, specifically, park gathering/activity areas, turf and soft landscaping.
- Balance Development and Amenity: Controlling the height and bulk of nearby buildings to allow for reasonable development while maintaining high standards of sunlight for public use.
- Enhance Public Quality of Life: Improving the usability and safety of public open spaces and foreshore areas.
- Support Environmental Sustainability: Protecting ecological functions and enhancing natural, sunny, and windy conditions for, specifically, foreshore and public areas.
- Protect Specific Locations: Ensuring specific areas, such as in the Rhodes Precinct, are protected from new overshadowing.

These objectives need to be balanced against the reality of changing urban environments. Urban parks are surrounded by – and should be complementary to – the adjacent urban form. As these urban areas change, the study aims to ensure that these key open spaces, which currently enjoy high degree of sun access, broadly retain sun access over the long term.

Study Aims

The Overshadowing Impacts Assessment will aim to:

- Assess the existing solar amenity condition for nominated parks.
- Understand the valued qualities and diverse characteristics of each park.
- Understand the solar access and amenity needs for the diverse spaces and places of significance within the parks.
- Understand the planned growth and change surrounding the parks.
- Determine how susceptible the solar amenity condition is to change as a result of planned growth and change to maintain the health, amenity and characteristics of these parks for the long term in the context of a growing and changing city.
- Develop appropriate solar protection controls to minimise any adverse impacts on open spaces.

The findings of this report, i.e. Solar Access Controls will be incorporated into the Canada Bay LEP 2013 and other relevant planning documents as a framework for any future development in the LGA.

The proposed Solar Protection Controls are intended to be a matter of consideration when evaluating development applications that require consent under the Environmental Planning and Assessment Act 1979 (EP&A Act) that will or may overshadow the nominated parks.

Whilst the focus of this study is on overshadowing impacts from the surrounding context, we have also considered the performance of the current and any potential future structures within each park in the detailed 3D overshadowing analysis.

This report also introduces additional principles to manage impacts from any internal structure, to assist Council in developing any future built form structure within the RE1 (Public Recreation) Zone.

Approach

To identify appropriate Solar Protection Controls, this study considers the three key questions:

1. What are the existing overshadowing impacts on the nominated parks?
2. What are the potential overshadowing impacts from permitted development and are they acceptable considering the cultural, environmental and social characteristics of each park?
3. What are the appropriate solar protection approach that will balance the need to maintain existing high levels of amenity within each park with the need to accommodate development intensification to support population growth around them?

This study undertook evidence based analysis of the 26 nominated parks and established a set of site-specific Solar Protection Controls for each parks.

To answer the above questions, this study has considered the following approach:

- **Research** - Understanding existing policy settings and solar protection controls across Sydney, determining existing and future context of the parks and incorporating learnings from other best practice studies.
- **Digital Modelling** - Preparing an a detailed 3D model of the parks to inform point in time and cumulative shadow impacts across different scenarios and conditions.
- **Investigations** - Analysis of potential overshadowing impacts of the existing, permitted and potential future contexts around the site.
- **Workshops** - Collaborative workshops with Council to understand impacts and determine appropriate solar protection for the parks.

Findings

The study used the Winter solstice (21st June) from 9am-3pm to determine existing conditions and an assessment period for solar protection controls.

The study also determined the baseline from which overshadowing assessments should be made when determining potential impacts i.e. overshadowing beyond what is currently permissible* or overshadowing beyond any potential future master plan.

Further analysis of the fine grain conditions of each park has considered their environmental, cultural and social significance.

The study then identified the methodology and considerations for determining the sensitivity and therefore acceptability of any additional overshadowing impacts on key areas and features of the nominated park.

This report provides a summary of the methodology, process and the proposed Solar Protection Controls that have been developed for each park.

* Canada Bay Local Environmental Plan (LEP) was gazetted on Friday, 19 July 2013-389

Report Structure

This study has been structured around the following sections:

Baseline Analysis: This part provides a summary of the project initiation phase, background review and baseline analysis, it includes:

- Project Commencement
- Background Review
- Urban Design Context Analysis
- Summary of the Baseline Analysis
- Draft Solar Protection Approach

Overshadowing Analysis: This part demonstrates our methodology and analysis diagrams for the detailed 3D overshadowing analysis of the two nominated parks. It includes the following scenarios for the detailed solar and overshadowing analysis of Five Dock Park, Burton Street Plaza and Burton Street Park:

- Scenario One - Existing height
- Scenario Two- LEP/LMR Height of Building controls
- Scenario Three- Future heights

Solar Protection Control Recommendations: This section demonstrates the solar Control recommendations for each park. It includes:

- Solar Protection Controls
- Solar Protection Control Maps
- Control Narratives

The proposed recommendations have been summarised and grouped for parks with similar characteristics/adjacent to each other. Whilst we tested different solar protection typologies, Solar Protection Area (SPA) has been considered as the preferred typology for the Solar Protection Controls for all the parks.

Appendix A: Appendix A provides further detailed information about our baseline analysis and investigations.

Appendix B: Appendix B demonstrates a summary of the detailed 3D overshadowing analysis for all parks except those presented in Part Two.

This analysis has led to the development of the solar access controls presented in Section 4.

1.2 Methodology

Our methodology for undertaking this Study is identified in Figure 1. It involved three key steps being:

1. Baseline analysis, where we:

- Visited the site.
- Reviewed background information, reports and planning policies provided by Council to understand the existing and desired future character of the context and each open space.
- Reviewed best practice examples and the different types and forms of solar protection controls that are in place across Greater Sydney.
- Defined Study Parameters i.e. key Solar Protection Control parameters, including date and time (i.e. 21 June 9am-3pm).
- Identified appropriate Solar Access Principles for each park based on their size, characteristics and variety of uses/activities they support/will support.
- Undertook based line analysis, to identify the significance of the parks and drafted Solar Access Protection Approach for each park based on their characteristics, requirements and sensitivity.

2. Detailed Overshadowing Analysis, where we:

- Identified the overshadowing scenarios being:
 - Scenario One: The existing Context
 - Scenario Two: Permitted built form based on Canada Bay LEP 2013 version 389.
 - Scenario Three: Any foreseeable future scenario based on Council's plans, policies and information (i.e. any masterplan or park upgrades under specific Plan of Management).
- Undertook a detailed 3D overshadowing analysis to:
 - Understand the current and potential future solar performance for each park based on three identified scenarios.
 - Identify overshadowing impacts on parks based on hourly rates during the year with focus on 21 June 9am-3pm both from internal and surrounding structures.
 - Validate/refine the sensitivity and solar access priority for each park.
 - Confirm the base Case Scenario where the overshadowing impacts are still acceptable. i.e. no additional overshadowing is acceptable beyond the Base Case Scenario.

3. Draft and final Solar Protection Controls and Documentation, where we:

- Refined Solar Protection Approach (identified earlier in the study) for each park based on the outcomes of the 3D overshadowing analysis.
- Confirmed approach with Council.
- Drafted Solar Protection Controls for each park.
- Prepared this report including a summary of the analysis and the proposed Solar Protection Controls for inclusion into the relevant planning instruments.

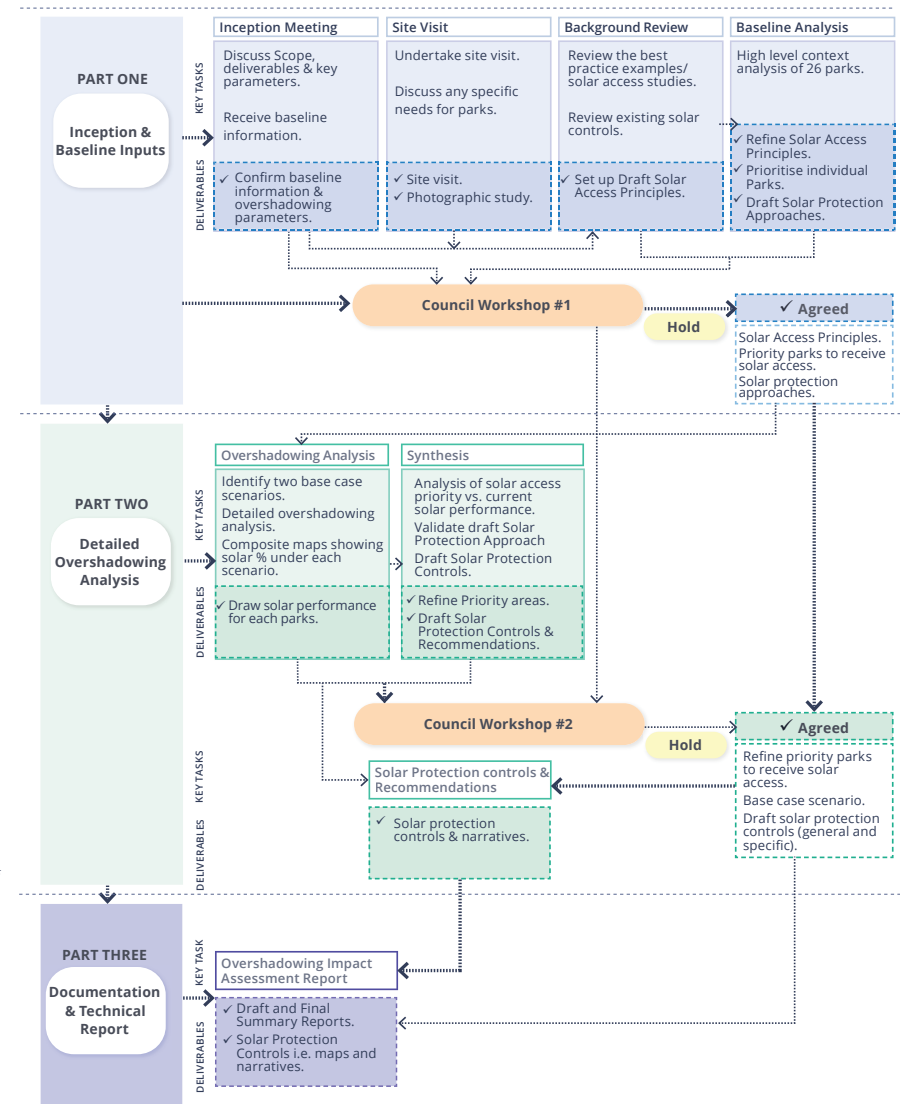


Figure 1. Our Methodology

1.3 Key Parameters

Solar Access Parameters

A high-level background review was undertaken to understand the range of solar protection parameters, types of controls and existing terminology used within the industry to identify the most appropriate solar protection approaches for the nominated parks and to inform the evidence-based analysis.

This review focused on understanding of:

- Appropriate time of day and year parameters for solar protection.
- The different types and forms of solar protection controls that are in place across Greater Sydney and their relevance as a benchmark for managing different scales of the nominated parks.

The review of solar access controls reveals the following:

1. There are typically three types of solar protection controls for open space in Sydney being:
 - Sun Access Planes (SAP);
 - No Additional Overshadowing (NAO); and
 - Performance Controls which include minimum % and/or minimum hourly requirements.
2. The established dates and time periods within all controls are set at the most conservative sun angle (winter solstice) ensuring protection throughout the year.
3. Generally the times for protection are established based on consideration of:
 - Size / scale of the space.
 - Role and function of the space including when it is used and how contested a space is.
 - What is the existing and/or proposed surrounding physical context including land-use, physical form, dimensions and orientation.
 - The existing level of overshadowing.
 - Despite identifying the initial protection timeframe for each park based on best practice examples across Greater Sydney, classification, size and sensitivity, through the detailed 3D analysis, and based on Council's feedback, we expanded the protection hours to maximise the solar access received by each park.

However, it is noted that through expanding the solar protection hours, the surrounding area is more limited for any future development that involves height greater than any base case scenario which has been considered in this part.

Based on our baseline analysis, we considered the following parameters/assumptions in this study:

- Defined key Solar Protection Control parameters, including date and time (i.e. 21 June 9am-3pm).
- Regardless of the above timeframe, the spatial 3D overshadowing analysis platform prepared for this study allowed for analysis of each park throughout the entire year (any date/time), which assisted through our high-level analysis and/or extension of our analysis to other alternative timeframes, if required.
- For the 3D analysis of the permissible and/or future development scenarios, we have extruded the entire block v/s assuming a design concept. This approach allows us to consider the worst case scenario under any future height.
- Explored various protection approach methodologies to identify the best solar protection controls across the LGA that suit the needs for each park. We note that testing and recommending SAP (Solar Access Plane) as used by the City of Sydney as their solar protection approach was excluded in this study. This is due to the fact that SAP requires highly complex geometric modelling and is not appropriate for large parks with lengthy, complex boundary geometries.
- Introduced a simplified, consistent, coherent, defensible and effective solar protection controls through exploring the suitability of NAO, Performance based controls or any alternative approach.

Solar Protection Control Typologies

The following solar Protection Control typologies have been explored and tested in this study

- **No Additional Overshadowing (NAO):** This controls prohibits any additional overshadowing to a base case scenario (which could be the existing context or the permissible controls). We note that any changes to the status of the base case scenario might also add complexity to the assessment process in this typology. Regardless, NAO is one of the most common controls that have been used for solar protection across Greater Sydney.
- **Performance base** (i.e. protection of a % of the open space area): This control ensures specific % of each park is receiving continuous solar access during a certain timeframe. This typology is not location specific and it might add limitations for development proposals in long term.
- **Solar Protection Area (SPA):** This control demonstrates a specific area within each park that needs to be protected for continuous solar access during a specific timeframe. This typology provides high level of certainty around protecting specific locations within parks for any future upgrades or maintaining the existing pedestrian based amenity, particularly for parks with sensitive environmental characteristics.
- It provides a simplified approach for the assessment authority to evaluate the impacts from any proposal on open spaces.

We have tested all three typologies in different parks based on their characteristics and discussed the outcomes with Council. The SPA typology has been decided as the preferred approach due to its simplicity and clarity.



2 Baseline Analysis

This section summarises our project initiation phase, background review and baseline analysis.

Key tasks include:

- Identification of the key study parameters with Council i.e. date and time of protection.
- Review all the background information provided by Council.
- Site visit and photographic study of the nominated parks.
- Review of the best practice examples across the Greater Sydney to understand the best approaches towards the solar protection for various open space classification and solar protection typologies.
- Base line analysis of each park and its key characteristics.

Leading by the above analysis, at the end of this section, we have provided solar protection design principles and an initial solar protection approach for each park to be tested and validated in Part Two.

2.1 Project Commencement

Inception Meeting

Key Insights:

- Received the list of 26 priority parks from Council.
- Agreed on the key overshadowing parameters i.e. date and time 21 June - winter solstice 9am-3pm.
- Received the list of background information from Council.
- Agreed on the proposed scope and methodology.

Site Visit

Key Insights:

- Majority of the parks currently receive high level of solar access during the day; however, the surrounding built form context is under transition due to the recent planning reforms under LMR, HDA, PRCUTS and or strategies plans and policies.
- Larger sites with a more extended range of recreational activities are highly used. They attract people for a longer hours of the day for different activities.
- Parks with sensitive environmental elements i.e. flora and fauna, require a more extended solar protection time frame during the day.
- Significant trees on the park boundaries might be the key constrained areas due to the higher possibility of the overshadowing impacts from surrounding context.
- Council is currently enhancing the vegetation and green character of parks such as Brett Park through additional planting. This requires further attention to ensure the new or existing protected vegetation receive adequate levels of solar access.

Note: LMR = Low and Mid-Rise Housing
HDA = Housing Development Authority
PRCUTS = Parramatta Road Corridor Urban Transformation Strategy



Figure 2. Brett Park: Significant trees on the park boundaries.



Figure 4. St Luke Park: A range of recreational uses on the park extends the park usage during the day time.



Figure 6. Brays Bay Park: High amenity park at foreshore location.



Figure 3. Five Dock Park: The existing low density development adjacent to the park might evolve to higher densities as an outcome of the Five Dock Precinct Master Plan.



Figure 5. Queen Elizabeth Park: Significant trees on the park boundaries.



Figure 7. McIlwaine Park: High amenity park, significant trees at foreshore location.

2.2 Background Review

Relevant Documents and Data

The following relevant documents and data are provided by Council to undertake a background review of existing State and/or local strategies, controls, and spatial mapping data.

We have reviewed the following plans, maps and documents to understand the existing and the desired future character of the parks and their surrounding areas with potential impacts on their solar performance.

In addition to the information from Council, we have also downloaded the base data for LMR (Low and Mid-Rise Housing Policy) and TOD (Transport Oriented Development) areas from Planning NSW to set up the analysis maps.

Relevant Document
Plan of Management and Master Plan
Barnwell Golf Course Plan of Management (Drummoynes Council, 1996)
Concord Oval Plan of Management (City of Canada Bay, 2022)
Five Dock Plan of Management and Master Plan (City of Canada Bay, 2021)
Drummoynes Oval Precinct Plan of Management and Master Plan (City of Canada Bay, 2024)
Timbrell Park Plan of Management and Master Plan (City of Canada Bay, 2024)
Queen Elizabeth and Goddard Park Master Plan (City of Canada Bay, 2025)
Rhodes Peninsula Open Space Master Plan (City of Canada Bay, 2015)
Burwood North Metro Rezoning Proposal (Under Exhibition)

Strategic Documents/Plans
Biodiversity Action Plan (City of Canada Bay, 2025)
Foreshore Access Strategy (City of Canada Bay, 2020)
PRCUTS Stage 1 Public Domain Plan (City of Canada Bay, 2022)
Recreation and Open space Strategy (City of Canada Bay, 2019)
Social Infrastructure Strategy (City of Canada Bay, 2019)
Urban Tree Canopy Strategy (City of Canada Bay, 2019)
Biodiversity Framework and Action Plan (City of Canada Bay, 2019)
Flora and Fauna Monitoring Study (City of Canada Bay, 2024)

GIS Data
Key Sites (Canada Bay LEP, 2013)
Floor Space Ratio (Canada Bay LEP, 2013)
Height of Building (Canada Bay LEP, 2013)
Land Zoning (Canada Bay LEP, 2013)
Heritage (Canada Bay LEP, 2013)
1m Contours (Canada Bay Council)
Biodiversity (Canada Bay LEP, 2013)
Conservation Area (Canada Bay LEP, 2013)
Environmentally Sensitive Land (Canada Bay LEP, 2013)
Habitat Connectivity (Canada Bay DCP)
Threatened and Migratory Species (Canada Bay Council)
Species Richness Model (CCBC LGA Flora and Fauna Survey 2023-2024)
Sun Access Protection (Canada Bay LEP, 2013)
Strata (Canada Bay Council)

Best Practice Examples

We have undertaken a detailed analysis of the existing solar access controls and policies for the open spaces and public domain areas across Greater Sydney.

For the purpose of this analysis and considering the characteristics of the subject parks in Canada Bay LGA, this analysis has focused mainly on public parks (i.e. RE1 Zone).

Please refer to the Appendix A to access the detailed analysis.

We have summarised our analysis by focusing on the following parks:

Parks/open spaces	Local Government Area
The Royal Botanical Gardens	City of Sydney
The Domain	City of Sydney
Hyde Park	City of Sydney
Burwood Park	Burwood Council
Alexandria Park (Green Square Open Space)	City of Sydney
Chatswood Oval (Chatswood Park)	Willoughby City Council
Paul Keating Park	City of Canterbury Bankstown
The Lancer Barracks Site	City of Parramatta
Jubilee Park	City of Parramatta
Garden of Remembrance	Willoughby City Council
Concourse Open Space	Willoughby City Council
Drying Green, Green Square Town Centre	City of Sydney
Tennis and Croquet Club	Willoughby City Council
Experiment Farm	City of Parramatta

We have also reviewed the current solar access controls for the following open spaces within Canada Bay LGA:

Key Parks within Canada Bay LGA currently have Solar Access Controls
McIlwaine Park
Brays Bay Reserve
King George V Park
Uhrs Reserve
Peg Patterson Park
Union Square

To understand the rationale behind their current solar access controls, we have analysed each park based on the following criteria:

Analysis Criteria	Key Insights
Size	Smaller parks are more constrained in terms of protecting solar access.
Distribution	Based on the criteria identified by Greener Places, 2020, GANSW, we have categorised the parks into Local, District or Regional Parks (Greener Places, 2020, GANSW): - Local - 0.3-2 ha - District - 2-5 ha - Regional > 5 ha
Location in Relation to their closest City Centre	Majority of parks analysed are located in fringe areas and within city centres. Parks in fringe areas provide more opportunities for solar protection compared to those in central locations.
Outdoor Recreation Typology	Defined based on a range of recreational facilities that parks support. We have used the classification identified in the Draft Greener Places Design Guide, GANSW, 2020. The list is provided in Appendix A. - Majority of the parks have solar access controls for 21st of June 9am-3pm. - Parks within city of Sydney in high density areas have solar access controls all year and have identified Solar Access Planes (SAP). SAP requires highly complex geometric modelling and is not appropriate for large parks with lengthy, complex boundaries. - No Additional Overshadowing (NAO), restricted hours and performance based controls are other types of controls highly used across Greater Sydney. - Larger parks are mainly used for the entire day, smaller parks are mostly used closer to mid-day. - Regional parks in fringe areas are protected for longer hours during the day, 9am-3pm (minimum of 4-5 hours). Usually for multi purpose recreational parks. - Regional parks in city centre areas (also smaller in size) are protected during slightly shorter timeframe in the day- 10am-2pm (minimum of 3-4 hours). These are multi purpose parks. - District parks are protected for a shorter time compared to regional parks as they are smaller sites. - Larger local parks such as Paul Keating Park with more extended level of activities, are protected within longer timeframe (10am-3pm) for 50% of the park. - Smaller local parks in the city centre location with activity focused around recreation and less sport, the protection is also focused around lunchtime between 12-2pm for a minimum of 50% of the park. - The common solar control approach in the City of Canada Bay is No Additional Overshadowing (NAO) between 8:30 am to 12:30pm (4 hours) on winter solstice for selected parks as defined in the LEP.

Existing Solar Access Controls (informed by nominated parks across Sydney, including those within the City of Canada Bay)

Draft Solar Access Principles

Regional Parks

- To protect regional parks with multi-purpose recreational uses for longer hours during the day i.e. minimum of 5 hours 9am-3pm in Winter Solstice.
- Smaller regional parks in the city centre areas and/or constrained by surrounding density to be protected for a minimum of 4 hours between 10am -2pm in Winter Solstice.

District Parks

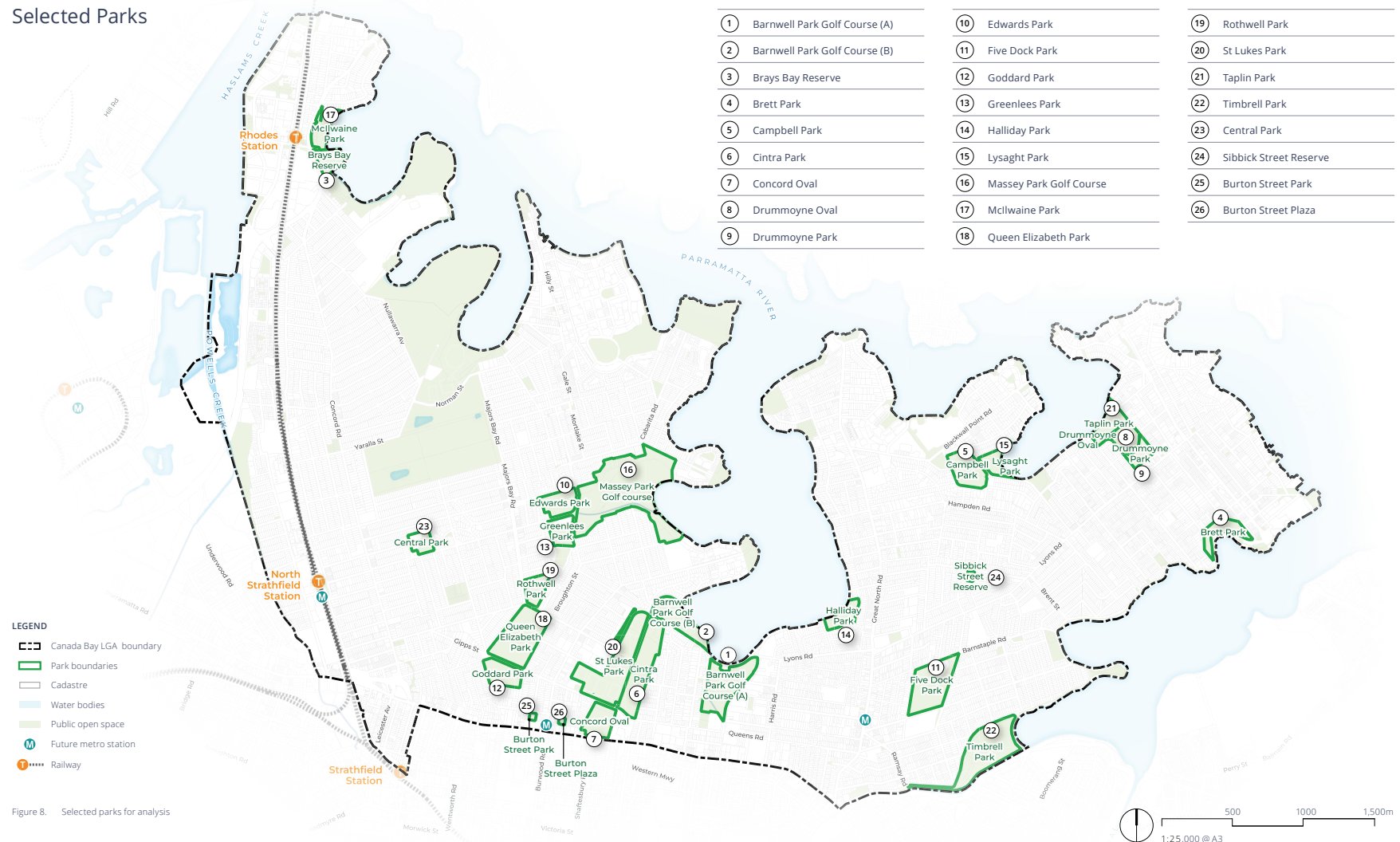
- To protect multi purpose district parks for a minimum of 3-4 hours including mid-day in Winter Solstice.
- Where constrained by surrounding density, district parks are to be protected by continuous solar access for a minimum of 50% of the park in Winter Solstice.

Local Parks

- Solar protection controls for local parks should generally be focused around morning time and/or Mid-day/lunch time. However, in some high density areas where the local parks are limited as the only green resource, the protection period is increased/extended.
- To protect larger local parks with more extended level of activities, within longer timeframe (10am-2pm) for a minimum of 50% of the park.
- Smaller local parks (i.e. less than 1ha) in city centre area or surrounded by medium/high density with activity focused around recreation and less sport are to be protected at least around lunchtime between 12-2pm for a minimum of 50% of the park.

Note: The above principles are capturing the minimum requirement of solar access based on analysis of the successful parks in Greater Sydney. Through our 3D analysis, we will attempt to maximises or extend this to longer hours.

Selected Parks

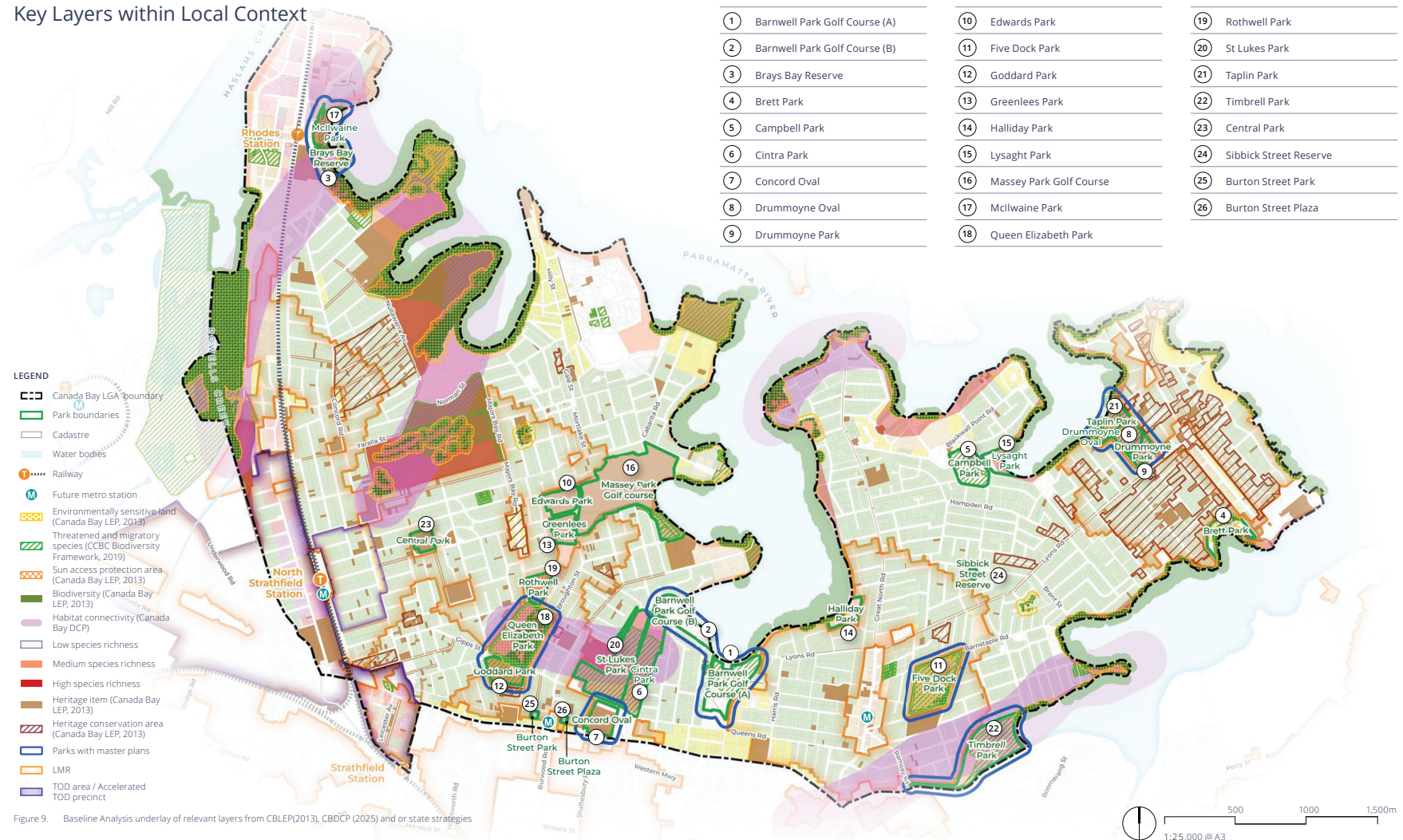


BASELINE ANALYSIS

16

2.3 Urban Design Context Analysis

Key Layers within Local Context



Proximity to Open Space

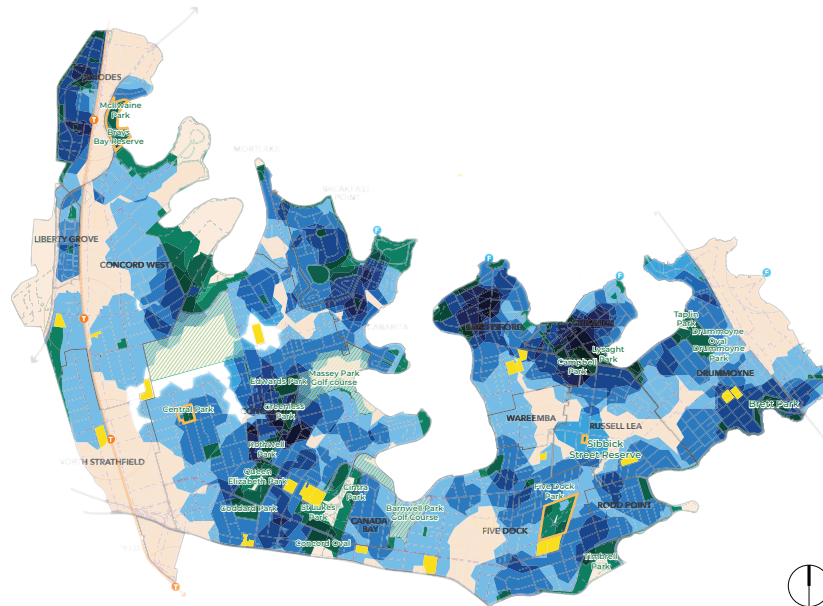


Figure 10. Proximity to open space (Social Infrastructure Open Space and Recreation Strategy and Action Plan, City of Canada Bay, 2019)

LEGEND

- Local open space (minimum 0.3ha)
- Golf courses
- Areas within 400m of local open space
- Areas not within 400m easy walking distance of local open space
- Schools
- Parks with potential increased usage (based on qualitative assessment)

Key Insights:

In the Canada Bay LGA there are a number of areas that are not within 400m walking distance to an open space of at least 0.3ha. This increases the usage on specific parks that do not overlap with a 400m walking radius of any other park. This includes the following parks:

- McIlwaine Park
- Brays Bay Reserve
- Central Park
- Sibbick Street Reserve
- Five Dock



Figure 11. Proximity to open space in high density areas (Social Infrastructure Open Space and Recreation Strategy and Action Plan, City of Canada Bay, 2019)

LEGEND

- Local open space (minimum 0.1ha)
- Golf courses
- Areas within 200m easy walking distance of local open space
- Areas zoned for medium to high density (R3, R4, B4)
- Areas zoned for medium to high density (R3, R4, B4) that are not within 200m easy walking distance of open space
- Parks with potential increased usage (based on qualitative assessment)

Key Insights:

The above map shows areas that are within 200m walking distance of open space of at least 0.1ha, and highlights those areas that are currently zoned for high density residential living (R3, R4 and B4 zones) that do not meet this benchmark. This increases the usage on specific parks that are closest to these high density residential areas. This includes the following parks:

- McIlwaine Park
- Brays Bay Reserve
- Taplin Park, Drummoyne Park and Drummoyne Oval
- Sibbick Street Reserve
- Five Dock

2.4 Summary of the Baseline Analysis

Analysis Criteria

We have analysed the parks considering the following baseline criteria to understand their key characteristics which underpin the most appropriable solar protection approach.

Analysis Criteria	Key insights
Size	Majority of the selected parks are larger Regional Parks or District Parks, 6 parks out of the 26 parks analysed were Local Parks.
Distribution	Based on the criteria identified by Greener Places, 2020, GANSW, we have categorised each park under the following distribution: Regional (> 5 ha): - Five Dock Park - Queen Elizabeth Park - Cintra Park - St Lukes Park - Timbrell Park - Barnwell Park Golf Course (A) - Barnwell Park Golf Course (B) - Campbell Park District (2–5 ha): - Brays Bay Reserve - Brett Park - Goddard Park - Mclwaine Park - Taplin Park - Concord Oval - Edwards Park - Halliday Park - Massey Park Golf Course - Rothwell Park - Drummoyne Oval - Lysaght Park Local Parks (0.3–2 ha): - Drummoyne Park - Greenlees Park - Burton Street Park - Burton Street Plaza - Central Park - Sibbick Street Reserve
Location in Relation to the city centre	A majority of the parks analysed are located outside of the city centre areas.
Outdoor Recreation Typology	The following parks have been identified with highest concentration of both formal and passive recreation uses (both given equal importance): - Five Dock Park - Queen Elizabeth Park - Cintra Park - St. Lukes Park - Timbrell Park

Analysis Criteria	Key insights
Areas of Significance	Areas of significance mainly relates to parks that are impacted by heritage, environmental conservation, biodiversity, threatened migratory species and sun access protection. We have undertaken sensitivity analysis to further understand areas of significance in each park.
Permissible and Potential Future Height or Density	Parks adjacent to areas with future master plans and uplift might be impacted. Some parks that may be impacted by future height or density include: - Brays Bay Reserve and Mclwaine Park (High density development to the west of the parks) - Queen Elizabeth Park, Goddard Park, St Lukes Park and Concord Oval (Burwood North Metro Rezoning Proposal) - Burton Street Park and Plaza (Burwood North Metro Rezoning Proposal) - Five Dock Park (Five Dock Precinct Master Plan)
Future Upgrade Potential	Including any future upgrade that has been considered under any master plan or Plan of Management documents. Parks include: - Five Dock Park Plan of Management and Master Plan - Queen Elizabeth Park and Goddard Park Master Plan - Drummoyne Oval Precinct Plan of Management and Master Plan (includes park upgrades and addition of built form within the Parks) - Brays Bay Reserve and Mclwaine Park - Rhodes Peninsula Open Space Master Plan - Concord Oval Plan of Management - Timbrell Park Precinct Master Plan and Plan of Management - Burwood North Metro Rezoning Proposal
Walkable Distance to Other Parks (400m)	Includes parks with increased usage due to not been included within close proximity to other parks. Solar access is more critical for these parks as they are the only source of recreation within their catchment. Parks include: - Mclwaine Park - Brays Bay Reserve - Central Park - Sibbick Street Reserve - Campbell Park and Lysaght Park - Taplin Park, Drummoyne Park and Drummoyne Oval

Table 1. Analysis Criteria

Please refer to the Appendix A to access the detailed analysis.

Sensitivity Analysis

We have undertaken a detailed analysis to further understand the constraints of each park, primarily related to environmental layers and their implications on their requirements for solar accessibility. This was a qualitative analysis, where each park has been rated and analysed based on:

- The number of constraints layers that apply to the parks.
- The intensity/ percentage of the park affected by each layer.
- The heritage status of the park.
- Walking catchment from residential uses and the distance to the closest park as analysed in Figures 10 and 11.

The key environmental constraints criteria includes:

- Heritage character
- Biodiversity and Habitat Connectivity
- Threatened and Migratory Species
- Environmentally Sensitive Land
- Species Richness

The table below demonstrates the summary of our sensitivity analysis.

	Regional (> 5 ha)	District (2-5 ha)	Local (0.3-2 ha)
High	Five Dock Park Queen Elizabeth Park Cintra Park St Lukes Park	Brays Bay Reserve McIlwaine Park Goddard Park Taplin Park Halliday Park	
Medium	Timbrell Park	Concord Oval Edwards Park Massey Park Golf Course Rothwell Park Brett Park Drummoyne Oval	Greenlees Park Burton Street Park Burton Street Plaza Drummoyne Park Central Park Sibbick Street Reserve
Low	Barnwell Park Golf Course (A & B) Campbell Park	Lysaght Park	

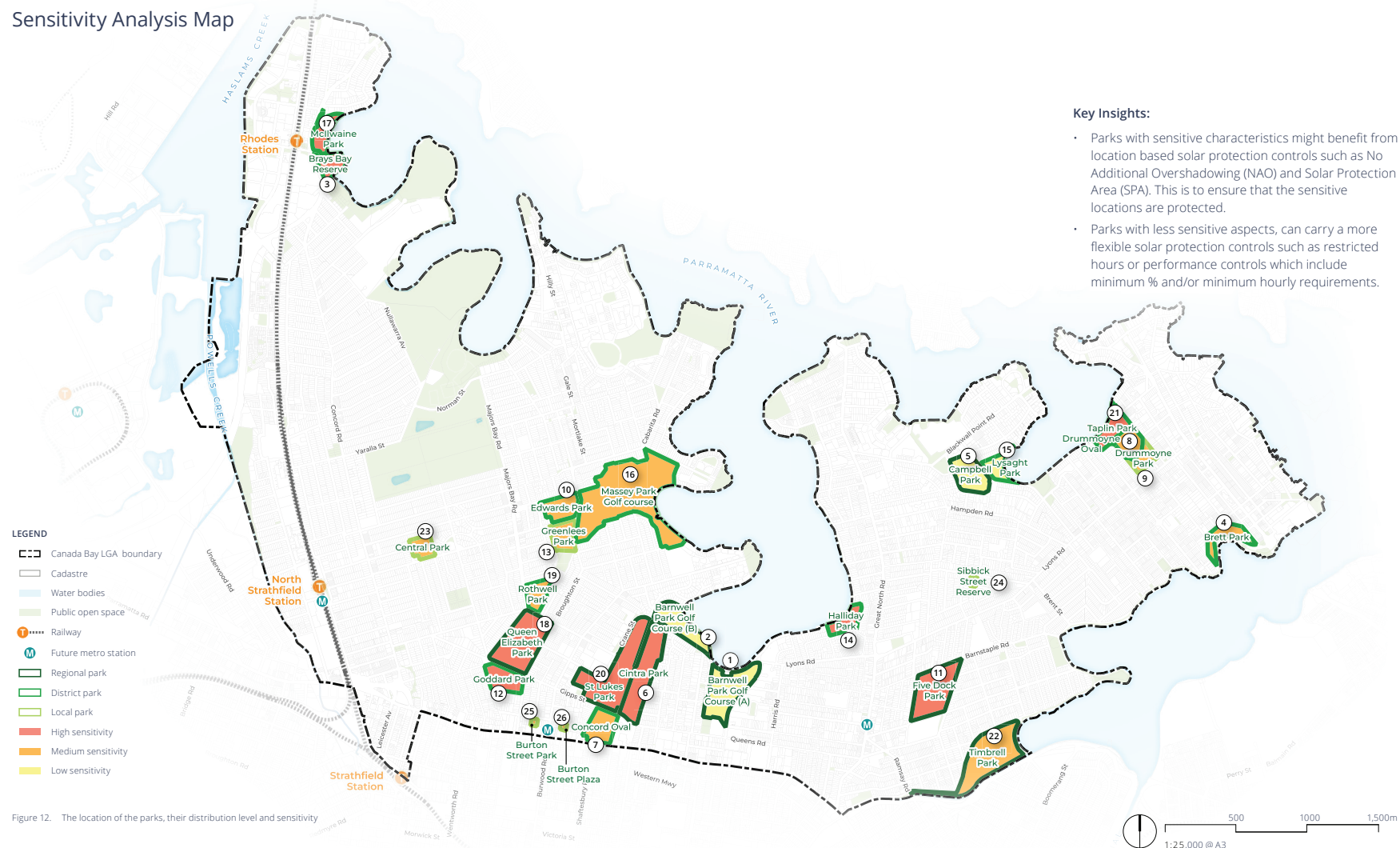
Table 2. Summary of Sensitivity Analysis

Figure 12 on the following page demonstrates the level of sensitivity for each park.

LEGEND

- High sensitivity = 3 or more constraint layers
- Medium sensitivity = 1-3 constraint layers
- Low sensitivity = 1 or less constraint layers

Sensitivity Analysis Map



2.5 Draft Solar Protection Approach

The draft solar protection approach has been informed by the background review of the best practice examples, existing solar controls across Greater Sydney and baseline analysis of the 26 selected parks.

The proposed approach will be validated through the detailed 3D overshadowing analysis undertaken in Part Two.

Please note that the key purpose of these principles are to protect the parks from overshadowing impacts outside park boundaries. Upon undertaking the detailed 3D overshadowing analysis, and understanding of the performance of the current and any potential future structure within each park, we may introduce additional principle to manage impacts from any internal structure, if required.

Park	Approach	Date	Timeframe	Urban Design Rationale	
REGIONAL PARKS					
(11)	Five Dock Park	NAO / SPA	21 st June	9am - 3pm (minimum 5 hours)	- Regional park - Multiple recreation uses - Highly sensitive park - Future upgrades to park - Possible future high density development to the west of the park - High park usage driven by demand from residents beyond the standard 400m walking catchment.
(18)	Queen Elizabeth Park	NAO / SPA	21 st June	9am - 3pm (minimum 5 hours)	- Mix of regional park and district park - Multiple recreation uses - Mix of highly sensitive parks and medium sensitivity park - Future upgrades to parks - Future high density development to the south-east of the parks (Burwood North Metro Rezoning Proposal)
(12)	Goddard Park				
(19)	Rothwell Park				
(6)	Cintra Park	NAO / SPA	21 st June	9am - 3pm (minimum 5 hours)	- Mix of regional parks and district parks - Multiple recreation uses - Medium sensitivity parks - Future high density development to the south-west of the parks (Burwood North Metro Rezoning Proposal)
(20)	St Lukes Park				
(7)	Concord Oval				
(22)	Timbrell Park	NAO / SPA	21 st June	9am - 3pm (minimum 5 hours)	- Regional park - Multiple recreation uses - Medium sensitivity park - Future upgrades to park - Existing low density park context
(1)	Barnwell Park Golf Course (A)	SPA / Performance based / Restricted hours (to % of park)	21 st June	9am - 3pm (minimum 5 hours)	- Regional park - Limited recreation uses - Low sensitivity parks
(2)	Barnwell Park Golf Course (B)				
(5)	Campbell Park	SPA / Performance based / Restricted hours (to % of park)	21 st June	9am - 3pm (minimum 5 hours)	- Mix of regional park and district park - Limited recreation uses - Low sensitivity park - Existing medium density development north and south of the parks
(15)	Lysaght Park				
DISTRICT PARKS					
(14)	Halliday Park	NAO / SPA	21 st June	10am - 2pm (3-4 hours)	- District park - Limited recreation uses - Highly sensitive park - Existing low density park context
(21)	Taplin Park	NAO / SPA	21 st June	10am - 2pm (3-4 hours)	- Mix of district parks and local parks - Multiple recreation uses - Mix of highly sensitive park and low sensitivity park. - Future upgrades to parks. - Some medium density development to the south and east of the parks. - High park usage driven by demand from residents beyond the standard 400m walking catchment.
(8)	Drummoyne Oval				
(9)	Drummoyne Park				

Note: NAO = No Additional Overshadowing
SPA = Solar Protection Area.

* The Draft Recommendations have been summarised and grouped for parks with similar characteristics/adjacent to each other.

BASELINE ANALYSIS

22

Park	Approach	Date	Timeframe	Urban Design Rationale
④ Brett Park	SPA / Performance based / Restricted hours (to % of park)	21 st June	10am - 2pm (3-4 hours)	• District park • Limited recreation uses • Medium sensitivity park • Medium density development north and of the parks
⑩ Massey Park Golf Course	SPA / Performance based / Restricted hours (to % of park)	21 st June	10am - 2pm (3-4 hours)	• Mix of district parks and local park • Limited recreation uses • Medium sensitivity parks • Existing low density park context
⑬ Greenlees Park				
⑩ Edwards Park				
LOCAL PARKS				
②⑤ Burton Street Park (proposed park)	SPA (due to its location within high density area to ensure maintaining sufficient solar access)	21 st June	12am - 2pm (minimum 2 hours)	• Local park • Future recreation uses • Medium sensitivity park • Located within town centre • Future high density park context (Burwood North Metro Rezoning Proposal)
②⑥ Burton Street Plaza (proposed park)	SPA (due to its location within high density area to ensure maintaining sufficient solar access)	21 st June	12am - 2pm (minimum 2 hours)	• Local park • Future recreation uses • Medium sensitivity park • Located within town centre • Future high density park context (Burwood North Metro Rezoning Proposal)
②③ Central Park	SPA / Performance based / Restricted hours (to % of park)	21 st June	12am - 2pm (minimum 2 hours)	• Local park • Few recreation uses • Medium sensitivity park • Existing low density park context • High park usage driven by demand from residents beyond the standard 400m walking catchment.
②④ Sibbick Street Reserve	SPA / Performance based / Restricted hours (to % of park)	21 st June	12am - 2pm (minimum 2 hours)	• Local park • Few recreation uses • Medium sensitivity park • Existing low density park context • High park usage driven by demand from residents beyond the standard 400m walking catchment.
Parks with existing controls (Canada Bay LEP, 2013)				
③ Brays Bay Reserve	NAO / SPA	21st June	8:30am - 2:00pm (minimum 5 hours) (more extended solar protection controls for early afternoon due to the high sensitivity of the parks)	• Existing controls: NAO, 21st June, 830:am - 12:30pm • District park • Limited recreation uses • Future upgrades to park • Highly sensitive park • High density development to the west of the park
⑩ McIlwaine Park				

Table 3. Draft Solar Protection Approach

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3 Overshadowing Analysis

This section demonstrates a summary of our methodology and analysis diagrams for the detailed 3D overshadowing analysis of the nominated parks. The analysis has considered various development scenarios for the surrounding context, i.e. existing context, permissible height under the current CBLEP 2013 and any potential future foreseeable scenario.

Due to the extension of the spatial 3D analysis, demonstrating the detailed process i.e. all the analysis maps for 26 parks is not viable in this scope. However, to clarify our methodology, we have selected two parks to show the analysis process and diagrammatic outcomes in detail, whilst for the rest of the parks (in Appendix B) we only show the key analysis diagrams.

This section demonstrates:

- Step by step analysis diagrams for two nominated parks (as per our original scope). Five Dock, as a highly sensitive regional park, and Burton Street Park and Plaza, as a Medium sensitivity (smallest) local park.

- For the two nominated parks, we have demonstrated:
 - Brief introduction of each park.
 - Hourly shadow on parks between 9am-3pm in Winter Solstice.
 - Composite maps demonstrating cumulative hourly shadows for different scenarios - existing, permissible, future (if available).
 - Identified base case scenario.
 - Solar protection approach.
- For other parks in appendix B:
 - Composite maps demonstrating cumulative hourly shadows for different scenarios being existing, permissible, future.
 - Identified base case scenario.
 - Solar protection approach.

The outcome of this analysis leads to identifying solar protection controls for each park. This is demonstrated in the next section of this report.

This analysis was undertaken considering any potential overshadowing from internal and external built form structures. However, as mentioned earlier in this report, the focus of this study is on managing any overshadowing impacts from structures outside park boundaries. Based on findings from this analysis, we also introduced principles to assist Council to manage any overshadowing impacts from internal structures.

3.1 Five Dock Park

Park	Five Dock Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Regional park - Multiple recreation uses - Highly sensitive park - Future upgrades to park - Possible future high density development to the west of the parks - High park usage driven by demand from residents beyond the standard 400m walking catchment.
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Environmentally sensitive land (Canada Bay LEP, 2013) - Biodiversity (Canada Bay LEP, 2013) - Low species richness
Surrounding Height	- LEP HOB: 8.5m - LMR HOB: 22m and 9.5m - Future HOB: 26m and 20m based on Five Dock Precinct Master Plan

Overshadowing Scenarios

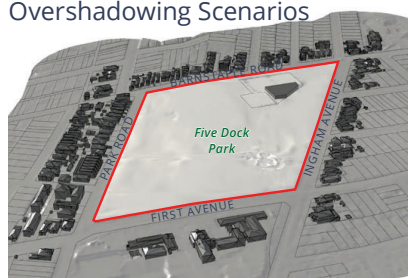


Figure 13. Scenario One - Existing height

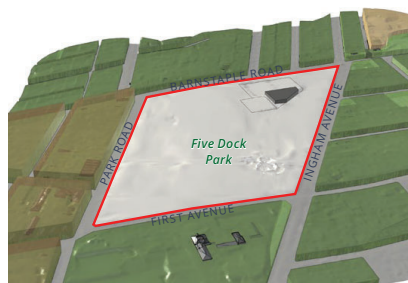


Figure 14. Scenario 2 - LEP/LMR Height of Building controls

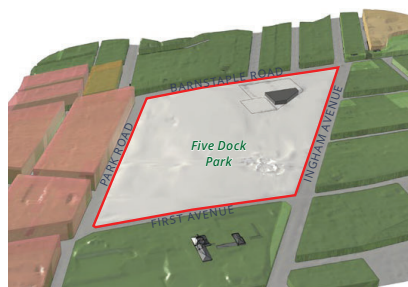


Figure 15. Scenario 3 - Five Dock Precinct Masterplan heights

Key characteristics



Figure 16. Key environmental layers

LEGEND

Context

- Site Boundary (Park)
- Cadastral
- Existing Context
- Permissible and Future Height

- LEP HOB - 8.5m
- LEP HOB - 16m
- LMR - 9.5m
- LMR - 22m
- Five Dock Precinct Masterplan - 20m
- Five Dock Precinct Masterplan - 26m

Environmental Layers

- Cadastral
- Environmentally sensitive land (Canada Bay LEP, 2013)
- Threatened and migratory species (CCBC Biodiversity Framework, 2019)
- Biodiversity (Canada Bay LEP, 2013)
- Habitat connectivity (Canada Bay DCP)
- Heritage item (Canada Bay LEP, 2013)
- Heritage conservation area (Canada Bay LEP, 2013)

Scenario One - Existing Height

Key insight:

- No overshadowing impacts from the existing surrounding context.
- Minimal overshadowing impacts from existing structures within the site.

LEGEND

Context

- Site Boundary (Park)
- Cadastre
- Existing Context



Figure 17. Shadow analysis 9am



Figure 18. Shadow analysis 10am



Figure 19. Shadow analysis 11am



Figure 20. Shadow analysis 12pm



Figure 21. Shadow analysis 1pm



Figure 22. Shadow analysis 2pm



Figure 23. Shadow analysis 3pm

Scenario Two - LEP / LMR Heights

Key insight:

- No overshadowing impacts between 9am and 1pm from the permissible surrounding heights.
- Minimum overshadowing impacts on the western and northern portions at 2pm and 3pm from the permissible surrounding heights.

LEGEND

Context
 Site Boundary (Park)
 Cadastre
 Existing Context

Permissible Height
 LEP HOB - 8.5m
 LEP HOB - 16m
 LMR - 9.5m
 LMR - 22m



Figure 24. Shadow analysis 9am



Figure 25. Shadow analysis 10am



Figure 26. Shadow analysis 11am



Figure 27. Shadow analysis 12pm



Figure 28. Shadow analysis 1pm



Figure 29. Shadow analysis 2pm



Figure 30. Shadow analysis 3pm

Scenario Three - Five Dock Precinct Master Plan

Key insight:

- No overshadowing impacts between 9am and 12pm from the surrounding future context.
- Minimum overshadowing impacts on the western and northern portions between 2pm and 3pm from the surrounding future context.
- Future context results in minor additional shadow compared to the permissible context.

LEGEND

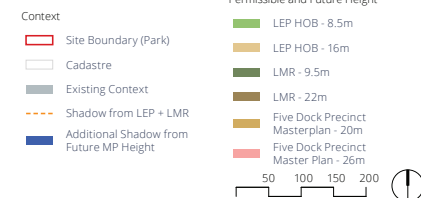


Figure 31. Shadow analysis 9am



Figure 32. Shadow analysis 10am



Figure 33. Shadow analysis 11am



Figure 34. Shadow analysis 12pm



Figure 35. Shadow analysis 1pm



Figure 36. Shadow analysis 2pm



Figure 37. Shadow analysis 3pm

Synthesis (9am-3pm)

Key Environmental Layers

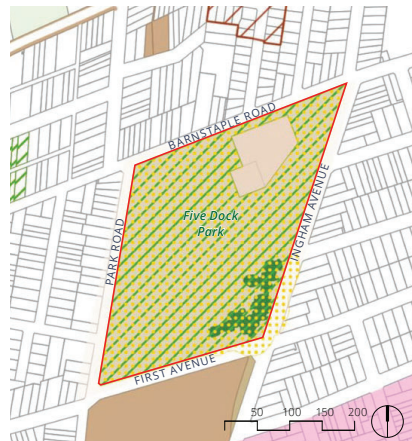


Figure 38. Key environmental layers

Composite Map - Existing Context



Figure 39. Composite map - existing context

Composite Map - LEP/ LMR



Figure 40. Composite map - LEP/ LMR

Composite Map - Future Context (Five Dock Master Plan)

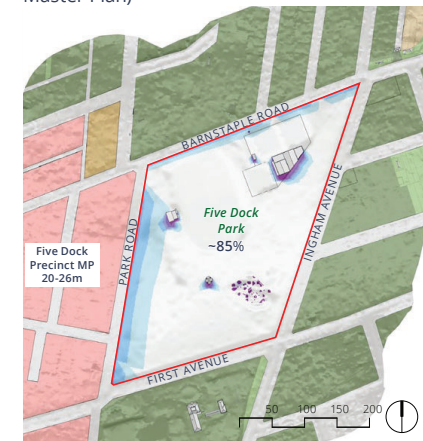


Figure 41. Composite map - future context

LEGEND

Environmental Layers

- Cadastre
- Environmentally sensitive land (Canada Bay LEP, 2013)
- Threatened and migratory species (CCBC Biodiversity Framework, 2019)
- Biodiversity (Canada Bay LEP, 2013)
- Habitat connectivity (Canada Bay LEP, 2013)
- Heritage item (Canada Bay LEP, 2013)
- Heritage conservation area (Canada Bay LEP, 2013)
- Low species richness

Context

- Site Boundary (Park)
- Cadastre
- Existing Context
- Permissible and Future Height**
- LEP HOB - 8.5m
- LEP HOB - 16m
- LMR - 9.5m
- LMR - 22m
- Five Dock Precinct Masterplan - 20m
- Five Dock Precinct Masterplan - 26m

Shadow to Park

- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hours
- 5-6 Hours
- XX%** Amount of solar exposure

Solar Protection Recommendations

Base Case Scenario

Key insight:

- The overshadowing impacts from the Five Dock Master Plan is acceptable, allowing for high levels of continuous solar access to the park (greater than 80%).
- We recommend Five Dock Master Plan to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe is 9am-3pm, consistent with the draft principles identified in baseline analysis.

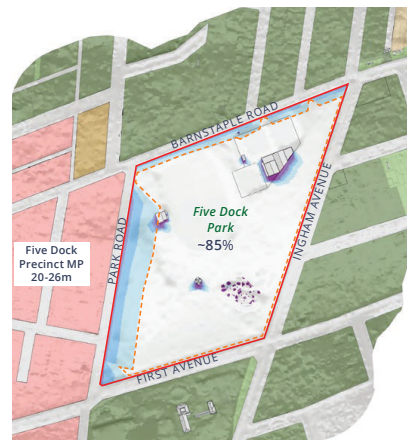


Figure 42. Base Case Scenario - Five Dock Master Plan, Future Context

Solar Protection Approach

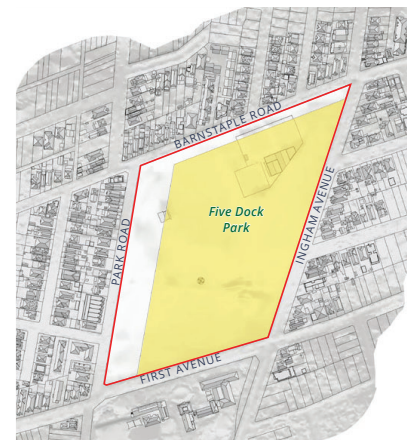
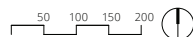


Figure 43. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Shadow to Park
 Cadastre	 0 hours
 Existing Context	 <1 Hours
Permissible and Future Height	 1-2 Hours
 LEP HOB - 8.5m	 2-3 Hours
 LEP HOB - 16m	 3-4 Hours
 LMR - 9.5m	 4-5 Hour
 LMR - 22m	 5-6 Hour
 Five Dock Precinct Master Plan - 20m	 Continuous solar between 9am-3pm
 Five Dock Precinct Master Plan - 26m	



Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

3.2 Burton Street Park and Plaza

Park	Burton Street Park and Plaza
Date of Assessment	21 st June
Timeframe	11am - 1pm
Key Characteristics	- Local park - Future recreation uses - Medium sensitivity park - Located within town centre - Future high density park context
Key Environmental Elements	NA
Surrounding Height	- LEP HOB: 8.5m and 12m - LMR HOB: 22m and 9.5m - Future Height: Height up to 108m based on Burwood North Metro Rezoning Proposal

Overshadowing Scenarios



Figure 44. Scenario One -Existing height



Figure 45. Scenario Two -LEP/LMR Height of Building controls



Figure 46. Scenario Three -Burwood North Metro Rezoning Proposal heights.

Key characteristics



Figure 47. Key environmental layers

LEGEND

Base	Environmental Layers
 Site Boundary (Park)	 Canada Bay LGA boundary
 Cadastre	 Heritage item (Canada Bay LEP, 2013)
 Water bodies	
Context	
 Existing Context	
Permissible and Future Height	
 LEP HOB - 8.5m	
 LEP HOB - 12m	
 LMR - 9.5m	
 LMR - 22m	
 Burwood North Metro Built Form	

Scenario One - Existing Height

Key insight:

- No overshadowing impacts between 9am and 2pm from the existing surrounding context.
- Minor overshadowing impacts on the western portion of the Burton Street Park at 3pm from the existing surrounding context.

LEGEND

Context

- Site Boundary (Park)
- Cadastral
- Existing Context

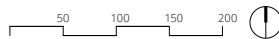


Figure 48. Shadow analysis 9am



Figure 49. Shadow analysis 10am



Figure 50. Shadow analysis 11am



Figure 51. Shadow analysis 12pm



Figure 52. Shadow analysis 1pm



Figure 53. Shadow analysis 2pm



Figure 54. Shadow analysis 3pm

Scenario Two - LEP / LMR Heights

Key insight:

- Minor overshadowing impacts between 11am and 1pm from the permissible surrounding heights.
- Significant overshadowing impacts on the site at 9am and between 2pm-3pm from the permissible surrounding heights.

LEGEND

Context	Permissible and Future Height
 Site Boundary (Park)	 LEP HOB - 8.5m
 Cadastre	 LEP HOB - 16m
 Existing Context	 LMR - 9.5m
	 LMR - 22m

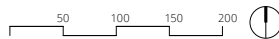


Figure 55. Shadow analysis 9am



Figure 56. Shadow analysis 10am



Figure 57. Shadow analysis 11am



Figure 58. Shadow analysis 12pm



Figure 59. Shadow analysis 1pm



Figure 60. Shadow analysis 2pm



Figure 61. Shadow analysis 3pm

Scenario Three - Burwood North Metro Rezoning Proposal

Key insight:

- Significant overshadowing impacts between 9am-11am and between 2pm-3pm from the surrounding future context.
- The parks receive the most amount of solar between 11am and 1pm.
- Burwood North Metro State-led Rezoning - Urban Design Framework mentions open spaces should receive a minimum of 2 hours of sunlight between 9am and 3pm on the winter solstice. It is important to note that solar received within these 2 hours between 9am-3pm is not continuous.
- The Burwood North Metro Rezoning Proposal does not propose any new built form on lots north of Burton Street Plaza, it is identified as a heritage item. These lots are included in the Burwood North Metro Rezoning Proposal to show proposed LEP heights up to 28m and proposed FSR as 3.5:1.

LEGEND

Context

Site Boundary (Park)

Cadastral

Shadow from Burwood North Built Form

Additional Shadow from Future MP Height

Shadow from LEP + LMR

Permissible and Future Height

Burwood North Metro Built Form

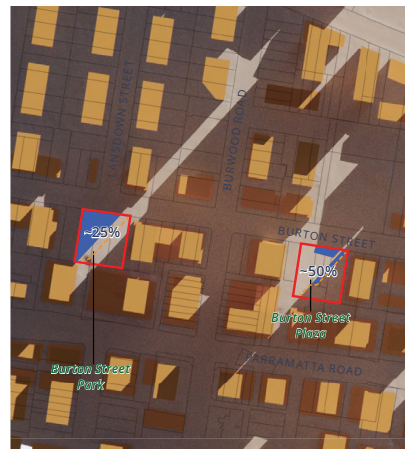


Figure 62. Shadow analysis 9am

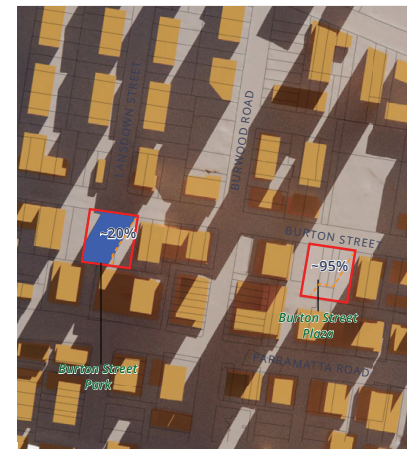


Figure 63. Shadow analysis 10am

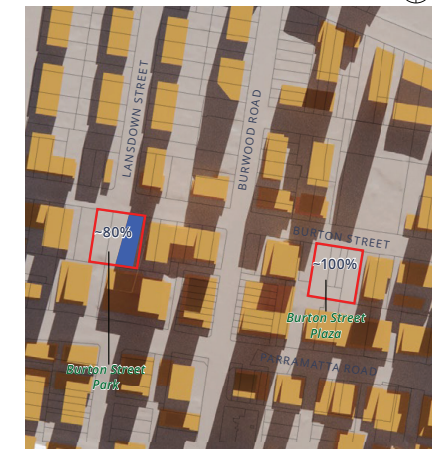


Figure 64. Shadow analysis 11am

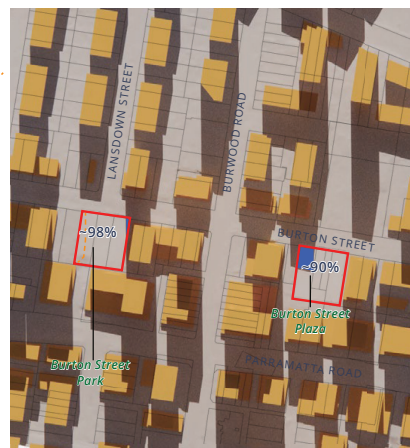


Figure 65. Shadow analysis 12pm

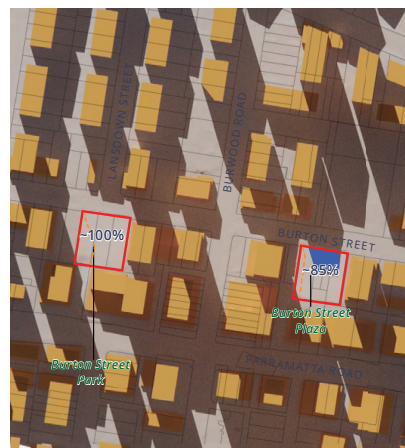


Figure 66. Shadow analysis 1pm

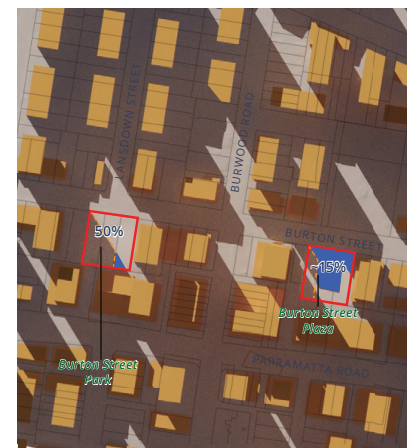


Figure 67. Shadow analysis 2pm

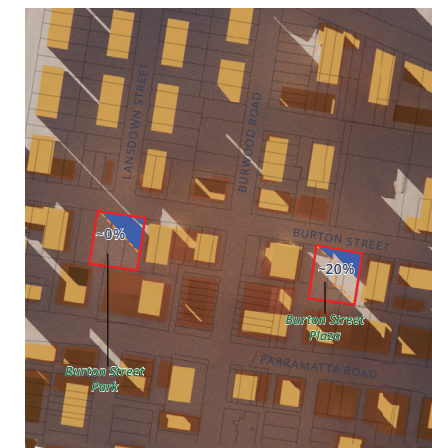


Figure 68. Shadow analysis 3pm

Synthesis (11am-1pm)

Note: Shadows cast at 9am-10am and between 2pm-3pm has significant impacts on the subject open spaces. These do not receive appropriate amounts of solar during these hours.

Subsequently, we have then used the hours between 11am-1pm which results in a better solar access result.

Therefore, the composite maps for the parks have been prepared for the hours between 11am-1pm where access is greater than 50% and can be maintained.

The parks are potentially affected by the future Burwood North Metro Rezoning Proposal. We have tested their solar performance against this potential built form scenario, therefore the identified SPA has been development with considerations to this scenario.

Key Environmental Layers



Figure 69. Key environmental layers

LEGEND

Base	Context
 Site Boundary (Park)	 Existing Context
 Cadastre	Permissible and Future Height
 Water bodies	 LEP HOB - 8.5m
Environmental Layers	 LEP HOB - 12m
 Canada Bay LGA boundary	 LMR - 9.5m
 Heritage Item (Canada Bay LEP, 2013)	 LMR - 22m
	 Burwood North - 26m
	 Burwood North - 31m
	 Burwood North - 35m
	 Burwood North - 49m
	 Burwood North - 60-79.9m

Composite Map - Existing Context



Figure 70. Composite map - existing context

Composite Map - LEP/ LMR

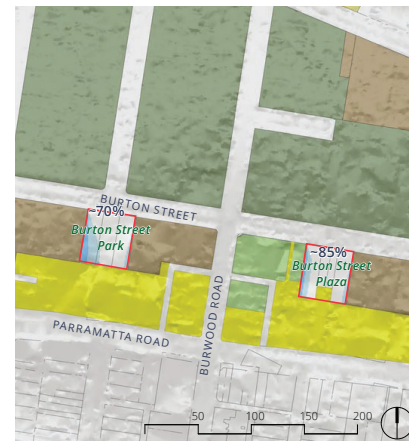


Figure 71. Composite map - LEP/ LMR

Composite Map - Future Context (Burwood North Metro Rezoning Proposal)



Figure 72. Composite map - future context Burwood North Metro Rezoning Proposal)

Shadow to Park
 Burwood North - 84-86m
 Burwood North - 108m
 0 hours
 <1 Hours
 1-2 Hours
XX% Amount of solar exposure

Solar Protection Recommendations

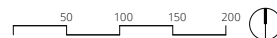
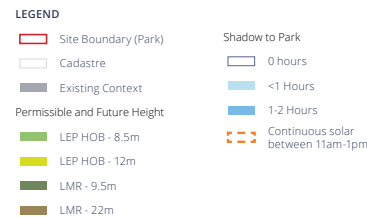
Base Case Scenario

Key insight:

- We recommend the Burwood North Metro Rezoning Proposal to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- There is due to significant overshadowing impacts from Burwood North Metro Rezoning Proposal between 9-10am and 2-3pm.
- Any future built form under this controls, should be managed to minimise their overshadowing impacts to the park in response to the identified solar protection approach in this study.
- The solar protection timeframe for the parks has changed to 11am - 1pm, from 12pm-2pm recommended in the draft principles in baseline analysis.



Figure 73. Base Case Scenario - future context Burwood North Metro Rezoning Proposal



Solar Protection Approach



Figure 74. Solar Protection Approach

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 11am-1pm.



4 Solar Protection Control Recommendations

This section provides a summary of Solar Control recommendations for each of the parks subject to this study.

Through the testing and validation undertaken at this stage, Colliers Urban Planning and Canada Bay Council mutually agreed that the preferred approach for establishing overshadowing controls across all parks and open spaces is the application of Solar Protection Areas. This approach was preferred due to its clarity in clearly identifying areas subject to solar access protection and its ability to be used in assessment of future development proposals.

We have also drafted the control narratives to be reviewed by Council and include in the relevant planning instrument. We have (through our testing) confirmed that the proposed SPA controls will protect the park from any development outside park boundaries.

We have also provided additional design principles to assist Council in managing any proposed development within an RE 1 zone (Public Recreation) lands to provide extra protection for open space if required.

4.1 Solar Protection Controls

Development Outside of / Adjacent to the Parks

Below are the draft solar protection controls:

- The objectives of this clause are—
 - to ensure that buildings* maximise sunlight access to the public places set out in this clause, and
 - to protect and improve sunlight access to important public parks and places in Canada Bay LGA throughout the year, and during periods in the day when the parks and places are most used.
- The consent authority must not grant development consent to development on land if the development will result in any building on the land projecting overshadowing into the identified Solar Protection Area (SPA) within the specified timeframe as described in Table 4.
- This clause applies to the Solar Protection Controls described in Table 4 affecting the following places during the specified dates and times.

**Note: that these controls refer to any building or structure outside park boundaries.*

Development within the Parks

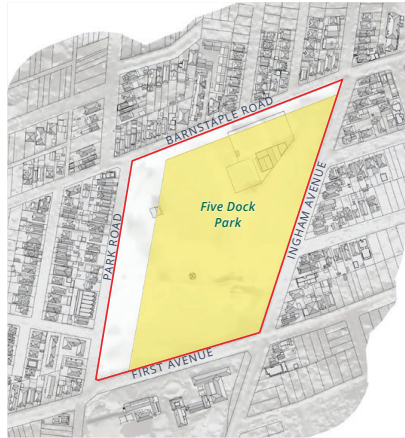
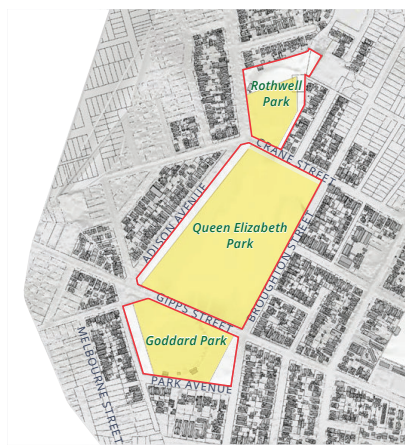
The 3D overshadowing analysis indicates that the current development and any reasonably foreseeable future development would result in acceptable overshadowing impacts. With regard to structures and/or buildings within the park boundary, the following guidelines should be considered.

The design of any proposed structure and/or building within public open space areas (i.e. the RE1 zone) should generally accord with the following principles:

- It is located, where possible, within areas of the park that are:
 - already partially or fully overshadowed, and/or
 - co-located with existing buildings.
- Ensure that any cumulative additional overshadowing of the public open space during the specified assessment period (as identified in this report and/or by Council):
 - does not exceed 10% relative to existing conditions; and
 - does not reduce solar access below the specified hours of protection for the public open space. Still allows for a minimum of 50% of the site to receive the continuous solar access within the specified hours of protection.
- It is located to avoid, where possible, additional overshadowing of:
 - environmentally sensitive areas within the park; and
 - key gathering or activity areas within the park.
- Allow existing and new turf areas to receive adequate solar access during the day to support ongoing turf health and usability.

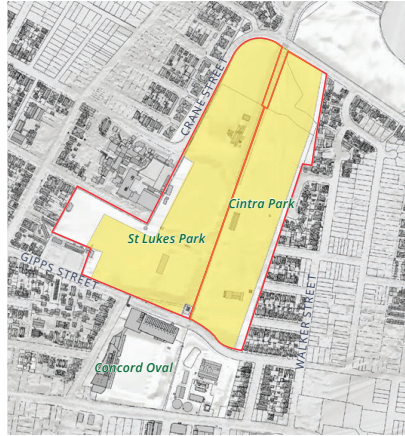
These principles do not apply to the introduction of structures intended to provide shade (such as tensile shade structures) or other amenities to support park users.

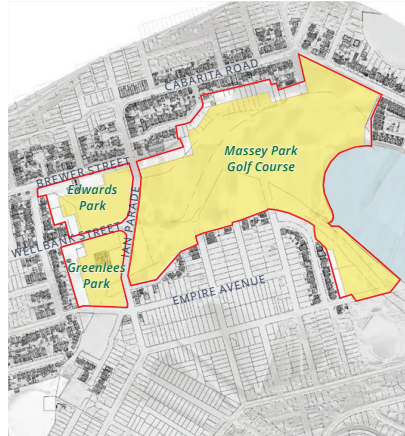
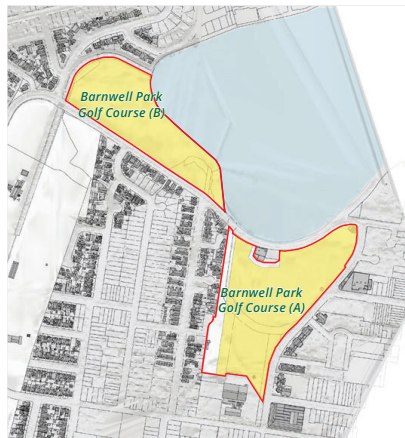
The following are the solar access controls for each park. Please note that due to similar sensitivity, characteristics and requirements for a number of adjacent parks, they have been grouped with a consolidated approach.

Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
REGIONAL PARKS								
Five Dock Park	Regional park	High	~100%	~90%	~85%	Five Dock Master Plan	9am - 3pm	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
Queen Elizabeth Park	Regional park	High	~100%	~98%	~98%	LEP/LMR/ Burwood North Metro Rezoning Proposal	9am - 3pm	
Goddard Park		High	~100%	~100%	~80%			
Rothwell Park		Medium	~97%	~78%	~78%			

SOLAR PROTECTION CONTROL RECOMMENDATIONS

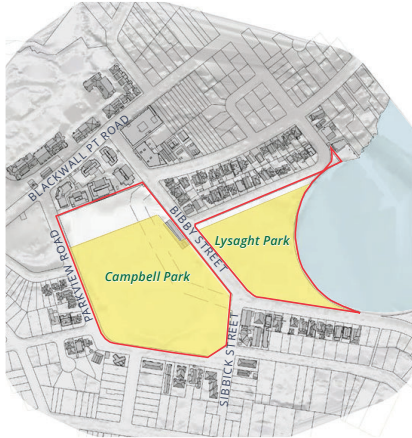
42

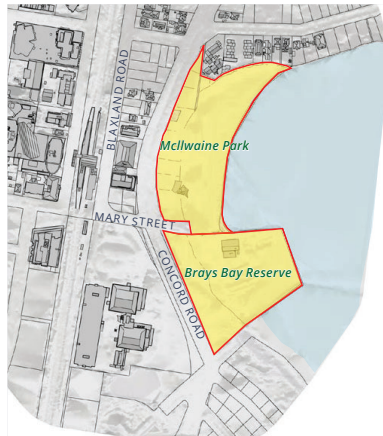
Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
Cintra Park	Regional park	High	~100%	~95%	~95%	LEP/LMR/ Burwood North Metro Rezoning Proposal	9am - 3pm	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
St Lukes Park		High	~97%	~90%	~82%			
Timbrell Park	Regional park	Medium	~98%	~93%	NA	LEP/LMR	9am - 3pm	

Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
Edwards Park	Regional park	Medium	~96%	~90%	NA	LEP/LMR	9am - 3pm (Revised - The draft principles in baseline analysis recommend 10pm-2pm as the solar protection timeframe).	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
Greenlees Park		Medium	~99%	~92%				
Massey Park Golf Course		Medium	~98%	~96%				
Barnwell Park Golf Course (A)	Regional park	Low	~100%	~97%	NA	LEP/LMR	9am - 3pm	
Barnwell Park Golf Course (B)			~100%	~94%	NA			

SOLAR PROTECTION CONTROL RECOMMENDATIONS

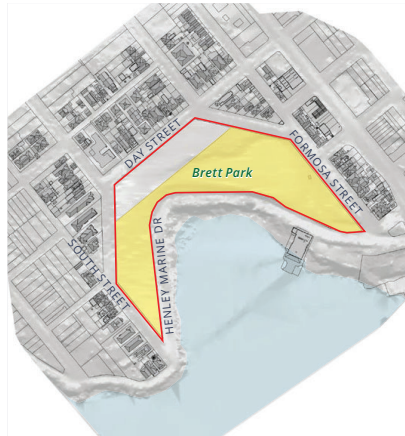
44

Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations			
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary	
Campbell Park	Regional park	Low	~86%	~82%	NA	LEP/LMR	9am - 3pm	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.	
Lysaght Park			~100%	~96%	NA				
DISTRICT PARKS									
Halliday Park	District park	High	~96%	~90%	NA	LEP/LMR	9am- 3pm (Revised - The draft principles in baseline analysis recommend 10pm-2pm as the solar protection timeframe).	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.	

Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
Brays Bay Reserve	District park	High	98%	98%	NA	LEP	The expansion of the 8.30am-12.30pm timeframe recommended in the current control, results in additional shadow on the park. Please refer to Appendix One for further details. Recommendation: 8.30am-12.30pm	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
Mcllwaine Park		High	97%	82%	NA			
Drummoyne Oval	District park	Medium	~98%	~85%	~85%	LEP/LMR	10am- 2pm	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
Drummoyne Park		Medium	~100%	~90%	~90%			
Taplin Park		High	~100%	~92%	~92%			

SOLAR PROTECTION CONTROL RECOMMENDATIONS

46

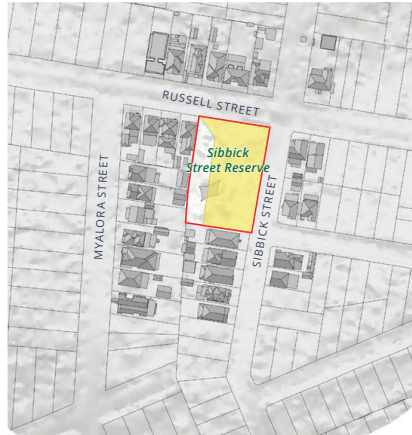
Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
Brett Park	District park	Medium	~97%	~80%	NA	LEP/LMR	10am- 2pm	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
Concord Oval	District park	Medium	~40%	~40%	~40%	Burwood North Metro Rezoning Proposal	9am-2pm (Revised - The draft principles in baseline analysis recommend 9am-3pm as the solar protection timeframe). Council resolution on 20 th May 2025 for no additional overshadowing between 11am-2pm.	 St Lukes Park Cintra Park GIPPS STREET PARRAMATTA ROAD

Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
LOCAL PARKS								
Burton Street Park	Local park	Medium	~100%	~70%	~75%	Burwood North Metro Rezoning Proposal	11am - 1pm (Revised - The draft principles in baseline analysis recommend 12pm-2pm as the solar protection timeframe).	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.
Burton Street Plaza			~100%	~85%	~50%			
Central Park	Local park	Medium	98%	85%	NA	LEP/LMR	9am- 3pm (Revised - The draft principles in baseline analysis recommend 12pm-2pm as the solar protection timeframe).	

Table 4. Solar Protection Controls

SOLAR PROTECTION CONTROL RECOMMENDATIONS

48

Characteristics			Performance (% of park that receives continuous solar access within the specified timeframe)			Solar Protection Recommendations		
Park	Classification	Sensitivity	% Under Existing	% Under LEP/LMR	% Under Future	Base Case Scenario	Protection Period	Solar Protection Area Boundary
Sibbick Street Reserve	Local park	Medium	95%	80%	NA	LEP/LMR	10am- 2pm (Revised - The draft principles in baseline analysis recommend 12pm-2pm as the solar protection timeframe).	 Site Boundary (Park) Solar Protection Area (SPA): No overshadowing impacts from structures outside park boundaries are allowed within SPA at the respective protection period.

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5 Conclusion

This study has established a clear and consistent framework for protecting solar access across the 26 parks within City of Canada Bay LGA.

Solar access controls were informed by a detailed understanding of each park's size and scale, functional role, patterns of use, and surrounding physical context, including existing and future development conditions.

Solar Protection Objectives

Solar access controls for open spaces in the City of Canada Bay are intended to protect and enhance public amenity by securing adequate solar access to high-quality, sunlit, and functional public spaces, with a particular focus on the winter solstice

Solar Access Parameters

Solar access controls for each park were developed with consideration of the following factors:

- The size and scale of the space.
- The role and function of the park, including patterns of use, times of activity, and the level of spatial contestation.
- The existing and proposed surrounding physical context, including land use, environmental constraints, built form, dimensions, and orientation.

Through our overshadowing analysis we developed solar protection controls for each park.

- Defined key Solar Protection Control parameters, including date and time.
 - The solar protection date for all parks is set at the most conservative sun angle (winter solstice) as 21st of June, ensuring protection throughout the year.
 - Based on the park categories and best practice examples we identified the protection time frames for each park. Through our 3D overshadowing analysis we expanded the protection hours to maximise the solar access received by each park.

- Various solar protection approach methodologies were explored to identify the best solar protection controls across the LGA that suit the needs for each park.
- For all the parks Solar Protection Area was chosen as the approach.
 - **Solar Protection Area (SPA):** This control demonstrates a specific area within each park that needs to be protected for continuous solar access during an specific timeframe. This approach provides high level of certainty around protecting specific locations within parks for any future upgrades or maintaining the existing pedestrian based amenity, particularly for parks with sensitive environmental characteristics.

Table 5 gives a summary of our recommendations for each park.

Solar Protection Recommendations

Characteristics		Solar Protection Recommendations		
Park	Classification	Base Case Scenario	Solar Protection Approach	Protection Period (21 st June)
REGIONAL PARKS				
Five Dock Park	Regional park	Five Dock Master Plan	Solar Protection Area	9am - 3pm
Queen Elizabeth Park	Regional park	LEP/LMR/Burwood North Metro Rezoning Proposal	Solar Protection Area	9am - 3pm
Goddard Park				
Rothwell Park				
Cintra Park	Regional park	LEP/LMR/ Burwood North Metro Rezoning Proposal	Solar Protection Area	9am - 3pm
St Lukes Park	Regional park	LEP/LMR	Solar Protection Area	9am - 3pm
Timbrell Park				
Edwards Park				
Greenlees Park	Regional park	LEP/LMR	Solar Protection Area	9am - 3pm
Massey Park Golf Course				
Barnwell Park Golf Course (A)				
Barnwell Park Golf Course (B)	Regional park	LEP/LMR	Solar Protection Area	9am - 3pm
Campbell Park	Regional park	LEP/LMR	Solar Protection Area	9am - 3pm
Lysaght Park				
DISTRICT PARKS				
Halliday Park	District Park	LEP/LMR	Solar Protection Area	9am - 3pm
Brays Bay Reserve	District Park	LEP/LMR	Solar Protection Area	8:30am - 12:30pm
McIlwaine Park				
Drummoyne Oval	District Park	LEP/LMR	Solar Protection Area	10am - 2pm
Drummoyne Park				
Taplin Park				
Brett Park	District Park	LEP/LMR	Solar Protection Area	10am - 2pm
Concord Oval	District Park	Burwood North Metro Rezoning Proposal	Solar Protection Area	9am-2pm
LOCAL PARKS				
Burton Street Park	Local Park	Burwood North Metro Rezoning Proposal	Solar Protection Area	11am - 1pm
Burton Street Plaza				
Central Park	Local Park	LEP/LMR	Solar Protection Area	9am - 3pm
Sibbick Street Reserve	Local Park	LEP/LMR	Solar Protection Area	10am - 2pm

Table 5. Solar Protection Recommendations



6 Appendix A - Background Analysis

Appendix A provides further detailed information about our baseline analysis and investigations in Section 2.

6.1 Baseline Analysis

We have undertaken an analysis to understand the existing recreation typologies and their intensities within each park.

Outdoor Recreation Typology: Defined by the type of recreation and open space they provide. There are 11 categorisations, open spaces can fall into more than one category (Draft Greener Places Design Guide, GANSW, 2020):

1. Local play for the very young (LPY)
2. Local children's play (LPC)
3. Older children's activity space (OCA)
4. Youth recreation space (YRS)
5. Local recreation space (LRS)
6. Active recreation space (ARS)
7. Large community outdoor recreation area (LCOR)
8. Fitness and exercise space (FES)
9. Trail and path-based recreation (TPR)
10. Organised sport and recreation (OSR)
11. Off-leash dog exercise area (DEA)

We have then analysed each park's key characteristics in the following areas to understand their priority to receive solar access.

Priority open spaces	Base Scenario	Characteristics				Outdoor Recreation Typology (Draft Greener Spaces)											Usage	
		Size (ha)	LOCATION in TC	Significance	Distribution	LPY	LPC	OCA	YRS	LRS	ARS	LCOR	FES	TPR	OSR	DEA	Existing context (Density)	Future upgrade potential
Regional																		
Five Dock Park		7.93	Future - High density area	Heritage Item, Environmental Conservation, Biodiversity, Threatened Migratory Species, Environmentally Sensitive Land High park usage driven by demand from residents beyond the standard 400m walking catchment. Low Species Richness	Regional												Permissible: North - Low Density Residential South - Low Density Residential East - Low Density Residential West - Medium Density Residential Existing: North - Low Density Residential South- Education East - Low Density Residential West - Low Density Residential Future: Five Dock Precinct Master Plan West- High Density Residential	Five Dock Park Plan of Management and Master Plan Enhance Upgrade pathways and landscape Maintain/upgrade lighting across park in style with heritage character Access for all abilities Potential bike path through the park Provide nets for public use cricket training Improve war memorial lighting and access and landscape Upgrade/ enlarge skate park Possibly provide BBQ area
Queen Elizabeth Park		10.21	No	Heritage Item, Biodiversity, Environmentally Sensitive Land, Habitat Connectivity Medium Species Richness	Regional												Permissible: North - Low Density Residential and Public Recreation South- Public Recreation East - Medium Density Residential West - Low Density Residential Existing: North - Low Density Residential and Public Recreation South- Public Recreation East - Low Density Residential West - Low Density Residential Future (Burwood North Planning Proposal) South-east - High Density Residential (60-86m)	Queen Elizabeth and Goddard Parks Master Plan (pg 6) Conserve and enhance existing STIF. Extend interlocking canopy coverage to mitigate Urban Heat Island Effect and increase user comfort levels. Expand the native planting to enhance biodiversity and celebrate Indigenous vegetation. Weave the Wangal People's culture and story into landscape through walking trails, native planting and interpretation. Propose a regional cycle route to tie in to the overall CCBC's bike plan. Upgrade facilities for active and passive recreations to optimise the parks' recreational capacity and diversity. Pathway design will consider the protection of tree and mitigate any impact. Where removal is necessary, Council's replacement policy ratio - currently 4:1 - will apply.
Cintra Park		11.65	No	Threatened Migratory Species, Habitat Connectivity High Species Richness	Regional												Permissible: North - Public Recreation South- Public Recreation East - Low Density Residential West - Public Recreation Existing: North - Public Recreation South- Public Recreation East - Low Density Residential West - Public Recreation	NA
St Luke's Park		16.75	No	Threatened Migratory Species, Habitat Connectivity High Species Richness	Regional												Permissible: North - Low Density Residential and Public Recreation South- Public Recreation East - Public Recreation West -Medium Density Residential Future (Burwood North Planning Proposal) North - Low Density Residential and Public Recreation South-west - High Density Residential (60-86m)	NA

LEGEND

High sensitivity

Medium sensitivity

Low sensitivity

APPENDIX A - BACKGROUND ANALYSIS

56

Priority open spaces		Base Scenario	Characteristics				Outdoor Recreation Typology (Draft Greener Spaces)										Usage	
Size (ha)	LOCATION in TC	Significance	Distribution	LPY	LPC	OCA	YRS	LRS	ARS	LCOR	FES	TPR	OSR	DEA	Existing context (Density)	Future upgrade potential		
RE1																		
Regional																		
St Luke's Park		16.75	No	Threatened Migratory Species, Habitat Connectivity High Species Richness	Regional										Permissible: North - Low Density Residential and Public Recreation South - Public Recreation East - Public Recreation West - Medium Densitv Residential Existing: North - Low Density Residential and Public Recreation South - Public Recreation East - Public Recreation West - Medium Density Residential Future (Burwood North Planning Proposal) North - Low Density Residential and Public Recreation South-west - High Density Residential (60-86m)	NA		
Timbrell Park		11.75	No Foreshore Area	Threatened Migratory Species, Habitat Connectivity Medium Species Richness	Regional										Permissible: North - Low Density Residential South - Major road then Low Density Residential East - River West -Low Density Residential Existing: North -River and Public Recreation South - Public Recreation East - Low Density Residential West - Low Density Residential	Timbrell Park Plan of Management (pg 3) Improved Pedestrian & Bicycle Circulation Upgraded Sports Fields Fitness Zone Parking Strategy Urban Tree Canopy Iron Cove Creek Canal Naturalisation New BMX/Mountain Bike Trails Passive Recreation		
Barnwell Park Golf Course		14.11	No Foreshore Area	Threatened Migratory Species Low Species Richness	Regional										Permissible: North - River South- Mixed Use East - Medium Density Residential West - Low Density Residential Existing: North - River South -Mixed Use East - Medium Density Residential West - Low Density Residential Future (PRCUTS): South- Height upto 65m as per incentive HOB	NA		
Campbell Park		5.05	No Foreshore Area	Threatened Migratory Species	Regional										Permissible: North - Medium Density Residential South- Medium Density Residential East - Public Recreation West - Low Density Residential Existing: North - Medium Density Residential South- Medium Density Residential East - Public Recreation West - Low Density Residential	NA		

LEGEND

- High sensitivity
- Medium sensitivity
- Low sensitivity

CITY OF CANADA BAY | OPEN SPACES - OVERSHADOWING STUDY

57

Priority open spaces		Base Scenario	Characteristics										Outdoor Recreation Typology (Draft Greener Spaces)										Usage	
			Size (ha)	LOCATION in TC	Significance	Distribution	LPY	LPC	OCA	YRS	LRS	ARS	LCOR	FES	TPR	OSR	DEA	Existing context (Density)		Future upgrade potential				
District																								
Brays Bay Reserve		2.73	No Foreshore Area	Sun Access Protection Biodiversity, Environmentally Sensitive Land - Habitat connectivity - Medium Species Richness High park usage driven by demand from residents beyond the standard 400m walking catchment.	District														Permissible: North - Park South - Low Density Residential East - River - Special Uses with heights ranging from 75m to 87m Existing: North - Park South - Low Density Residential East - River - Commercial	Rhodes Peninsula Open Space MP (pg 65) Car park redesigned New pedestrian pathway Realignment of Kokoda Track Memorial Walkway Oliveto's Restaurant Restore ship building memorial jettty location Create recreation access to water level				
																			West West	Poten				
Goddard Park		3.86	No	Heeritage Item, Threatened Migratory Species, Environmentally Sensitive Land	District														Permissible: North - Public Recreation South - Low Density Residential East - Low Density Residential West - Low Density Residential Existing: North - Public Recreation Low Density Residential East - Low Density Residential West - Low Density Residential Future(Burwood North Planning Proposal) South-east - High Density Residential (60-80m)	Queen Elizabeth and Goddard Parks Master Plan (pg 6) Retain and maintain existing built form and cricket field Proposal for off field training/ warm-up area Proposal for a walking trail that interprets the historical creek narrative				
																			South					
McIlwaine Park		3.11	East of TC Foreshore Area	Heritage Item, Sun Access Protection, Threatened Migratory Species Medium Species Richness High park usage driven by demand from residents beyond the standard 400m walking catchment.	District														Permissible: North - Medium Density Residential South - Public Recreation East - River West -Mixed Use and High Density Residential with heights going up from 32m to 130m Existing: North - Medium Density Residential South - Public Recreation East - River West -Mixed Use Future: West -Mixed Use and R4	Rhodes Peninsula Open Space MP (pg 63) New entrance to park The Pacific Campaign Walk Kokoda Track Memorial Walkway New Plaza with deck structure over water BBQ + picnic facilities Fitness stations Existing playground Dog off-leash area Underground stormwater harvesting system Stormwater treatment wetland End of driveway rationalised Additional car parking Foreshore promenade + plaza with deck structure over water				
Taplin Park		3.77	No Foreshore Area	Threatened Migratory Species, Biodiversity, Environmentally Sensitive Land Medium Species Richness High park usage driven by demand from residents beyond the standard 400m walking catchment.	District														Permissible: North - River South - Public Recreation East - Medium Density Residential West -Low Density Residential Existing: North -River and Public Recreation South -Public Recreation East - Low Density Residential West - Low Density Residential	Drummoyle Plan of Management (pg 4) Consider extension to playspace linking to waterfront path New waterfront picnic shelters and tree planting Parking area for food truck. Spectating opportunities for sportsfield Proposed building with storage facilities & public toilets at eastern end of park.				
Halliday Park		2.53	No Foreshore Area	Biodiversity, Environmentally Sensitive Land Medium Species Richness	District														Permissible: North - River South - Low Density Residential East - Low Density Residential West -Low Density Residential Existing: North - River South - Low Density Residential East - Low Density Residential West - Low Density Residential	NA				
Brett Park		3.28	West of TC Foreshore Area	Environmental Conservation Area, Biodiversity, Environmentally Sensitive Land	District														Permissible: North - Medium Density Residential South -River East - Low Density Residential West - Low Density Residential Existing: North - Park / Low Density Residential South -River East - Low Density Residential West - Low Density Residential	NA				

LEGEND

- High sensitivity
- Medium sensitivity
- Low sensitivity

APPENDIX A - BACKGROUND ANALYSIS

58

Priority open spaces	Base Scenario	Characteristics				Outdoor Recreation Typology (Draft Greener Spaces)											Usage	
		Size (ha)	LOCATION In TC	Significance	Distribution	LPY	LPC	OCA	YRS	LRS	ARS	LCOR	FES	TPR	OSR	DEA	Existing context (Density)	Future upgrade potential
RE1																		
Massey Park Golf Course		25.90	No Foreshore Area	Heritage Item Threatened Migratory Species Low Species Richness	District												Permissible: North - Low Density Residential South- Low Density Residential East - River West - Public Recreation Existing: North - Low Density Residential South- Low Density Residential East - River West - Public Recreation	NA
Concord Oval		4.05	Yes	Heritage Item	District												Permissible: North - Public Recreation South- Public Recreation East - Low Density Residential West - Public Recreation Existing: North - Public Recreation South- Public Recreation East - Low Density Residential West - Public Recreation Future (Burwood North Planning Proposal) North - Low Density Residential and Public Recreation South-west - High Density Residential (60-80m)	Concord Plan of Management development of new buildings and structures and future redevelopment/refurbishment of buildings and structures, which support the desired uses of Concord Oval for outdoor indoor sporting, recreation and community/social activities.
Northwell Park		2.55	No	Heritage Item Medium Species Richness	District												Permissible: North - Medium Density Residential and Public Recreation South- Public Recreation East - Low Density Residential West - Low Density Residential Existing: North - Low Density Residential and Public Recreation South- Public Recreation East - Low Density Residential West - Low Density Residential	NA
Edwards Park		3.65	No	Heritage Item Low Species Richness	District												Permissible: North - Low Density Residential and Medium Density Residential South- Public Recreation East - Public Recreation West - Medium Density Residential Existing: North - Low Density Residential South- Public Recreation East - Public Recreation West - Low Density Residential	NA
Drummoyle Oval		3.22	West of TC	Threatened Migratory Species High Species Richness High park usage driven by demand from residents beyond the standard 400m walking catchment.	District												Permissible: North - Public Recreation South- Public Recreation East - Medium Density Residential West - Low Density Residential Existing: North - Public Recreation South- Public Recreation East - some Medium Density Residential / Low Density Residential West - Low Density Residential	Drummoyle Plan of Management (pg 5) Improved landscaping (tree planting and pathways) New grandstand and amenities Potential for multipurpose indoor facility 2 additional pitches for cricket on oval New digital scoreboard
Lysaght Park		2.28	No Foreshore Area	Environmentally Sensitive Land	District												Permissible: North - Low Density Residential South- Low Density Residential East - River West - Public Recreation Existing: North - Low Density Residential South- Low Density Residential East - River West - Public Recreation	NA

LEGEND

- High sensitivity
- Medium sensitivity
- Low sensitivity

Priority open spaces		Base Scenario	Characteristics										Outdoor Recreation Typology (Draft Greener Spaces)										Usage	
		Size (ha)	LOCATION in TC	Significance	Distribution	LPY	LPC	OCA	YRS	LRS	ARS	LCOR	FES	TPR	OSR	DEA	Existing context (Density)	Future upgrade potential						
RE1																								
Local																								
Greenlees Park		2.19	No	Heritage Item Low Species Richness	Local												Permissible: North - Public Recreation South- Public Recreation East - Public Recreation and Low Density Residential West - Medium Density Residential Existing: North - Public Recreation South- Public Recreation East - Public Recreation and Low Density Residential West - Low Density Residential	NA						
Drummoyne Park		2.09	West of TC	Threatened Migratory Species High Species Richness High park usage driven by demand from residents beyond the standard 400m walking catchment.	Local												Permissible: North - Public Recreation South- Medium Density Residential East - Medium Density Residential West - Low Density Residential Existing : North - Public Recreation South- some Medium Density Residential / Low Density Residential East - Low Density Residential West - Low Density Residential	Drummoyne Plan of Management (pg 6) Enhance/upgrade the path network Provide more seating opportunities Upgrade playpace for more diverse & accessible experiences Consider relocating memorial plaque to an enhanced location Provide safe informal recreational spaces in Drummoyne Park.						
Burton Street Park		0.23	Yes		Local												Permissible: North - Medium Density Residential South- Mixed Use with Incentive HB as 47 m East - Medium Density Residential with incentive HOB as 37.5 m West -Medium Density Residential with incentive HOB as 54 m PRCUTS -Future development mixed use with high density	Parramatta Road Select Precincts Public Domain Plan (pg 38) Ground floor activation and outdoor dining spaces along activated edges of the space. An unprogrammed breakout turf area suitable for individual relaxation or group gatherings. A through-site link to Parramatta Road to improve precinct permeability and accessibility for pedestrians and cyclists. Tree and understorey planting with stepping stones for through-access. A neighbourhood-scale local playground.						
Burton Street Plaza			Yes		Local												Permissible: North - Medium Density Residential South- Mixed Use with incentive HOB as 42m East - Medium Density Residential with incentive HOB as 42m West -Mixed Use with incentive HOB as 56m PRCUTS -Future development mixed use with High density	Parramatta Road Select Precincts Public Domain Plan (pg 39) Ground floor activation and outdoor dining spaces along activated edges of a paved town centre square. A formal breakout lawn space with shade tree planting and occupiable seating edges for incidental seating or group gatherings. A local meeting place fronting the street, providing a focal point of the plaza for wayfinding and gathering, potentially incorporating interactive public art elements that can be programmed to provide for different use patterns of the plaza. A formal grove of trees in paving, interspersed with public seating, to provide for informal gathering and people watching.						
Central Park		1.42	No	Heritage High park usage driven by demand from residents beyond the standard 400m walking catchment.	Local												Permissible: North - Low Density Residential South- Low Density Residential East - Low Density Residential West -Public Recreation and Low Density Residential Existing: North -Low Density Residential South- Low Density Residential East - Low Density Residential West - Public Recreation and Low Density Residential	NA						
Sibbick Street Reserve		0.32	No	High park usage driven by demand from residents beyond the standard 400m walking catchment.	Local												Permissible: North - Low Density Residential South- Low Density Residential East - Low Density Residential West - Low Density Residential Existing: North -Low Density Residential South- Low Density Residential East - Low Density Residential	NA						

LEGEND

High sensitivity

Medium sensitivity

Low sensitivity

6.2 Best Practice Examples

We have reviewed best practice examples across greater Sydney to identify the typology and the extension of solar access protection controls for the range of open space typologies. This analysis has assisted us to identify the preliminary solar access principles and approach towards each nominated open space.

OPEN SPACE NAME	LGA	SIZE (ha)	Size category	Distribution	LOCATION IN RELATION TO CITY	Outdoor Recreation Typology (Draft Greener Spaces)								SOLAR PROJECTION PERIOD (HOURS)	SOLAR PROJECTION DATE	SOLAR PROJECTION APPROACH	Conclusion
LPY LPC OCA YRS LRS ARS LCOR FES TPR OSR DEA																	
Parks																	
The Royal Botanical Gardens	City of Sydney	33.8	≥20	Regional	Fringe									9am - 2pm	All Year	SAP	Regional parks in fringe areas are protected for longer hours during the day, 9am-2pm (min 5 hours). These are multi purpose recreational parks.
The Domain	City of Sydney	29.6	≥20	Regional	fringe									9am - 2pm	All Year	SAP	
Hyde Park	City of Sydney	15.8	15-20	Regional	Centre									10am - 2pm	All Year	SAP	Regional parks in city centre areas (also smaller in size) are protected during slightly shorter timeframe in the day- 10am-2pm (minimum 4 hours). These are multi purpose parks.
Burwood Park	Burwood Council	6.1	5-10	Regional	Centre									10am - 2pm	21 June	NAO	District parks are protected for a shorter time compared to regional parks as they are smaller sites. Between 11am-3pm. In fringe areas for the entire park and city centre areas for 50% of the parks- they are multi disciplinary parks.
Alexandria Park (Green Square Open Space)	City of Sydney	3.8	3-5	District	Centre									11am -3pm- Solar access to 50% of the park	21 June	Restricted hours	
Chatswood Oval (Chatswood Park)	Willoughby City Council	2.6	1-3	District	Fringe									11am-2pm	21 June	SAP	Performance controls/restricted hours
Paul Keating Park	City of Canterbury Bankstown	1.4	1-3	Local	Centre									10am-3pm- 4 hours for 50% of the park	21 June	NAO	
The Lancer Barracks Site	City of Parramatta	0.7	≤1	Local	Centre									Midday-2pm	21 June	NAO	Larger local parks such as Paul Keating park with more extended level of activities, are protected within longer timeframe (10am-3pm) for 50% of the park.
Jubilee Park	City of Parramatta	0.7	≤1	Local	Centre									Midday-2pm	21 June	NAO	Local parks less than 1ha in the city centre location with activity focused around recreation and less sport, the protection is also focused around lunchtime between 12-2pm for a minimum of 50% of the park.
Garden of Remembrance	Willoughby City Council	0.2	≤1	Local	Centre									12-2pm	21 June	SAP	
Concourse Open Space	Willoughby City Council	0.5	≤1	Local	centre									12-2pm	21 June	SAP	
Drying Green, Green Square Town Centre	City of Sydney	0.6	≤1	Local	Centre									11am - 2pm: Solar access to 50% of the park	21 June	Restricted hours	
Tennis and Croquet Club	Willoughby City Council	1.4	1-3	Local	Fringe									12-2pm	21 June	NAO	
Experiment Farm	City of Parramatta	0.95	≤1	Local	out of centre									10am - 2pm	21 June	NOA	
Parks from Canada Bay																	
McIlwaine Park		3.11	3-5	District	Fringe									8:30am-2pm	21 June	NAO	The common solar control approach in City of Canada Bay is NAO.
Brays Bay Reserve		2.73	1-3	District	Fringe									8:30am-12:30pm	21 June	NAO	Highly sensitive park in high density location. District park with Heritage values. This park has multipurpose uses and is a foreshore park. No additional overshadowing between 8:30- 2pm (4.5hrs of solar protection)
King George V Park		0.29	≤1	Pocket Park	out of centre									8:30am-12:30pm	21 June	NAO	District park, located at fringe. The park has various uses and is a foreshore park - shorter protection time compared to McIlwaine Park. Pending on its performance during 3D solar analysis, we might be able to extend its protection time.
Uhrs Reserve		0.27	≤1	Pocket Park	Close to centre									8:30am-12:30pm	21 June	NAO	Local parks in residential areas have solar controls from 8:30am to 12pm (3.5 hours). Due to less density around these parks.
Peg Patterson Park		0.31	≤1	Local	Centre									12pm-2pm	21 June	NAO	Above
Union Square		0.12	≤1	Pocket Park	Centre									9am-2pm	21 June	NAO	Local Park located within the centre has shorter solar protection requirements - No additional overshadowing for 2 hours during lunch time - 12-2pm
																	Civic plaza

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7 Appendix B - Overshadowing Analysis

Appendix B demonstrates a summary of the detailed 3D overshadowing analysis for all parks except those presented in Part Two.

This analysis has led to the development of the solar access controls presented at Part Three.

7.1 Queen Elizabeth, Goddard and Rothwell Park

Note: The parks are potentially affected by the future Burwood North Metro Rezoning Proposal, we have also tested their solar performance against this potential built form scenario, therefore, the identified SPA has been development with considerations to this scenario.

Synthesis (9am-3pm)

Key Environmental Layers



Figure 75. Key environmental layers

Park	Queen Elizabeth, Goddard and Rothwell Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Regional park - Multiple recreation uses - Medium sensitivity parks - Future high density development to the south-east of the parks (Burwood North Metro Rezoning Proposal)
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Environmentally sensitive land (Canada Bay LEP, 2013) - Biodiversity (Canada Bay LEP, 2013) - Habitat connectivity (Canada Bay DCP) - Heritage item (Canada Bay LEP, 2013) - Medium species richness
Surrounding Height	- LEP HOB: 8.5m - LMR HOB: 22m, 17.5m and 9.5m - Future HOB: Up to 86m based on Burwood North Metro Rezoning Proposal

Composite Map - Existing Context

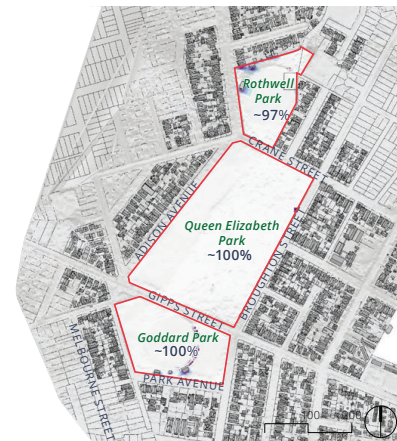


Figure 76. Composite map - existing context

Composite Map - LEP/ LMR

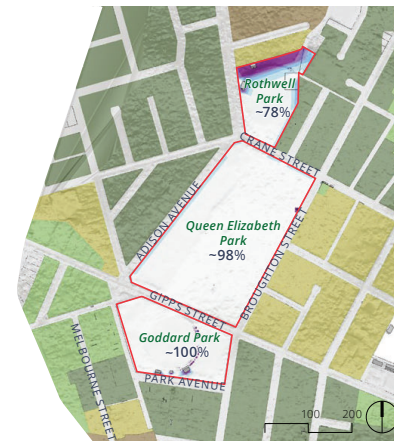


Figure 77. Composite map - LEP/ LMR



Key Map

Composite Map - Future Context (Burwood North Metro Rezoning Proposal)



Figure 78. Composite map - future context (Burwood North Metro Rezoning Proposal)

LEGEND

Base

- Site Boundary (Park)
- Cadastre
- Water bodies

Environmental Layers

- Canada Bay LGA boundary
- Environmentally sensitive land (Canada Bay LEP, 2013)
- Threatened and migratory species (CCBC Biodiversity Framework, 2019)
- Biodiversity (Canada Bay LEP, 2013)
- Habitat connectivity (Canada Bay DCP)
- Heritage item (Canada Bay LEP, 2013)
- Heritage conservation area (Canada Bay LEP, 2013)
- Medium species richness

Context

- Existing Context

Permissible and Future Height

- LEP HOB - 8.5m
- LMR - 9.5m
- LMR - 17.5m
- LMR - 22m
- Burwood North - 26m
- Burwood North - 31m
- Burwood North - 35m
- Burwood North - 49m
- Burwood North - 60-79.9m
- Burwood North - 84-86m

Shadow to Park

- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hour
- 5-6 Hour
- XX% Amount of solar exposure

Solar Protection Recommendations

Base Case Scenario

Key insight:

- No overshadowing impacts on all three parks from the existing surrounding context.
- Minor overshadowing impacts on the northern boundary of Rothwell Park from surrounding permissible heights and surrounding future context.
- We recommend the future scenario (LEP/LMR/ Burwood North Metro Rezoning Proposal) to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe is 9am-3pm, consistent with the draft principles identified in baseline analysis.



Figure 79. Base Case Scenario - Future (Burwood North Metro Rezoning Proposal)

Solar Protection Approach

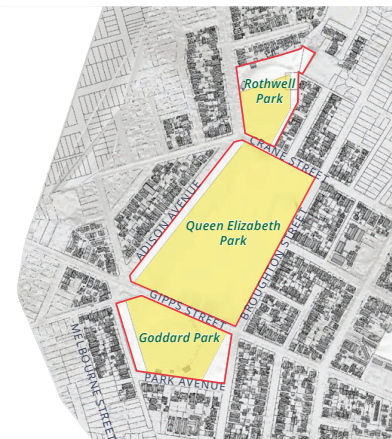


Figure 80. Solar Protection Approach

LEGEND

- | | |
|-------------------------------|--------------------------|
| Site Boundary (Park) | Burwood North - 31m |
| Cadastre | Burwood North - 35m |
| Existing Context | Burwood North - 49m |
| Permissible and Future Height | Burwood North - 60-79.9m |
| LEP HOB - 8.5m | Burwood North - 84-86m |
| LMR - 9.5m | |
| LMR - 17.5m | |
| LMR - 22m | |
| Burwood North - 26m | |



- Shadow to Park
- | |
|----------------------------------|
| 0 hours |
| <1 Hours |
| 1-2 Hours |
| 2-3 Hours |
| 3-4 Hours |
| 4-5 Hour |
| 5-6 Hour |
| Continuous solar between 9am-3pm |

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

7.2 St Lukes Park, Cintra Park

Note: The parks are potentially affected by the future Burwood North Metro Rezoning Proposal, we have also tested their solar performance against this potential built form scenario, therefore, the identified SPA has been development with considerations to this scenario.

Synthesis (9am-3pm)

Key Environmental Layers

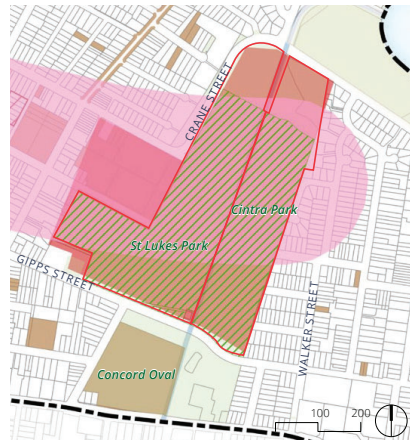


Figure 81. Key environmental layers

Park	St Lukes Park, Cintra Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Regional park - Multiple recreation uses - Medium sensitivity parks - Future high density development to the south-west of the parks (Burwood North Metro Rezoning Proposal)
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Habitat connectivity (Canada Bay DCP) - Heritage item (Canada Bay LEP, 2013) - High species richness for Cintra Park and St Lukes Park
Surrounding Height	- LEP HOB: 8.5m and 12m - LMR HOB: 22m and 17.5m - Future Height: Up to 86m based on Burwood North Metro Rezoning Proposal

Composite Map - Existing Context

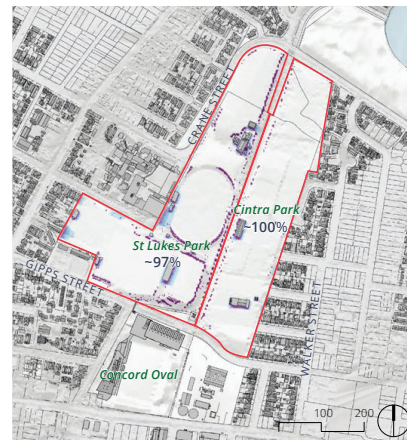


Figure 82. Composite map - existing context

LEGEND

Base

Site Boundary (Park)

Cadastral

Water bodies

Environmental Layers

Canada Bay LGA boundary

Threatened and migratory species (CCBC Biodiversity Framework, 2019)

Habitat connectivity (Canada Bay DCP)

Heritage item (Canada Bay LEP, 2013)

High species richness

Context

Existing Context

Permissible and Future Height

LEP HOB - 8.5m

LMR - 9.5m

LMR - 17.5m

LMR - 22m

Burwood North - 26m

Burwood North - 31m

Burwood North - 35m

Burwood North - 49m

Burwood North - 60-79.9m

Burwood North - 84-86m

Composite Map - LEP/ LMR



Figure 83. Composite map - LEP/ LMR

Permissible and Future Height

LEP HOB - 8.5m

LMR - 9.5m

LMR - 17.5m

LMR - 22m

Burwood North - 26m

Burwood North - 31m

Burwood North - 35m

Burwood North - 49m

Burwood North - 60-79.9m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m

Burwood North - 84-86m



Key Map

Composite Map - Future Context (Burwood North Metro Rezoning Proposal)

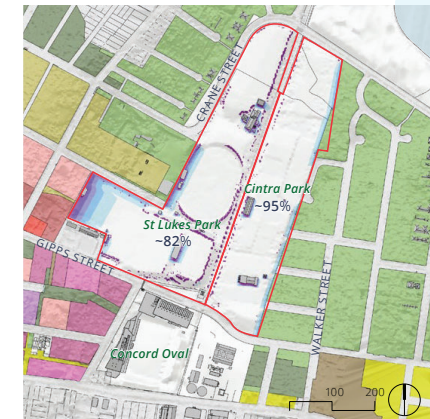


Figure 84. Composite map - future context (Burwood North)

Shadow to Park

0 hours

<1 Hours

1-2 Hours

2-3 Hours

3-4 Hours

4-5 Hours

5-6 Hours

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

XX% Amount of solar exposure

Key insight:

- No overshadowing impacts on St Lukes and Cintra Parks from the existing surrounding context.
- Minor overshadowing impacts on St Lukes park from surrounding permissible heights and surrounding future context.
- We recommend the future scenario (LEP/LMR/ Burwood North Metro Rezoning Proposal) to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe is 9am-3pm, consistent with the draft principles identified in baseline analysis.

Solar Protection Recommendations

Base Case Scenario



Figure 85. Base Case Scenario - Future (Burwood North Metro Rezoning Proposal)

Solar Protection Approach

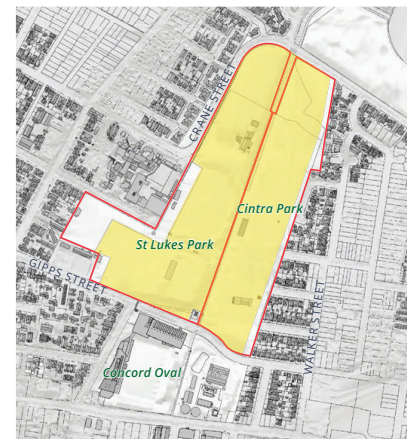
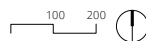


Figure 86. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Burwood North - 31m
 Cadastre	 Burwood North - 35m
 Existing Context	 Burwood North - 49m
Permissible and Future Height	 Burwood North - 60-79.9m
 LEP HOB - 8.5m	 Burwood North - 84-86m
 LMR - 9.5m	
 LMR - 17.5m	
 LMR - 22m	
 Burwood North - 26m	



Shadow to Park

 0 hours
 <1 Hours
 1-2 Hours
 2-3 Hours
 3-4 Hours
 4-5 Hour
 5-6 Hour
 Continuous solar between 9am-3pm

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

7.3 Timbrell Park

Synthesis (9am-3pm)

Key Environmental Layers



Figure 87. Key environmental layers

Composite Map - Existing Context

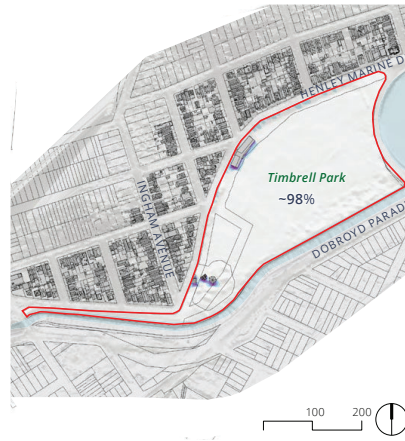


Figure 88. Composite map - existing context

Composite Map - LEP/ LMR

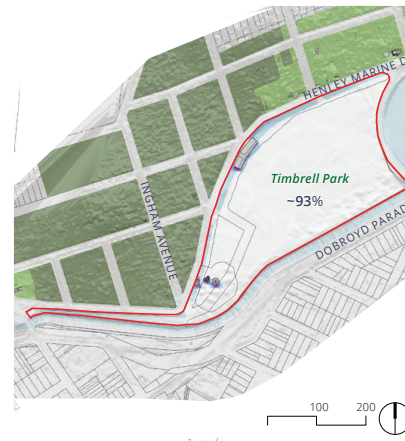


Figure 89. Composite map - LEP/LMR



Key Map

Composite Map- Future Context

NA

Park	Timbrell Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Regional park - Multiple recreation uses - Medium sensitivity park - Future upgrades to park - Existing low density park context
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Habitat connectivity (Canada Bay DCP) - Medium species richness
Surrounding Height	- LEP HOB: 8.5m - LMR HOB: 9.5m

LEGEND

Base		
Site Boundary (Park)	Habitat connectivity (Canada Bay DCP)	
Cadastral	Heritage item (Canada Bay LEP, 2013)	
Water bodies	Medium species richness	
Environmental Layers	Context	
Canada Bay LGA boundary	Existing Context	
Environmentally sensitive land (Canada Bay LEP, 2013)		
Threatened and migratory species (CCBC Biodiversity Framework, 2019)		
Biodiversity (Canada Bay LEP, 2013)		

Permissible and Future Height

LEP HOB - 8.5m
LEP HOB - 13m
LEP HOB - 19m
LMR - 9.5m
LMR - 22m

Shadow to Park

0 hours
<1 Hours
1-2 Hours
2-3 Hours
3-4 Hours
4-5 Hours
5-6 Hour
XX% Amount of solar exposure

Key insight:

- No overshadowing impacts from the existing surrounding context.
- Minimal overshadowing impacts on the northern boundary of Timbrell park from surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe is 9am-3pm, consistent with the draft principles identified in baseline analysis.

Solar Protection Recommendations

Base Case Scenario

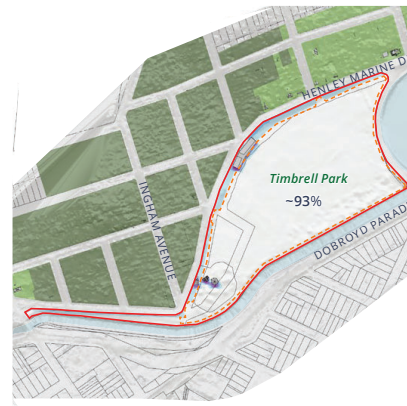


Figure 90. Base Case Scenario - LEP/LMR

Solar Protection Approach

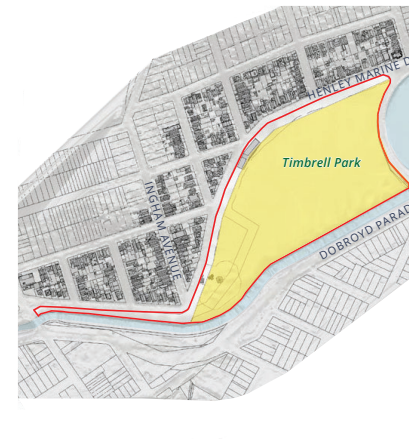


Figure 91. Solar Protection Approach

LEGEND

- Site Boundary (Park)
- Cadastral
- Existing Context
- Permissible and Future Height
- LEP HOB - 8.5m
- LEP HOB - 13m
- LEP HOB - 19m
- LMR - 9.5m
- LMR - 22m

- Shadow to Park
- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hours
- 5-6 Hours
- Continuous solar between 9am-3pm

- Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.



7.4 Massey Park Golf Course, Greenlees and Edwards Park

Synthesis (9am-3pm)

Key Environmental Layers



Figure 92. Key environmental layers

Composite Map - Existing Context



Figure 93. Composite map - existing context

Composite Map - LEP/ LMR

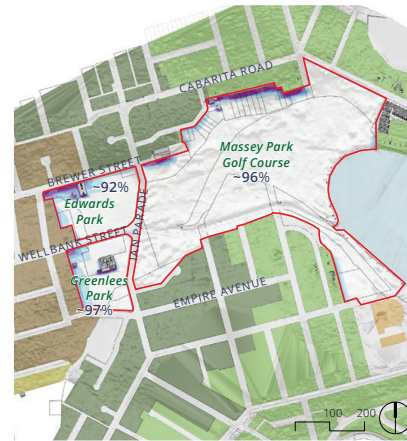


Figure 94. Composite map - LEP/LMR



Key Map

Composite Map - Future Context

NA

Park	Massey Park Golf Course, Greenlees and Edwards Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Mix of district parks and local park - Limited recreation uses - Medium sensitivity parks - Existing low density park context
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Heritage item (Canada Bay LEP, 2013) - Medium species richness
Surrounding Height	- LEP HOB: 8.5m and 17m - LMR HOB: 9.5 and 22m

LEGEND

Base

Site Boundary (Park)

Cadastral

Water bodies

Canada Bay LGA boundary

Environmentally sensitive land (Canada Bay LEP, 2013)

Threatened and migratory species (CCBC Biodiversity Framework, 2019)

Biodiversity (Canada Bay LEP, 2013)

Heritage item (Canada Bay LEP, 2013)

Heritage conservation area (Canada Bay LEP, 2013)

Medium species richness

Context

Existing Context

Permissible and Future Height

LEP HOB - 8.5m

LMR - 9.5m

LMR - 17.5m

LMR - 22m

Shadow to Park

0 hours

<1 Hours

1-2 Hours

2-3 Hours

3-4 Hours

4-5 Hours

5-6 Hours

XX% Amount of solar exposure

Key insight:

- Minimal overshadowing impacts on the site from the existing surrounding context.
- Minor overshadowing impacts on northern boundary of Massey Golf Course from the surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for the parks has increased to 9am - 3pm, from 10am-2pm recommended in the draft principles in baseline analysis.

Solar Protection Recommendations

Base Case Scenario

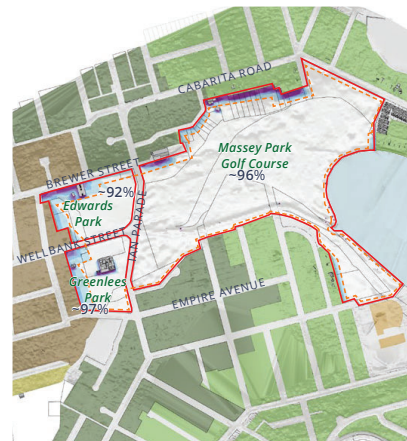


Figure 95. Base Case Scenario - LEP/LMR

Solar Protection Approach

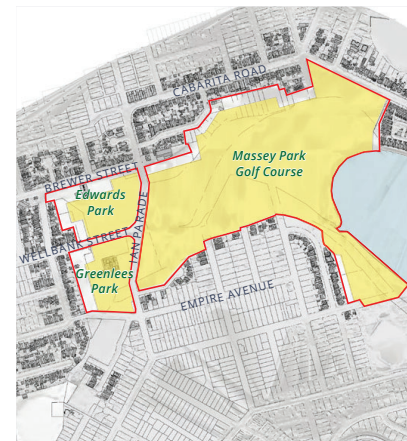


Figure 96. Solar Protection Approach

LEGEND



Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

7.5 Barnwell Park Golf Course

Synthesis (9am-3pm)

Key Environmental Layers

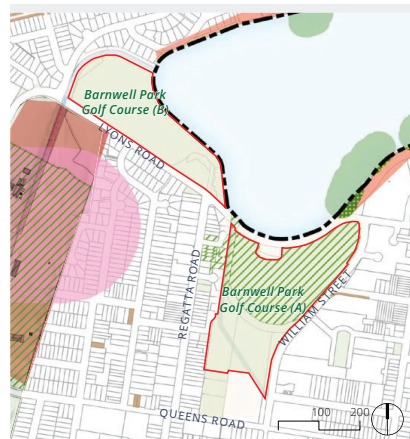


Figure 97. Key environmental layers

Composite Map - Existing Context

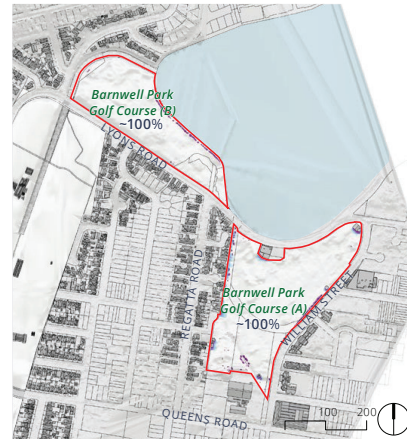


Figure 98. Composite map - existing context

Composite Map - LEP/ LMR

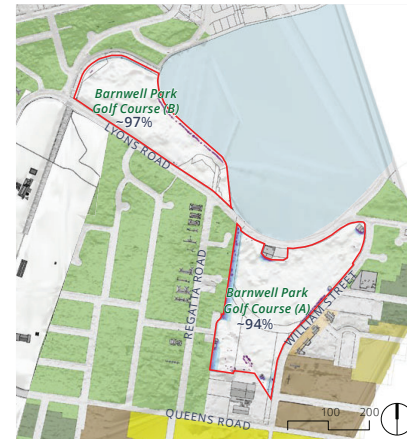


Figure 99. Composite map - LEP/LMR



Key Map

Composite Map - Future Context

NA

Park	Barnwell Park Golf Course
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Regional park - Limited recreation uses - Low sensitivity parks
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Low species richness
Surrounding Height	- LEP HOB: 8.5m, 12m, 14m and 17m - LMR HOB: 9.5m, 17.5m and 22m

LEGEND

Base				
Site Boundary (Park)	Biodiversity (Canada Bay LEP, 2013)	Permissible and Future Height	Shadow to Park	
Cadastral	Habitat connectivity (Canada Bay DCP)	LEP HOB - 8.5m	0 hours	
Water bodies	Heritage item (Canada Bay LEP, 2013)	LEP HOB - 12m	<1 Hours	
	Medium species richness	LEP HOB - 14m	1-2 Hours	
Environmental Layers		LEP HOB - 17m	2-3 Hours	
Canada Bay LGA boundary		LMR - 9.5m	3-4 Hours	
Environmentally sensitive land (Canada Bay LEP, 2013)	Context	LMR - 17.5m	4-5 Hours	
Threatened and migratory species (CCBC Biodiversity Framework, 2019)	Existing Context	LMR - 22m	5-6 Hour	
			XX% Amount of solar exposure	

Key insight:

- No overshadowing impacts on the site from the existing surrounding context.
- Minimal overshadowing impacts on the Western boundary of Barnwell Golf Course (A) from surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe is 9am-3pm, consistent with the draft principles identified in baseline analysis.

Solar Protection Recommendations

Base Case Scenario

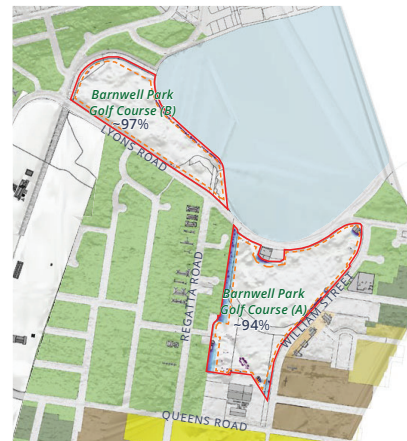


Figure 100. Base Case Scenario - LEP/LMR

Solar Protection Approach

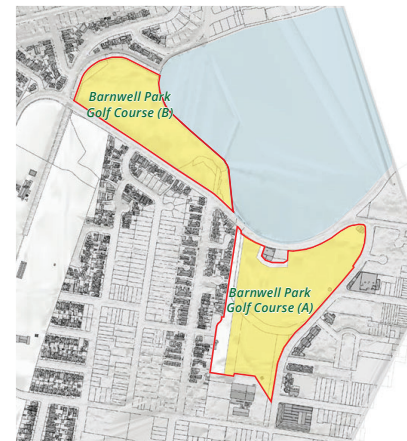


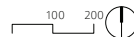
Figure 101. Solar Protection Approach

LEGEND

- Site Boundary (Park)
- Cadastral
- Existing Context
- Permissible and Future Height
- LEP HOB - 8.5m
- LEP HOB - 13m
- LEP HOB - 19m
- LMR - 9.5m
- LMR - 22m

- Shadow to Park
- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hours
- 5-6 Hours
- Continuous solar between 9am-3pm

- Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.



7.6 Campbell Park and Lysaght Park

Synthesis (9am-3pm)

Key Environmental Layers



Figure 102. Key environmental layers

Composite Map - Existing Context

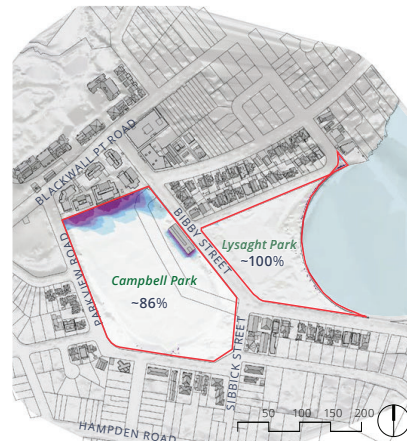


Figure 103. Composite map - existing context

Composite Map - LEP/ LMR

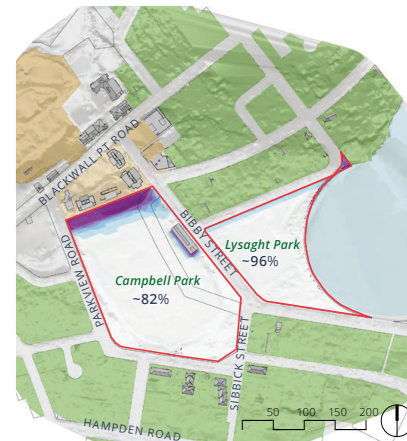


Figure 104. Composite map - LEP/ LMR



Key Map

Composite Map - Future Context

NA

Park	Campbell Park and Lysaght Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Mix of regional park and district park - Limited recreation uses - Low sensitivity park - Existing medium density development north of the parks - High park usage driven by demand from residents beyond the standard 400m walking catchment.
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - High species richness in Lysaght Park
Surrounding Height	LEP HOB: 8.5m, 14m and 17m

LEGEND

Base

- Site Boundary (Park)
- Cadastral
- Water bodies

Environmental Layers

- Canada Bay LGA boundary
- Environmentally sensitive land (Canada Bay LEP, 2013)
- Threatened and migratory species (CCBC Biodiversity Framework, 2019)

- Biodiversity (Canada Bay LEP, 2013)
- High species richness

Context

- Existing Context

Permissible and Future Height

- LEP HOB - 8.5m
- LEP HOB - 14m
- LEP HOB - 17m

Shadow to Park

- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hours
- 5-6 Hours

XX% Amount of solar exposure

Key insight:

- No overshadowing impacts on Lysaght park from the existing surrounding context.
- Minimal overshadowing impacts on Lysaght park from the surrounding permissible heights.
- Minor overshadowing impacts on Campbell Park from the existing surrounding context and the surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe is 9am-3pm, consistent with the draft principles identified in baseline analysis.

Solar Protection Recommendations

Base Case Scenario

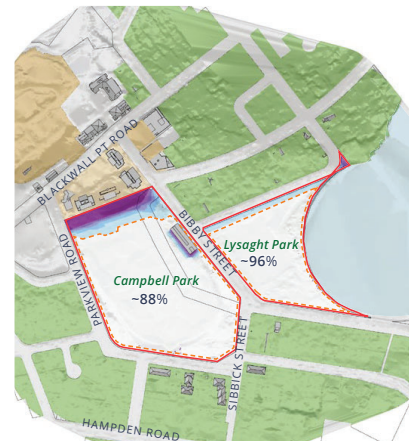


Figure 105. Base Case Scenario - LEP/LMR

Solar Protection Approach

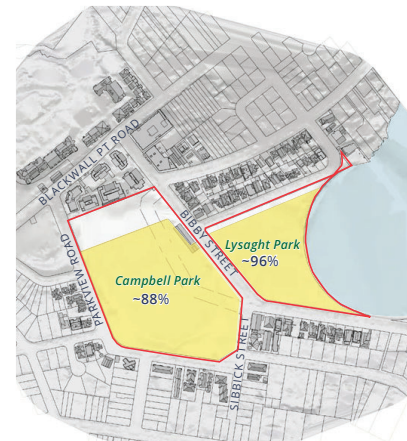


Figure 106. Solar Protection Approach

LEGEND



Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

7.7 Halliday Park

Synthesis (9am-3pm)

Key Environmental Layers



Figure 107. Key environmental layers

Park	Halliday Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- District park - Limited recreation uses - Medium sensitivity park - Existing low density park context
Key Environmental Elements	- Environmentally sensitive land (Canada Bay LEP, 2013) - Biodiversity (Canada Bay LEP, 2013) - Medium species richness
Surrounding Height	- LEP HOB: 8.5m - LMR HOB: 9.5, 22m and 17.5m

Composite Map - Existing Context



Figure 108. Composite map - existing context

Composite Map - LEP/ LMR



Figure 109. Composite map - LEP/ LMR

LEGEND

Base

- Site Boundary (Park)
- Cadastral
- Water bodies
- Heritage item (Canada Bay LEP, 2013)
- Medium species richness

Environmental Layers

- Canada Bay LGA boundary
- Environmentally sensitive land (Canada Bay LEP, 2013)
- Biodiversity (Canada Bay LEP, 2013)
- Existing Context

Context

- Existing Context
- Permissible and Future Height
- LEP HOB - 8.5m
- LMR - 9.5m
- LMR - 17.5m
- LMR - 22m

Shadow to Park

- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hour
- 5-6 Hour
- XX% Amount of solar exposure



Key Map

Composite Map - Future Context

NA

Key insight:

- Minor overshadowing impacts on northern boundary of Halliday Park from the existing surrounding context and surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for the site has increased to 9am - 3pm, from 10am-2pm recommended in the draft principles in baseline analysis .

Solar Protection Recommendations

Base Case Scenario



Figure 110. Base Case Scenario - LEP/LMR

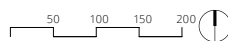
Solar Protection Approach



Figure 111. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Shadow to Park
 Cadastre	 0 hours
 Existing Context	 <1 Hours
Permissible and Future Height	 1-2 Hours
 LEP HOB - 8.5m	 2-3 Hours
 LMR - 9.5m	 3-4 Hours
 LMR - 17.5m	 4-5 Hour
 LMR - 22m	 5-6 Hour
	 Continuous solar between 9am-3pm



Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

7.8 Brays Bay Reserve and Mcllwaine Park

Note: We tested the opportunity to expand the current protection timeframe under Canada Bay LEP 2013. Our testing suggests that expanding the protection timeframe requires a SPA boundary smaller than the entire site. Therefore, as Council aims to protect the entire park, the current control and the protection timeframe is considered as the best outcome for these parks.

Synthesis (8:30am-12:30pm)

Key Environmental Layers

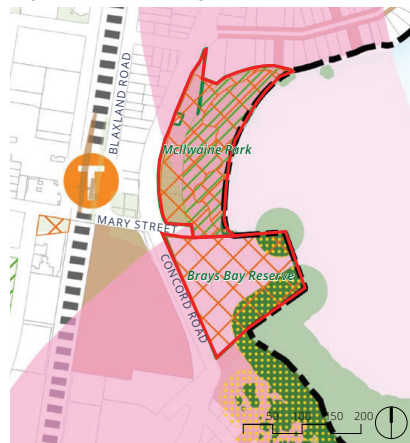


Figure 112. Key environmental layers

Park	Brays Bay Reserve and Mcllwaine Park
Date of Assessment	21 st June
Timeframe	8:30am - 12:30pm
Key Characteristics	- Existing controls: NAO, 21st June, 830:am - 12:30pm - Cadastral - District park - Limited recreation uses - Future upgrades to park - Highly sensitive park - High density development to the west of the park - High park usage driven by demand from residents beyond the standard 400m walking catchment.
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - Biodiversity (Canada Bay LEP, 2013) - Habitat connectivity (Canada Bay DCP) - Medium species richness
Surrounding Height	LEP HOB: 8.5m to 151m

Composite Map - Existing Context



Figure 113. Composite map - existing context

Composite Map - LEP/ LMR



Figure 114. Composite map - LEP/ LMR

LEGEND

Base	Context		
Site Boundary (Park)	Site Boundary (Park)	LEP HOB - 32m	Shadow to Park
Cadastral	Cadastral	LEP HOB - 35m	0 hours
Water bodies	Existing Context	LEP HOB - 75m	<1 Hours
	Permissible and Future Height	LEP HOB - 92m	1-2 Hours
Canada Bay LGA boundary	LEP HOB - 8.5m	LEP HOB - 104m	2-3 Hours
Environmentally sensitive land (Canada Bay LEP, 2013)	LEP HOB - 12m	LEP HOB - 127m	3-4 Hours
Threatened and migratory species (CCBC Biodiversity Framework, 2019)	LEP HOB - 14m	LEP HOB - 151m	4-5 Hour
Biodiversity (Canada Bay LEP, 2013)	LEP HOB - 20m		5-6 Hour
Habitat connectivity (Canada Bay DCP)	LEP HOB - 22m		XX% Amount of solar exposure
Sun access protection area (Canada Bay LEP, 2013)	LEP HOB - 24m		
Heritage item (Canada Bay LEP, 2013)	LEP HOB - 28m		



Key Map

Composite Map - Future Context

NA

Solar Protection Recommendations

Base Case Scenario

Key insight:

- Minor overshadowing impact on northern boundary of Mcllwaine Park from the surrounding permissible heights.
- Minimal overshadowing impact on Mcllwaine Park and Bray Bay Reserve from the existing surrounding context to the west.
- However, blocks immediately west of Concord Road has permissible LEP height of building control reaching 66-117m.
- At this height, future buildings would start to overshadow the park at approx. 12.30pm 21 June.
- Existing NAO control of 8.30am to 12.30pm is not proposed to be extended unless extent of solar protection area within the park be reduced.



Figure 115. Composite map - existing context

Solar Protection Approach

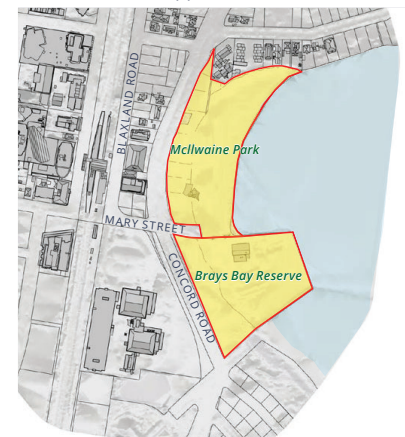


Figure 116. Solar Protection Approach

LEGEND

Context

Site Boundary (Park)	LEP HOB - 28m
Cadastre	LEP HOB - 32m
Existing Context	LEP HOB - 35m
Permissible and Future Height	LEP HOB - 75m
LEP HOB - 8.5m	LEP HOB - 92m
LEP HOB - 12m	LEP HOB - 104m
LEP HOB - 14m	LEP HOB - 127m
LEP HOB - 20m	LEP HOB - 151m
LEP HOB - 22m	
LEP HOB - 24m	



Shadow to Park

0 hours
<1 Hours
1-2 Hours
2-3 Hours
3-4 Hours
4-5 Hour
5-6 Hour
Continuous solar between 8:30am-12:30pm

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 8:30am-12:30pm.

7.9 Taplin Park, Drummoyne Oval and Park

Synthesis (10am-2pm)

Key Environmental Layers

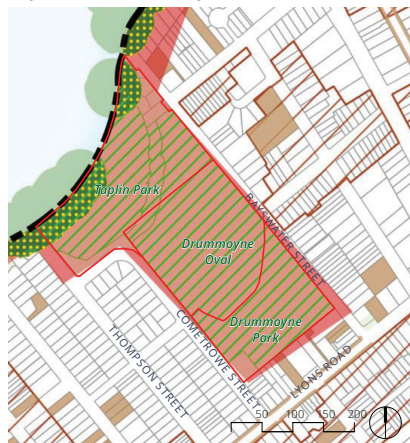


Figure 117. Key environmental layers

Park	Taplin Park, Drummoyne Oval and Park
Date of Assessment	21 st June
Timeframe	10am - 2pm
Key Characteristics	- Mix of district parks and local parks - Multiple recreation uses - Mix of highly sensitive park and Medium sensitivity park - Future upgrades to parks. - Some medium density development to the south and east of the parks. - High park usage driven by demand from residents beyond the standard 400m walking catchment.
Key Environmental Elements	- Threatened and migratory species (CCBC Biodiversity Framework, 2019) - High species richness - Environmentally sensitive land (Canada Bay LEP, 2013) - Biodiversity (Canada Bay LEP, 2013)
Surrounding Height	- LEP HOB: 20m - LMR HOB: 9.5 and 22m

Composite Map - Existing Context

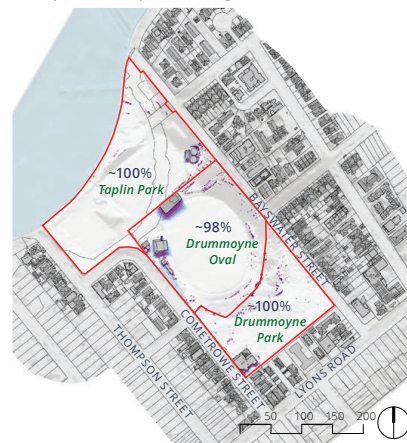


Figure 118. Composite map - existing context

LEGEND

Environmental Layers

Base

Site Boundary (Park)

Cadastral

Water bodies

Canada Bay LGA boundary

Environmentally sensitive land (Canada Bay LEP, 2013)

Threatened and migratory species (CCBC Biodiversity Framework, 2019)

High species richness

Existing Context

Biodiversity (Canada Bay LEP, 2013)

Heritage item (Canada Bay LEP, 2013)

Heritage conservation area (Canada Bay LEP, 2013)

High species richness

Existing Context

Biodiversity (Canada Bay LEP, 2013)

Heritage item (Canada Bay LEP, 2013)

Heritage conservation area (Canada Bay LEP, 2013)

High species richness

Existing Context

Composite Map - LEP/ LMR

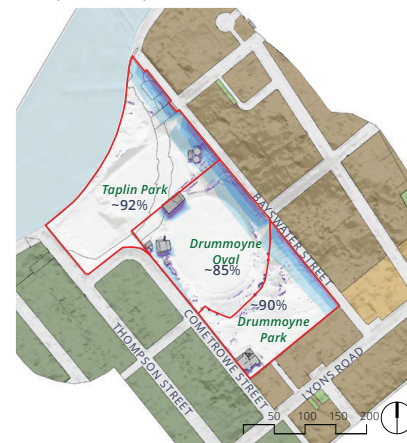


Figure 119. Composite map - LEP/ LMR

Permissible and Future Height

LEP HOB - 8.5m

LEP HOB - 20m

LMR - 9.5m

LMR - 22m

Future - Drummoyne Oval Master Plan

Future built form height assumed up to 7.5m (Drummoyne Oval Master Plan, pg 7)

Future built form height assumed up to 7.5m (Drummoyne Oval Master Plan, pg 7)

Future built form height assumed up to 7.5m (Drummoyne Oval Master Plan, pg 7)

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Future built form height assumed up to 7.5m (Drummoyne Oval Master Plan, pg 7)

Future built form height assumed up to 7.5m (Drummoyne Oval Master Plan, pg 7)

Shadow to Park

0 hours

<1 Hours

1-2 Hours

2-3 Hours

3-4 Hours

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure

Amount of solar exposure



Key Map

Composite Map - Future Context (Drummoyne Oval Master Plan)

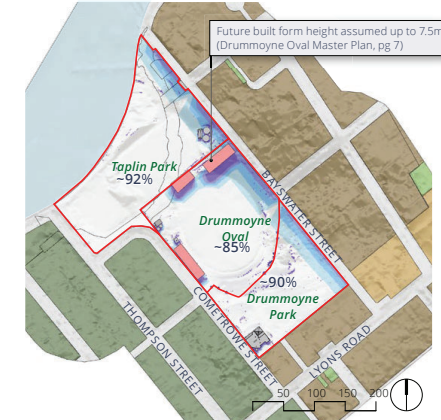


Figure 120. Composite map - future context (Drummoyne Oval Master Plan)

Key insight:

- Minor overshadowing impacts on eastern boundary of the site from the surrounding permissible heights.
- Additional overshadowing impacts on the site from proposed structures (Drummoyne Oval Master Plan) within the site.
- We recommend the future context (Drummoyne Oval Master Plan) be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for all three parks has remained 10pm-2pm as recommended in the draft principles in baseline analysis.

Solar Protection Recommendations

Base Case Scenario



Figure 121. Base Case Scenario - future context (Drummoyne Oval Master Plan)

Solar Protection Approach

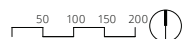


Figure 122. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Shadow to Park
 Cadastre	 0 hours
 Existing Context	 <1 Hours
 Permissible and Future Height	 1-2 Hours
 LEP HOB - 8.5m	 2-3 Hours
 LEP HOB - 14m	 3-4 Hours
 LEP HOB - 17m	 Continuous solar between 10am-2pm

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 10am-2pm.



7.10 Brett Park

Synthesis (10am-2pm)

Key Environmental Layers



Figure 123. Key environmental layers

Park	Brett Park
Date of Assessment	21 st June
Timeframe	10am - 2pm
Key Characteristics	- District park - Limited recreation uses - Highly sensitive park - Medium density development north and of the parks
Key Environmental Elements	- Environmentally sensitive land (Canada Bay LEP, 2013) - Biodiversity (Canada Bay LEP, 2013) - Low species richness
Surrounding Height	- LEP HOB: 8.5m and 19m - LMR HOB: 9.5 and 22m

Composite Map - Existing Context



Figure 124. Composite map - existing context

Composite Map - LEP/ LMR



Figure 125. Composite map - LEP/ LMR



Key Map

Composite Map- Future Context

NA

LEGEND

Base

- Site Boundary (Park)
- Cadastral
- Water bodies

Environmental Layers

- Canada Bay LGA boundary
- Environmentally sensitive land (Canada Bay LEP, 2013)
- Biodiversity (Canada Bay LEP, 2013)

- Heritage item (Canada Bay LEP, 2013)
- Heritage conservation area (Canada Bay LEP, 2013)

Context

- Existing Context

Permissible and Future Height

- LEP HOB - 8.5m
- LEP HOB - 13m
- LEP HOB - 19m
- LMR - 9.5m
- LMR - 22m

Shadow to Park

- 0 hours
- <1 Hours
- 1-2 Hours
- 2-3 Hours
- 3-4 Hours

XX% Amount of solar exposure

Key insight:

- No overshadowing impacts on the site from the existing surrounding context.
- Minor overshadowing impacts on the northern boundary of Brett park from surrounding permissible heights.
- We recommend the LEP/LMR height to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for both the parks has remained 10pm-2pm as recommended in the draft principles in baseline analysis.

Solar Protection Recommendations

Base Case Scenario



Figure 126. Base Case Scenario - LEP/LMR

Solar Protection Approach

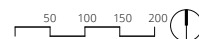


Figure 127. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Shadow to Park
 Cadastre	 0 hours
 Existing Context	 <1 Hours
Permissible and Future Height	 1-2 Hours
 LEP HOB - 8.5m	 2-3 Hours
 LEP HOB - 14m	 3-4 Hours
 LEP HOB - 17m	 Continuous solar between 10am-2pm

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 10am-2pm.



7.11 Concord Oval

Note: The parks are potentially affected by the future Burwood North Metro Rezoning Proposal, we have also tested their solar performance against this potential built form scenario, therefore, the identified SPA has been development with considerations to this scenario.

Synthesis (9am-2pm)

Key Environmental Layers

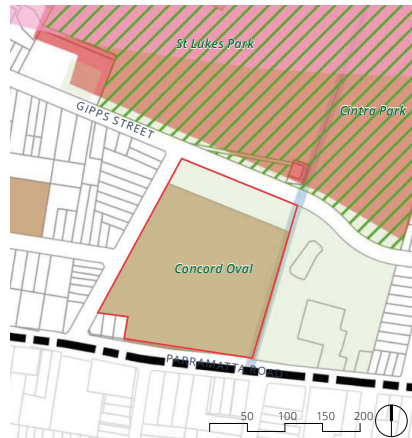


Figure 128. Key environmental layers

Park	Concord Oval
Date of Assessment	21 st June
Timeframe	9am - 2pm
Key Characteristics	- District park - Multiple recreation uses - Medium sensitivity parks - Future high density development to the south-west of the parks (Burwood North Metro Rezoning Proposal)
Key Environmental Elements	Heritage item (Canada Bay LEP, 2013)
Surrounding Height	- LEP HOB: 8.5m and 12m - LMR HOB: 22m and 17.5m - Future Height: Up to 86m based on Burwood North Metro Rezoning Proposal

Composite Map - Existing Context



Figure 129. Composite map - existing context

Composite Map - LEP/ LMR



Figure 130. Composite map - LEP/ LMR



Key Map

Composite Map - Future Context (Burwood North Metro Rezoning Proposal)

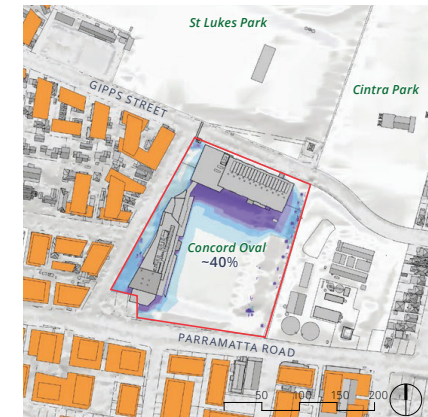


Figure 131. Composite map - future context (Burwood North)

LEGEND

Base		
Site Boundary (Park)	Habitat connectivity (Canada Bay DCP)	
Cadastre	Heritage item (Canada Bay LEP, 2013)	
Water bodies	Context	
Canada Bay LGA boundary	Existing Context	
Threatened and migratory species (CCBC Biodiversity Framework, 2019)		

Permissible and Future Height	Shadow to Park
LEP HOB - 8.5m	0 hours
LMR - 9.5m	<1 Hours
LMR - 17.5m	1-2 Hours
LMR - 22m	2-3 Hours
Burwood North Metro Built Form	3-4 Hours
	4-5 Hour
	XX% Amount of solar exposure

Solar Protection Recommendations

Base Case Scenario

Key insight:

- Significant overshadowing impacts on Concord Oval in all three scenarios due to an existing structure within the park.
- We recommend the future scenario (Burwood North Metro Rezoning Proposal) to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for the parks has reduced to 9am-2pm, from 9am-3pm recommended in the draft principles in baseline analysis.



Figure 132. Base Case Scenario - Future (Burwood North Metro Rezoning Proposal)

Solar Protection Approach

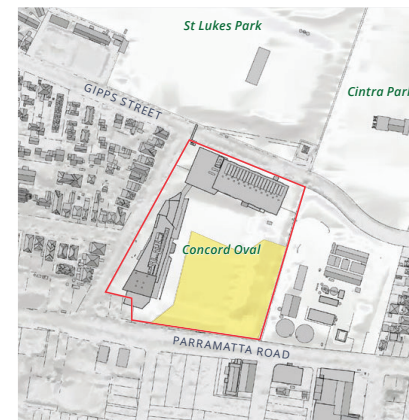
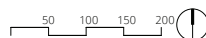


Figure 133. Solar Protection Approach

LEGEND

Site Boundary (Park)	Shadow to Park
Cadastral	0 hours
Existing Context	<1 Hours
Permissible and Future Height	1-2 Hours
LEP HOB - 8.5m	2-3 Hours
LMR - 9.5m	3-4 Hours
LMR - 17.5m	4-5 Hour
LMR - 22m	Continuous solar between 9am-2pm
Burwood North Metro Built Form	



Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-2pm.

7.12 Central Park

Synthesis (9am-3pm)

Key Environmental Layers

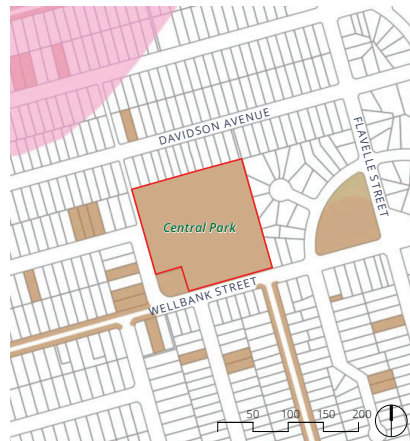


Figure 134. Key environmental layers

Park	Central Park
Date of Assessment	21 st June
Timeframe	9am - 3pm
Key Characteristics	- Local park - Few recreation uses - Low sensitivity park - Existing low density park context - High park usage driven by demand from residents beyond the standard 400m walking catchment.
Key Environmental Elements	Heritage item (Canada Bay LEP, 2013)
Surrounding Height	- LEP HOB: 8.5m - LMR HOB: 9.5 and 17.5m

Composite Map - Existing Context

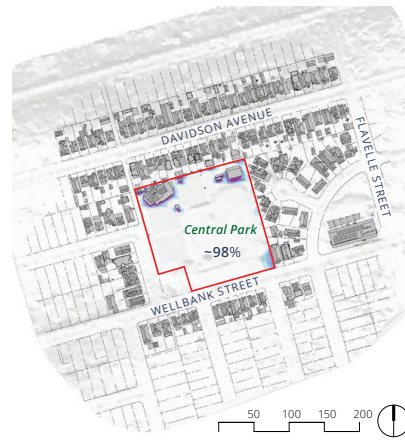


Figure 135. Composite map - existing context

Composite Map - LEP/ LMR

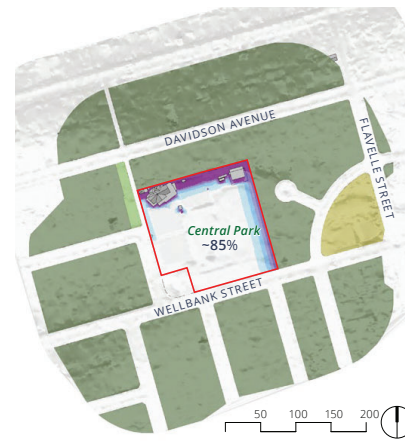


Figure 136. Composite map - LEP/ LMR

LEGEND

Base	Context	Shadow to Park
Site Boundary (Park)	Existing Context	0 hours
Cadastral	Permissible and Future Height	<1 Hours
Heritage item (Canada Bay LEP, 2013)	LEP HOB - 8.5m	1-2 Hours
Habitat connectivity (Canada Bay DCP)	LMR - 9.5m	2-3 Hours
	LMR - 17.5m	3-4 Hours
		4-5 Hour
		5-6 Hour
		XX% Amount of solar exposure



Key Map

Composite Map - Future Context

NA

Solar Protection Recommendations

Base Case Scenario

Key insight:

- Minimal overshadowing impacts on northern boundary of Central Park from the existing surrounding context.
- Minor overshadowing impacts on northern and eastern boundary of Central Park from the surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for both the parks has increased to 9am - 3pm, from 12pm - 2pm recommended in the draft principles in baseline analysis.

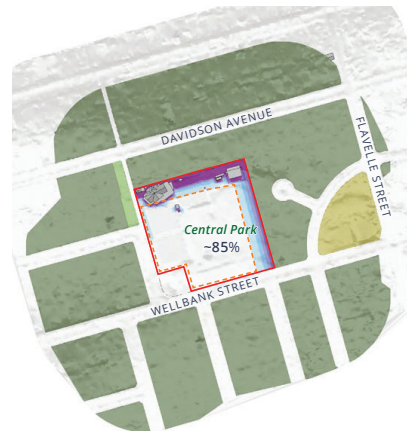


Figure 137. Base Case Scenario - LEP/LMR

Solar Protection Approach

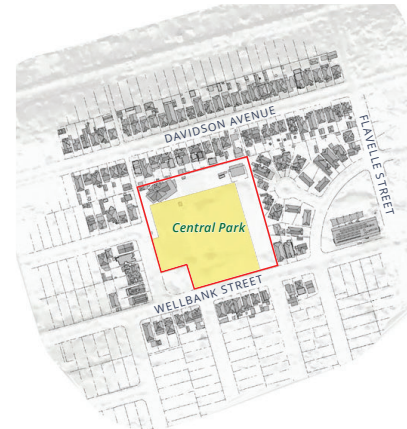
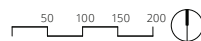


Figure 138. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Shadow to Park
 Cadastre	 0 hours
 Existing Context	 <1 Hours
Permissible and Future Height	 1-2 Hours
 LEP HOB - 8.5m	 2-3 Hours
 LMR - 9.5m	 3-4 Hours
 LMR - 17.5m	 4-5 Hour
	 5-6 Hour
	 Continuous solar between 9am-3pm



Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 9am-3pm.

7.13 Sibbick Street Reserve

Synthesis (10am-2pm)

Key Environmental Layers



Figure 139. Key environmental layers

Composite Map - Existing Context



Figure 140. Composite map - existing context

Composite Map - LEP/ LMR

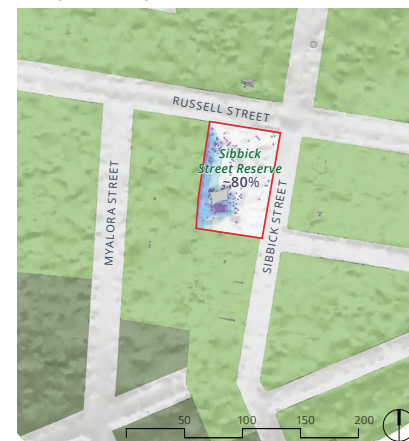


Figure 141. Composite map - LEP/ LMR



Key Map

Composite Map - Future Context

NA

Park	Sibbick Street Reserve
Date of Assessment	21 st June
Timeframe	10am-2pm
Key Characteristics	- Local park - Few recreation uses - Low sensitivity park - Existing low density park context - High park usage driven by demand from residents beyond the standard 400m walking catchment.
Key Environmental Elements	NA
Surrounding Height	- LEP HOB: 8.5m - LMR HOB: 9.5

LEGEND

Base	Shadow to Park
Site Boundary (Park)	0 hours
Cadastral	<1 Hours
Context	1-2 Hours
Existing Context	2-3 Hours
Permissible and Future Height	3-4 Hours
LEP HOB - 8.5m	XX% Amount of solar exposure
LMR - 9.5m	

Key insight:

- Minor overshadowing impacts on western boundary of Sibbick Park from the surrounding permissible heights.
- We recommend the LEP/LMR to be considered as the Base Case Scenario to identify the Solar Protection Approach.
- The solar protection timeframe for both the parks has increased to 10am - 2pm, from 12pm - 2pm recommended in the draft principles in baseline analysis.

Solar Protection Recommendations

Base Case Scenario

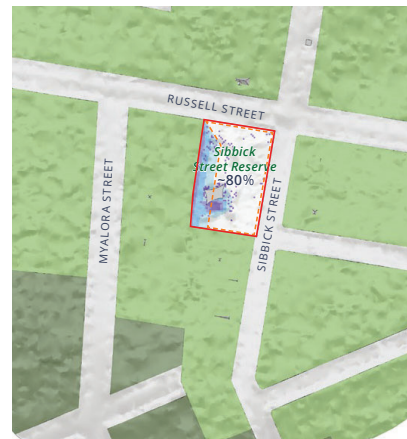


Figure 142. Base Case Scenario - LEP/LMR

Solar Protection Approach

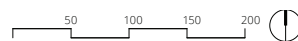


Figure 143. Solar Protection Approach

LEGEND

 Site Boundary (Park)	 Shadow to Park
 Cadastre	 0 hours
 Existing Context	 <1 Hours
 Permissible and Future Height	 1-2 Hours
 LEP HOB - 8.5m	 2-3 Hours
 LMR - 9.5m	 3-4 Hours
	 Continuous solar between 10am-2pm

Solar Protection Area (SPA): No overshadowing impacts are allowed within SPA on 21 June, 10am-2pm.



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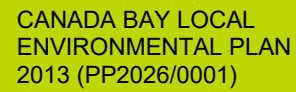
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CANADA BAY LOCAL
ENVIRONMENTAL PLAN
2013 (PP2026/0001)

PLANNING PROPOSAL –Park Sun Access Protections

PP2026/0001

01/07/2026

Table of Contents

Introduction	3
Part 1 - Objectives and Intended Outcomes	3
Part 2 - Explanation of Provisions	4
Part 3 – Justification of Strategic and Site-specific Merit	10
Background and Rationale	10
Matters for consideration	13
Section A – Need for the planning proposal	13
Section B – Relationship to the strategic planning framework	15
Section C – Environmental, social and economic impact	18
Section D – Infrastructure (Local, State and Commonwealth)	20
Part 4 – Maps	20
Part 5 - Community Consultation	29
Part 6 - Project Timeline	29
Appendix A – Consistency with State land use plan and relevant Region plan	30
Sydney Plan	30
Appendix B - Consistency with Ministerial Directions (section 9.1)	32
Appendix C - Consistency with State Environmental Planning Policies	35

Attachments

1. Proposed LEP Maps
2. City of Canada Bay Open Spaces Overshadowing Study (2026)

Introduction

The Proposal responds to recommendations of the *City of Canada Bay Open Spaces Overshadowing Study* (2026) (Attachment - City of Canada Bay Open Spaces Overshadowing Study). Council commissioned the Study to identify public places that may be vulnerable to increased overshadowing from future development and to determine appropriate levels of sun access needed to maintain their recreational, environmental and community value.

Public places are essential social and environmental infrastructure. They support recreation, community wellbeing, biodiversity, urban cooling and climate resilience, and make an important contribution to the liveability of the City of Canada Bay.

The City of Canada Bay is expected to accommodate significant population growth and urban intensification through State and local planning initiatives. As growth occurs, existing public places will be required to support larger and more diverse populations while continuing to perform important recreational, environmental and community functions. Opportunities to deliver substantial new public open space within an established urban area are limited, increasing the importance of protecting the quality, usability and environmental performance of existing public places.

The Proposal seeks to support this growth by protecting sun access to identified parks public places. It does not seek to limit the housing, employment or development outcomes envisaged under existing and emerging planning frameworks. Rather, it seeks to ensure that public places continue to function effectively as social and environmental infrastructure as the City grows.

Specifically, the Proposal seeks to:

- create a single consolidated LGA-wide sun access provisions clause for parks and public places;
- extend the existing sun access protections for locations in Rhodes to include additional parks and public places identified through the Study;
- establish Sun Access Protection Areas (SPAs) and associated protection periods for identified parks and public places;
- protect the recreational, environmental and community value of significant parks and public places while accommodating planned growth and urban intensification; and
- exclude buildings and structures located within a park boundary managed or owned by or on behalf of a public authority or the Crown from the proposed provision.

The Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and addresses the requirements of clause 3.8(3) of the EP&A Act. It has also been prepared having regard to the *Local Environmental Plan Making Guideline 2026*.

Part 1 - Objectives and Intended Outcomes

Objective

To protect sun access to public open space and other public places across the City of Canada Bay to support their recreational, community, environmental and biodiversity

functions and to establish a consistent LGA-wide framework for managing overshadowing impacts by private development.

Intended Outcomes

- Extend the existing sun access protections in Rhodes to additional parks and public places identified through the *City of Canada Bay Open Spaces Overshadowing Study (2026)*.
- Consolidate the overshadowing provisions into a single LGA-wide clause.
- Apply Sun Access Protection Areas (SPAs) and associated protection periods to identified parks and public places.
- Ensure important parks and public places retain adequate sun access to support their long-term recreational, environmental and community functions.
- Protect a public authority's ability to construct buildings and structures within a park boundary, consistent with development controls.

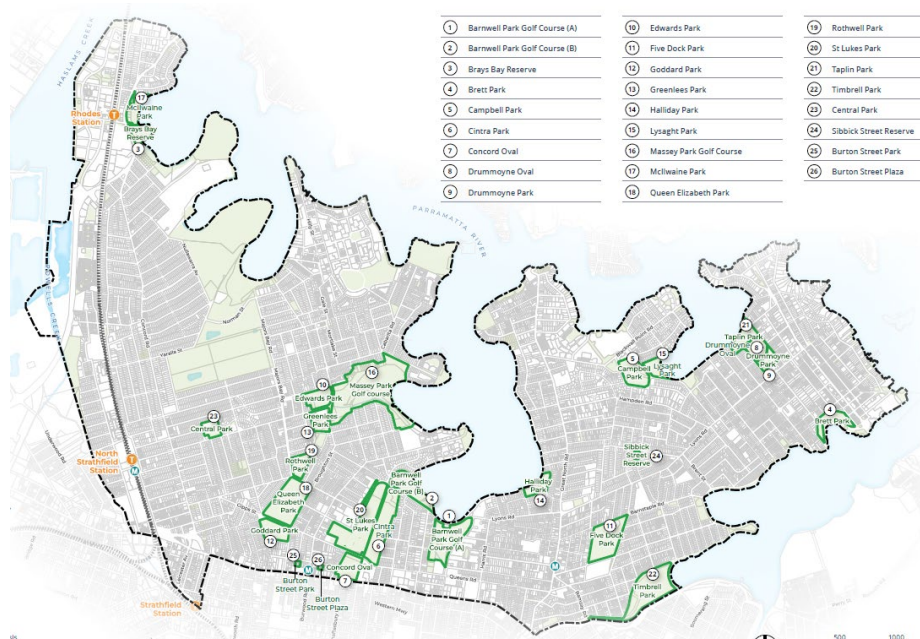


Figure 1: Land subject to Planning Proposal

Part 2 - Explanation of Provisions

The objectives and intended outcomes will be achieved by amending the *Canada Bay Local Environmental Plan 2013 (CBLEP)* as follows:

- Moving clause **7.3 Overshadowing of public places in Rhodes Precinct** to form a new **Overshadowing of public places** clause in **Part 6 Additional local provisions**;

- Consolidating the current sun access protection provisions with new provisions for 23 additional parks;
- Introducing Objectives that clearly explain the aims of the new **Overshadowing of public places** clause;
- Amending the Sun Access Protection Map to apply Sun Access Protection Areas (SPAs) to the 23 additional parks. Refer to Appendix B – Proposed Maps below and Attachment – Proposed LEP Maps.
- Amending the current reference to clause 7.3 in clause 4.6(8)(cc) to instead refer to the new proposed **Overshadowing of public places** clause in **Part 6 Additional local provisions**.
- Clarifying that the provisions do not apply to development within a park that is undertaken by or on behalf of a public authority.

The purpose of the new clause is to create a new consolidated overshadowing protections clause for the LGA that includes the 7 locations currently protected in Rhodes and 23 new locations. This will be achieved by applying Sun Protection Areas to the designated public spaces so no additional overshadowing occurs, during specified hours at midwinter (21 June). Hours of protection will vary across the spaces depending on orientation and context of the space.

The proposed provisions target locations where increased development density and population growth have potential to degrade the quality, carrying capacity and natural amenity of these spaces.

No other consequential amendments are required.

New local provisions clause - Overshadowing of public places

The Proposal is seeking to add a new local provisions clause - **Overshadowing of public places**. The intention of the clause is to include:

1. The current provisions of clause **7.3 Overshadowing of public places in Rhodes Precinct**;
2. The following Objectives:
 - To maintain adequate sun access to public open space and other public places to support their recreational, community, environmental and cultural functions;
 - To protect the amenity, functionality and carrying capacity of public open space and other public places as essential social infrastructure for existing and future communities; and
 - To protect biodiversity, remnant bushland, environmentally sensitive areas and threatened species habitat located within public open space and other public places.
3. Sun access protection provisions for 23 parks across the LGA, as per Table 1 and Figures 1-14 below; and
4. A statement that the provisions do not apply to overshadowing caused by buildings and structures located within a park boundary managed or owned by or on behalf of a public authority or the Crown only.

Table 1 lists each park, the proposed sun access protection hours on 21 June and whether it is a current control or proposed new control.

Table 1: Current and proposed Sun Access Protection Provisions

Public place	Time during which additional overshadowing prohibited	Current or new proposed provision
Barnwell Park Golf Course	9am-3pm	Proposed new
Brays Bay Reserve	8:30am–12:30pm	Current unchanged
Brett Park	10am-2pm	Proposed new
Burton Street Park*	11am-1pm*	Proposed new
Burton Street Plaza*	11am-1pm*	Proposed new
Campbell Park	9am-3pm	Proposed new
Central Park	9am-3pm	Proposed new
Cintra Park	9am-3pm	Proposed new
Concord Oval	9am-2pm	Proposed new
Drummoyne Oval, Drummoyne Park & Taplin Park	10am-2pm	Proposed new
Edwards Park	9am-3pm	Proposed new
Five Dock Park	9am-3pm	Proposed new
Goddard Park	9am-3pm	Proposed new
Greenlees Park	9am-3pm	Proposed new
Halliday Park	9am-3pm	Proposed new
King George V Reserve	8:30am–12:30pm	Current unchanged
Leeds Street Open Space	8:30am–12:30pm	Current unchanged
Lysaght Park	9am-3pm	Proposed new
Massey Park Golf Course	9am-3pm	Proposed new
Mcllwaine Park Primary Zone	8:30am–2pm	Current unchanged
Mcllwaine Park Secondary Zone	8:30am–12:30pm	Current unchanged
Peg Patterson Park	Midday–2pm	Current unchanged
Queen Elizabeth Park	9am-3pm	Proposed new
Rothwell Park	9am-3pm	Proposed new
Sibbick Street Reserve	10am-2pm	Proposed new
St Lukes Park	9am-3pm	Proposed new
Timbrell Park	9am-3pm	Proposed new
Uhrs Point Reserve	8:30am–12:30pm	Current unchanged
Union Square	9am–2pm	Current unchanged

* Note the proposed sun access protection provisions and SPAs for Burton Park and Burton Plaza are based on modelling of the solar access that would result from the current draft Burwood North Metro built form. Given that the built form may vary at finalisation of the State-led rezoning, the proposed provisions may need to be varied during the plan making process.

Explanation of Sun-Protection periods

While proposed sun-protection periods vary across parks, 9am-3pm was initially adopted as the baseline protection timeframe as this is generally regarded as best practice. This protection period is generally achievable for most parks, especially the larger Regional and District parks. However, constraints of various individual parks, notably some of the smaller ones, has meant that the 9am-3pm baseline is not always

achievable. These constraints relate to currently permissible building heights, the boundaries and orientation of each park and the impact of surrounding topography.

Revised modelling for these parks resulted in adjusted sun-protection periods that balance existing constraints with optimising the possible sun protection area. Hours around midday / lunchtime were prioritised as critical times for solar access for these spaces, especially for spaces such as the new Burton Street plaza and park, Burwood North as these will provide centralised open space for users of the metro and for residents living in the high-density Burwood North Metro precinct.

Amendments to current Sun Access Protection Map

Figures 2-15 are thumbnail mapping extracts of the proposed amendments to the Sun Access Protection Map. Refer also to **Part 4 – Maps** below and Attachment – Proposed LEP Maps.

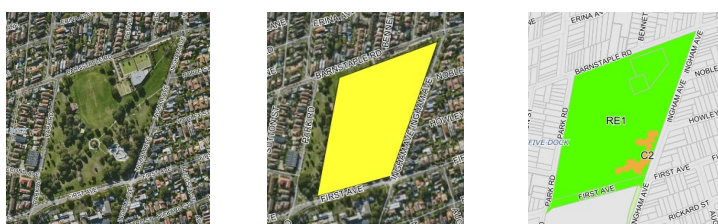


Figure 2: Five Dock Park - current and proposed Sun Access Protection Area and current zone (RE1 & C2)



Figure 3: Queen Elizabeth, Goddard & Rothwell Parks - current and proposed Sun Access Protection Area and current zone (RE1 & C2)

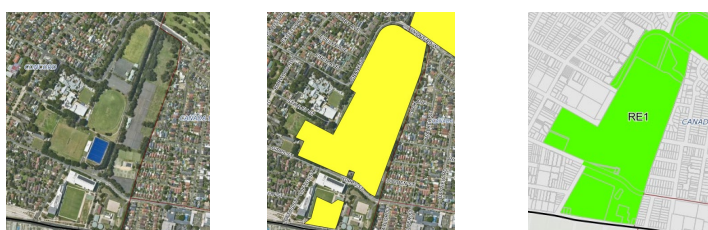


Figure 4: Cintra & St Lukes Parks - current and proposed Sun Access Protection Area and current zone (RE1)



Figure 5: Timbrell Park - current and proposed Sun Access Protection Area and current zone (RE1)

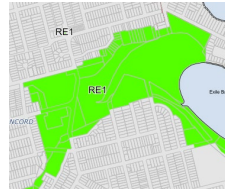


Figure 6: Edwards, Greenlees Parks & Massey Park Golf Course - current and proposed Sun Access Protection Area and current zone (RE1)



Figure 7: Barnwell Park Golf Course - current and proposed Sun Access Protection Area and current zone (RE1)



Figure 8: Campbell & Lysaght Parks - current and proposed Sun Access Protection Area and current zone (RE1)

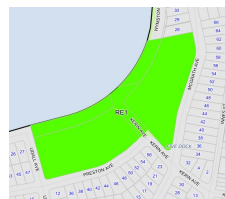


Figure 9: Halliday Park - current and proposed Sun Access Protection Area and current zone (RE1)



Figure 10: Drummoyne Ova, Drummoyne Park & Taplin Park - current and proposed Sun Access Protection Area and current zone (RE1)



Figure 11: Brett Park - current and proposed Sun Access Protection Area and current zone (RE1 & C2)

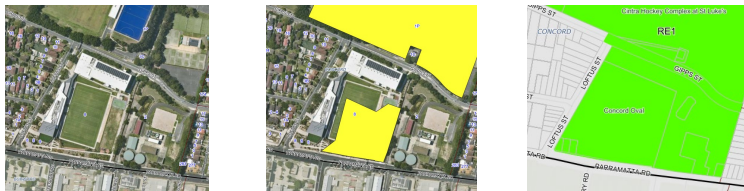


Figure 12: Concord Oval - current and proposed Sun Access Protection Area and current zone (RE1)

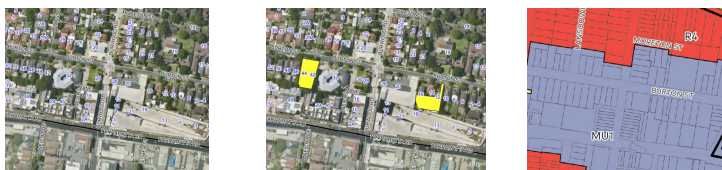


Figure 13: Burton Street Park & Burton Street Plaza- current and proposed Sun Access Protection Areas and zone proposed by State-led Burwood North Metro rezoning (MU1)

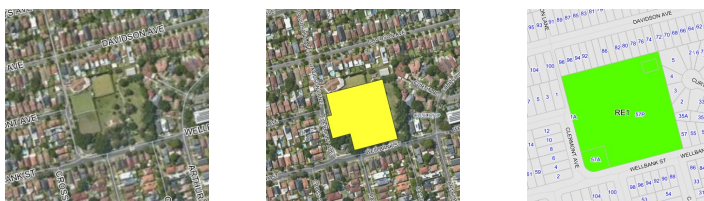


Figure 14: Central Park - current and proposed Sun Access Protection Area and current zone (RE1)

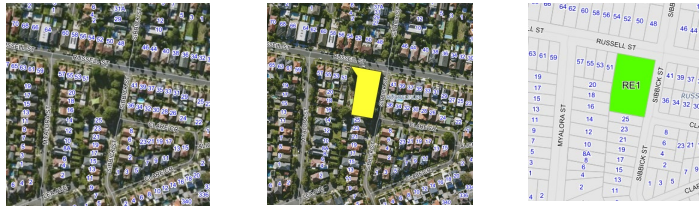


Figure 15: Sibbick Street Reserve - current and proposed Sun Access Protection Area and current zone (RE1)

Amendments to clause 4.6(8)(cc)

Current reference to clause 7.3 in clause 4.6(8)(cc) to be amended to refer to the new proposed **Overshadowing of public places** clause in **Part 6 Additional local provisions**.

Part 3 – Justification of Strategic and Site-specific Merit

Background and Rationale

Growth and Infrastructure Demand

The City of Canada Bay is anticipated to accommodate substantial housing and population growth arising from State and local planning initiatives, including State-led rezonings, precinct planning, the Low and Mid-Rise Housing reforms, Transport Oriented Development reforms and major development proposals.

Since 2021, planning reforms and growth initiatives have created the potential for significant additional housing and population growth across the LGA. Based on current projections, these initiatives could accommodate more than 57,000 additional dwellings and approximately 132,000 additional residents, representing substantial growth relative to the City's 2021 population of approximately 93,000 people.

This growth will place increasing demand on existing parks, public places, recreation facilities and biodiversity areas. As opportunities to deliver significant new public open space within an established urban area become increasingly constrained, maintaining the quality, functionality and carrying capacity of existing public places becomes increasingly important.

Table 2 identifies the known planning initiatives contributing to future population growth across the City of Canada Bay.

Table 2: Increased dwelling and population capacity since late 2021 – Known State-led rezonings and Council precinct planning, LMR and TOD reforms and HDA SSDAs

Precinct	Dwellings	Population (x2.3)
Rhodes East	4,200	9,660
Homebush TOD	10,560	24,288
Nth Strathfield TOD	4,525	10,408

Precinct	Dwellings	Population (x2.3)
Kings Bay	3,708	8,528
Burwood Nth Metro *	5,155	11,857
Five Dock**	6,289	14,465
LMR	22,918	52,712
Total	57,355	131,917

* Burwood North Metro rezoning is draft

** Five Dock Masterplan and Planning Proposal is waiting for Gateway Determination

Note that the above table excludes HDA SSD applications with a concurrent rezoning and with SEARS, as many of the current applications are within a precinct included in the table. The table therefore slightly under-represents the estimated forecasts.

While the timing and scale of development associated with individual initiatives will vary, the cumulative effect is expected to significantly increase demand on existing public places and environmental assets across the LGA.

Supporting Planned Growth

The Proposal has been developed to support, rather than constrain, planned growth within the City of Canada Bay.

The *City of Canada Bay Open Spaces Overshadowing Study (2026)* assessed existing and future development scenarios affecting identified public places, including development enabled by current LEP controls, Low and Mid-Rise Housing reforms, State-led rezonings, adopted master plans and other known growth initiatives.

The proposed Sun Access Protection Areas (SPAs) and protection periods were derived from these future development scenarios and therefore do not seek to preserve existing shadow conditions. Instead, the controls seek to maintain the level of sun access anticipated under adopted and emerging planning frameworks and prevent additional overshadowing beyond those forecast outcomes.

Importantly, the Proposal does not alter land use zoning, floor space ratio controls, building height controls or the strategic housing and employment outcomes anticipated under current planning frameworks. Rather, it seeks to ensure that public places continue to function effectively as social and environmental infrastructure as population growth and urban intensification occur across the LGA.

Public Places as Social and Environmental Infrastructure

Public places are essential social and environmental infrastructure that support recreation, physical activity, community interaction, biodiversity, urban cooling and climate resilience. They contribute significantly to the health, wellbeing and liveability of residents, workers and visitors.

Access to sunlight is a fundamental component of the quality, functionality and usability of public places. Sunlight influences how parks and public spaces are used, supports vegetation and turf health, and contributes to the environmental performance of biodiversity areas and other environmentally sensitive locations.

As population growth and urban density increase, public places will be required to support larger and more diverse populations while accommodating a broader range of recreational, community and environmental functions. At the same time, increasing development intensity has the potential to increase overshadowing of parks and public places, particularly within growth areas.

Without appropriate planning controls, incremental increases in overshadowing may reduce the amenity, usability and environmental performance of public places over time. Protecting sun access is therefore an important component of ensuring that existing public places remain capable of supporting the needs of current and future communities.

Biodiversity and Environmental Resilience

The City of Canada Bay contains significant biodiversity assets, including remnant bushland, threatened and migratory species habitat, endangered ecological communities and environmentally sensitive land. Many of these assets are located within Council-owned parks and public places.

Protecting and enhancing biodiversity, habitat connectivity and remnant vegetation is a key component of Council's environmental objectives and broader Green Grid outcomes. The health and resilience of these areas depend on adequate access to sunlight, which supports vegetation growth, habitat quality and ecological function.

As development density increases around parks and public places, additional overshadowing has the potential to affect vegetation health, limit natural regeneration and reduce the ecological value of sensitive environmental areas over time.

Protecting sun access to biodiversity areas will assist in maintaining ecological function, environmental values and long-term resilience while also supporting climate adaptation, urban greening and urban cooling outcomes.

Planning Merit

The Proposal is supported by the evidence-based *City of Canada Bay Open Spaces Overshadowing Study* (2026), which assessed existing and future overshadowing impacts across 26 significant parks and public places.

The proposed SPAs represent a targeted and proportionate planning response because they:

- apply only to identified portions of significant public places;
- apply only during specified periods on 21 June;
- are informed by detailed three-dimensional modelling and analysis of existing and future development scenarios;
- do not alter land use zoning, floor space ratio controls or building height controls; and
- are not intended to reduce the strategic housing and employment outcomes anticipated under existing planning controls, planning reforms or endorsed growth strategies.

The Proposal balances protection of important public infrastructure with the need to accommodate future housing, employment and population growth. It therefore

represents an evidence-based and strategically justified response to the long-term liveability, environmental and infrastructure needs of the City of Canada Bay.

Matters for consideration

The following outlines responses to matters that are required to be considered under Table 1 in the LEP Making Guideline 2026 in justification of strategic and site-specific merit.

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

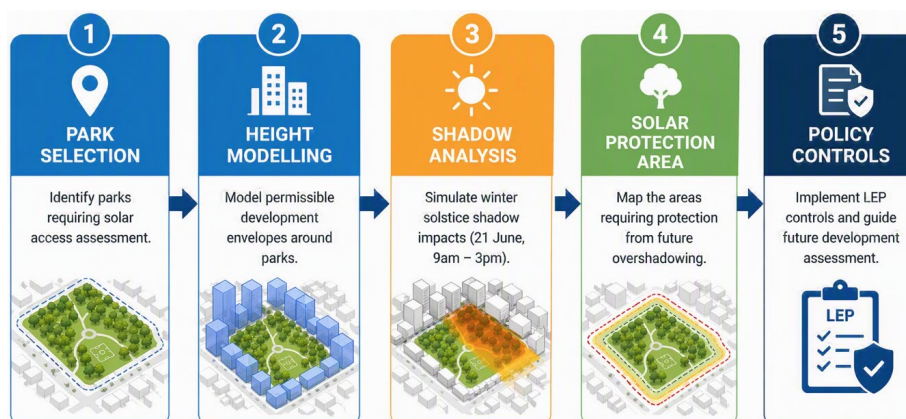
Yes.

The Planning Proposal is the direct result of the evidence-based *City of Canada Bay Open Spaces Overshadowing Study* (2026), commissioned by Council in response to a Council resolution of 15 April 2025 to identify public parks and places that may be vulnerable to overshadowing from future development and determine whether additional planning controls were required.

The Study assessed 26 priority parks and public places across the City of Canada Bay and examined the potential impacts of existing and future development on solar access. The Study was prepared having regard to the recreational, environmental, biodiversity, heritage and community functions of each location, as well as the substantial population growth anticipated across the LGA.

The Study methodology involved:

1. Identifying parks and public places requiring solar access assessment. Twenty-six locations were selected, comprising eight regional parks, 12 district parks and six local parks.
2. Modelling permissible development outcomes under a range of existing and future planning scenarios, including current LEP controls, Low and Mid-Rise Housing reforms, and relevant precinct planning and rezoning proposals, including Burwood North Metro and Five Dock.
3. Undertaking three-dimensional solar modelling and shadow analysis for 21 June (winter solstice).
4. Identifying locations within each park or public place where protection from additional overshadowing was warranted.
5. Recommending Sun Access Protection Areas (SPAs), protection periods and associated planning controls to protect important public places from future overshadowing.



A key component of the Study was the development of a **Base Case Scenario** for each park and public place.

Rather than seeking to preserve existing shadow conditions, the Study tested anticipated development outcomes under current and emerging planning frameworks, including State-led planning reforms, adopted master plans and precinct planning initiatives. The Base Case Scenario represents the level of solar access expected following implementation of these planned growth outcomes.

The recommended SPAs and associated protection periods were then developed to ensure future development does not result in additional overshadowing beyond the adopted Base Case Scenario.

This approach is significant because it recognises and accommodates planned growth while protecting the ongoing recreational, environmental and community functions of important public places. The recommended controls are therefore not intended to prevent development anticipated under existing or emerging planning frameworks, but rather to ensure that public places continue to function effectively as social and environmental infrastructure as growth occurs.

The Study found that most major parks currently enjoy high levels of solar access. However, it also found that future development enabled by existing and emerging planning controls has the potential to progressively increase overshadowing impacts, particularly in highly valued recreational areas, biodiversity areas and other sensitive locations within parks and public places.

The Study identified that larger regional parks generally warrant a higher level of protection due to their scale, diversity of uses, environmental significance and wider community catchments. The Study also found that some smaller parks may be particularly vulnerable to overshadowing where they are located within areas subject to significant urban renewal, increased density or future population growth.

The Study concluded that Sun Access Protection Areas (SPAs) provide an effective, transparent and defensible mechanism for protecting solar access to important public places while accommodating planned urban growth and intensification. The Study found that, without an appropriate planning framework, future development may progressively reduce solar access and diminish the recreational, environmental and community value of important public places over time.

Accordingly, the Study recommended amendments to the *Canada Bay Local Environmental Plan 2013* to introduce Sun Access Protection Areas and associated

development standards to ensure identified public places retain adequate access to sunlight into the future.

Section B – Relationship to the strategic planning framework

2. Will the planning proposal give effect to the state land use plan and relevant region plan (including any exhibited draft plans or strategies)?

Yes.

The Proposal is consistent with and gives effect to the strategic objectives and planning priorities of the *Greater Sydney Region Plan*, the *Eastern City District Plan* and the exhibited *Sydney Plan*. Collectively, these plans recognise the importance of aligning infrastructure with population growth, delivering healthy and resilient communities, protecting biodiversity and urban greening, adapting to climate change, and maintaining high quality public open spaces.

The Proposal supports these objectives by protecting access to sunlight within significant public places, including parks, plazas and biodiversity areas, to ensure they continue to function as critical social and environmental infrastructure as population growth and urban intensification occur across the City of Canada Bay. The Proposal seeks to maintain the amenity, carrying capacity, recreational value and environmental performance of these spaces, recognising that opportunities to provide substantial new public open space within established urban areas are increasingly limited.

The Proposal will assist in:

- protecting and enhancing public open space, biodiversity and urban bushland;
- supporting healthy, resilient and socially connected communities;
- maintaining the quality and functionality of social infrastructure as population growth occurs;
- improving climate resilience through protection of vegetation, tree canopy and environmentally sensitive areas;
- supporting the objectives of the Green Grid; and
- ensuring existing public places remain capable of accommodating increasing community demand associated with planned urban growth.

The Proposal does not limit or reduce planned housing or employment growth. Rather, it is intended to support that growth by protecting the quality and function of existing public places that will be relied upon by future residents, workers and visitors.

The Greater Sydney Region Plan

The *Greater Sydney Region Plan* was released by the Greater Sydney Commission in March 2018. It provides a 40-year vision for the Greater Sydney region and is designed to inform district and local plans and the assessment of planning proposals.

The Proposal is particularly consistent with Objectives 2, 3, 4, 6, 7, 27, 30, 31, 32, 36, 37 and 38 of the *Greater Sydney Region Plan*, which seek to ensure infrastructure aligns with forecast growth, communities are healthy and resilient, biodiversity is protected, urban tree canopy is increased, public open space is protected and enhanced, and people and places are able to adapt to climate change.

Eastern City District Plan

The *Eastern City District Plan* contains priorities and actions to guide development and planning within the eastern district, whilst improving the district's social, economic and environmental assets.

The Proposal is particularly consistent with Planning Priorities E1, E3, E4, E14, E15, E17, E18 and E20 of the *Eastern City District Plan*, which focus on infrastructure provision, social infrastructure, healthy communities, protection of biodiversity and waterways, delivery of Green Grid connections, high quality public open space and climate resilience.

Sydney Plan

The *Sydney Plan* is the NSW Government's draft 20 year strategic land use plan to guide future growth of the Greater Sydney region. The draft plan establishes land use priorities that are accompanied by policy and planning responses.

The Proposal is consistent with the exhibited *Sydney Plan*, particularly the priorities relating to aligning infrastructure with growth, protecting and enhancing the natural environment, minimising the impacts of climate change and natural hazards, and growing and connecting public open space.

Refer to Appendix A – Consistency with the State Land Use Plan and Relevant Region Plan for a detailed assessment against the relevant objectives, priorities and actions.

4. Is the planning proposal consistent with a council LSPS or local strategy or strategic plan?

Yes.

The Proposal is consistent with the *Canada Bay Local Strategic Planning Statement (LSPS)* and gives effect to a range of actions relating to the provision of social infrastructure, delivery of high-quality public open space, protection of biodiversity, enhancement of tree canopy and implementation of the Green Grid.

The LSPS recognises that significant population growth and urban renewal will increase demand for public open space, recreation facilities and environmental assets. In this context, protecting the amenity, functionality and environmental performance of existing public places is essential to ensuring the City's infrastructure continues to meet the needs of current and future communities.

The Proposal supports the LSPS by:

- protecting the quality, usability and carrying capacity of significant public places that provide recreation, social and community infrastructure functions;
- helping ensure public places remain capable of supporting increased demand associated with planned population growth and housing delivery;
- protecting biodiversity, remnant bushland and environmentally sensitive areas within public places;
- supporting the health and resilience of urban vegetation and contributing to Council's tree canopy and urban greening objectives;
- protecting public places that form part of existing and future Green Grid connections; and
- supporting climate resilience by maintaining access to sunlight within public places and biodiversity areas.

The Proposal is particularly consistent with LSPS actions that seek to:

- deliver and protect high-quality public open space and social infrastructure (Actions 2.1, 8.1 and 17.1);
- protect biodiversity, habitat connectivity and remnant vegetation (Actions 14.2 and 14.3);
- increase urban tree canopy and support Green Grid outcomes (Actions 16.5 and 16.6); and
- ensure planning controls support the long-term sustainability and functionality of community infrastructure as growth occurs across the LGA.

Accordingly, the Proposal implements the strategic intent of the LSPS by protecting important public places as social and environmental infrastructure that will be increasingly relied upon as development density and population growth continue across the City of Canada Bay.

5. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Ministerial Direction - Local Plan Making priorities) or key government priority?

Yes.

Ministerial Directions set out requirements for the preparation of LEPs and planning proposals. They specify how an LEP must give effect to particular priorities, aims, objectives or policies and provide instructions for planning proposal authorities when preparing a planning proposal.

The Proposal has been assessed against the Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979* and is consistent with all relevant Directions.

The Proposal supports key NSW Government priorities relating to the delivery of housing and growth by protecting the quality, functionality and carrying capacity of existing public places that will be increasingly relied upon by future residents, workers and visitors. The Proposal does not reduce housing capacity, employment capacity or development opportunities envisaged under current strategic planning frameworks. Rather, it seeks to ensure that critical social and environmental infrastructure remains capable of supporting planned growth.

The Proposal is particularly consistent with the following Directions:

- **P2.1 Housing**, as it does not reduce permissible residential density, housing supply or housing diversity outcomes. The proposed sun access protections have been informed by analysis of current and planned development controls and are intended to support, rather than constrain, future residential growth.
- **P4.1 Integrating Land Use and Infrastructure**, as it protects and enhances the functionality of existing public places that provide essential social infrastructure for current and future communities. The Proposal recognises that opportunities to deliver significant additional public open space are limited and therefore seeks to optimise the performance of existing assets.
- **P5.2 Conservation**, as it supports the protection of biodiversity, remnant bushland, environmentally sensitive areas and threatened species habitat located within public places by maintaining access to sunlight necessary to support ecological function and resilience.
- **P5.3 Foreshores and Water Catchment Areas**, as several affected public places form part of the Sydney Harbour foreshore environment and contribute to its environmental, landscape and community values. The Proposal seeks to

protect these public assets and maintain their long-term environmental and recreational functions.

The Proposal is also consistent with broader government objectives relating to climate resilience, urban greening, biodiversity conservation, healthy communities and the provision of high-quality public open space within growing urban areas.

Refer to [Appendix B - Consistency with Ministerial Directions \(section 9.1\)](#) for a detailed assessment against the Ministerial Directions.

6. Is the planning proposal consistent with applicable SEPPs?

Yes.

The Proposal has been assessed against all relevant *State Environmental Planning Policies* (SEPPs) and is consistent with their objectives and intended outcomes.

The Proposal does not alter land use zoning, reduce housing or employment capacity, or create inconsistencies with the operation of any applicable SEPP. Rather, it seeks to protect the recreational, environmental and community value of existing public places by maintaining access to sunlight in identified locations.

The Proposal is particularly consistent with:

- **SEPP (Biodiversity and Conservation) 2021**, as it supports the protection and long-term health of biodiversity, remnant bushland, environmentally sensitive areas and threatened species habitat located within public places. The proposed sun access protections will assist in maintaining ecological function, vegetation health and habitat quality.
- **SEPP (Housing) 2021**, as it does not reduce housing capacity or conflict with housing delivery objectives. The proposed controls have been informed by analysis of current and planned development scenarios and are intended to ensure that existing public places remain capable of supporting future population growth.
- **SEPP (Exempt and Complying Development Codes) 2008**, as the Proposal does not introduce provisions that are inconsistent with, or would inhibit the operation of, the SEPP.

The Proposal also supports broader State objectives relating to liveability, climate resilience, urban greening, biodiversity conservation and the provision of high-quality public open space within established urban areas.

Refer to [Appendix C - Consistency with State Environmental Planning Policies](#) for a detailed assessment against the SEPPs.

Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No.

The Proposal will not adversely affect any critical habitat, threatened species, populations, ecological communities or their habitats. The Proposal does not facilitate development or vegetation removal and is instead intended to protect biodiversity values by limiting additional overshadowing of identified public places.

Several of the parks and public places subject to the Proposal contain remnant bushland, threatened species habitat and environmentally sensitive areas. By protecting access to sunlight through the application of Sun Access Protection Areas (SPAs), the Proposal will assist in maintaining vegetation health, habitat quality and ecological function.

The Proposal is therefore expected to have positive biodiversity outcomes and support the long-term health and resilience of ecological communities and habitats within the City of Canada Bay.

8. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Proposal is not expected to result in any adverse environmental impacts.

The Proposal does not facilitate development, increase development capacity or alter existing land uses. Rather, it seeks to protect public places from additional overshadowing by applying Sun Access Protection Areas (SPAs) and associated protection periods.

The Proposal is anticipated to generate positive environmental outcomes by:

- protecting access to sunlight within parks, public places and biodiversity areas;
- supporting the health and regeneration of turf, vegetation and tree canopy;
- maintaining habitat quality and ecological function within environmentally sensitive areas;
- improving the resilience of public places to increasing development intensity and climate change impacts; and
- assisting in the long-term sustainability of public open space as a social and environmental asset.

Any potential impacts on future development arising from the proposed controls will be managed through the LEP assessment process, including consideration of the proposed Sun Access Protection Areas and associated planning controls at the development application stage.

Accordingly, the Proposal is expected to result in positive environmental outcomes and does not give rise to any significant adverse environmental effects.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes.

The Proposal has considered and appropriately balanced social, environmental and economic outcomes.

From a social perspective, the Proposal will help maintain the quality, functionality and carrying capacity of significant public places that provide essential recreation, social and community infrastructure for current and future residents, workers and visitors. As population growth and urban intensification continue across the City of Canada Bay, these spaces will play an increasingly important role in supporting community wellbeing, physical activity, social interaction, access to nature and overall liveability.

The Proposal will also support positive environmental outcomes by protecting access to sunlight within parks, public places and biodiversity areas. This will assist in maintaining vegetation health, habitat quality, urban greening outcomes and the long-term resilience of environmentally sensitive areas.

The Proposal may have some economic implications for land affected by the proposed Sun Access Protection Areas (SPAs), as future development on certain sites may need to be designed to minimise additional overshadowing of protected public places during specified times. However, the *City of Canada Bay Open Spaces Overshadowing Study* (2026) was specifically undertaken to assess overshadowing outcomes under existing and proposed planning controls, including State-led rezoning initiatives and housing reforms. The recommended SPAs and protection periods have therefore been developed having regard to anticipated development outcomes and seek to balance public benefit with reasonable development expectations.

Importantly, the Proposal does not seek to reduce planned housing or employment growth, significantly alter development capacity, or undermine the strategic intent of current planning frameworks. Rather, it seeks to ensure that existing public places remain capable of supporting the substantial population growth anticipated across the LGA.

Accordingly, the social and environmental benefits of the Proposal are considered to outweigh any limited economic impacts and the Proposal is considered to achieve an appropriate balance between facilitating growth and protecting essential public infrastructure.

Section D – Infrastructure (Local, State and Commonwealth)

10. Is there adequate infrastructure (physical and social) for the planning proposal?

Yes.

The Proposal does not create demand for additional physical or social infrastructure. Rather, it seeks to protect and enhance the functionality of existing public places that provide important social, recreational and environmental infrastructure for the community.

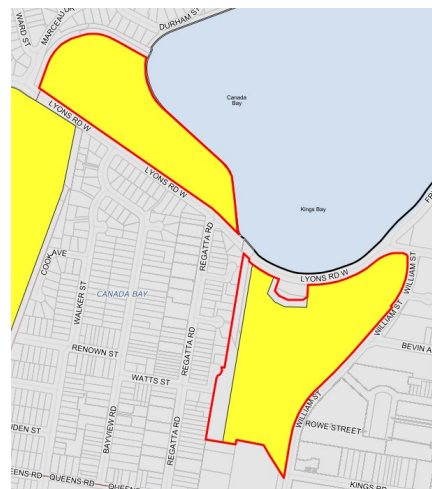
The Proposal applies to existing parks, public places and biodiversity areas that are already publicly accessible and managed by Council. The proposed Sun Access Protection Areas (SPAs) are intended to maintain the amenity, usability and carrying capacity of these spaces by limiting additional overshadowing.

As population growth and urban intensification continue across the City of Canada Bay, existing public places will play an increasingly important role in supporting recreation, community wellbeing, social interaction, biodiversity and urban greening outcomes. The Proposal will assist in ensuring that this infrastructure remains functional, resilient and capable of supporting the needs of current and future communities.

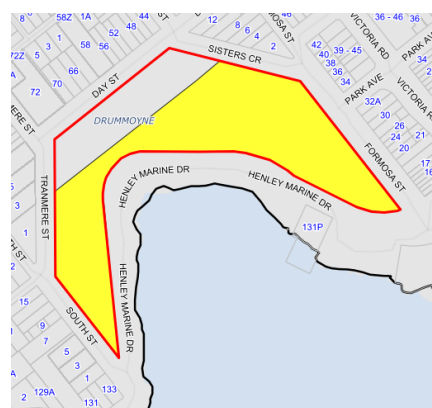
No additional infrastructure is required to implement the Proposal.

Part 4 – Maps

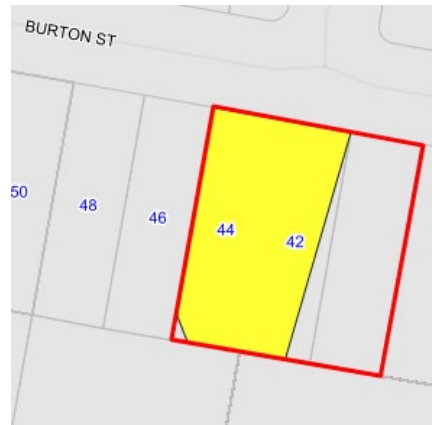
The following maps show the current and proposed amendments to the **Sun Access Protection Map**. Also refer to [Attachment – Proposed LEP Maps](#).



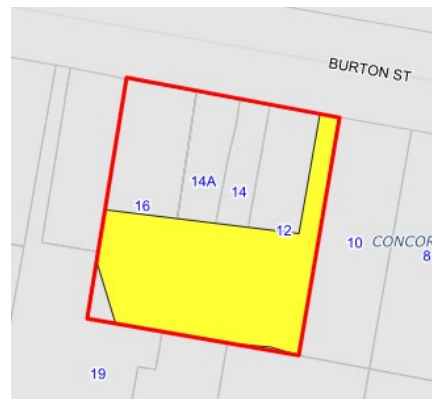
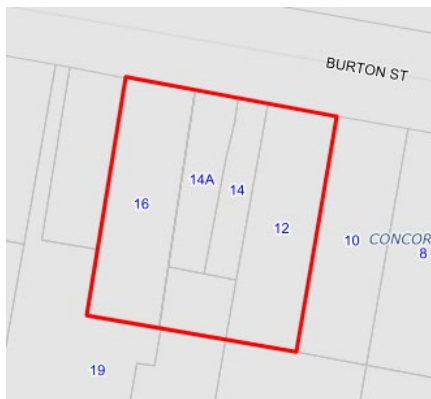
Barnwell Park Golf Course
Current and proposed Sun Access Protection Area



Brett Park
Current and proposed Sun Access Protection Area



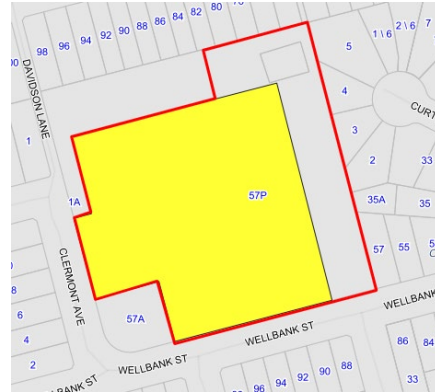
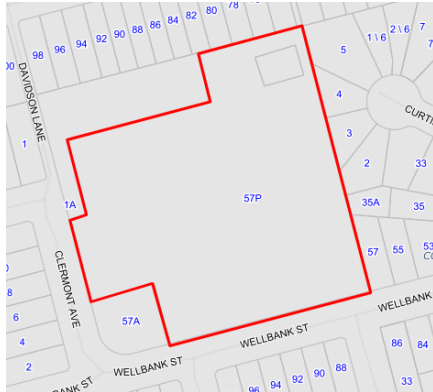
*Burton Street Park
Current and proposed Sun Access Protection Area*



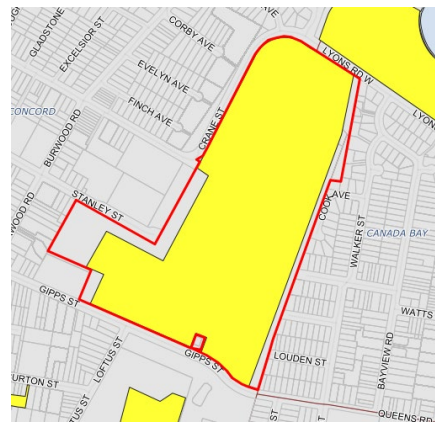
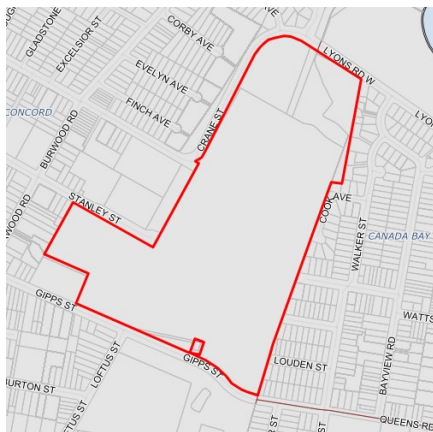
*Burton Street Plaza
Current and proposed Sun Access Protection Area*



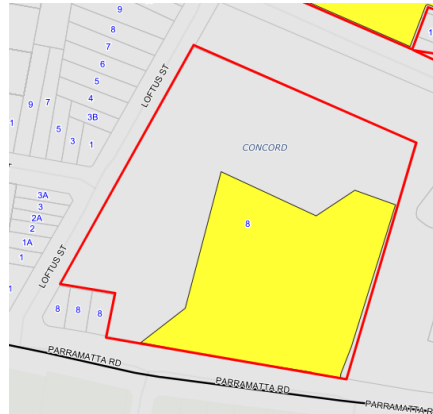
*Campbell Park
Current and proposed Sun Access Protection Area*



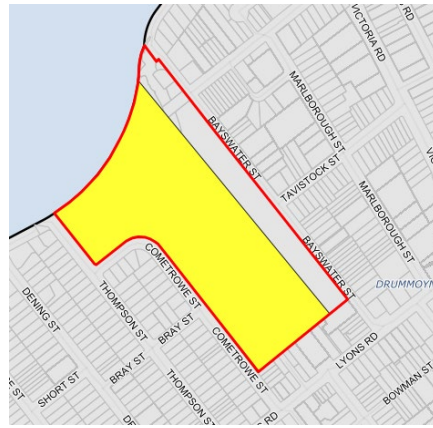
*Central Park
Current and proposed Sun Access Protection Area*



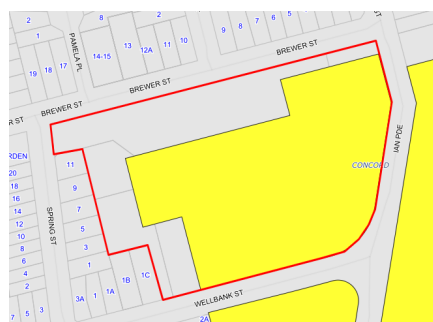
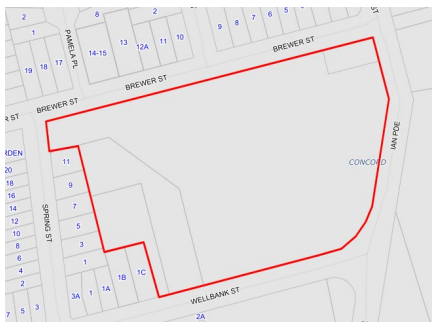
*Cintra Park & St Lukes Park
Current and proposed Sun Access Protection Area*



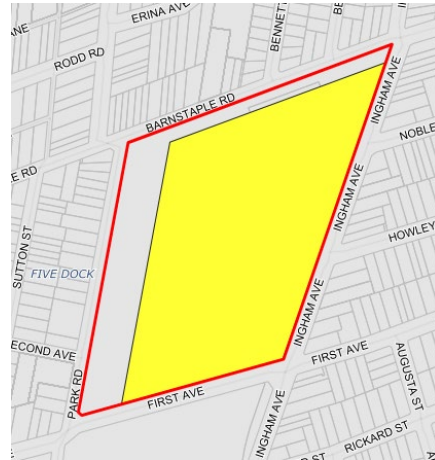
*Concord Oval
Current and proposed Sun Access Protection Area*



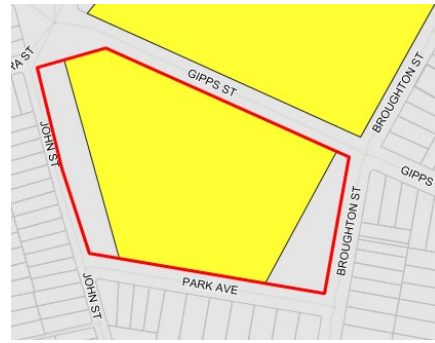
*Drummoine Oval, Drummoine Park & Taplin Park
Current and proposed Sun Access Protection Area*



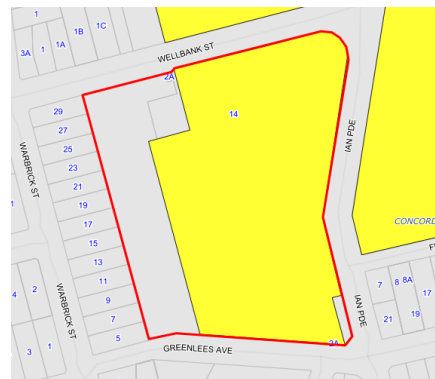
*Edwards Park
Current and proposed Sun Access Protection Area*



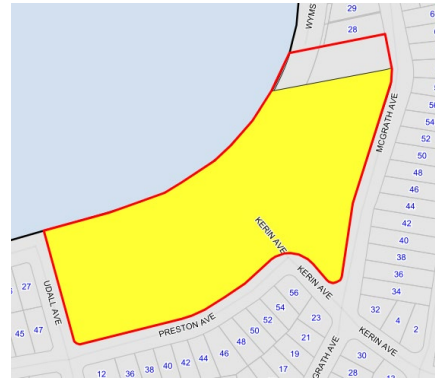
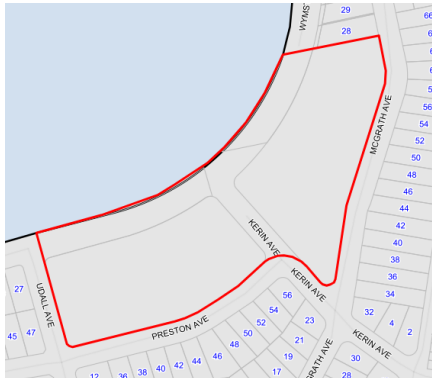
Five Dock Park
Current and proposed Sun Access Protection Area



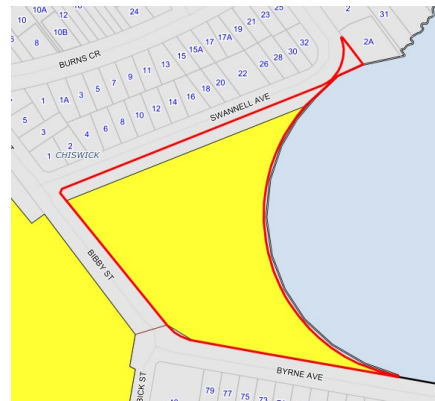
Goddard Park
Current and proposed Sun Access Protection Area



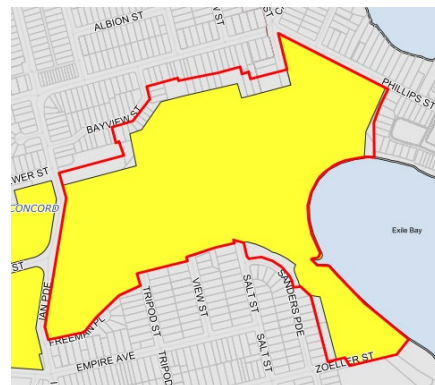
Greenlees Park
Current and proposed Sun Access Protection Area



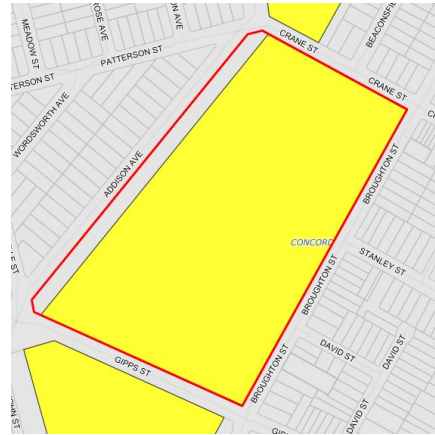
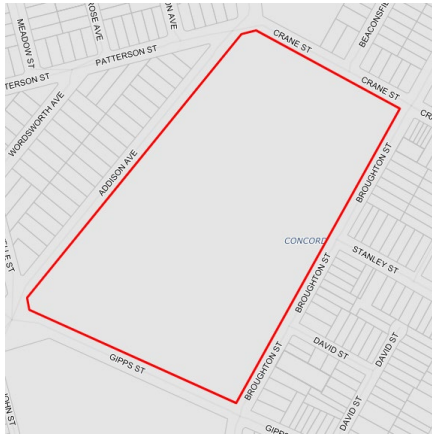
*Halliday Park
Current and proposed Sun Access Protection Area*



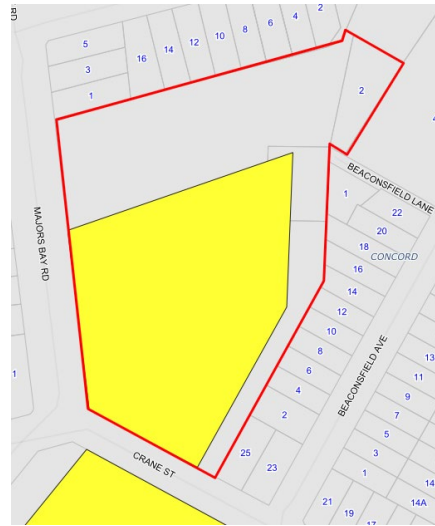
*Lysaght Park
Current and proposed Sun Access Protection Area*



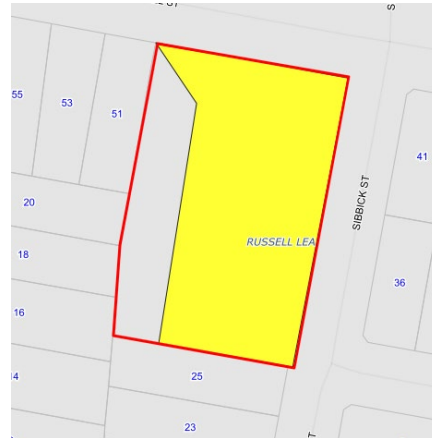
*Massey Park Golf Course
Current and proposed Sun Access Protection Area*



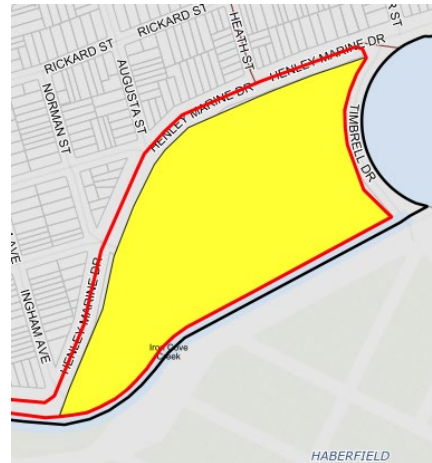
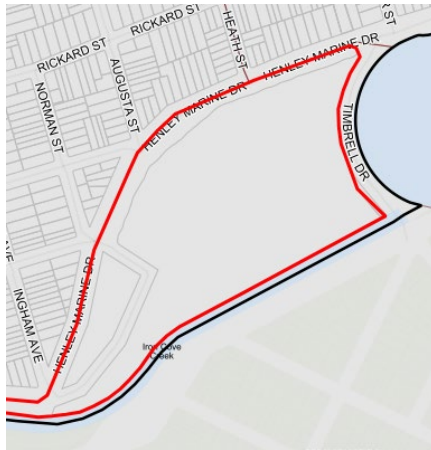
*Queen Elizabeth Park
Current and proposed Sun Access Protection Area*



*Rothwell Park
Current and proposed Sun Access Protection Area*



*Sibbick Street Reserve
Current and proposed Sun Access Protection Area*



*Timbrell Park
Current and proposed Sun Access Protection Area*

Part 5 - Community Consultation

The proposal will be publicly exhibited for a period of 28 days, or longer if required by the Gateway determination.

Public exhibition will include:

- publication on Council's website;
- publication on the NSW Planning Portal;
- notification to affected landowners where appropriate; and
- direct notification to the following government agencies:
 - Development Coordination Authority
 - Heritage NSW
 - Metropolitan Aboriginal Land Council
 - School Infrastructure NSW
 - Sydney Metro
 - Transport for NSW

Part 6 - Project Timeline

It is anticipated the planning proposal will take a minimum of **9** months to finalise. An indicative project timeline for this minimum period is provided below.

Action	Timeframe
Submission for Gateway	September 2026
Gateway Determination	November 2026
Public Exhibition	November-December 2026
Consideration of submissions	January 2027
Council Meeting	February 2027
Drafting and finalisation	March 2027
Notification	March 2027

Appendix A – Consistency with State land use plan and relevant Region plan

Sydney Plan

The *Sydney Plan* is the NSW Government's draft 20 year strategic land use plan to guide future growth of the Greater Sydney region. The draft plan established land use priorities that are accompanied by policy and planning responses.

The Planning Proposal is consistent with the 'Responses' and 'Council Actions' set out in the Sydney Plan as outlined in Table 3 below.

Table 3: Consistency with Responses and Council Actions of the Sydney Plan

Response Number	Response	Statement of Consistency
Priority: Aboriginal outcomes		
N/A	N/A	Consistent. The Proposal supports the protection of public places containing Aboriginal cultural heritage values by maintaining their environmental quality, amenity and connection to Country.
Priority: Housed		
1	Implement Sydney housing targets	Not directly applicable. The Proposal does not deliver additional housing but supports planned housing growth by protecting public places that will be increasingly relied upon by future residents. The proposed sun access standards have been developed to facilitate development under current and proposed planning controls.
2	Increase housing diversity and choice	Not directly applicable. The Proposal does not affect housing diversity or choice. However, it supports future housing delivery by protecting the quality and functionality of public places serving growing communities.
3	Secure the supply of affordable housing	Not directly applicable. The Proposal does not affect housing affordability outcomes but supports the social infrastructure required to accommodate future population growth.
Priority: Prosperous		
4	Grow well-located jobs	Not directly applicable. The Proposal does not facilitate employment growth but supports attractive and liveable urban environments that benefit workers and businesses.
8	Secure an ongoing pipeline of productive industrial lands	Not applicable. The Proposal does not affect industrial land supply or industrial development capacity.
Priority: Connected		
5	Align infrastructure to planned growth	Consistent. The Proposal protects public places that function as important social and environmental infrastructure, ensuring they remain capable of supporting forecast population growth and increasing community demand.
10	Sequence planned growth in greenfield areas within the urban footprint	Not applicable. The Proposal relates to existing urban areas and does not affect growth sequencing within greenfield locations.

Response Number	Response	Statement of Consistency
Priority: Resilient		
9	Minimise the impact of natural hazards to communities	Consistent. The Proposal supports climate resilience by protecting vegetation, biodiversity areas and tree canopy within public places that contribute to urban cooling, ecological health and community wellbeing.
12	Protect and enhance the natural environment	Consistent. The Proposal protects biodiversity, remnant bushland, environmentally sensitive areas and vegetation by maintaining access to sunlight required to support ecological health and resilience.
Priority: Liveable		
6	Create a more vibrant Sydney	Consistent. The Proposal helps maintain high-quality public places that support recreation, community interaction, cultural activities and social connection, contributing to a more vibrant and liveable city.
7	Grow and connect public open space	Consistent. The Proposal protects the quality, functionality and environmental health of parks, public places and biodiversity areas, including locations that form part of the Green Grid network.
Priority: Coordinated		
11	Manage land uses beyond the urban footprint	Not applicable. The Proposal relates to public places within an established urban area and does not affect land uses beyond the urban footprint.

Appendix B - Consistency with Ministerial Directions (section 9.1)

The Proposal has been assessed against the Ministerial Directions under section 9.1 of the *Environmental Planning and Assessment Act 1979* and is consistent with all relevant Directions. The Proposal does not reduce permissible development, planned housing growth or strategic development capacity. Rather, it seeks to protect public places as essential social and environmental infrastructure required to support forecast population growth and urban intensification.

Table 4: Consistency with Ministerial Directions (section 9.1)

Direction	Comments
Priority 1: Aboriginal outcomes	
P1.1 – Aboriginal Land Planning	Not relevant. The proposal does not pertain to land that is owned or managed by Aboriginal Land Councils (ALCs).
P1.2 – Cultural Guidance	Not relevant. The proposal does not relate to identification of cultural representation, presence of Aboriginal cultural heritage, or strong community association within the site context, including minor or administrative amendments that do not materially change planning intent or result in significant environmental or land-use impacts.
Priority 2: Housed	
P2.1 – Housing	Consistent. The Proposal primarily relates to land zoned RE1 Public Recreation and C2 Environmental Conservation and does not reduce housing supply, housing diversity or permissible residential density. The proposed Sun Access Protection Areas and protection periods were informed by analysis of existing and planned development scenarios, including State-led rezonings and housing reforms. The Proposal is therefore not intended to materially reduce the strategic development capacity or housing outcomes envisaged under current or planned controls. Rather, the Proposal supports planned residential growth by protecting public places that will be increasingly relied upon as social infrastructure by future residents. The proposed controls applying to Burton Street Park and Burton Street Plaza are justified as these spaces are proposed to form part of the public open space network serving the future Burwood North Metro precinct. Protecting adequate sun access to these spaces will support their long-term functionality, amenity and community value while accommodating the substantial housing and employment growth envisaged by the precinct.
Priority 3: Prosperous	
P3.1 – Employment	Not relevant. The proposal does not pertain to land within an existing or proposed employment zone.
P3.2 – Rural	Not relevant. The proposal does not pertain to land within an existing or proposed rural or conservation zone.
P3.3 – Airport Safeguarding	Not relevant. The proposal does not pertain to land located near an airport transport facility or within a defence aviation area.
P3.4 – Mining and Petroleum Production	Not relevant. The proposal does not pertain to mining of minerals or the production of petroleum or restricting the potential development of these resources.
P3.5 – Oyster Aquaculture	Not relevant. The proposal will not have adverse impacts a 'Priority Oyster Aquaculture Area' or land used for oyster aquaculture.

Direction	Comments
P3.6 – Mine Subsidence and Unstable Land	Not relevant. The proposal does not pertain to land that is within a declared mine subsidence district.
Priority 4: Connected	
P4.1 – Integrating Land Use and Infrastructure	Consistent. The Proposal supports the integration of land use and infrastructure by protecting public places that function as essential social and environmental infrastructure. Specifically, the Proposal: • supports the efficient use of existing public open space; • helps ensure public places remain capable of accommodating increasing demand associated with population growth and urban intensification; • protects important public places within walkable catchments of homes, centres and public transport; and • promotes the long-term functionality, amenity and carrying capacity of existing community infrastructure.
Priority 5: Resilient	
P5.1 – Strategic Conservation Planning	Not relevant. The proposal is not seeking to develop Avoided Land as defined under <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
P5.2 – Conservation	Consistent. The Proposal facilitates the protection and conservation of environmentally sensitive areas, biodiversity values, remnant bushland, threatened species habitat and culturally significant landscapes located within public places. The Proposal does not reduce existing conservation outcomes or facilitate development that would adversely affect environmentally sensitive land. Rather, it seeks to maintain adequate sun access to support the long-term health and resilience of these areas. The proposal does not apply to land within Ballina Shire, Byron Shire, Kyogle Shire, Lismore City or Tweed Shire LGAs.
P5.3 – Foreshores and Water Catchment Areas	Consistent. The Proposal applies to a number of public places located within the Sydney Harbour Foreshores and Waterways Area. The Proposal supports the principles of the Direction by protecting public places that contribute to the environmental, scenic, cultural and recreational values of Sydney Harbour and its foreshores. By maintaining adequate sun access to foreshore parks and biodiversity areas, the Proposal will assist in protecting natural landscapes, biodiversity values, Aboriginal cultural heritage values and the long-term public enjoyment of Sydney Harbour. The Proposal recognises Sydney Harbour as a significant public asset and prioritises protection of public places that contribute to its environmental and cultural significance.
P5.4 – Contaminated Lands	Not relevant. The proposal does not relate to any contaminated land.
P5.5 – Acid Sulfate Soils	Consistent. Although some affected land contains mapped Acid Sulfate Soils, the Proposal does not facilitate development, earthworks or activities that could disturb those soils.
P5.6 – Threatened species, threatened ecological communities and their habitat	Consistent. The Proposal supports the protection of threatened species, threatened ecological communities and their habitat by maintaining adequate sun access to biodiversity areas located within public places. This will assist in supporting vegetation health, habitat quality and long-term ecological resilience.

Direction	Comments
P5.7 – Flooding	Not relevant. The proposal is not seeking to create, remove or alter a zone that affects flood prone land and the proposed provisions will not create, remove or alter flood behaviour.
P5.8 – Coastal Management	Not relevant. The proposal does not relate to land in a coastal zone.
P5.9 – Planning for Bush Fire Protection	Not relevant. The proposal does not relate to bush fire prone land.
Priority 6: Liveable	
P6.1 – Reserving Land for Public Purposes	Consistent. The Proposal does not seek to reserve land for public purposes. However, it supports the long-term functionality and amenity of existing public land by protecting adequate sun access to parks and other public places.
P6.2 – Willandra Lakes Region	Not relevant. The proposal does not relate to land identified as the Willandra Lakes World Heritage Property.
Priority 7: Coordinated	
P7.1 – High pressure dangerous goods pipeline	Not relevant. The Proposal does not facilitate development within the vicinity of a high-pressure dangerous goods pipeline.

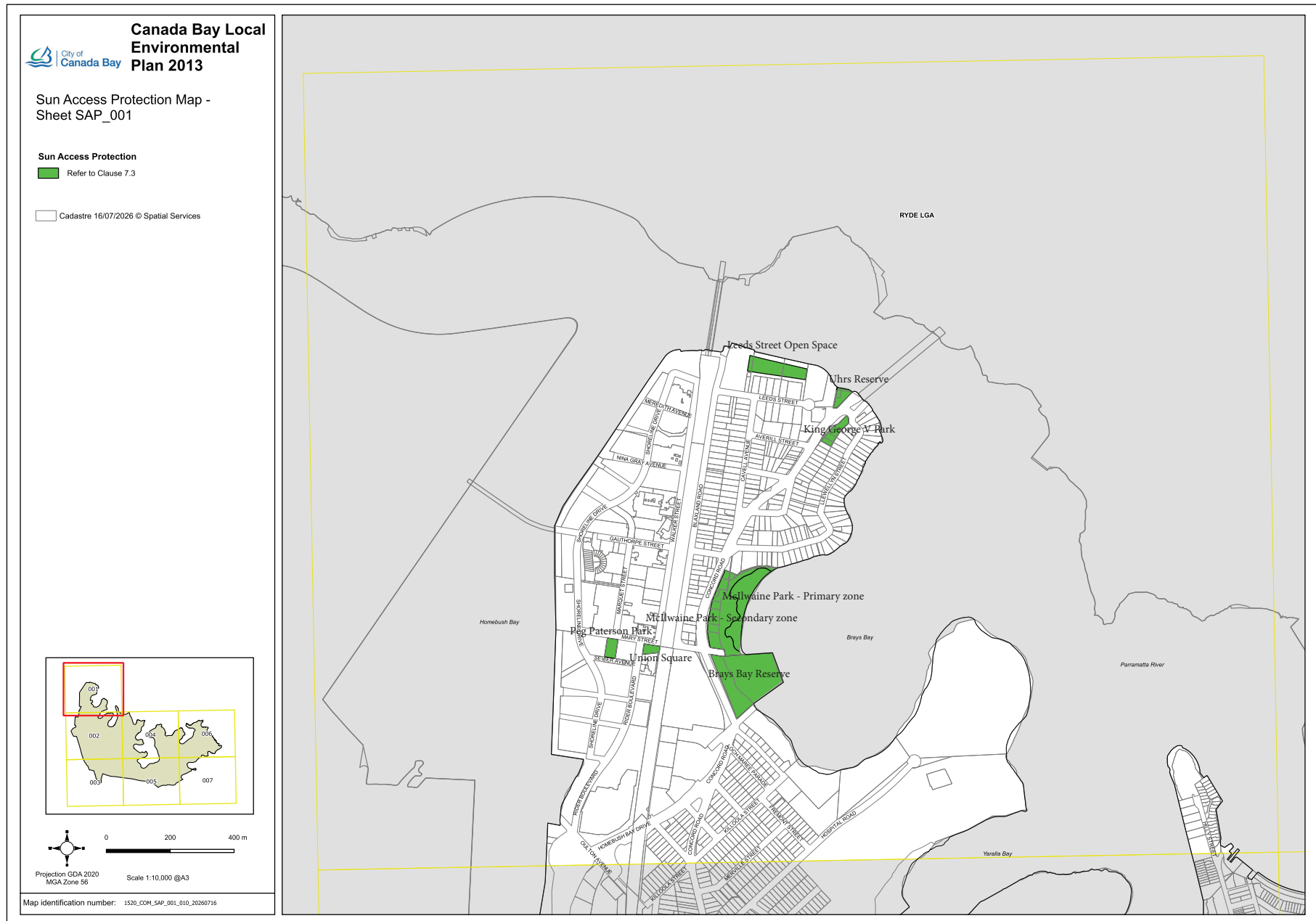
Appendix C - Consistency with State Environmental Planning Policies

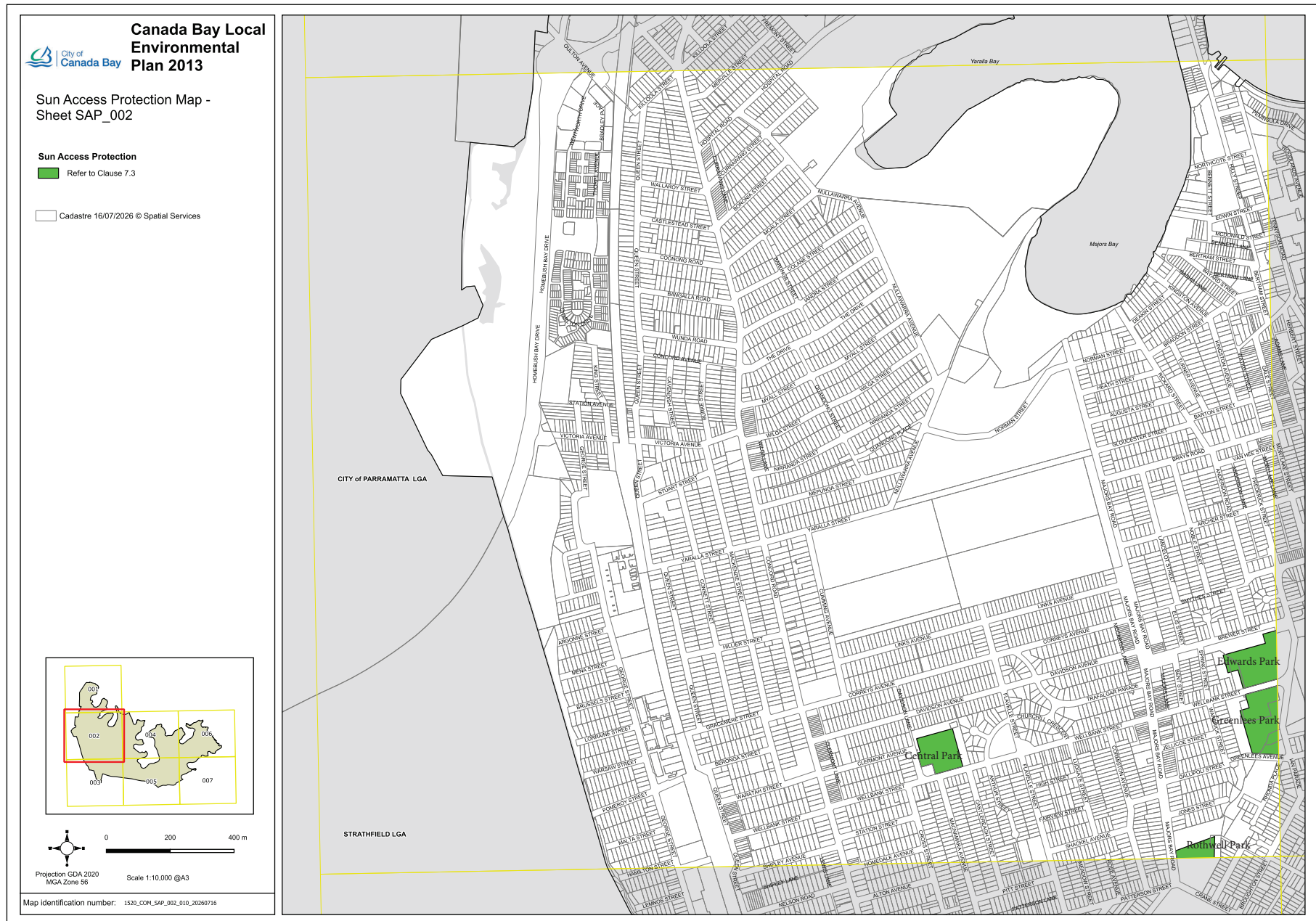
The Proposal has been assessed against all relevant *State Environmental Planning Policies* (SEPPs) and is considered to be consistent with their objectives and intended outcomes. The Proposal does not alter land use zoning, reduce planned development capacity or hinder the operation of any applicable SEPP. Rather, it seeks to protect public places as social and environmental infrastructure that will be increasingly relied upon as population growth and urban intensification occur across the City of Canada Bay.

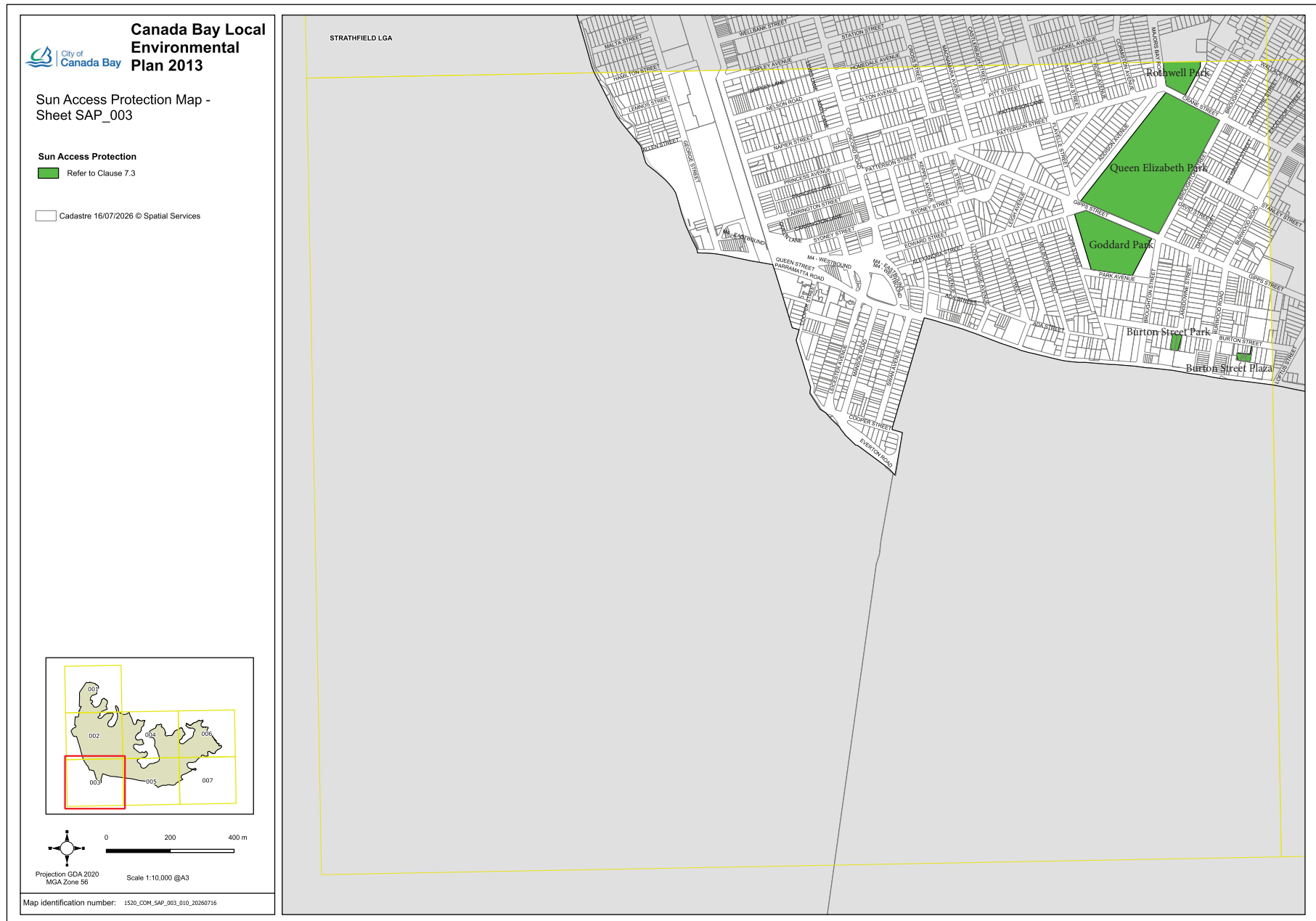
Table 5: Consistency with SEPPs

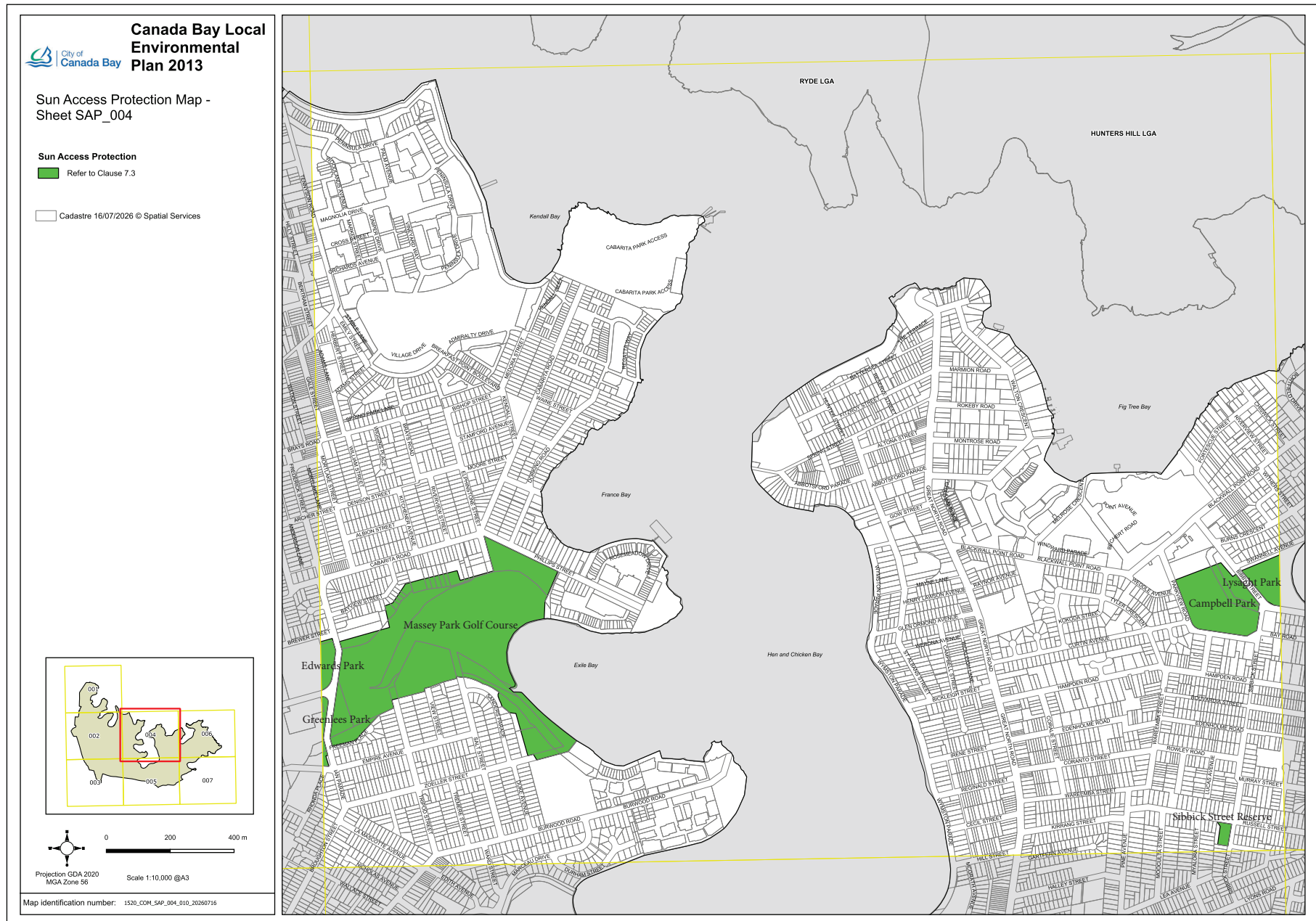
SEPP Title	Consistency
SEPP (Biodiversity and Conservation) 2021	Consistent. The Proposal supports the objectives of the SEPP by protecting biodiversity values, remnant bushland, threatened species habitat and environmentally sensitive areas located within public places. The proposed Sun Access Protection Areas will assist in maintaining vegetation health, habitat quality and ecological resilience.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The Proposal does not contain provisions that are inconsistent with or would hinder the operation of this SEPP.
SEPP (Housing) 2021	Consistent. The Proposal does not reduce housing supply, housing diversity or planned residential growth. The proposed sun access protections have been developed having regard to existing and planned development outcomes and are intended to support growth by protecting the public places that will be increasingly relied upon by future residents.
SEPP (Industry and Employment) 2021	Not applicable. The Proposal does not affect industrial land, employment land or employment-generating development.
SEPP (Planning Systems) 2021	Consistent. The Proposal does not affect the operation of this SEPP or any associated planning pathways.
SEPP (Precincts – Central River City) 2021	No applicable. The Proposal does not relate to land identified under this SEPP.
SEPP (Eastern Harbour City) 2021	Consistent. The Proposal supports the objectives of the SEPP by protecting public places, biodiversity areas and environmental assets that contribute to the liveability, sustainability and resilience of the Eastern Harbour City.
SEPP (Precincts – Regional) 2021	Not applicable. The Proposal does not relate to land identified under this SEPP.
SEPP (Precincts – Western Parkland City) 2021	Not applicable. The Proposal does not relate to land identified under this SEPP.
SEPP (Primary Production) 2021	Not applicable. The Proposal does not relate to primary production land or activities.
SEPP (Resilience and Hazards) 2021	Consistent. The Proposal does not contain provisions that are inconsistent with this SEPP and supports broader resilience outcomes by protecting vegetation, biodiversity areas and public places that contribute to climate adaptation and urban cooling.
SEPP (Resources and Energy) 2021	Not applicable. The Proposal does not affect resource extraction, energy infrastructure or resource protection matters.

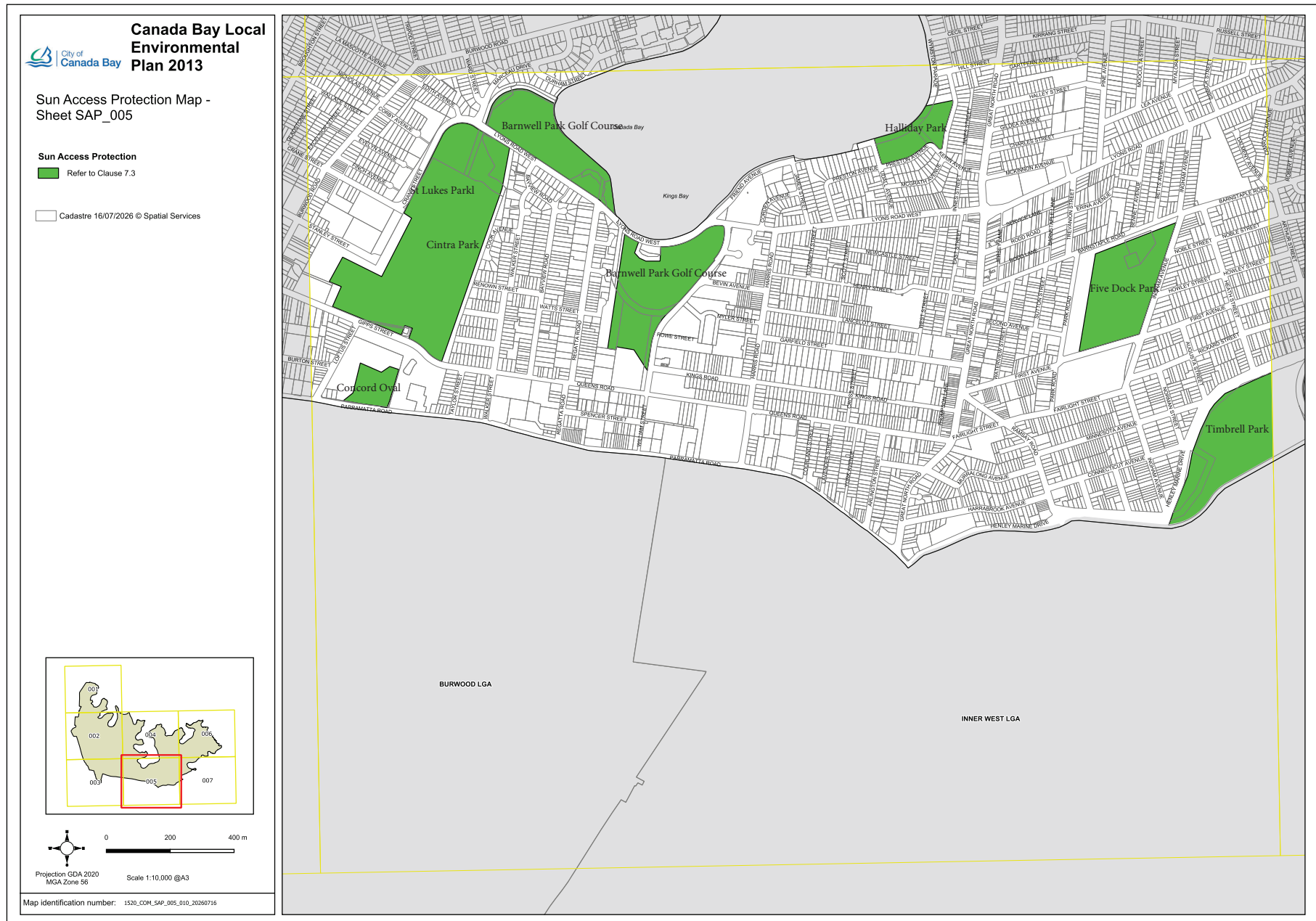
SEPP (Sustainable Buildings) 2021	Consistent. The Proposal does not conflict with the operation of this SEPP and supports broader sustainability outcomes through protection of public open space, biodiversity and urban vegetation.
SEPP (Transport and Infrastructure) 2021	Consistent. The Proposal does not affect the operation of this SEPP and supports the delivery of high-quality public places within walking catchments of existing and planned transport infrastructure.

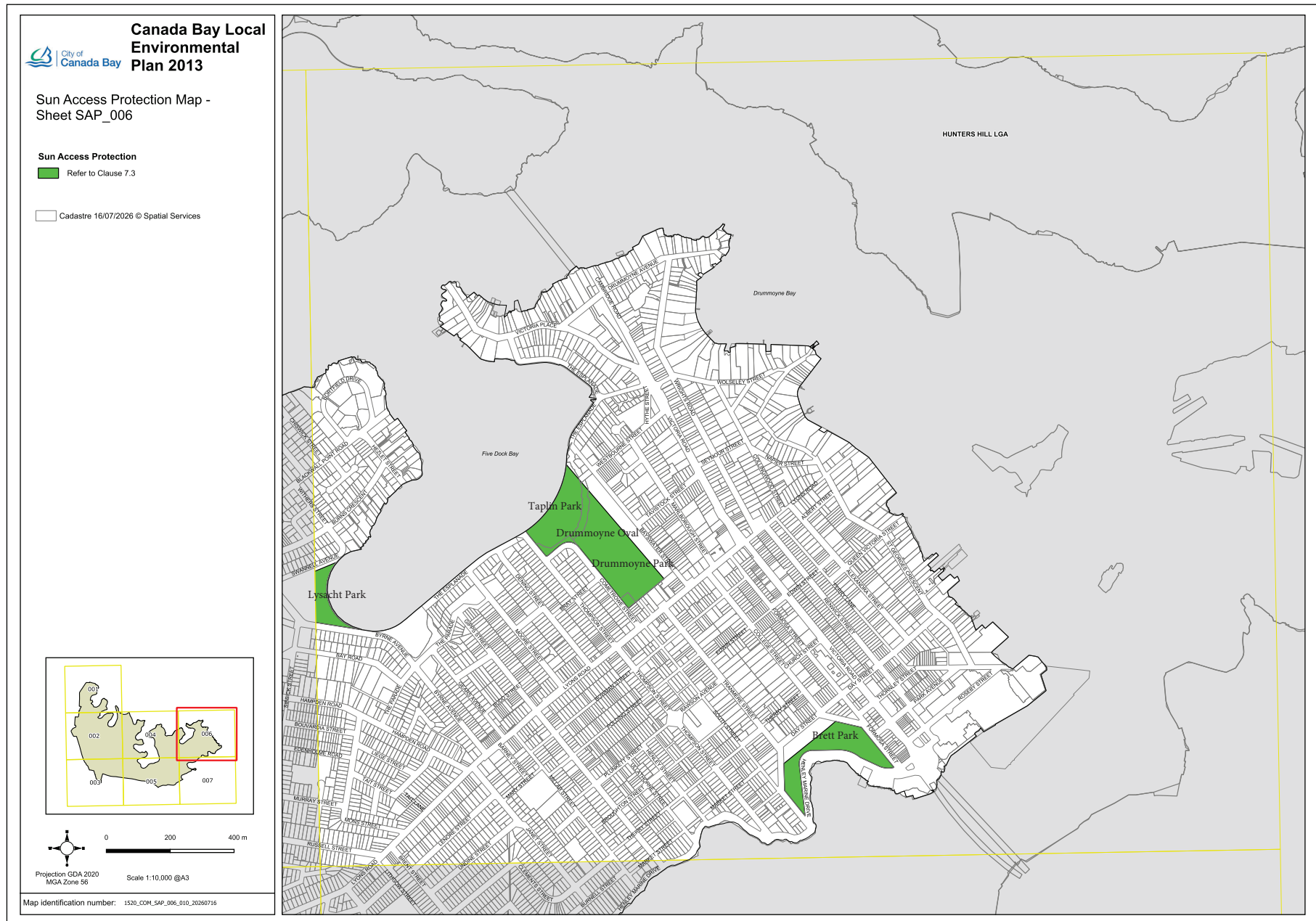


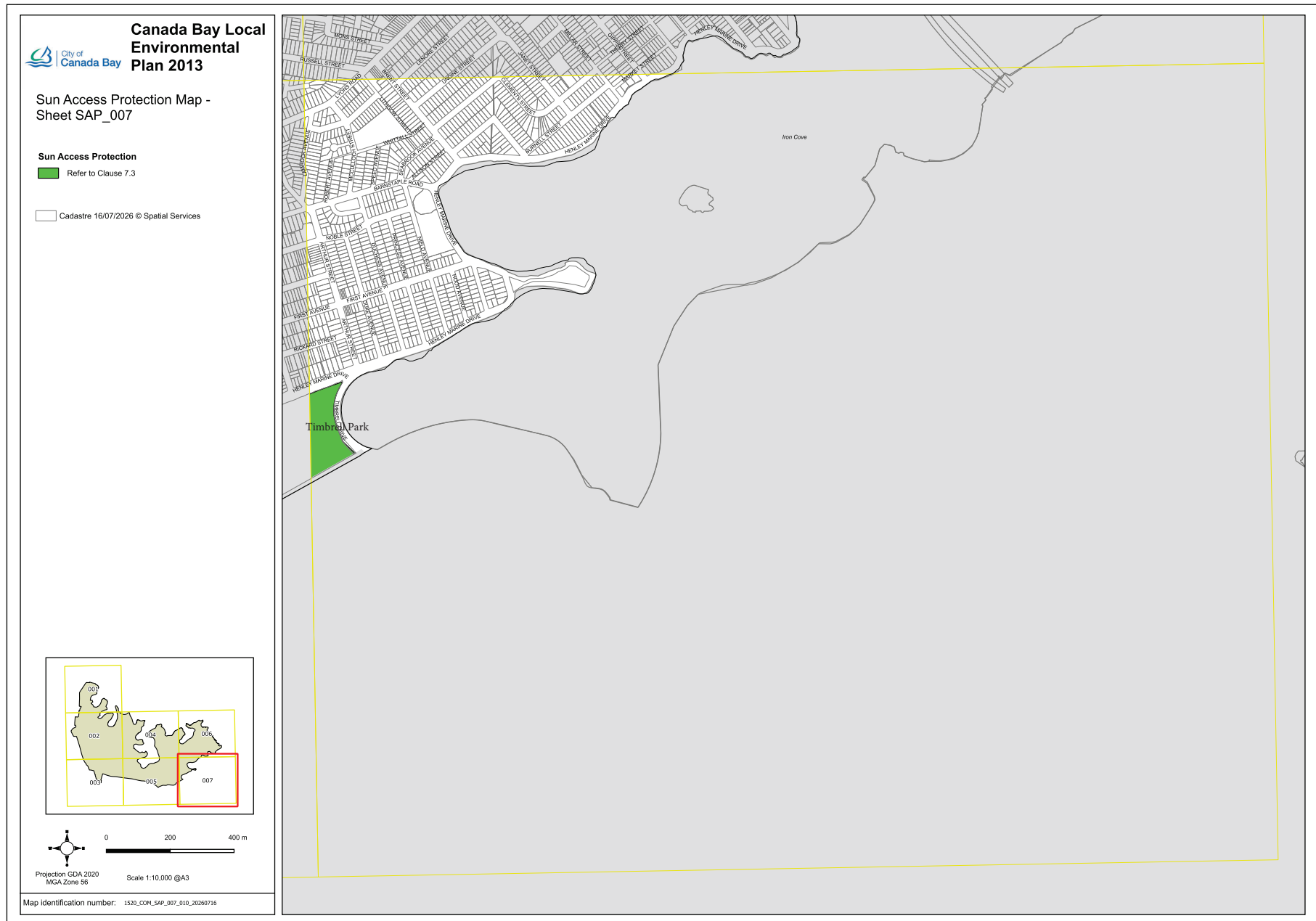












Community Gardens Policy

1. Purpose

This Policy is Council's framework for community gardens on Council land, including the principles, requirements and governance arrangements for their establishment, use and management.

Community gardens approved under this Policy must operate under the specific Community Garden Licence Agreement. Detailed operational requirements are set out in Licence Agreements, supporting documents and internal procedures.

This Policy supports the delivery of Council's Community Strategic Plan, Environmental Strategy 2025-2035 and other relevant Council plans and strategies.

2. Scope

This policy applies to community gardens on Council land.

It applies to Council officers, Councillors, volunteers, incorporated community garden associations, contractors and community members involved in community gardens.

This policy does not apply to:

- Nature strip gardens and gardens in laneways and other areas of the road reserve as these are covered by Council's Nature Strip Garden Policy.
- Gardens on private land without community access; school or church gardens run under separate arrangements; private backyards; or commercial urban farming enterprises

3. Definitions

Term	Meaning
Community garden	A community-led, member-managed not-for-profit garden located on Council land, established for community benefit including food growing, environmental, educational, social and community purposes and managed collectively by the community.
Community garden association	An incorporated not-for-profit organisation responsible for the governance, operation and management of a community garden.
Council land	Land and property owned, managed, controlled or administered by Council, including community land, operational land, Crown land managed by Council and other public land under Council's care and control.

Term	Meaning
Community asset	Council land, infrastructure or community space that is held, managed or stewarded for public benefit, regardless of day-to-day management arrangements.
Management Plan	A document prepared by a community garden association outlining the objectives, governance arrangements, management approach and operational practices for a community garden.
Community Garden Licence Agreement	A written agreement, issued under s.46 of the Local Government Act 1993 (NSW), between Council and a community garden association that sets site-specific conditions for establishing and operating a community garden on Council property.

4. Policy Principles and Expectations

4.1 Policy statement

Community gardens on Council land are valued community assets that provide resilience through social, environmental, educational and wellbeing outcomes.

Council supports community-led stewardship of these spaces and ensures they remain inclusive, accessible, safe, sustainable and focused on community benefit.

Community gardens operating on Council land must:

1. **Deliver community benefits** by supporting community connection, wellbeing, learning, food growing, environmental outcomes and access to green space, and by providing opportunities for broader community participation beyond members and plot-holders.
2. **Be community-led and well governed** through an incorporated not-for-profit association with appropriate governance, risk management, insurance, financial management and operational planning arrangements.
3. **Promote inclusion and accessibility** by fostering welcoming, respectful and equitable participation for people of diverse ages, cultures, abilities, backgrounds and circumstances.
4. **Operate sustainably and responsibly** by protecting and enhancing the environment, using resources efficiently, supporting biodiversity and climate resilience, and applying safe and appropriate land management practices.
5. **Maintain safe and functional community spaces** through responsible management, maintenance and use of Council land, assets and infrastructure.
6. **Comply with legal and Council requirements**, including relevant legislation, Council policies, approved plans and Licence conditions.

4.2 Shared stewardship

Community gardens are managed through a partnership between Council and community garden associations.

Council provides access to Council land, oversight and support, while community garden associations are responsible for the day-to-day management, maintenance and stewardship of garden sites.

Council may provide advice, facilitation, promotion and other support, subject to available resources and Council priorities.

Detailed roles, responsibilities, maintenance obligations, reporting requirements and support arrangements will be set out in the Community Garden Licence Agreement and supporting documents.

5. Establishment and approval

Council will manage community gardens through a lifecycle approach, from proposal assessment and establishment through to operation, monitoring, renewal and, as a last resort, transition, relocation or closure.

All proposals for new community gardens on Council land require Council approval and will be assessed as potential uses of public land and community infrastructure. Proposals for new community gardens must include a Management Plan addressing governance, operations, maintenance, community participation, risk management and environmental practices.

Council will assess proposals having regard to:

- Community need;
- Local community interest, support and participation sufficient to sustain the garden over the long term;
- Strategic alignment;
- Site suitability;
- Governance capability;
- Public benefit; and
- Risk and resource implications.

Council may approve, modify or refuse proposals.

In some circumstances, Council may determine that alternative community development or urban greening initiatives are more appropriate for a particular location, having regard to broader public land planning considerations, community value, impacts and reasonable transition options.

6. Community Garden Licence Agreements

Community gardens approved on Council land must operate under Community Garden Licence Agreement (Licence) and/or any other agreement issued by Council under the Local Government Act 1993.

The Licence will set out the terms and conditions for occupation and use of the site, including approved activities, site boundaries, roles and responsibilities, maintenance requirements,

insurance, review and reporting obligations, infrastructure approvals, and provisions for renewal, suspension and termination.

Community garden associations must comply with the conditions of their Licence and any approved plans associated with the site.

Council will periodically review each community garden's performance and compliance. Decisions regarding Licence renewal, rental assistance, subsidies and ongoing access to Council land may take into account:

- demonstrated community benefit;
- governance and organisational capacity;
- compliance with Licence conditions;
- site management and maintenance standards; and
- alignment with Council priorities and strategic objectives.

Council may require community garden associations to enter into any other agreements which may be ancillary to use and occupation of the site.

7. Monitoring, reporting and continuous improvement

Council may monitor, review and evaluate community gardens to ensure public land is managed appropriately, Licence conditions are being met, and community outcomes are being achieved.

Monitoring and reporting requirements will be proportionate to the scale and nature of the garden and may be specified in the Licence and supporting documents.

Council adopts a collaborative approach focused on communication, capacity building and continuous improvement. Community garden associations are expected to participate in monitoring activities and provide reasonable information requested by Council.

Monitoring and reporting outcomes may inform support, improvement actions, future planning, Licence decisions and opportunities to strengthen governance, participation, sustainability and community benefit.

8. Compliance

Where concerns arise, Council will look to resolve matters collaboratively and proportionately, having regard to governance, safety, maintenance, inclusion, public benefit, Licence compliance and use of Council land.

Where necessary, and following proportionate and staged responses, Council may require corrective action, improvement planning or changes to Licence conditions, and only as a last resort may consider suspension, non-renewal, transition, relocation or termination.

Termination, relocation or closure will be considered a last resort, unless urgent safety, legal, operational or public land requirements require more immediate action.

Examples of significant non-compliance may include:

- Expiry or absence of required insurance;
- Unsafe conditions creating unacceptable risk;

- Serious or repeated breaches of Licence conditions;
- Failure to maintain the site;
- Abandonment of the garden;
- Dissolution of the incorporated association;
- Unauthorised structures or activities; and/or
- Legislative or operational requirements that necessitate alternative use of the land.

On termination, Council may remove the garden and reinstate the land, considering to safety, environment and reasonable management of public assets, and may seek to recover costs if required.

Council recognises the volunteer investment involved in community gardens and will seek to manage transitions respectfully where possible. Before considering closure, Council will seek reasonable opportunities to resolve issues, support improvement, facilitate governance renewal or explore alternative management arrangements where appropriate.

9. Fees and charges

Council recognises the volunteer-led nature of community garden associations and the social, environmental and community benefits they provide in support of Council's strategic priorities.

Council may provide subsidised access to Council land, facilities, or other resources where a demonstrated public benefit exists. This will be in line with Council's adopted Fees and Charges, and other relevant Council policies, procedures and internal frameworks.

In considering any subsidy, Council may apply a staged approach. Community garden associations may vary in their level of governance maturity, reporting capability and capacity to demonstrate community outcomes. This approach supports the development of sound governance, accountability and public benefit planning over time.

Council may apply reduced rental arrangements where justified subject any Policies and/or internal frameworks. Council may also recover reasonable and agreed costs associated with utilities, maintenance, damage, non-compliance, or other costs arising from the group's use and occupation of the site.

All fees, charges, subsidies and cost-recovery arrangements will be documented in the User Agreement (Licence) and Council's adopted Fees and Charges Schedule.

10. Responsibilities

Role	Responsibility
General Manager / Executive Team/ Council	Approve the policy and associated Licences; consider reports on proposed community gardens and exhibition outcomes.
Directors / Relevant Business Units	Oversee implementation; allocate resources; ensure alignment with strategic plans, asset stewardship, risk management frameworks and internal operational procedures.
Manager Sustainability and Waste	Policy coordination, relationship management, outcomes monitoring and alignment with Council's Environmental Strategy and related action plans.
Facilities management and Open Space	Manage and maintain Council asset and infrastructure interface with the community gardens.
Property Strategy and Leasing	Establish and administer User Agreements (Licences) under the Local Government Act, including renewal, tenure, rental, subsidy and Licence condition matters.
Community Development	Inclusion, access, partnerships, participation support in support of the Disability Inclusion Access Plan and Community Sustainability Strategy.
Place and Events	Consider community gardens in place plans, events and activations.
Governance, Risk & Strategy	Provide Council insurance and compliance risk advice.
Relevant Council staff	Apply internal procedures to support consistent decision-making, referrals, escalation and engagement with community garden associations.
Community garden association	Manage day-to-day operations; maintain the site; support inclusive membership, transparent governance and succession planning; comply with Licence conditions and this Policy; maintain insurance; and provide required reporting to Council.
Members and Volunteers	Follow the garden's safe work practices; maintain plots and communal areas; participate in inductions and training.

11. Laws and Standards

- *Local Government Act 1993 (NSW)*
- *Local Government Reg 2021 (NSW)*
- *Work Health and Safety Act 2011 (NSW)*
- *Associations Incorporation Act 2009 (NSW)*
- *Crown Land Management Act 2016*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Reg 2021*

12. Related City of Canada Bay Policies and Procedures

- Community Strategic Plan – Our Future 2036
- Disability Inclusion Action Plan
- Environmental Strategy 2025
- Rental Assessment & Subsidy Guidelines (internal use only)
- Nature Strip Policy and Nature Strip Planting Guidelines
- Fees and Charges
- Enterprise Risk Management Policy
- Any applicable asset management, leasing or open space policies.

13. Related Documents

The following documents support implementation of this Policy:

- Community Garden Handbook / Management Framework
- Internal Community Garden operational procedures and templates
- Community Garden Licence.

14. Consultation

Policy development was informed by the Community Garden Policy Review 2026, engagement with community garden representatives and internal consultation across relevant Council business units.

15. Approval Status

The General Manager / Executive Team / Council approved this policy / procedure on [insert date].

This Policy will be reviewed every four years, or earlier if required due to legislative, operational or strategic changes.

Stage	Date	Comment	ECM ID
Original Policy	07/08/2012	Community Gardens Policy adopted.	2767804
Scheduled review	01/11/2021	Community Gardens Policy adopted.	6468134
Scheduled review	17/8/2026	Scheduled review. Refreshed to provide a lifecycle management, risk-aware framework for community gardens on Council land, recognising their role as public assets and community-led places.	
Next Review	1/7/2030		

16. Ownership and Approval

Responsibility	Role
Author	Senior Sustainability Projects Officer
Owner	Manager Sustainability and Waste
Endorser	Director Environment and Planning
Approver	City of Canada Bay Council



Net Zero Pathway: Community and Corporate Emissions Reduction Plan

Our commitment to reduce
greenhouse gas emissions.

2026



Acknowledgement of Country

The City of Canada Bay acknowledges the Wangal clan, one of the 29 tribes of the Eora nation and the traditional custodians of this land. Council pays respect to Elders past, present and emerging and extends this respect to all Aboriginal and Torres Strait Islander people living in or visiting the City of Canada Bay.

This Net Zero Pathway Plan encompasses land currently known as the City of Canada Bay. We acknowledge this land is the traditional home of the Wangal people of the Eora nation. We recognise their stewardship of this place. We acknowledge the vital contribution that Indigenous people and cultures have made and still make to the nation that we share.



Guided tour of the Walk on Wangal Nature Trail with Koori Kinnections.

Contents

Acknowledgement of Country	2	Our Approach	14
Contents	3	Our approach	15
Emissions Reduction Action Plan	4	What's next? Our plan for a net zero community	16
A path to a zero emissions Canada Bay	5	Our action plan towards a net zero community	18
Our targets	5		
Our two pathways	5	Corporate Action Plan	21
How we got here	5	What the data shows	22
Community Action Plan	6	Embedding circular principles to act on supply chain emissions	23
Progress to date	7	Progress to date	25
Updated community emissions target	7	What's next? Key highlights for corporate emissions	26
Mapping our pathway to net zero	9	How we'll get there - our Action Plan for net zero corporate emissions	27
Council as a leader	10		
Calling for State and Federal support for net zero	10	Monitoring and reporting	33
Let's tackle these challenges together	11	KPI indicator dashboard	34
Ensuring equitable climate action	13		
Get involved	13		

Net Zero Pathway Plan

2026–2030 Snapshot



Net Zero Pathway: Community and Corporate Emissions Reduction Plan

4

A path to a zero emissions Canada Bay

This is the **2026 update** of Council's 2020 Emissions Reduction Action Plan, covering **2026–2030**. When we developed our 2020 Emissions Reduction Action Plan, and updated our Environment Strategy in 2025, the community told us they want strong climate action so Canada Bay remains a healthy, liveable and resilient place.

This plan addresses greenhouse gas emissions generated by both Council operations and the City of Canada Bay community. For brevity, greenhouse gas emissions are referred to throughout this document as “emissions” or “carbon emissions,” with these terms used interchangeably. We use the term “carbon emissions” and express emissions in tonnes of CO₂-e because greenhouse gas emissions are measured as carbon dioxide equivalent emissions.

Emissions generated by Council operations are referred to as “corporate emissions”, while emissions generated across the City of Canada Bay local government area are referred to as “community emissions”.

Our targets

Community-wide:

Net zero emissions by 2040 (baseline of 772,220 tonnes CO₂-e in 2016–17, and interim target of 70–75% reduction by 2030).

✓ Community emissions down **20%** since 2016–17.

Council Operations:

Net zero emissions by 2030.

✓ Already achieved: **84% reduction** in corporate emissions since 2017–18.

Our two pathways

1. Lead by Example



Cut carbon emissions from Council buildings, fleet, lighting, and procurement.

2. Empower the Community



Support solar uptake, energy efficiency, sustainable transport, and Food Organics and Garden Organics (FOGO) waste recycling.

How we got here

2019

Declared a Climate Emergency.

2020

Community engagement + Emissions Reduction Action Plan adopted.

2020–2025

Major carbon emissions reduction actions delivered.

2025

Progress review confirms we're on track.

2026

Updated the plan to ensure Council is on track to achieve its net zero targets and align with the newly adopted, more ambitious community emissions reduction target.

1. These targets were adopted in [Council's 2025 Environmental Strategy](#)

Community Action Plan

Working together
to cut emissions



Net Zero Pathway: Community and Corporate Emissions Reduction Plan

6

Progress to date

Renewable Energy Transition is underway



- Renewable energy now supplies **40% of grid electricity**, nearly halfway to Australia's 82% renewables by 2030 goal.
- Rooftop solar capacity quadrupled since 2018, surpassing Council's 2025 target to triple solar PV. As of December 2025, **4,894 Canada Bay homes** have solar (approx. **24.6%** of homes) with a collective capacity exceeding **40,000 kW**.
- Community energy consumption (gas and electricity) is 3% lower than in 2016–17.

Transport transition has started



- 2,104 electric vehicles registered in mid-2026 (up from 1,340 in early 2024).
- New Metro stations at Five Dock, Concord, and North Strathfield will improve public transport access.
- Ongoing upgrades support walking and cycling for recreation and active transport.

Waste – championing and transitioning Canada Bay's waste system from linear to circular economy has begun



- Waste to landfill per person reduced from 213 kg (2019–20) to 207kg (2023–24).
- Council's FOGO trial has collected 399 tonnes of FOGO waste diverting 598.5 tonnes of CO₂ equivalent emissions since commencement.

Updated community emissions target

In June 2026, Council unanimously resolved to align its community emissions reduction pathway with a science-based, equity-led approach consistent with the C40 Cities methodology and the objectives of the Paris Agreement.

Developed by the global C40 network of cities, the C40 framework provides a globally recognised best-practice approach for cities seeking to set carbon emissions reduction targets that are both science-based and equitable.

Under this approach, carbon emissions reductions are guided by a finite carbon budget. For a high-income community such as Canada Bay, the recommended pathway is to achieve **net zero emissions by around 2040**, while prioritising deep and rapid carbon emissions reductions during this decade.



Key milestones include:

- Approximately 70–75% reduction in community emissions by 2030 from a 2016–17 baseline.
- Five-yearly reviews and interim milestones aligned with the Paris Agreement's "ratchet" mechanism.
- Ongoing monitoring and adaptive governance to respond to emerging science, policy and technology developments.

The new target reflects strong community support for ambitious climate action.

This updated Net Zero Pathway Plan is intended to align to this new pathway and uses the C40 Cities framework to guide action areas.

The community emissions to date, including a projected pathway to 2040 is shown in Figure 1.

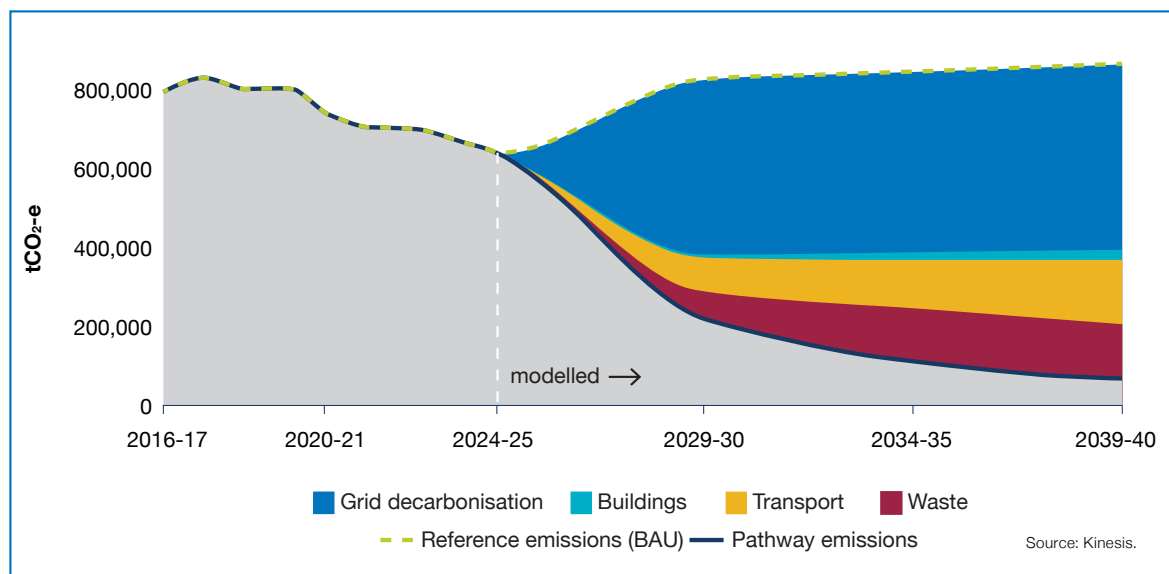


Figure 1. Community emissions indicative pathway, by source and year, using Resilient Sydney data to 2025 and projected to 2040.

Mapping our pathway to net zero

Council previously developed detailed carbon emissions reduction modelling as part of the Emissions Reduction Action Plan 2020. Following the adoption of Council's updated community emissions target, an initial pathway to net zero has been estimated using proportional top-down carbon emissions reductions.

This provides an indicative pathway that is qualitatively aligned with the C40 Cities framework and its focus on achieving deep carbon emissions reductions this decade.

At this stage, Council has not modelled a new bottom-up pathway given the pending work underway by the Net Zero Commission to model statewide decarbonisation pathways to be released in mid-2027.

Once the NSW decarbonisation pathways are released, and the NSW Government updates its Net Zero Plan, Council intends to review the findings against the actions identified in this Plan and refine its modelling accordingly.

The current indicative pathway, shown in Figure 1, retains a small amount of residual carbon emissions in 2040, as expected under current policy settings. The approach to addressing these residual carbon emissions to achieve net zero, whether through offsets or alternative measures, will be determined as part of the 2035 milestone review of this Plan, considering State or Federal Government policies or emerging requirements available at that time.

Future five-yearly reviews of this Plan will update the community emissions pathway and monitor progress towards the target to ensure Council's approach remains evidence-based and aligned with best practice.



Council as a leader

Council will continue implementing the actions in the Corporate Emissions section of this Plan to achieve our target of net zero emissions by 2030.

Through these actions and our support for community emissions reduction, and working collaboratively with other local councils, the City of Canada Bay will demonstrate leadership and show that ambitious, deep cuts in carbon emissions are feasible and cost-effective.

Leading by Example is one of the five key themes of Council's Environment Strategy 2025. Consistent with this theme, Council will demonstrate leadership through the sphere of control pathways detailed in the Environment Strategy, and summarised here as follows:

Pathway 1: Control



Council will lead by example as a local role model for environmentally sustainable practices through our facilities, services, events and governance.

Pathway 2: Influence



Council will use its civic leadership to influence local community action and beyond. We will do this by delivering behaviour change programs, scaling our efforts through partnerships and advocating for changes to policies, systems and markets.

Pathway 3: Concern



Council will think global and act local. We will incorporate larger scale issues, targets and goals in its strategic vision and advocacy agenda. Council will locally monitor, respond, adapt and report on local implications of matters of regional, national and international significance.

Calling for State and Federal support for net zero

As one of Sydney's fastest-growing urban areas, the City of Canada Bay is expected to accommodate significant population growth over coming decades.

Achieving Council's updated community emissions reduction target will therefore depend not only on local action, but also on coordinated leadership from State and Federal Governments.

Long-term planning decisions about land-use, energy, and transport have a significant influence on community emissions and largely sit outside the control of local government.

While the Canada Bay community is making great strides locally, we also need leadership from State and Federal Governments to reach net zero emissions faster.

Council will continue to advocate for:

- More funding for building upgrades and electrification support
- Market reforms that make it easier to use renewable energy
- Mandatory energy performance disclosure for properties
- Stronger renewable energy targets
- Policies that support a circular economy
- Zero-carbon building standards in national and state planning codes
- Planning reforms, funding and regulatory support for net zero precincts, including precinct-scale renewable energy, local energy sharing and integrated low-carbon urban development
- Better infrastructure and systems for active and zero-emissions travel.

Council will also advocate for targeted support for renters, apartment residents, low-income households and small businesses; faster grid upgrades and local energy sharing; stronger low-carbon construction and product stewardship standards; coordinated EV charging and public transport investment; regional decarbonisation pathways and targets that provide clear direction for local carbon emissions reduction planning; and long-term climate resilience funding.

Let's tackle these challenges together

Real climate action happens when we all work together – residents, schools, businesses, and community groups alike. While Council is taking steps to support carbon emissions reduction, many of the biggest changes come from the choices we each make every day.

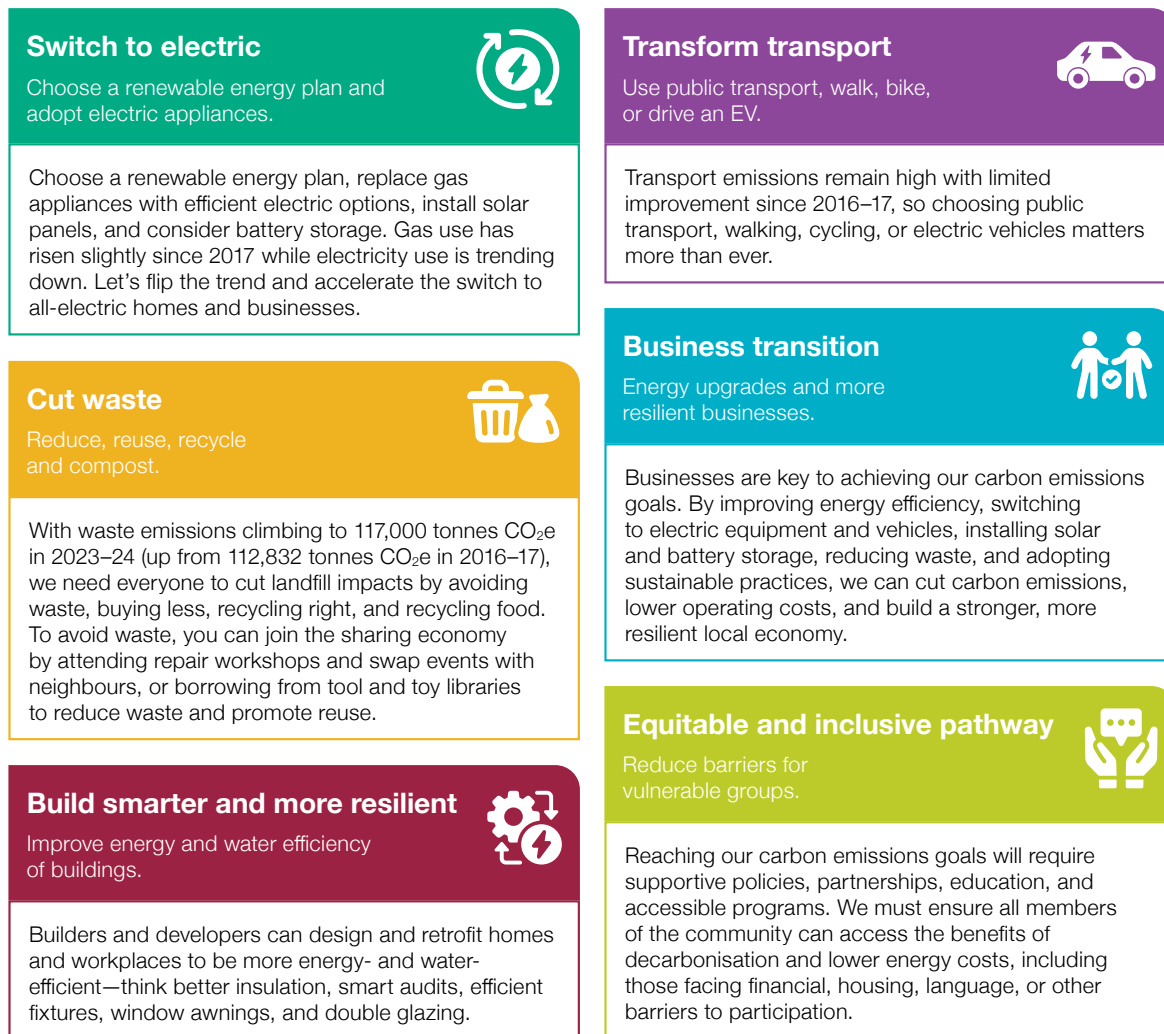


Figure 2. Examples of community emissions reduction across each of the Key Themes.

CASE STUDY



Cut waste – Food Organics Garden Organics (FOGO)

FOGO is a recycling service that allows residents to place food scraps and garden waste into their green-lidded bin, where it is recycled into valuable compost. Our FOGO service will be introduced in two phases:

- **1 July 2027:** all detached houses and some select multi-unit dwellings (such as units and apartment buildings) start FOGO.
- **2029:** all other households transition to FOGO.

Food waste currently makes up around 37% of the average household garbage bin. When this organic material is sent to landfill, it breaks down without oxygen and produces methane – a potent greenhouse gas that contributes to climate change.

By diverting food and garden waste from landfill, FOGO helps reduce greenhouse gas emissions (carbon equivalent), while recovering valuable organic material for compost production.

In 2022, Council received funding from the NSW Environment Protection Authority (EPA) to trial a Food Organics and Garden Organics (FOGO) service in mid- and high-rise apartment buildings. Since then, 2,950 households across 114 apartment buildings have participated in the program, helping to divert more than 400 tonnes of food and garden waste from landfill. This material has been turned into compost, avoiding an estimated 598.5 tonnes of CO₂-equivalent emissions and contributing to a more sustainable community.

It is estimated that the potential carbon emissions saving from the successful roll out of the FOGO service could result in 9,183 tonnes of CO₂ equivalent emissions saved per year. That is the same as over 2,500 return flights from Sydney to London!



Ensuring equitable climate action

A successful transition to net zero must ensure that all community members can participate in and benefit from climate action. While many carbon emissions reduction measures deliver long-term financial, environmental and health benefits, access to these opportunities is not always equal.

Many people may not realise that decarbonisation measures deliver benefits beyond carbon emissions reduction and are closely linked to priority issues that affect daily life including cost of living, healthy and comfortable homes, access to transport, clean air, urban greening and resilience to extreme weather.

Some members of our community face greater barriers to participating in the transition to a low-emissions future or are more vulnerable to the impacts of climate change. These residents may require additional support to access the benefits of climate action.

People may belong to more than one marginalised group and experience multiple forms of disadvantage.

These groups may include culturally and linguistically diverse communities, people with disability, low-income households, renters and apartment dwellers, and Aboriginal and Torres Strait Islander peoples.

Council recognises that without targeted support, accessible communication and inclusive policy settings, the benefits of decarbonisation may be realised unevenly across the community.

Get involved



Council will provide opportunities for residents, businesses and community groups to participate in sustainability programs, workshops, events and initiatives that support carbon emissions reduction and community resilience.

Information on upcoming activities and participation opportunities will be available on Council's website and social media channels.

Working together, we can make meaningful progress towards a net zero future.



Our Approach



Net Zero Pathway: Community and Corporate Emissions Reduction Plan

14

Our approach

This is our approach to community emissions:



Educate

Provide clear, practical information to help people take action, including workshops on home energy efficiency, solar and battery systems, FOGO and recycling education, and guidance for businesses on reducing energy use and carbon emissions.



Advocate

Advocate to State and Federal Government for policies and funding that support local carbon emissions reduction, such as electrification incentives, renewable energy access, stronger building standards, and improved public and active transport infrastructure.



Enable

Make it easier for the community to act by offering programs, grants and tools—such as sustainability grants for community groups, support for rooftop solar adoption, and access to up-to-date information on rebates, technologies and low-carbon choices.



Partner and Facilitate

Work with residents, strata, schools, businesses, and regional partners to deliver initiatives—such as collaborating on community solar programs, supporting repair and reuse networks, and partnering with organisations to deliver waste reduction and circular economy programs.



Lead by Example

Demonstrate leadership through Council's own operations and programs, including transitioning Council facilities to all-electric, reducing fleet emissions, and sharing progress to show what is possible and encourage broader community action.

What's next? Our plan for a net zero community

Six community powered action areas



Community targets for net zero emissions²

Net zero emissions by 2040

Net zero by 2040, from a baseline of 772,220 tonnes CO₂e in 2016–17, and interim target of 70–75% reduction by 2030.



Double rooftop solar & boost energy efficiency

Double rooftop solar by 2030, from 32,983kW in 2024. Increase energy efficiency (total megajoules energy consumed from gas and electricity) from 2,292 million megajoules (2016–17).



More trips by active transport: Increase the percentage of trips made by active transport (walking and cycling)



20% of trips made by walking by 2036 (12% in 2016).



5% of trips made by cycling by 2036 (1% in 2016).



30% increase in total kilometres of active transport paths from 2019 baseline by 2030 (39km in 2019).



Increase EVs in Canada Bay from baseline 1,150 EVs registered in 2024.

These targets will be reviewed as part of future reviews of this Plan, including consideration of any updated community emissions modelling.



² These targets were adopted in [Council's 2025 Environmental Strategy](#)

Our action plan towards a net zero community

Focus area	#	Intervention	Suggested activities	How we will track progress	Council support
1. Switch to electric: Efficient, cool, electric and renewably powered spaces	1	Residential energy efficiency and solar programs	Develop and deliver targeted workshops, information sessions, and online resources for households, strata, landlords, renters, low-income and vulnerable households that provide practical, actionable guidance on energy efficiency, assessing solar potential, evaluating quotes and warranties, and understanding emerging energy schemes and technologies.	- Number of participants in programs - Increase in kW Solar PV	Sustainability & Waste
	2	Community support and grants	Continue to support and expand opportunities for community-led decarbonisation by delivering grant programs and offering access to Council facilities and communication channels for initiatives that align with Council's climate objectives.	Maintain grant funding pool based on 2023–24 levels	Sustainability & Waste
	3	Keep up with emerging opportunities	Regularly review and update information resources to stay current with evolving policies, technologies, and market developments, while staying engaged with emerging renewable energy market opportunities to connect the community access to affordable, clean energy.	Number of customer enquiries	Sustainability & Waste
2. Cut waste: Circular economy, reuse and net zero waste	4	Community waste and circular economy education	Deliver community awareness through educational initiatives about Council services (such as kerbside collection, bulk household collection, doorstep recycling collection, and drop-off facilities), while also promoting waste avoidance, reuse, repair, and resource recovery.	- Reduced yellow-lid recycling bin contamination - Number of bookings for Council services	Sustainability & Waste
	5	Food Organics and Garden Organics (FOGO) Service	Roll out FOGO kerbside collection across the City of Canada Bay, supported by ongoing community engagement and education to maximise participation and uptake.	FOGO implemented prior to 2030 mandate	Sustainability & Waste
3. Build smarter and more resilient: Zero emissions and climate resilient building design	6	Enforcement of energy efficient and climate resilient controls	Ensure compliance with Development Control Plan (DCP) requirements by reviewing construction certificate approvals for electric vehicles, active transport infrastructure, and all-electric energy use in new or replacement dwellings and commercial buildings, while enforcing applicable state and national energy efficiency and climate resilience building codes.	Number of breaches of consent	Building Compliance

Our Approach

Focus area	#	Intervention	Suggested activities	How we will track progress	Council support
3. Build smarter and more resilient: Zero emissions and climate resilient building design (continued)	7	Building compliance audits	Investigate opportunities to include an energy efficiency check in future sale of property compliance audits.	Number of breaches of consent	Building Compliance
	8	Collaboration and advocacy for better building and construction standard	Work with regional and local government partners to advocate for improvements to building standards and planning controls to reduce carbon emissions and enhance climate resilience.	Evidence of collaboration, knowledge sharing and advocacy actions completed	Sustainability & Waste; Strategic Planning
	9	Water efficiency programs	Promote and deliver water efficiency education programs providing practical actions to conserve and reduce water consumption, combining with existing programs where relevant (e.g. energy).	Number of participants	Sustainability & Waste
4. Transform transport: Active, accessible and zero emissions	10	Car share and low-carbon transport programs	Update council website to encourage car share providers to request for car share spaces in council LGA. Develop community information resources on sustainable transport.	Number of resources available	Sustainability & Waste; Roads and Traffic
	11	Active transport infrastructure and net zero mobility	Prepare and seek endorsement to investigate the local active movement plan within the overarching Local Area Movement Plan (LAMP) to assist with strengthening the focus of net zero mobility, active transport and accessible, walkable streets.	Local Active Movement Plan complete and adopted	PMO; Roads and Traffic
	12	Active transport programs	Deliver and promote active transport education and behaviour change initiatives that encourage walking, cycling and public transport use including partnering with State and Federal government and leveraging available funding, programs and resources to increase community participation.	- Number of promotions - Number of program participants	Sustainability & Waste; Roads and Traffic
	13	Zero emissions vehicle initiatives	Implement Council's Electric Vehicle Strategy and Action Plan.	Number of actions implemented	Sustainability & Waste
	14	Advocacy for coordinated zero-carbon transport infrastructure	Advocate to State and Federal Government for investment and planning reforms that expand walking and cycling infrastructure, integrate transport and land use planning, and enable EV charging infrastructure.	Evidence of advocacy actions completed	Sustainability & Waste; Strategic Planning; Roads and Traffic

Our Approach

Focus area	#	Intervention	Suggested activities	How we will track progress	Council support
5. Business transition: Low carbon and resilient local economy	15	Business and industry engagement	Engage with local businesses to better understand local challenges to decarbonisation and use the findings to inform future programs.	Outreach actions complete	Sustainability & Waste; Place
	16	Expand existing programs to engage businesses	Explore opportunities to expand existing Council sustainability programs and networks to better engage the business sector.	Reduction in non-residential carbon emissions	Sustainability & Waste
	17	Business and industry programs, networks and partnerships	Investigate programs and partnerships that support local businesses to reduce carbon emissions, improve energy efficiency, and adopt renewable energy.	▪ New programs or partnerships developed ▪ Reduction in non-residential carbon emissions	Sustainability & Waste
6. Equitable and inclusive pathway: Sharing the benefits of decarbonisation	18	Embed inclusivity across all carbon emissions reduction action areas	Investigate opportunities to integrate sustainability information into existing community engagement programs and networks and expand or align sustainability initiatives to better support marginalised and vulnerable communities to participate in a low-carbon future.	Participation rates from priority communities	Sustainability & Waste; Community Development
	19	Support and promote for priority communities	Support and promote initiatives that assist marginalised communities to participate in the transition to net zero and improve access to information.	Number of promotions	Sustainability & Waste; Community Development
	20	Advocate for priority communities	Advocate to State and Federal Governments for policies and financial support that improve equitable access to decarbonisation opportunities.	Evidence of advocacy actions undertaken	Sustainability & Waste; Community Development
	21	Accessible climate information and education	Explore options to create, support and promote climate communication and education materials that are accessible, inclusive and responsive to the needs of our diverse community and groups facing barriers to participation.	Resources and/or promotional materials produced in a variety of alternative formats, where possible.	Sustainability & Waste; Communications and Engagement; Community Development
	22	Affordable housing energy upgrades	Explore opportunities to improve energy efficiency and electrification outcomes in Council's affordable housing units to reduce energy costs for tenants.	Number of initiatives implemented	Sustainability & Waste; Property; Strategy and Leasing
	23	Equitable climate grants and financial support	Investigate opportunities to expand Council's community grants and support programs to assist priority communities and/or small businesses to implement energy upgrades and efficiency measures.	Potential supports identified	Sustainability & Waste

Corporate Action Plan

Racing to zero by 2030
in Council operations



Net Zero Pathway: Community and Corporate Emissions Reduction Plan

21

Our Corporate target of net zero by 2030 aligns with science-based targets and include the following emission sources:

Scope 1	Scope 2	Scope 3
		
Transport fuel in Council's fleet and natural gas used in Council facilities.	Electricity for Council facilities, including: buildings, pools and sports fields and Council-owned street and park lighting.	Ausgrid-owned street lighting ¹ , also transmission and distribution losses for electricity and upstream carbon emissions for natural gas, petrol and diesel.

What the data shows

Since 2017–18, Council has cut our corporate emissions by 84%, beating our interim target of 77% reduction by 2025. Total energy use is also down 27%, due to energy efficiency upgrades and 100% renewable electricity. All streetlights (including Ausgrid owned streetlights) and every Council site is now powered through a 100% renewable electricity purchasing agreement, and we're generating renewables at 11 council sites with rooftop solar electricity.

Fleet fuel and gas still need attention and we will focus on tackling them next to hit **net zero by 2030**.

How we are tracking on key success measures

Measure	2017–18 baseline	2025–26 progress	Change	Goal
Carbon emissions (t CO₂-e)	7,579	1,175	84% lower	Net zero
Proportion of electricity from renewable sources	27.3% (end 2019)	100%	Goal achieved	100%
Natural gas use (MJ)	7,813,427	5,757,450	26% lower	Net zero
Fleet fuel use (l)	358,887	255,900	29% lower	Net zero
Total energy use (GJ)	43,362	31,580	27% lower	Lower than baseline
Energy costs (\$) Actual	\$1.9 million	\$1.9 million	No change (despite inflation)	Reach net zero cost effectively
Proportion of LGA total carbon emissions	1%	0.2%	80% lower	

Table 1. Corporate carbon emissions reduction – progress against key metrics.

Embedding circular principles to act on supply chain emissions

Council's current target is for net zero energy emissions (gas, electricity and fleet fuel). As part of the Waste and Resource Recovery Strategy, Council plans to manage supply chain emissions and embed circular economy principles in Council operations and community-facing programs.

In 2023, Council worked with 100% renewables to estimate the supply chain emissions in items that Council buys. Using Council data, our total carbon footprint for 2022-23 was estimated as 13,835 tonnes of CO₂-e. Most of these carbon emissions, about 91%, came from indirect emissions from goods and services we purchase (scope 3). The biggest contributions were:

What is a circular economy and what are the main principles?

The circular economy is a system where materials never become waste and nature is regenerated. In a circular economy, products and materials are kept in circulation through processes like maintenance, reuse, refurbishment, remanufacture, recycling, and composting. The circular economy tackles climate change and other global challenges, like biodiversity loss, waste, and pollution, by decoupling economic activity from the consumption of finite resources.

The circular economy is based on three principles, driven by design:



[Eliminate waste and pollution](#)



[Circulate products and materials \(at their highest value\)](#)



[Regenerate nature](#)

Source: [Ellen MacArthur Foundation](#)



Non-residential building construction
41%



Road and bridge construction
14%



Building and facilities maintenance
8%



Waste from Council operations
7%



Other purchased goods/services, professional services, ICT, etc.
~21%

By comparison, Scope 1 (direct emissions from fuel and gas) made up 9% and Scope 2 (electricity) was effectively zero because all Council electricity is offset with 100% renewable electricity.

91% of our emissions are
hidden in what we buy

Total footprint 13,835 tonnes of CO₂-e.

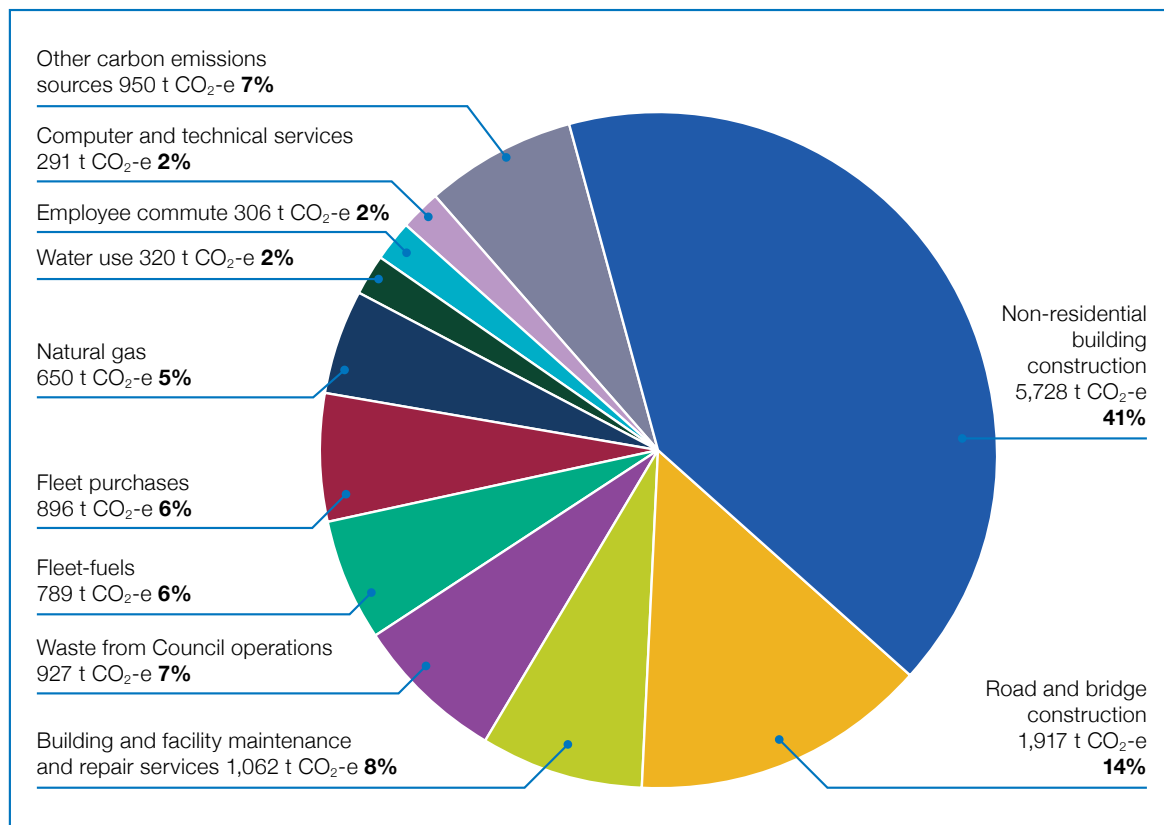


Figure 3. City of Canada Bay carbon footprint inventory for FY 2023 (by emission sources).

Construction materials such as bitumen, concrete and steel have high embodied carbon emissions. To investigate an expanded emission profile, we will start gathering data on scope 3 emissions, engaging with our supply chain and implementing sustainable procurement.

Progress to date

Improvements in energy efficiency and purchasing renewable energy has driven the substantial decrease in corporate emissions. Strategic procurement has enabled cost effective action. Energy costs in 2024–25 were the same as in 2017–18, (\$1.9 million) this is despite inflation and Council adding additional facilities to its portfolio.



100% renewable electricity
for all sites via bulk SSROC contract
for 25 councils.



Electric heat pump at Cabarita Pool
phased out gas pool heating.



Rooftop solar on 11 buildings,
including one with battery storage.
Performance actively monitored
across all sites.



Fleet transition underway:
90 hybrids, 14 EVs, 7 electric plant vehicles.



**94.5% completion of LED upgrades
for Ausgrid-owned streetlights**
delivered 49% energy savings to Council.



Active monitoring of energy use, cost
and carbon emissions with our corporate
environmental accounting system and
pool benchmarking tools.



What's next? Key highlights for corporate emissions

Imagine a city where every Council building runs on clean electricity, pools are heated without gas, and our fleet is fully electric.

Where we want to be by 2030	Goals/strategy	Targets ³
Net zero corporate emissions: - All electric Council facilities (no reticulated gas). - Net zero fleet. - Net zero pools. - Tracking, educating and trialing Scope 3 emissions accounting for identified materials. - Net zero emissions and efficient use of energy is designed into all new or renovated Council assets.	- Reduce carbon emissions from electricity, transport, waste, and gas to reach net zero by 2030. - Install solar PV on new assets where feasible to reduce spend on grid electricity. - Switch from gas to 100% renewable electricity for all Council facilities. - Continued improvements in energy efficiency. - Understand the impact of scope 3 emissions resulting from Council operations and services. - Less reliance on fossil fuel transport and better fuel efficiency.	- Net zero emissions by 2030, 61% less than 2017–18 by 2025 (gas, fleet fuel and electricity).⁴ - Phase out gas in Council operations by 2030, 80% less than 2021–22 by 2026.⁴ 100% renewable electricity for Council operations. - Net zero emissions from Council fleet by 2030.



3. These targets were adopted in [Council's 2025 Environmental Strategy](#)

4. Council exceeded its interim milestone, achieving 77% emissions reduction in the financial year 2022–23, [City of Canada Bay beats emissions target | City of Canada Bay Council](#)

Building a climate-ready Canada Bay

Our climate is changing, and heatwaves, storms and floods are becoming more frequent and more intense. These events affect our homes, our streets, our parks – and the essential services Council provides every day.

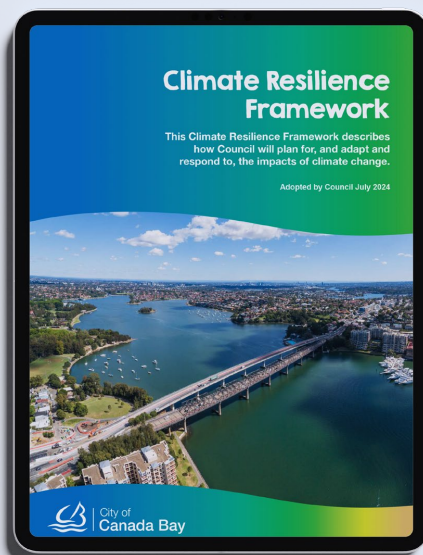
That's why Council has developed a **Climate Resilience Framework**: a long term plan to make sure our city stays safe, connected and prepared – now and into the future.

To do this, Council is:

- **Planning ahead:** We're looking at how climate change will affect people, places and local infrastructure – and acting early to reduce risks.
- **Strengthening how we operate:** We're embedding climate resilience into the way Council works every day, from strategic planning to on the ground operations.
- **Supporting the city's transition to net zero emissions:** By reducing carbon emissions and preparing for extreme weather, we're helping Canada Bay transition to a healthier, zero carbon emissions city.

Find out more in our [Climate Resilience Framework](#), adopted in 2024.

Visit our [website](#) or contact Council to learn how you can get involved in building a climate ready community.



Our approach

Our 2020 Emissions Reduction Action Plan set a strong foundation for action. This review provided an opportunity to ensure we are on track, consider any risks and adjust our pathway moving forward. To ensure we meet our 2030 net zero target and deliver lasting benefits for our community, we are continuing our commitment to the following approach:

- **Avoid** – Eliminate activities that generate carbon emissions wherever possible.
- **Reduce / Improve Efficiency** – Implement more efficient technologies and practices, such as LED lighting and building management systems.
- **Substitute** – Replace high carbon energy sources with low carbon alternatives like solar power and electric vehicles.
- **Offset Residual Carbon Emissions** – For carbon emissions that cannot be eliminated, purchase only certified carbon offsets.

How we'll get there - our Action Plan for net zero corporate emissions

2017–18 Baseline 7,579 tCO₂-e

- 84% reduction achieved
- 2025–26 carbon emissions 1,175 tCO₂-e

Final focus areas to 2030

- Phase out gas
- Electrify fleet
- Manage refrigerants
- Expand solar and storage
- Continue energy efficiency
- Offset residual emissions

Net zero corporate emissions by 2030

Snapshot summary

Achieve net zero corporate emissions by 2030.



**Implement
emission-reduction
measures**



**Manage energy
cost-effectively**



**Address high-risk
emissions**



**Manage supply-
chain risk**



**Empower the
community**

1. Implement all feasible emission reduction measures



A program focused on eliminating fossil fuels and cutting direct carbon emissions through:

- Fleet electrification (Fleet emissions eliminated as far as possible by 2030 to reduce the number of offsets for residual carbon emissions from 2030–2040)
- Phasing out gas in all Council operations
- Maintaining 100% renewable electricity supply and expanding rooftop solar.

Overall theme: Electrification and fossil-fuel phase-out across Council operations.

2. Manage energy to reach net zero cost-effectively



A program to optimise how Council uses, produces and manages energy through:

- Continuous monitoring of energy use, cost and carbon emissions
- Energy efficiency optimisation across buildings, heating ventilation and cooling, and pools
- Solar performance monitoring, additional solar/storage feasibility
- Efficient lighting upgrades (buildings, parks, open space, streetlighting)
- Implementing ecologically sustainable design (ESD) requirements in new assets
- Investigating local energy sharing opportunities.

Overall theme: Smart energy management, efficiency, and performance optimisation.

3. Address high-risk emissions



A specific program for managing remaining high carbon emissions sources:

- Refrigerant inventory and phase out program for HVACR systems.

Overall theme: Targeted reduction of direct carbon emissions.

4. Manage supply-chain risk



A program improving how Council procures and tracks high emission materials and services:

- Tracking embodied carbon emissions in construction materials
- Implementing sustainable procurement practices across Council
- Supporting tenants in leased facilities to cut energy and carbon emissions.

Overall theme: Sustainable procurement and embodied carbon management.

5. Empower the community



A program to support community wide carbon emissions reduction by:

- Sharing carbon emissions data
- Delivering programs that support solar uptake, energy efficiency, sustainable transport and FOGO.

Overall theme: Community partnerships and support for local carbon emissions reductions.

Our Action Plan for net zero corporate emissions

Significance for net zero target	#	Actions	Measurable outcome	Lead manager	Support manager (s)
1. Implement all feasible emission reduction measures	1	Finalise and implement a net zero Fleet Transition Plan to: ▪ Increase the percentage of hybrid vehicles in Council's fleet. ▪ Continue to source fuel-efficient vehicles for Council operations. ▪ Adopt electric vehicles for Council's fleet as they become a cost-effective option. ▪ Reach net zero emissions from Council fleet by 2030.	Fleet emissions reduction plan prepared by 2026. Fleet emissions eliminated as far as possible by 2030 to reduce the number of offsets for residual carbon emissions from 2030–2040. 100% zero emissions fleet by 2040.	Building Assets & Fleet	Sustainability & Waste
2. Manage energy to reach net zero cost-effectively	2	Phase out gas in Council operations by 2030, 80% less than 2021–22 by 2026.	Net zero emissions from Council facilities.	Building Assets & Fleet	Sustainability & Waste
	3	Continue to buy 100% renewable electricity for all Council sites and generate rooftop solar at Council sites.	100% renewable energy PPA in place to 2030 or beyond.	Sustainability & Waste	Procurement
	4	Monitor energy use, cost and carbon emissions for all Council sites, flag issues to responsible managers. Prepare 6 monthly performance reports, site alerts for key sites, and report yearly in Annual Report.	Energy consumption less than 2017–18 of 43,362,180 MJ. Annual Report includes progress against this Net Zero Pathway Plan.	Sustainability & Waste	City Asset Managers and Property Strategy and Leasing
	5	Establish carbon accounting for Scope 1 refrigerant emissions.	Carbon accounting systems and processes established.	Sustainability & Waste	City Asset Managers
	6	Commence scope 3 emissions accounting for goods and services with high embodied carbon emissions.	Carbon accounting systems and processes established.	Sustainability & Waste	City Asset Managers
	7	Establish an energy efficiency optimisation program, integrated with building maintenance and 4-year asset plan.	Energy use at community used facilities is lower than 2024–25. HVACR energy optimised for thermal comfort and energy efficiency.	Building Assets & Fleet	Sustainability & Waste

Significance for net zero target	#	Actions	Measurable outcome	Lead manager	Support manager (s)
2. Manage energy to reach net zero cost effectively (continued)	8	Continue to benchmark pool energy and water use using City of Sydney star rating tool to reduce water and energy use.	Energy and water consumption at both pools is lower than 2024–25.	Sustainability & Waste	Building Assets & Fleet, Recreation
	9	Complete LED replacement actions for Council buildings in 2020 Emissions Reduction Action Plan.	LED replacements complete for all sites in 2020 Emissions Reduction Action Plan by 2030.	Building Assets & Fleet	City Asset Managers, Sustainability & Waste
	10	Continue solar performance tracking and fault rectification to optimise energy generation.	All Council solar systems are operating adequately.	Building Assets & Fleet	Sustainability & Waste
	11	Investigate further opportunities for behind the meter solar and energy storage installations.	Feasibility report by 2027.	Sustainability & Waste	Building Assets & Fleet
	12	Reduce energy consumption for open space lighting through lighting replacements, standards and improved controls, where feasible.	Energy used from open space lighting lower than 2024–25 (kWh).	Strategic assets and innovation	Sustainability & Waste
	13	Investigate opportunities to reduce light pollution from park lighting and protect dark skies, especially in Biodiversity Corridors.	Pilot project implemented by 2030.	Strategic assets and innovation	Sustainability & Waste
	14	Investigate opportunities to further reduce energy use from Ausgrid streetlights including a smart street lighting dim and trim program.	By 2030, Ausgrid streetlighting energy use is lower than 2024–25.	Strategic assets and innovation	Sustainability & Waste
	15	Implement Council's Environmental Sustainability Design (ESD) Guide to ensure new and upgraded facilities contribute to net zero by 2030.	ESD Guide include into the new City Assets Design Guides and practices by 2028. 100% of new facilities are all electric.	Building Assets & Fleet	City Asset Managers, Sustainability & Waste
	16	Implement the actions for Sustainable Council Events from Council's 2025 Environment Strategy.	Deliver actions in Environment Strategy 2025.	All managers	Sustainability & Waste
	17	Investigate local energy sharing.	Research and feasibility report by 2027.	Sustainability & Waste	–

Significance for net zero target	#	Actions	Measurable outcome	Lead manager	Support manager (s)
3. Address high risk emissions	18	Develop a high carbon emissions refrigerant (air-conditioning gases) asset inventory and phase out program.	High carbon emissions refrigerant phase out program established.	Building Assets & Fleet	Sustainability & Waste
4. Manage supply chain risk	19	Establish processes to track and monitor the volume of high embodied carbon emissions materials (e.g. concrete, steel, bitumen) used by Council as recommended in Council's new Circular Economy Roadmap.	Council tracks and monitors volumes of high embodied carbon emissions materials used by 2030.	Sustainability & Waste	City Asset Managers
	20	Implement the actions for corporate Sustainable Procurement from Council's 2025 Environment Strategy and Circular outcomes in Council's Waste Strategy.	Waste Strategy updated and adopted by 2026. Actions in Environment Strategy 2025 implemented by 2030.	Sustainability & Waste	Chief Finance Officer
	21	Investigate an active transport and low carbon travel plan for staff.	Program designed.	Sustainability & Waste	People and Culture
	22	Consider carbon costs and physical climate risks in all major asset decisions in line with Climate Resilience Framework.	Assessment process established to consider climate risk and carbon costs in major asset decisions.	City Asset Managers	Sustainability & Waste
	23	Investigate a program for Council Leased Facilities to support tenants to reduce carbon emissions and energy.	Carbon emissions program for leased facilities agreed by 2027.	Property Strategy and Leasing	Sustainability & Waste
	24	Keep up to date with evolving standards and requirements for climate, carbon emissions and risk reporting and disclosure.	Council is compliant with requirements for climate, carbon emissions and risk reporting and disclosure.	Sustainability & Waste	Finance, Governance and Risk
5. Empower the community	25	Buy high quality offsets for residual carbon emissions from 2030 onwards.	Net zero Council by 2030.	Sustainability & Waste	City Asset Managers
	26	Share data on community emissions sources.	Community emissions shared regularly.	Sustainability & Waste	–
	27	Deliver programs that support solar uptake, energy efficiency, sustainable transport, food waste recycling (FOGO) and diversion landfill.	Community Emissions reduction actions completed.	Sustainability & Waste	All

Monitoring and reporting



Net Zero Pathway: Community and Corporate Emissions Reduction Plan

33

Council will monitor and review progress annually, with key results reported through Council's Annual Report and other relevant public reporting mechanisms. A suite of key performance indicators (KPIs) that measure carbon emissions, energy use, renewable energy uptake, fleet transition, circular economy outcomes, waste diversion, transport behaviours and community participation are listed below. The indicators outlined in the table include baseline data, targets, calculation methodologies and responsible business units to ensure consistent and transparent reporting.

The Sustainability & Waste team will coordinate monitoring across Council, working with relevant departments to track performance, identify emerging challenges and opportunities, and support continuous improvement. The Plan and carbon emissions reduction pathway will be reviewed and updated every five years with the next occurring in 2030 to ensure targets remain achievable, aligned with best practice and responsive to changes in technology, policy and community expectations.

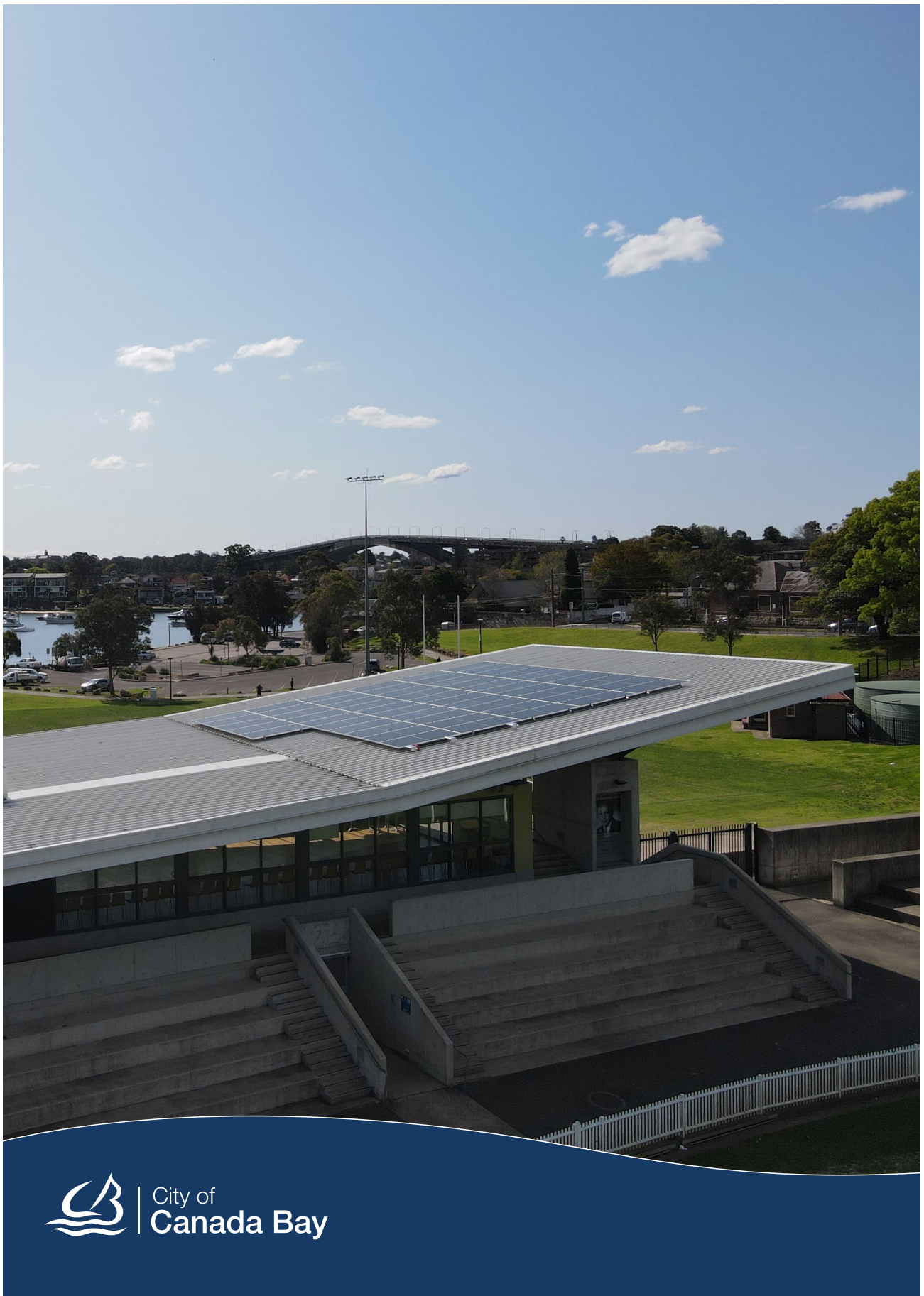
KPI indicator dashboard

Category	KPI	Baseline	Target	Formula	Owner
Corporate Operations	Corporate carbon emissions (tCO ₂ e)	7,579 (2017–18)	Net zero by 2030; 61% less than 2017–18 by 2025	Sum tCO ₂ e	Sustainability & Waste
Corporate Operations	Proportion of Renewable Electricity	100%	Maintain 100%	Renewable kWh / Total kWh	Sustainability & Waste
Corporate Operations	Natural Gas Use (MJ)	2021–22 baseline	Phase out gas in Council operations by 2030, 80% less than 2021–22 by 2026	Sum MJ gas	Building Assets & Fleet
Corporate Operations	Fleet Emissions & EV Share	Current fleet mix	Net zero by 2030	Fuel factors; EV%	Building Assets & Fleet
Corporate Operations	Total Energy Use (MJ)	43,362,180 MJ	Below baseline	Sum MJ	Sustainability & Waste
Corporate Operations	Energy Cost (\$)	\$1.9m	Cost-effective net zero	Energy cost tracking	Sustainability & Waste
Corporate Operations	Refrigerant Emissions	Inventory needed To be established	Phase-out program	Refrigerant factors	Building Assets & Fleet
Circular Economy	Embodied Carbon (tCO ₂ e)	To be established	Annual reductions	tCO ₂ e per material	Sustainability & Waste
Circular Economy	Recycled Content Compliance	Current procurement To be established	All projects comply	Compliant/Total	Sustainability & Waste
Circular Economy	Community Reuse & Repair initiatives	To be established	Increase participation year by year	To be established	Sustainability & Waste

Monitoring and reporting

Category	KPI	Baseline	Target	Formula	Owner
Community Energy	Community Solar (kW)	32,983 kW (2024)	Double by 2030	kW added	Sustainability & Waste
Community Energy	Community Energy Efficiency	2,292M MJ (2016–17)	Reduce MJ	Sum MJ	Sustainability & Waste
Community Energy	Program Participation	Workshops, grants	Year-on-year increase	Counts	Sustainability & Waste
Community Energy	Advocacy activities	As required	Track activities	Counts	Sustainability & Waste
Waste	FOGO Participation	Rollout phase	Mandate-ready pre-2030	Households in FOGO / Total	Sustainability & Waste
Waste	Recycling Contamination	Current %	Reduction	Contamination %	Sustainability & Waste
Transport	Walking Mode Share	12% (2016)	20% by 2036	Walking trips %	Roads & Traffic
Transport	Cycling Mode Share	1% (2016)	5% by 2036	Cycling trips %	Roads & Traffic
Transport	Active Path Network (km)	39 km (2019)	+30% by 2030	km built	Roads & Traffic
Transport	EV Adoption	1,150 EVs (2024)	Increase yearly	EV registrations	Sustainability & Waste
Offsets	Offsets Purchased	0 (pre-2030)	High-quality offsets from 2030	tCO ₂ e retired	Sustainability & Waste
Reporting	KPIs published in Annual Report	Annual Report 2024–25	All KPIs published from 2025–26 Annual Report onwards	Counts	Sustainability & Waste
Governance	Review and Update Plan and Carbon Emissions Pathway every 5 years	Current plan and emissions pathway	5 yearly milestone updates	2030, 2035, 2040 updates	Sustainability & Waste

Note: Some of the above indicators will not be reported on publicly in the Annual Report but will be reported on internally where information is available.



Attachment 1– Investment Report AUGUST 2026



INVESTMENT
REPORT
AUGUST 2026

INVESTMENT REPORT AUGUST 2026

INVESTMENT REPORT AUGUST 2026

Contents

August 2026 Investment Report.....	3
Statement of Cash Investments as of 31 August 2026	3
Total Interest Received during August 2026.....	6
Fossil Fuel Allocation (Green Funding) as of 31 August 2026	7
Statement of Consolidated Cash and Investments as of 31 August 2026.....	9
Comparative Graphs.....	10

INVESTMENT REPORT AUGUST 2026

August 2026 Investment Report

Statement of Cash Investments as of 31 August 2026

STATEMENT OF CASH INVESTMENTS							
Maturity Date	Bank/Issuer	Long Term Rating	Fair Value	Term	Interest	Issue Date	Investment Type
10/09/26	ING	A	\$2,000,000.00	374	4.63%	30/08/24	Term Deposits
17/09/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	365	4.16%	17/09/25	Term Deposits
23/09/26	Heritage Bank	BBB+	\$2,500,000.00	222	4.81%	13/02/26	Term Deposits
30/09/26	Commonwealth Bank	AA+	\$2,000,000.00	90	4.94%	02/07/26	Term Deposits
07/10/26	Heartland Bank Australia	BBB	\$2,500,000.00	229	4.85%	20/02/26	Term Deposits
14/10/26	Commonwealth Bank	AA-	\$2,000,000.00	84	4.95%	22/07/26	Term Deposits
21/10/26	Commonwealth Bank	AA-	\$2,000,000.00	56	4.80%	26/08/26	Term Deposits
21/10/26	Heartland Bank Australia	BBB	\$2,000,000.00	232	4.95%	03/03/26	Term Deposits
28/10/26	ING	A	\$2,000,000.00	372	4.74%	21/10/24	Term Deposits
05/11/26	ING	A	\$16,500,000.00	372	4.94%	29/10/24	Term Deposits
02/12/26	State Bank of India, Sydney Branch	BBB	\$2,000,000.00	124	5.20%	31/07/26	Term Deposits
09/12/26	Commonwealth Bank	AA-	\$2,000,000.00	160	5.04%	02/07/26	Term Deposits
16/12/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	328	4.55%	22/01/26	Term Deposits
16/12/26	National Australia Bank (NAB)	AA-	\$3,000,000.00	140	5.22%	29/07/26	Term Deposits
13/01/27	ING	A	\$2,000,000.00	334	4.84%	13/02/26	Term Deposits
20/01/27	ING	A	\$2,000,000.00	348	4.79%	06/02/26	Term Deposits
27/01/27	ING	A	\$3,000,000.00	362	4.78%	30/01/26	Term Deposits
04/02/27	ING	A	\$4,000,000.00	279	4.10%	01/05/25	Term Deposits
10/02/27	Commonwealth Bank	AA-	\$2,000,000.00	209	5.10%	16/07/26	Term Deposits
17/02/27	Heartland Bank Australia	BBB	\$2,000,000.00	365	5.00%	17/02/26	Term Deposits
03/03/27	Heartland Bank Australia	BBB	\$2,500,000.00	369	5.00%	27/02/26	Term Deposits
10/03/27	National Australia Bank (NAB)	AA-	\$3,000,000.00	224	5.33%	29/07/26	Term Deposits
18/03/27	National Australia Bank (NAB)	AA-	\$2,000,000.00	311	4.09%	09/05/25	Term Deposits
01/04/27	ING	A	\$4,000,000.00	335	4.08%	01/05/25	Term Deposits
07/04/27	State Bank of India, Sydney Branch	BBB	\$3,000,000.00	252	5.40%	29/07/26	Term Deposits
14/04/27	Heartland Bank Australia	BBB	\$2,500,000.00	411	5.05%	27/02/26	Term Deposits
21/04/27	Heartland Bank Australia	BBB	\$2,000,000.00	414	5.10%	03/03/26	Term Deposits
06/05/27	ING	A	\$2,500,000.00	363	4.03%	08/05/25	Term Deposits
12/05/27	Rabobank Aus Limited	A	\$2,000,000.00	365	4.22%	12/05/25	Term Deposits
20/05/27	National Australia Bank (NAB)	AA-	\$2,000,000.00	374	4.07%	09/05/25	Term Deposits
26/05/27	Beyond Bank	BBB+	\$2,500,000.00	447	5.10%	05/03/26	Term Deposits
09/06/27	Queensland Police Credit Union	BBB	\$2,000,000.00	454	5.30%	12/03/26	Term Deposits
16/06/27	State Bank of India, Sydney Branch	BBB	\$3,000,000.00	322	5.40%	29/07/26	Term Deposits
23/06/27	Judo Bank	BBB	\$2,000,000.00	462	5.37%	18/03/26	Term Deposits
30/06/27	Beyond Bank	BBB+	\$2,500,000.00	482	5.10%	05/03/26	Term Deposits
01/07/27	National Australia Bank (NAB)	AA-	\$3,000,000.00	337	5.38%	29/07/26	Term Deposits
07/07/27	Judo Bank	BBB	\$2,000,000.00	476	5.37%	18/03/26	Term Deposits
14/07/27	Judo Bank	BBB	\$2,000,000.00	476	5.55%	25/03/26	Term Deposits
21/07/27	Unity Bank	BBB+	\$2,000,000.00	476	5.65%	01/04/26	Term Deposits
04/08/27	Unity Bank	BBB+	\$2,000,000.00	482	5.67%	09/04/26	Term Deposits
01/09/27	Unity Bank	BBB+	\$2,000,000.00	510	5.67%	09/04/26	Term Deposits
29/09/27	Unity Bank	BBB+	\$2,000,000.00	531	5.60%	16/04/26	Term Deposits
06/10/27	Commonwealth Bank	AA-	\$2,000,000.00	404	5.31%	28/08/26	Term Deposits
13/10/27	Credit Union SA	BBB+	\$2,500,000.00	531	5.70%	01/05/26	Term Deposits
29/10/27	ING	A	\$2,000,000.00	729	4.25%	30/10/25	Term Deposits
17/11/27	Credit Union SA	BBB+	\$2,000,000.00	566	5.70%	01/05/26	Term Deposits
01/12/27	Credit Union SA	BBB+	\$2,000,000.00	580	5.70%	01/05/26	Term Deposits
15/12/27	National Australia Bank (NAB)	AA-	\$2,000,000.00	471	5.47%	31/08/26	Term Deposits
22/12/27	National Australia Bank (NAB)	AA-	\$2,000,000.00	504	5.34%	05/08/26	Term Deposits
08/03/28	Judo Bank	BBB	\$2,000,000.00	721	5.40%	18/03/26	Term Deposits
11/05/28	Rabobank Aus Limited	A	\$2,000,000.00	730	4.37%	12/05/25	Term Deposits
30/10/28	ING	A	\$2,000,000.00	1096	4.33%	30/10/25	Term Deposits
30/10/26	Westpac	AA-	\$2,000,000.00	183	4.30%	30/10/25	Tailored Deposit
14/09/26	Macquarie Bank	A+	\$1,600,000.00	91	5.32%	14/09/23	Floating Rate Notes
23/12/26	Commonwealth Bank	AA-	\$2,000,000.00	183	4.88%	23/09/21	Floating Rate Notes
22/03/27	ING	A	\$1,000,000.00	273	5.42%	22/03/24	Floating Rate Notes
14/05/27	Bendigo Adelaide Bank	A-	\$800,000.00	273	5.51%	14/05/24	Floating Rate Notes
18/08/27	Commonwealth Bank	AA-	\$1,100,000.00	365	5.52%	18/08/22	Floating Rate Notes
13/09/27	AMP	BBB+	\$1,300,000.00	455	5.74%	13/09/24	Floating Rate Notes
01/11/27	Great Southern Bank	BBB+	\$1,150,000.00	454	5.54%	01/11/24	Floating Rate Notes
13/01/28	Commonwealth Bank	AA-	\$1,500,000.00	549	5.61%	13/01/23	Floating Rate Notes
19/01/28	Rabobank Aus Branch	A+	\$1,000,000.00	548	5.65%	19/01/23	Floating Rate Notes
16/02/28	Westpac	AA-	\$1,000,000.00	548	5.49%	16/02/23	Floating Rate Notes
09/05/28	Bank of Queensland Covered	AAA	\$1,250,000.00	638	5.70%	09/05/23	Floating Rate Notes
17/08/28	Commonwealth Bank	AA-	\$1,250,000.00	731	5.46%	17/08/23	Floating Rate Notes
03/10/28	Teachers Mutual Bank	BBB+	\$2,000,000.00	823	5.41%	03/10/25	Floating Rate Notes
20/11/28	Bank of Queensland	A-	\$1,500,000.00	823	5.27%	20/11/25	Floating Rate Notes
23/04/29	Bendigo Adelaide Bank	A-	\$500,000.00	1005	5.31%	23/04/26	Floating Rate Notes
20/08/29	ING	A	\$1,800,000.00	1096	5.52%	20/08/24	Floating Rate Notes
27/09/29	Suncorp Bank	AA-	\$2,100,000.00	1186	5.38%	27/09/24	Floating Rate Notes
18/03/30	National Australia Bank (NAB)	AA-	\$1,600,000.00	1369	5.30%	18/03/25	Floating Rate Notes
21/05/30	Suncorp Bank	AA-	\$700,000.00	1369	5.42%	21/05/25	Floating Rate Notes
19/06/30	Westpac	AA-	\$1,200,000.00	1461	5.30%	19/06/25	Floating Rate Notes
10/07/30	Rabobank Aus Branch	A+	\$1,000,000.00	1461	5.32%	10/07/25	Floating Rate Notes
17/07/30	Macquarie Bank	A+	\$1,100,000.00	1461	5.29%	17/07/25	Floating Rate Notes
15/08/30	ING Bank Covered	AAA	\$500,000.00	1459	5.29%	15/08/25	Floating Rate Notes
15/01/31	Commonwealth Bank	AA-	\$1,500,000.00	1645	5.20%	15/01/26	Floating Rate Notes
09/07/31	Commonwealth Bank	AA-	\$1,500,000.00	1826	5.14%	09/07/26	Floating Rate Notes
21/01/30	Westpac	AA-	\$1,800,000.00	1280	4.95%	21/01/25	Fixed Rate Bond
21/05/30	Suncorp Bank	AA-	\$500,000.00	1461	4.60%	21/05/25	Fixed Rate Bond
17/07/30	Macquarie Bank	A+	\$1,000,000.00	1461	4.37%	17/07/25	Fixed Rate Bond
15/08/30	ING	A	\$500,000.00	1459	4.28%	15/08/25	Fixed Rate Bond
15/01/31	Commonwealth Bank	AA-	\$800,000.00	1645	5.03%	15/01/26	Fixed Rate Bond
09/07/31	Commonwealth Bank	AA-	\$1,500,000.00	1826	5.15%	09/07/26	Fixed Rate Bond
	AMP	BBB+	\$3,115,105.11		5.00%		AMP
	AMP	BBB+	\$663.62		2.25%		AMP
	Macquarie Bank	A+	\$1,000,433.61		4.65%		Macquarie Bank
	Commonwealth Bank	AA-	\$9,000,000.10		4.35%		CBA BOS
31/08/26			\$185,666,202.44		4.9971%		
TOTAL INVESTMENTS at 31/07/2026			\$181,716,091.24		4.9529%		
Net Increase/(Decrease) in Investments			\$3,950,111.20		0.0442%		

Certificate of the Responsible Accounting Officer

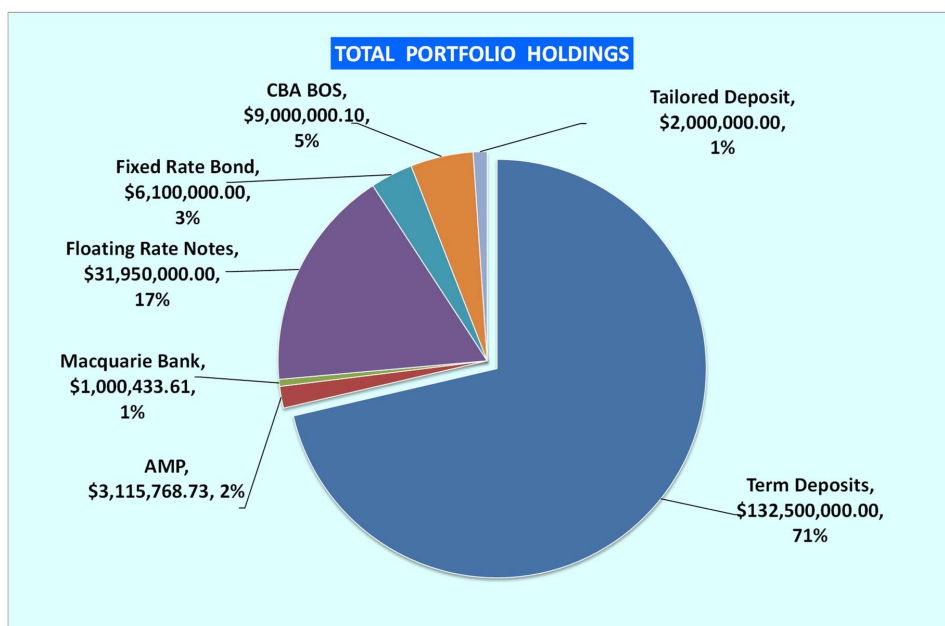
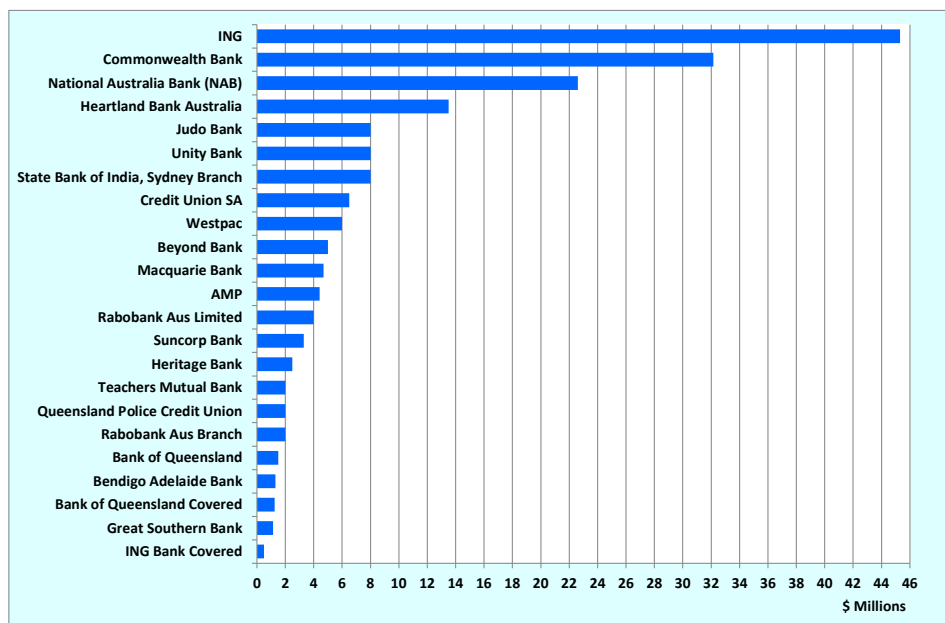
I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.

Jourdan Di Leo

Date: 07 Sep 2026

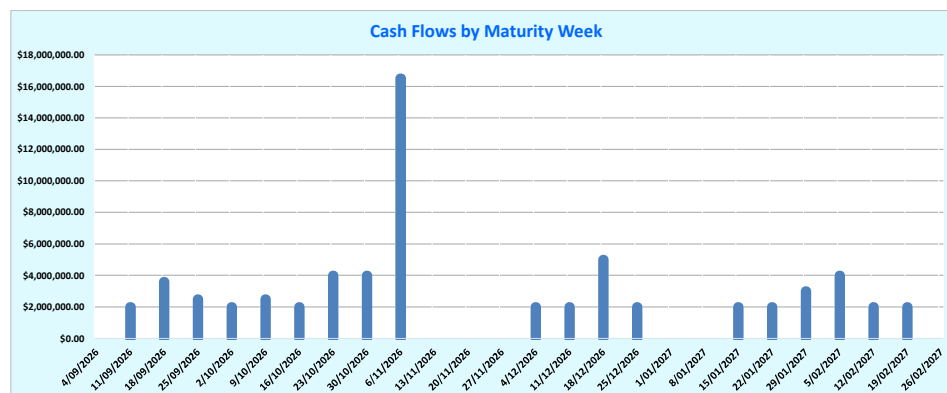
INVESTMENT REPORT AUGUST 2026

Total Investment Deposits by Institution as of 31 August 2026



INVESTMENT REPORT AUGUST 2026

Weekly cash flow forecast for 6 months as of 31 August 2026



Individual Counterparty Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council Investment Policy

LT Ratings	ADI	Individual Limit	% of Portfolio
AAA	ING Bank Covered	50%	0.27%
	Bank of Queensland Covered	50%	0.67%
AA-	Suncorp Bank	45%	1.78%
	Westpac	45%	3.23%
	National Australia Bank (NAB)	45%	12.17%
	Commonwealth Bank	45%	17.32%
A+	Rabobank Aus Branch	30%	1.08%
	Macquarie Bank	30%	2.53%
A	Rabobank Aus Limited	30%	2.15%
	ING	30%	24.40%
A-	Bank of Queensland	30%	0.81%
	Bendigo Adelaide Bank	30%	0.70%
BBB+	Great Southern Bank	10%	0.62%
	Heritage Bank	10%	1.35%
	Unity Bank	10%	4.31%
	Beyond Bank	10%	2.69%
	State Bank of India, Sydney Branch	10%	4.31%
	AMP	10%	2.38%
	Teachers Mutual Bank	10%	1.08%
BBB	Heartland Bank Australia	10%	7.27%
	Queensland Police Credit Union	10%	1.08%
	Credit Union SA	10%	3.50%
	Judo Bank	10%	4.31%
	Total Portfolio		100.00%

INVESTMENT REPORT AUGUST 2026

Counter Party Class Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council's Investment Policy (including At Call Deposits & Bank balance)

Compliant	LT Ratings	Invested(\$)	% Invested per category	Minimum Limit %	% Maximum Limit per category	% Maximum Limit Accumulated	% Invested Accumulated	Variance %
✓	AAA, AA-	\$65,800,000.10	35.44%	30%	100%	100%	35.44%	5.44%
✓	A+, A, A-	\$58,800,433.61	31.67%	0%	70%	70%	64.56%	-5.44%
✓	BBB+, BBB, BBB-	\$61,065,768.73	32.89%	0%	40%			
✓	Unrated	\$0.00	0.00%	0%	0%	0%		
Total Portfolio and Bank		\$185,666,202.44	100.00%					

Investment Transactions during August 2026

Date	Transaction	Bank/Issuer	Type	Term	Int Rate	Amount	Interest Paid
31/07/2026	Balance	Investment Balance Fair Value				\$181,716,091.24	
4/08/2026	Reset	Great Southern Bank	Floating Rate Notes	549	5.40%	(\$1,150,000.00)	\$16,170.50
4/08/2026	Reset	Great Southern Bank	Floating Rate Notes	454	5.54%	\$1,150,000.00	
5/08/2026	Maturity	Commonwealth Bank	Term Deposits	54	4.80%	(\$2,000,000.00)	\$14,202.74
5/08/2026	Purchase	National Australia Bank (NAB)	Term Deposits	504	5.34%	\$2,000,000.00	
10/08/2026	Reset	Bank of Queensland Covered	Floating Rate Notes	729	5.63%	(\$1,250,000.00)	\$17,551.16
10/08/2026	Reset	Bank of Queensland Covered	Floating Rate Notes	638	5.70%	\$1,250,000.00	
14/08/2026	Reset	Bendigo Adelaide Bank	Floating Rate Notes	365	5.44%	(\$800,000.00)	\$10,978.10
14/08/2026	Reset	Bendigo Adelaide Bank	Floating Rate Notes	273	5.51%	\$800,000.00	
17/08/2026	Reset	Commonwealth Bank	Floating Rate Notes	822	5.40%	(\$1,250,000.00)	\$16,842.17
17/08/2026	Reset	Commonwealth Bank	Floating Rate Notes	731	5.46%	\$1,250,000.00	
17/08/2026	Reset	ING	Fixed Rate Bond	1641	4.28%	(\$500,000.00)	\$10,710.00
17/08/2026	Reset	ING	Fixed Rate Bond	1459	4.28%	\$500,000.00	
17/08/2026	Reset	ING Bank Covered	Floating Rate Notes	1553	5.22%	(\$500,000.00)	\$6,724.86
17/08/2026	Reset	ING Bank Covered	Floating Rate Notes	1459	5.29%	\$500,000.00	
17/08/2026	Reset	Westpac	Floating Rate Notes	639	5.43%	(\$1,000,000.00)	\$13,548.53
17/08/2026	Reset	Westpac	Floating Rate Notes	548	5.49%	\$1,000,000.00	
18/08/2026	Reset	Commonwealth Bank	Floating Rate Notes	457	5.47%	(\$1,100,000.00)	\$15,178.06
18/08/2026	Reset	Commonwealth Bank	Floating Rate Notes	365	5.52%	\$1,100,000.00	
19/08/2026	Maturity	ING Bank Covered	Floating Rate Notes	92	4.85%	(\$500,000.00)	\$6,115.73
20/08/2026	Reset	Bank of Queensland	Floating Rate Notes	915	5.22%	(\$1,500,000.00)	\$19,746.10
20/08/2026	Reset	Bank of Queensland	Floating Rate Notes	823	5.27%	\$1,500,000.00	
20/08/2026	Reset	ING	Floating Rate Notes	1188	5.47%	(\$1,800,000.00)	\$24,829.56
20/08/2026	Reset	ING	Floating Rate Notes	1096	5.52%	\$1,800,000.00	
21/08/2026	Reset	Suncorp Bank	Floating Rate Notes	1461	5.37%	(\$700,000.00)	\$9,483.21
21/08/2026	Reset	Suncorp Bank	Floating Rate Notes	1369	5.42%	\$700,000.00	
24/08/2026	Maturity	Suncorp Covered	Fixed Rate Bond	181	3.25%	(\$2,000,000.00)	\$32,500.00
26/08/2026	Purchase	Commonwealth Bank	Term Deposits	56	4.80%	\$2,000,000.00	
28/08/2026	Purchase	Commonwealth Bank	Term Deposits	404	5.31%	\$2,000,000.00	
31/08/2026	Maturity	ING	Term Deposits	367	4.58%	(\$2,000,000.00)	\$92,101.92
31/08/2026	Purchase	National Australia Bank (NAB)	Term Deposits	471	5.47%	\$2,000,000.00	
	Activity	Macquarie Bank	Macquarie CMA		4.65%	\$1,000,128.64	\$128.64
	Activity	CBA Business Online Saver	CBA (BOS)		4.35%	(\$1,550,505.45)	\$66,270.84
	Activity	AMP Bank 31Day Notice	AMP Notice		5.00%	\$3,000,486.74	\$486.74
	Activity	AMP Business Saver	AMP BSA		2.25%	\$1.27	\$1.27
31/08/2026		EOM Balance			Total	\$185,666,202.44	\$373,570.13

Total Interest Received during August 2026

Ledger Account	Type	August
102623-1465-40068	Investments	\$306,682.64
102623-1465-40067	At Call Accounts	\$66,887.49
	Sub-Total	\$373,570.13
102623-1465-40066	General Bank Account	\$15,738.44
	Total	\$389,308.57

INVESTMENT REPORT AUGUST 2026

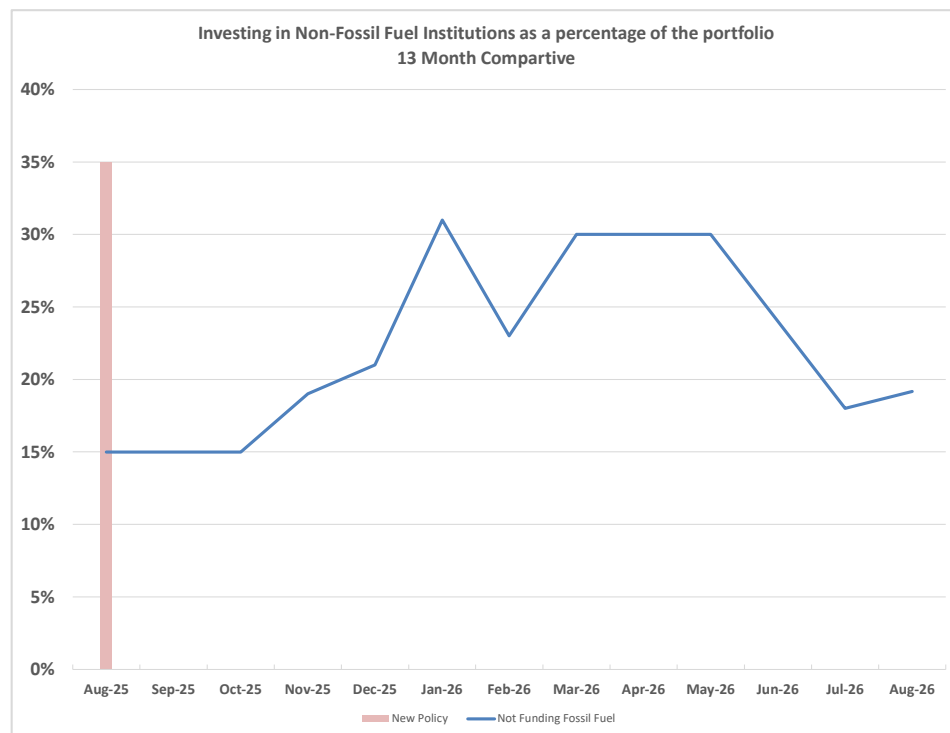
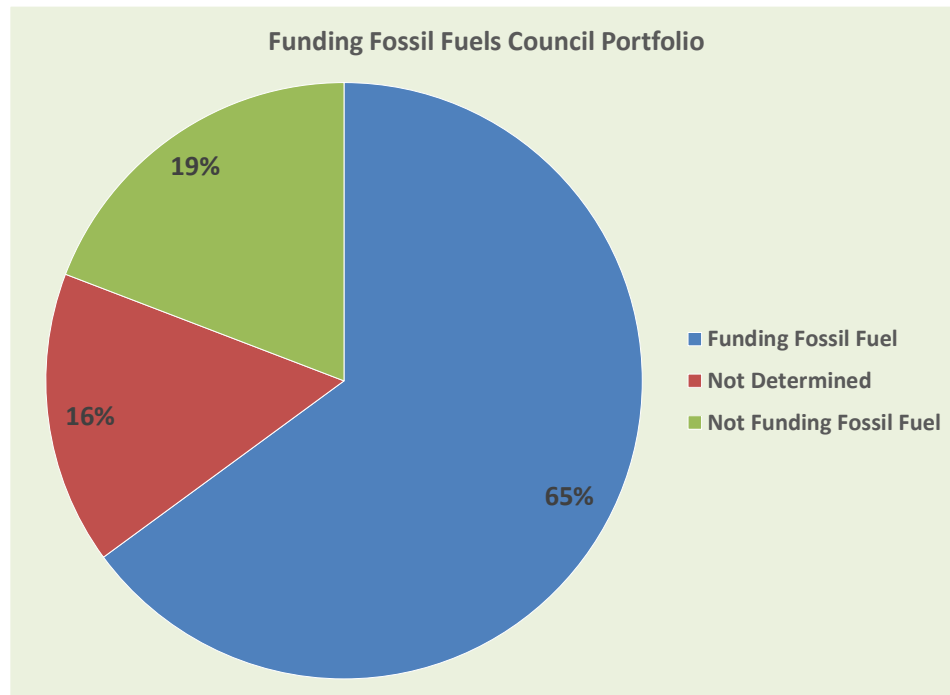
Fossil Fuel Allocation (Green Funding) as of 31 August 2026

Sum of Fair Value		
Funding Fossil Fuel	Bank/Issuer	Total
☒ Funding Fossil Fuel	ING	\$45,300,000.00
	Commonwealth Bank	\$32,150,000.10
	National Australia Bank (NAB)	\$22,600,000.00
	Westpac	\$6,000,000.00
	Macquarie Bank	\$4,700,433.61
	Rabobank Aus Limited	\$4,000,000.00
	Suncorp Bank	\$3,300,000.00
	Rabobank Aus Branch	\$2,000,000.00
	ING Bank Covered	\$500,000.00
Funding Fossil Fuel Total		\$120,550,433.71
☒ Not Determined	Heartland Bank Australia	\$13,500,000.00
	Unity Bank	\$8,000,000.00
	State Bank of India, Sydney Branch	\$8,000,000.00
Not Determined Total		\$29,500,000.00
☒ Not Funding Fossil Fuel	Judo Bank	\$8,000,000.00
	Credit Union SA	\$6,500,000.00
	Beyond Bank	\$5,000,000.00
	AMP	\$4,415,768.73
	Heritage Bank	\$2,500,000.00
	Queensland Police Credit Union	\$2,000,000.00
	Teachers Mutual Bank	\$2,000,000.00
	Bank of Queensland	\$1,500,000.00
	Bendigo Adelaide Bank	\$1,300,000.00
	Bank of Queensland Covered	\$1,250,000.00
	Great Southern Bank	\$1,150,000.00
Not Funding Fossil Fuel Total		\$35,615,768.73
Grand Total		\$185,666,202.44

Council relies on information compiled by Market Forces to report on which banks invest in fossil fuels. The website is accessible from the following link.

<https://www.marketforces.org.au/info/compare-bank-table/>. Council's investment portfolio balance as at 31/08/2026 of \$185.6M, is comprised of approximately 65% of funds in institutions that have some form of exposure to the fossil fuel industry. Where the institution is not incorporated into the Market Forces database, a determination of n/a is applied. This analysis is based on the institution/counterparty's exposure and not the actual underlying investments purchased by Council.

INVESTMENT REPORT AUGUST 2026



INVESTMENT REPORT AUGUST 2026

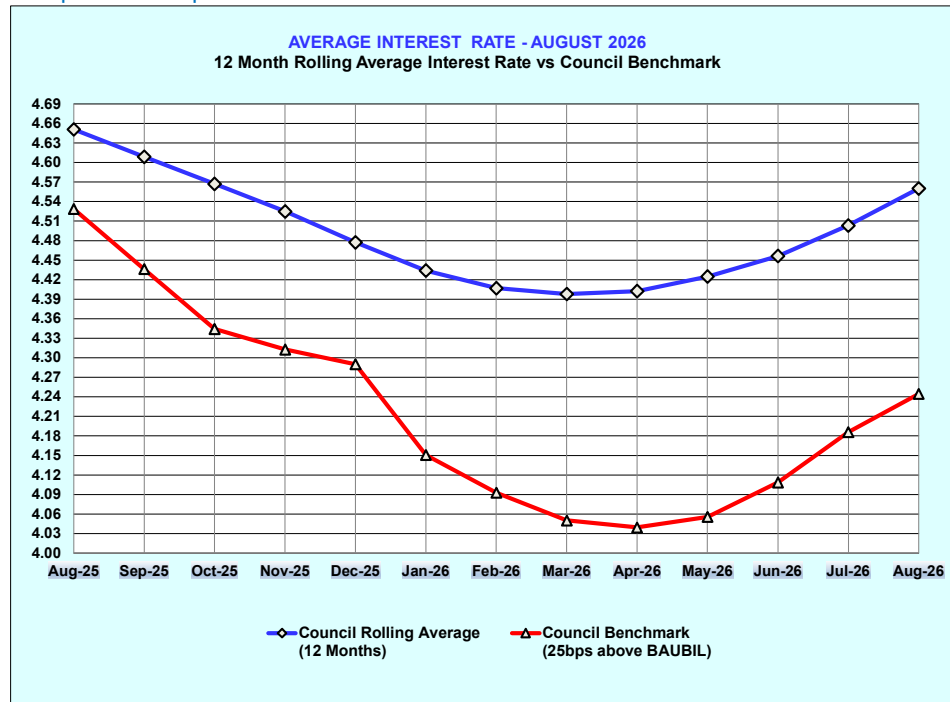
Statement of Consolidated Cash and Investments as of 31 August 2026

Consolidated Cash & Investments	
Cash & Investments	
Cash At Bank as at 31 Aug 2026	\$6,819,360.85
Investments at Fair Value as at 31 Aug 2026	\$185,666,202.44
Total Cash & Investments	\$192,485,563.29
The above cash and investments are comprised of:	
Externally Restricted Reserves	
Externally restricted reserves refer to funds received that are restricted by externally	
Total External Restrictions	\$115,879,487.87
Internally Restricted Reserves	
Internally restricted reserves are funds restricted in the use by resolution or policy of Council	
Total Internal Restrictions	\$61,530,601.73
Unrestricted Cash & Investments	
Total Unrestricted Cash & Investments	\$15,075,473.69
Total Cash & Investments	\$192,485,563.29

Note: At the time of this report, reserve balances
have yet to be finalised for 31 August 2026

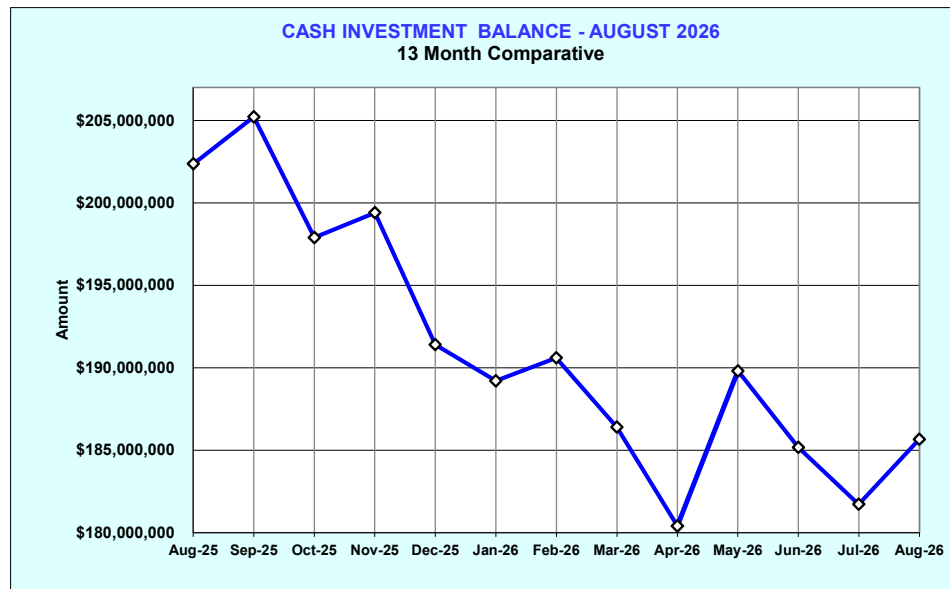
INVESTMENT REPORT AUGUST 2026

Comparative Graphs

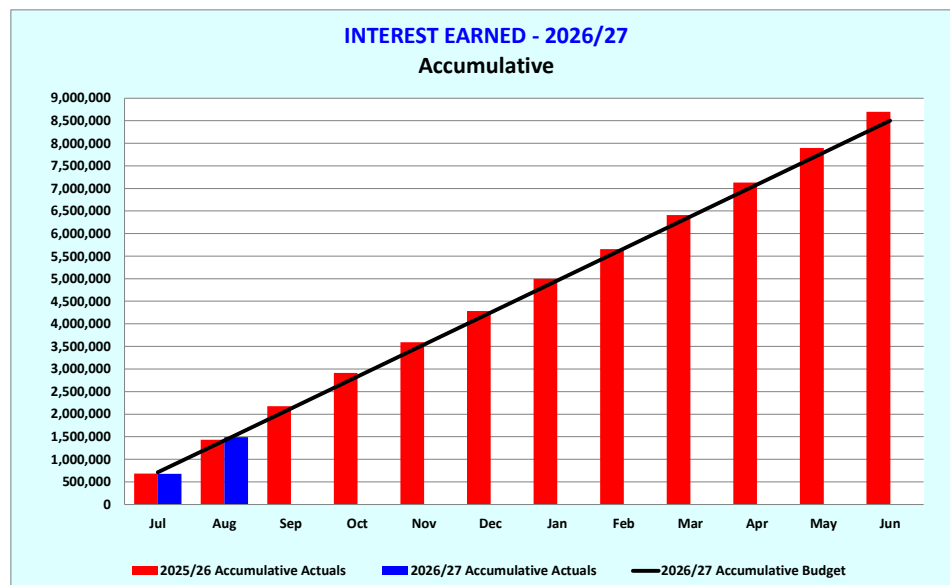
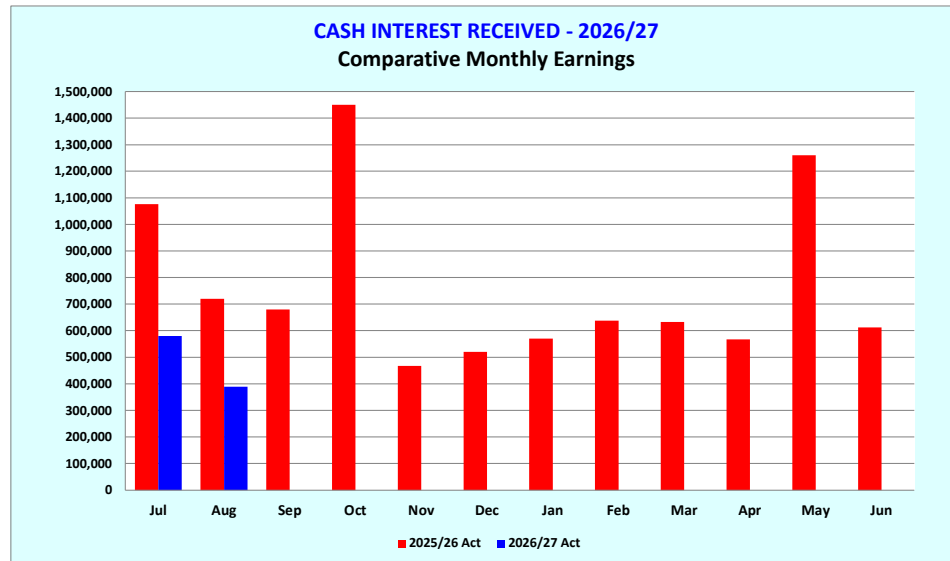


The rolling 12-month portfolio return relative to the index has out-performed benchmark. This is the result of investing in longer-term investments and locking in higher than current market rates.

Council's adopted budget for 2026-27 forecasts interest earnings of \$8.5M. Investment income earned for August 2026 amounted to \$809,093.10



INVESTMENT REPORT AUGUST 2026



INVESTMENT REPORT AUGUST 2026

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City of Canada Bay Council

ANNUAL FINANCIAL STATEMENTS

for the year ended 30 June 2026



City of Canada Bay Council

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2026



City of Canada Bay Council

General Purpose Financial Statements

for the year ended 30 June 2026

Contents	Page
Understanding Council's Financial Statements	3
Statement by Councillors and Management	4
Primary Financial Statements:	
Income Statement	5
Statement of Comprehensive Income	6
Statement of Financial Position	7
Statement of Changes in Equity	8
Statement of Cash Flows	9
Notes to the Financial Statements	10
Independent Auditor's Reports:	
On the Financial Statements (Sect 417 [2])	78
On the Financial Statements (Sect 417 [3])	79

Overview

City of Canada Bay is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

1A Marlborough Street
Drummoyne NSW 2047

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.canadabay.nsw.gov.au

City of Canada Bay Council

General Purpose Financial Statements

for the year ended 30 June 2026

Understanding Council's Financial Statements

Introduction

Each year NSW local governments are required to present audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2026.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

City of Canada Bay Council

General Purpose Financial Statements

for the year ended 30 June 2026

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993*

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder
- the Australian Accounting Standards issued by the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 September 2026.

Michael Megna

Mayor

15 September 2026

[Councillor]

Deputy Mayor

15 September 2026

Greig Schuettrumpf

Acting General Manager

15 September 2026

Jourdan Di Leo

Responsible Accounting Officer

15 September 2026

City of Canada Bay Council | Income Statement | for the year ended 30 June 2026

City of Canada Bay Council

Income Statement

for the year ended 30 June 2026

Original unaudited budget 2026	\$ '000	Notes	Actual 2026	Actual 2025
	Income from continuing operations			
75,689	Rates and annual charges	B2-1	75,543	71,585
24,136	User charges and fees	B2-2	29,564	28,590
7,564	Other revenues	B2-3	8,135	7,744
9,253	Grants and contributions provided for operating purposes	B2-4	9,379	6,520
21,581	Grants and contributions provided for capital purposes	B2-4	24,216	66,671
7,500	Interest and investment income	B2-5	9,166	9,385
4,986	Other income	B2-6	4,762	10,585
150,709	Total income from continuing operations		160,765	201,080
	Expenses from continuing operations			
56,259	Employee benefits and on-costs	B3-1	56,118	51,227
44,430	Materials and services	B3-2	45,121	44,171
552	Borrowing costs	B3-3	555	588
7,336	Other expenses	B3-5	7,858	12,379
—	Net loss from the disposal of assets	B4-1	5,254	3,684
	Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		114,906	112,049
108,577				
	Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets		45,859	89,031
42,132				
20,463	Depreciation, amortisation and impairment of non-financial assets	B3-4	20,992	18,953
21,669	Operating result from continuing operations		24,867	70,078
21,669	Net operating result for the year attributable to Council		24,867	70,078
88	Net operating result for the year before grants and contributions provided for capital purposes		651	3,407

The above Income Statement should be read in conjunction with the accompanying notes.

City of Canada Bay Council | Statement of Comprehensive Income | for the year ended 30 June 2026

City of Canada Bay Council

Statement of Comprehensive Income

for the year ended 30 June 2026

\$ '000	Notes	2026	2025
Net operating result for the year – from Income Statement		24,867	70,078
Other comprehensive income:			
Amounts which will not be reclassified subsequent to operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-8	79,904	85,385
Total items which will not be reclassified subsequent to operating result		79,904	85,385
Total other comprehensive income for the year		79,904	85,385
Total comprehensive income for the year attributable to Council		104,771	155,463

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

City of Canada Bay Council

Statement of Financial Position

as at 30 June 2026

\$ '000	Notes	2026	2025
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	21,114	26,602
Investments	C1-2	110,400	114,150
Receivables	C1-4	12,117	11,013
Inventories	C1-5	258	198
Contract assets and contract cost assets	C1-6	427	1,850
Non Current assets classified as 'held for sale'	C1-7	34,550	34,750
Other	C1-11	2,237	439
Total current assets		181,103	189,002
Non-current assets			
Investments	C1-2	56,150	68,150
Infrastructure, property, plant and equipment (IPPE)	C1-8	2,882,483	2,767,354
Investment property	C1-9	16,857	16,793
Intangible assets	C1-10	3,061	2,478
Right of use assets	C2-1	111	35
Total non-current assets		2,958,662	2,854,810
Total assets		3,139,765	3,043,812
LIABILITIES			
Current liabilities			
Payables	C3-1	29,463	31,571
Contract liabilities	C3-2	9,470	11,168
Lease liabilities	C2-1	30	14
Borrowings	C3-3	863	826
Employee benefit provisions	C3-4	10,754	10,054
Provisions	C3-5	231	201
Total current liabilities		50,811	53,834
Non-current liabilities			
Contract liabilities	C3-2	1,013	6,070
Lease liabilities	C2-1	81	21
Borrowings	C3-3	11,035	11,898
Employee benefit provisions	C3-4	849	786
Provisions	C3-5	18	16
Total non-current liabilities		12,996	18,791
Total liabilities		63,807	72,625
Net assets		3,075,958	2,971,187
EQUITY			
Accumulated surplus		1,500,439	1,475,572
IPPE revaluation surplus		1,575,519	1,495,615
Council equity interest		3,075,958	2,971,187
Total equity		3,075,958	2,971,187

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

City of Canada Bay Council | Statement of Changes in Equity | for the year ended 30 June 2026

City of Canada Bay Council

Statement of Changes in Equity

for the year ended 30 June 2026

\$ '000	Notes	2026			2025		
		Accumulated surplus	IPPE revaluation surplus	Total equity	Accumulated surplus	IPPE revaluation surplus	Total equity
Opening balance at 1 July		1,475,572	1,495,615	2,971,187	1,405,494	1,410,230	2,815,724
Net operating result for the year		24,867	–	24,867	70,078	–	70,078
Net operating result for the period		24,867	–	24,867	70,078	–	70,078
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-8	–	79,904	79,904	–	85,385	85,385
Other comprehensive income		–	79,904	79,904	–	85,385	85,385
Total comprehensive income		24,867	79,904	104,771	70,078	85,385	155,463
Closing balance at 30 June		1,500,439	1,575,519	3,075,958	1,475,572	1,495,615	2,971,187

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

City of Canada Bay Council | Statement of Cash Flows | for the year ended 30 June 2026

City of Canada Bay Council

Statement of Cash Flows

for the year ended 30 June 2026

Original unaudited budget 2026	\$ '000	Notes	Actual 2026	Actual 2025
Cash flows from operating activities				
Receipts:				
75,689	Rates and annual charges		75,455	71,821
24,136	User charges and fees		29,939	24,878
7,500	Interest received		9,690	8,188
30,834	Grants and contributions		19,327	73,293
15,000	Bonds, deposits and retentions received		6,385	15,907
1,754	Other revenue		5,979	6,687
5,810	Fines		6,074	5,706
Payments:				
(56,259)	Payments to employees		(55,038)	(49,518)
(44,430)	Payments for materials and services		(34,653)	(31,373)
(552)	Borrowing costs		(555)	(588)
(14,700)	Bonds, deposits and retentions refunded		(5,973)	(14,357)
(7,336)	Other expenditure		(24,035)	(15,591)
37,446	Net cash provided from operating activities	F1-1	32,595	95,053
Cash flows from investing activities				
Receipts:				
10,000	Sale of investments		10,400	9,500
260,000	Redemption of term deposits		207,660	215,018
501	Proceeds from sale of IPPE		9,225	1,910
Payments:				
(10,000)	Purchase of investments		(10,650)	(12,150)
(257,496)	Acquisition of term deposits		(191,660)	(253,518)
(52,266)	Payments for IPPE		(61,046)	(64,534)
(1,805)	Purchase of intangible assets		(1,160)	(1,259)
(51,066)	Net cash used in investing activities		(37,231)	(105,033)
Cash flows from financing activities				
Receipts:				
–	Proceeds from borrowings		–	–
Payments:				
(826)	Repayment of borrowings		(826)	(792)
–	Principal component of lease payments		(26)	(19)
(826)	Net cash provided from financing activities		(852)	(811)
(14,446)	Net change in cash and cash equivalents		(5,488)	(10,791)
26,602	Cash and cash equivalents at beginning of year		26,602	37,393
12,156	Cash and cash equivalents at end of year	C1-1	21,114	26,602
172,300	plus: Investments on hand at end of year	C1-2	166,550	182,300
184,456	Total cash, cash equivalents and investments		187,664	208,902

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

City of Canada Bay Council

Contents for the notes to the Financial Statements for the year ended 30 June 2026

A About Council and these financial statements	12
A1-1 Basis of preparation	12
B Financial Performance	14
B1 Functions or activities	14
B1-1 Functions or activities – income, expenses and assets	14
B2 Sources of income	15
B2-1 Rates and annual charges	15
B2-2 User charges and fees	16
B2-3 Other revenues	18
B2-4 Grants and contributions	19
B2-5 Interest and investment income	24
B2-6 Other income	24
B3 Costs of providing services	25
B3-1 Employee benefits and on-costs	25
B3-2 Materials and services	25
B3-3 Borrowing costs	27
B3-4 Depreciation, amortisation and impairment of non-financial assets	27
B3-5 Other expenses	29
B4 Gains or losses	30
B4-1 Gain or loss from the disposal, replacement and de-recognition of assets	30
B5 Performance against budget	31
B5-1 Material budget variations	31
C Financial position	32
C1 Assets we manage	32
C1-1 Cash and cash equivalents	32
C1-2 Financial investments	32
C1-3 Restricted and allocated cash, cash equivalents and investments	34
C1-4 Receivables	36
C1-5 Inventories	38
C1-6 Contract assets and Contract cost assets	38
C1-7 Non-current assets classified as held for sale	39
C1-8 Infrastructure, property, plant and equipment	40
C1-9 Investment properties	43
C1-10 Intangible assets	44
C1-11 Other	44
C2 Leasing activities	45
C2-1 Council as a lessee	45
C2-2 Council as a lessor	46
C3 Liabilities of Council	48
C3-1 Payables	48
C3-2 Contract Liabilities	48
C3-3 Borrowings	49
C3-4 Employee benefit provisions	51

City of Canada Bay Council

Contents for the notes to the Financial Statements for the year ended 30 June 2026

C3-5 Provisions	51
C4 Reserves	53
C4-1 Nature and purpose of reserves	53
D Risks and accounting uncertainties	54
D1-1 Risks relating to financial instruments held	54
D2-1 Fair value measurement	58
D3-1 Contingencies	65
E People and relationships	68
E1 Related party disclosures	68
E1-1 Key management personnel (KMP)	68
E1-2 Councillor and Mayoral fees and associated expenses	69
E2 Other relationships	70
E2-1 Audit fees	70
F Other matters	71
F1-1 Statement of Cash Flows information	71
F2-1 Commitments	72
F3-1 Events occurring after the reporting date	73
F4 Statement of developer contributions	74
F4-1 Summary of developer contributions	74
F4-2 Developer contributions by plan	74
F4-3 S7.4 planning agreements	75
F4-4 SEPP Affordable housing	76
Statement of performance measures (unaudited)	80
Statement of performance measures – consolidated results (unaudited)	80
Additional Council disclosures (unaudited)	81
Financial review	81
Council information and contact details	82

A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 31 October 2026. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The material accounting policy information related to these financial statements are set out below. Accounting policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (NSW) and *Local Government (General) Regulation 2021* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity. The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Starting from here, unless otherwise indicated, all amounts disclosed in the financial statements are actual amounts. Specific budgetary amounts have been included for comparative analysis (to actuals) in the following reports and notes and are clearly marked.:

- Income statement
- Statement of cash flows
- B5-1 Material budget variations

Where necessary, comparative information has been reclassified to enhance comparability in respect of changes in the presentation adopted in the current year.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of investment properties – refer Note C1-9
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note C1-8
- (iii) employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- (i) Impairment of receivables – refer Note C1-4.
- (ii) Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.
- (iii) Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.

Monies and other assets received by Council

continued on next page ...

Page 12 of 82

A1-1 Basis of preparation (continued)

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of the Council.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- general purpose operations

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993(NSW)*, a separate and distinct Trust Fund is maintained to account for all money and property received by Council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

Volunteer services

Council does not have material dependence on volunteer services. Volunteers are utilised in Library Services, Community Services, Cultural Events & Sustainability. These services are not recognised due to their nature and are of a non-material value.

New accounting standards and interpretations issued but not yet effective

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2026 reporting period.

Council has not applied any pronouncements before its operative date in the annual reporting period beginning 1 July 2025.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

There were no new standards relevant to Councils that became mandatorily effective for the year ended 30 June 2026.

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
Functions or activities										
Connected community	23,609	25,875	45,714	44,782	(22,105)	(18,907)	1,120	639	743,205	703,528
Sustainable and thriving environment	23,242	23,586	29,405	31,011	(6,163)	(7,425)	2,831	4,196	130,773	153,897
Vibrant urban living	2,850	2,609	8,355	7,977	(5,505)	(5,368)	936	789	2,702	1,976
Infrastructure and transport	15,183	9,836	33,505	30,387	(18,322)	(20,551)	5,675	4,223	1,931,114	1,835,369
Civic leadership	95,881	139,174	18,919	16,845	76,962	122,329	23,033	63,343	331,971	349,042
Other	–	–	–	–	–	–	–	1	–	–
Total functions and activities	160,765	201,080	135,898	131,002	24,867	70,078	33,595	73,191	3,139,765	3,043,812

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2026	2025
Ordinary rates		
Residential	48,546	45,976
Business	7,364	6,970
Less: pensioner rebates	(614)	(626)
Rates levied to ratepayers	55,296	52,320
Pensioner rate subsidies received	342	339
Total ordinary rates	55,638	52,659
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	19,252	18,282
Stormwater management services	754	749
Less: pensioner rebates	(227)	(230)
Annual charges levied	19,779	18,801
Pensioner annual charges subsidies received:		
– Other	126	125
Total annual charges	19,905	18,926
Total rates and annual charges	75,543	71,585

Council has used 01/07/2022 year valuations provided by the NSW Valuer General in calculating its rates.

Material accounting policy information

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

B2-2 User charges and fees

\$ '000	Timing	2026	2025
Specific user charges (per s502 - specific 'actual use' charges)			
Waste management services (non-domestic)	2	1,206	1,122
Total specific user charges		1,206	1,122
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s608)			
Building regulation	2	400	296
Planning and building regulation	2	1,202	1,228
Private works – section 67	2	55	249
Registration fees	2	12	40
Section 10.7 certificates (EP&A Act)	2	372	339
Section 603 certificates	2	210	211
Other		1	–
Section 611 charges	2	62	60
Occupancy of public land	2	1,371	3,507
Hoardings	2	357	2,654
Shop inspections	2	297	271
Total fees and charges – statutory/regulatory		4,339	8,855
(ii) Fees and charges – other (incl. general user charges (per s608))			
Aged care	2	28	24
Child care	2	4,147	4,033
Leaseback fees – Council vehicles	2	425	428
Leisure centres	2	5,411	4,153
Park rents	2	390	541
Parking fees	2	800	782
Restoration charges	2	6,387	2,606
Admission and service fees	2	2,670	2,308
Golf course fees	2	2,346	2,234
Halls and meeting rooms	2	1,374	1,467
Library	2	35	37
Other	2	6	–
Total fees and charges – other		24,019	18,613
Total other user charges and fees		28,358	27,468
Total user charges and fees		29,564	28,590
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		–	–
User charges and fees recognised at a point in time (2)		29,564	28,590
Total user charges and fees		29,564	28,590

continued on next page ...

Page 16 of 82

B2-2 User charges and fees (continued)

Material accounting policy information

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as Five Dock Leisure Centre and Council Golf Courses, the customer is required to pay on arrival. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as membership fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than the term of the licence.

B2-3 Other revenues

\$ '000	Timing	2026	2025
Fines – parking	2	5,801	5,487
Fines – other	2	17	20
Legal fees recovery – rates and charges (extra charges)	2	31	62
Legal fees recovery – other	2	36	20
Commissions and agency fees	2	123	75
Diesel rebate	2	28	38
Insurance claims recoveries	2	211	64
Recycling income	2	5	5
Sale of abandoned vehicles	2	44	25
Sales – general	2	4	8
Fines – building compliance	2	256	198
Bus shelter advertising	2	1,035	1,006
Energy certificates	2	4	9
Other	2	324	504
Sponsorships	2	216	133
Fire and emergency services levy (FESL) implementation	2	–	90
Total other revenue		8,135	7,744

Timing of revenue recognition for other revenue

Other revenue recognised over time (1)	–	–
Other revenue recognised at a point in time (2)	8,135	7,744
Total other revenue	8,135	7,744

Material accounting policy information for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B2-4 Grants and contributions

\$ '000	Timing	Operating 2026	Operating 2025	Capital 2026	Capital 2025
General purpose grants and non-developer contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	1,207	365	–	–
Financial assistance – local roads component	2	408	123	–	–
Payment in advance - future year allocation					
Financial assistance – general component	2	2,037	1,226	–	–
Financial assistance – local roads component	2	694	419	–	–
Other					
Other grants	2	367	114	–	–
Amount recognised as income during current year		4,713	2,247	–	–
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Previously specific grants:					
Child care	2	700	277	–	–
Community care	2	24	27	–	–
Employment and training programs	2	98	–	–	–
Environmental programs	2	17	2	–	–
Floodplain management	2	–	180	–	–
Heritage and cultural	2	148	113	5	–
Library	2	339	320	–	–
Library – special projects	2	–	–	–	11
Recreation and culture	1	31	32	1,829	3,159
Environmental projects	2	96	466	–	–
Planning	1	304	331	–	–
Sport and recreation	2	–	183	566	295
Street lighting	2	185	181	–	–
Transport (road safety funding)	2	95	–	–	–
Traffic route subsidy	2	37	34	–	–
Transport (roads to recovery)	2	829	279	–	–
Transport (other roads and bridges funding)	2	177	37	–	–
Previously contributions:					
Community services		50	–	–	–
Drainage	2	37	45	–	–
Other councils – joint works/services	2	8	–	–	–
Recreation and culture	2	–	46	–	–
Roads and bridges	2	–	192	10	942
Transport for NSW contributions (regional roads, block grant)	2	405	397	3,053	136
Other contributions	2	149	137	–	–
Environmental contributions	2	255	131	278	1,316
Insurance incentive scheme contribution	2	130	130	–	–
Total special purpose grants and non-developer contributions – cash		4,114	3,540	5,741	5,859
Non-cash contributions					
Recreation and culture		–	–	570	311
Roads and bridges	2	–	–	–	35
Other	2	–	–	–	533
Total other contributions – non-cash		–	–	570	879
Total special purpose grants and non-developer contributions (tied)		4,114	3,540	6,311	6,738

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Page 19 of 82

B2-4 Grants and contributions (continued)

\$ '000	Timing	Operating 2026	Operating 2025	Capital 2026	Capital 2025
Total grants and non-developer contributions		8,827	5,787	6,311	6,738
Comprising:					
– Commonwealth funding		5,713	2,413	79	1,225
– State funding		2,609	2,896	5,368	4,595
– Other funding		505	478	864	918
		8,827	5,787	6,311	6,738

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Page 20 of 82

B2-4 Grants and contributions (continued)

Developer contributions

\$ '000	Notes	Timing	Operating 2026	Operating 2025	Capital 2026	Capital 2025
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):						
	F4					
Cash contributions						
S 7.4 – contributions using planning agreements		2	–	–	–	574
S 7.11 – contributions towards amenities/services		2	552	733	3,987	17,461
S 7.12 – fixed development consent levies		2	–	–	1,995	1,873
Affordable housing contributions		2	–	–	3,646	37,580
Total developer contributions – cash			552	733	9,628	57,488
Non-cash contributions						
S 7.4 – contributions using planning agreements		2	–	–	–	2,445
Other developer contributions		2	–	–	8,277	–
Total developer contributions non-cash			–	–	8,277	2,445
Total developer contributions			552	733	17,905	59,933
Total contributions			552	733	17,905	59,933
Total grants and contributions			9,379	6,520	24,216	66,671
Timing of revenue recognition						
Grants and contributions recognised over time (1)			–	363	–	3,293
Grants and contributions recognised at a point in time (2)			9,379	6,157	24,216	63,378
Total grants and contributions			9,379	6,520	24,216	66,671

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Page 21 of 82

B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2026	Operating 2025	Capital 2026	Capital 2025
Unspent grants and contributions				
Unspent funds at 1 July	60	36	–	–
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	309	73	–	–
Add: Funds received and not recognised as revenue in the current year	–	–	–	–
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	(26)	(49)	–	–
Less: Funds received in prior year but revenue recognised and funds spent in current year	–	–	–	–
Unspent funds at 30 June	343	60	–	–
Developer Contributions				
Unspent funds at 1 July	–	–	104,355	84,808
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	–	–	13,949	62,384
Add: contributions received and not recognised as revenue in the current year	–	–	–	–
Add: contributions recognised as income in the current period obtained in respect of a future rating identified by Council for the purpose of establishing a rate	–	–	–	–
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	–	–	(34,044)	(42,837)
Unspent contributions at 30 June	–	–	84,260	104,355

Material accounting policy information

Grants and contributions under AASB 15 – enforceable agreement with sufficiently specific performance obligations

The performance obligations are varied based on the agreement, but include events, construction of Council owned assets and planning reviews.

Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

continued on next page ...

Page 22 of 82

B2-4 Grants and contributions (continued)

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Interest and investment income

\$ '000	2026	2025
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	297	283
– Cash and investments	8,701	9,102
– Other	168	–
Total interest and investment income	9,166	9,385
Interest and investment income is attributable to:		
Unrestricted investments/financial assets:		
Overdue rates and annual charges (general fund)	297	283
General Council cash and investments	5,104	4,938
Restricted investments/funds – external:		
Developer contributions		
– Section 7.11 & 7.12	1,348	1,436
– Voluntary planning agreements	488	1,331
– SEPP Affordable housing agreements	1,929	1,397
Total interest and investment income	9,166	9,385

B2-6 Other income

\$ '000	Notes	2026	2025
Reversal of impairment losses on receivables			
User charges and fees		22	12
Other		–	1
Total reversal of impairment losses on receivables	C1-4	22	13
Fair value increment on investment properties			
Fair value increment on investment properties		64	6,167
Total fair value increment on investment properties	C1-9	64	6,167
Rental income			
Investment properties			
Lease income (excluding variable lease payments not dependent on an index or rate)		240	264
Total investment properties		240	264
Other lease income			
Affordable housing		835	624
Council properties		3,132	3,088
Footpath dining		469	429
Total other lease income		4,436	4,141
Total rental income	C2-2	4,676	4,405
Total other income		4,762	10,585

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2026	2025
Salaries and wages	43,163	39,583
Travel expenses	14	13
Employee leave entitlements (ELE)	4,845	4,519
ELE on-costs	165	120
Superannuation – defined benefit plans	115	167
Superannuation – guarantee levy	5,327	4,669
Workers' compensation insurance	1,077	891
Fringe benefit tax (FBT)	414	388
Training costs (other than salaries and wages)	358	430
Protective clothing	69	82
Maternity leave	368	201
Other	203	164
Total employee costs	56,118	51,227
Total employee costs expended	56,118	51,227

Material accounting policy information

Superannuation plans

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note D3-1 for more information.

B3-2 Materials and services

\$ '000	Notes	2026	2025
Raw materials and consumables		2,643	2,904
– Cleaning		1,240	1,310
– Golf course management		350	313
– Information systems		257	265
– Rate payment agencies		95	87
– Swimming pool management		408	407
– Waste management		12,380	11,029
– Contractor maintenance and repairs		8,204	7,306
– other contractor and consultancy costs		5,018	5,973
Audit Fees	E2-1	137	131
Infringement notice contract costs (SEINS)		730	775
Councillor and Mayoral fees and associated expenses	E1-2	300	299
Advertising		98	106
Bank charges		259	219
Information systems		2,850	2,283
Election expenses		–	688
Electricity and heating		1,236	1,213
Postage		263	194
Printing and stationery		351	382
Repairs and maintenance		32	350
Street lighting		726	714
Subscriptions and publications		635	559
Telephone and communications		365	242
Valuation fees		148	131
Travel expenses		20	16

continued on next page ...

Page 25 of 82

B3-2 Materials and services (continued)

\$ '000	2026	2025
Agency personnel	872	1,007
Training costs (other than salaries and wages)	30	29
Other expenses	547	535
Fuel and oil	440	450
Insurance – excess	273	172
Insurance – premiums	2,151	2,074
Motor vehicle registrations	136	150
Strata levies	271	68
Water	578	477
Legal expenses:		
– Legal expenses: planning and development	221	201
– Legal expenses: debt recovery	13	78
– Legal expenses: other	523	565
Other	37	322
Expenses from leases of low value assets and short term leases	284	147
Total materials and services	45,121	44,171
Total materials and services	45,121	44,171

B3-3 Borrowing costs

\$ '000	2026	2025
(i) Interest bearing liability costs		
Interest on leases	3	1
Interest on loans	552	587
Total interest bearing liability costs	555	588
Total interest bearing liability costs expensed	555	588
(ii) Other borrowing costs		
Fair value adjustments on recognition of advances and deferred debtors		
Total borrowing costs expensed	555	588

B3-4 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2026	2025
Depreciation and amortisation			
Plant and equipment		793	793
Office equipment		93	90
Furniture and fittings		109	99
Land improvements (depreciable)		737	735
Infrastructure:	C1-8		
– Buildings – non-specialised		5,643	4,233
– Buildings – specialised		404	339
– Other structures		3,721	3,460
– Roads		5,190	5,043
– Bridges		169	165
– Footpaths		1,157	1,129
– Stormwater drainage		1,528	1,682
– Swimming pools		193	184
Right of use assets	C2-1	26	19
Other assets:			
– Heritage collections		16	16
– Library books		475	454
– Other		161	157
Intangible assets	C1-10	577	355
Total gross depreciation and amortisation costs		20,992	18,953
Total depreciation and amortisation costs		20,992	18,953
Total depreciation, amortisation and impairment of non-financial assets		20,992	18,953

Material accounting policy information

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. In calculating depreciation, a review of the assets useful life and pattern of consumption is undertaken at each reporting date.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by

continued on next page ...

Page 27 of 82

B3-4 Depreciation, amortisation and impairment of non-financial assets (continued)

which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-5 Other expenses

\$ '000	Notes	2026	2025
Impairment of receivables			
User charges and fees		785	5,050
Other		126	136
Total impairment of receivables	C1-4	911	5,186
Other			
Contributions/levies to other levels of government			
– Department of planning levy		204	197
– Emergency services levy		279	319
– NSW fire brigade levy		2,552	2,349
– Waste levy		3,390	3,695
– Other contributions/levies		8	–
– Donations, contributions and assistance		514	633
– Decrement of Operational Land Held for Sale		–	–
Total other		6,947	7,193
Total other expenses		7,858	12,379

B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

\$ '000	Notes	2026	2025
Gain (or loss) on disposal of property (excl. investment property)			
Proceeds from disposal – property		–	600
Less: carrying amount of property assets sold/written off		–	(600)
Gain (or loss) on disposal		–	–
Gain (or loss) on disposal of plant and equipment			
	C1-8		
Proceeds from disposal – plant and equipment		639	1,310
Less: carrying amount of plant and equipment assets sold/written off		(548)	(1,256)
Gain (or loss) on disposal		91	54
Gain (or loss) on disposal of infrastructure			
	C1-8		
Less: carrying amount of infrastructure assets sold/written off		(3,490)	(3,738)
Gain (or loss) on disposal		(3,490)	(3,738)
Gain (or loss) on disposal of non-current assets classified as 'held for sale'			
	C1-7		
Proceeds from disposal – non-current assets 'held for sale'		6,500	–
Less: carrying amount - non-current assets 'held for sale'		(8,355)	–
Gain (or loss) on disposal		(1,855)	–
Gain (or loss) on disposal of term deposits			
	C1-2		
Proceeds from disposal/redemptions/maturities – term deposits		–	–
Less: carrying amount of term deposits sold/redeemed/matured		–	–
Gain (or loss) on disposal		–	–
Net gain (or loss) from disposal of assets		(5,254)	(3,684)

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 17 June 2025 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2026 Budget	2026 Actual	2026 ----- Variance -----	
Revenues				
Rates and annual charges	75,689	75,543	(146)	0% U
User charges and fees	24,136	29,564	5,428	22% F
Better than anticipated income from road restorations and occupation of public space. Partially offset by lower venue and recreation hire income.				
Other revenues	7,564	8,135	571	8% F
Operating grants and contributions	9,253	9,379	126	1% F
Capital grants and contributions	21,581	24,216	2,635	12% F
Non-cash developer contributions were recognised for the Rhodes Recreation Centre stratum. This was partially offset by lower than anticipated use of grant funding for the Regional Cycleway, Howley Park and St Lukes Sporting Facility Upgrade.				
Interest and investment revenue	7,500	9,166	1,666	22% F
Favourable market conditions and more funds available to invest than anticipated resulted in a favourable budget variance of \$1.666M. The investment portfolio held a monthly average of \$192.7M throughout the year. Average monthly investment returns on the portfolio of 4.46% were achieved.				
Other income	4,986	4,762	(224)	(4)% U
Expenses				
Employee benefits and on-costs	56,259	56,118	141	0% F
Materials and services	44,430	45,121	(691)	(2)% U
Borrowing costs	552	555	(3)	(1)% U
Depreciation, amortisation and impairment of non-financial assets	20,463	20,992	(529)	(3)% U
Other expenses	7,336	7,858	(522)	(7)% U
Net losses from disposal of assets	—	5,254	(5,254)	∞ U
Losses reflect accounting for infrastructure write offs resulting from the capital renewal program along with the loss on sale of 10 Thornleigh Street.				
Statement of cash flows				
Cash flows from operating activities	37,446	32,595	(4,851)	(13)% U
Cash flows from investing activities	(51,066)	(37,231)	13,835	(27)% F
Cash flows from financing activities	(826)	(852)	(26)	3% U

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2026	2025
Cash assets		
Cash on hand and at bank	2,503	3,627
Cash equivalent assets		
– Deposits at call	18,611	22,975
– Short-term deposits	–	–
Total cash and cash equivalents	21,114	26,602

Reconciliation of cash and cash equivalents

\$ '000	Notes	2026	2025
Total cash and cash equivalents per Statement of Financial Position		21,114	26,602
Less bank overdraft	C3-3	–	–
Balance as per the Statement of Cash Flows		21,114	26,602

C1-2 Financial investments

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Debt securities at amortised cost				
Long term deposits	102,500	26,500	104,000	41,000
Government and semi-government bonds	2,000	4,600	1,500	4,300
NCD's, FRN's (with maturities > 3 months)	5,900	25,050	8,650	22,850
Total	110,400	56,150	114,150	68,150
Total financial investments	110,400	56,150	114,150	68,150
Total cash assets, cash equivalents and investments	131,514	56,150	140,752	68,150

continued on next page ...

Page 32 of 82

C1-2 Financial investments (continued)

Material accounting policy information

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss (FVTPL) are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term. Assets in this category are held at fair value with changes in value taken through profit or loss at each reporting period.

Council's financial assets measured at FVTPL comprise investments in Floating Rate Notes and Negotiable Certificates of Deposit.

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2026	2025
---------	------	------

(a) Externally restricted cash, cash equivalents and investments

Total cash, cash equivalents and investments	187,664	208,902
Less: Externally restricted cash, cash equivalents and investments	(115,876)	(142,807)
Cash, cash equivalents and investments not subject to external restrictions	71,788	66,095

External restrictions

External restrictions – included in liabilities

External restrictions included in cash, cash equivalents and investments above comprise:

Specific purpose unexpended loans – general	2,692	2,692
Contract Liabilities	8,530	14,822
External restrictions – included in liabilities	11,222	17,514

External restrictions – other

External restrictions included in cash, cash equivalents and investments above comprise:

Developer contributions – general	82,825	104,355
Specific purpose unexpended grants (recognised as revenue) – general fund	343	60
Stormwater management	606	509
Domestic waste management	20,880	20,369
External restrictions – other	104,654	125,293
Total external restrictions	115,876	142,807

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

\$ '000	2026	2025
---------	------	------

(b) Internal allocations

Cash, cash equivalents and investments not subject to external restrictions	71,788	66,095
Less: Internally restricted cash, cash equivalents and investments	(61,530)	(50,795)
Unrestricted and unallocated cash, cash equivalents and investments	10,258	15,300

Internal allocations

At 30 June, Council has internally allocated funds to the following:

Plant and vehicle replacement	1,575	1,824
Infrastructure replacement – parking	1,083	1,196
Employees leave entitlement	2,206	2,206
Carry over works	9,860	11,006
Deposits, retentions and bonds	14,418	14,008
Affordable housing	5,118	4,573
Concord library and childcare centre	852	920
Concord oval	–	90
Drummoine oval lights reserve	–	10
Election of councillors	158	–
Energy efficiency reserve	32	32
Financial assistance grant advance	2,730	1,645
Financial sustainability	2,854	855

continued on next page ...

Page 34 of 82

C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

\$ '000	2026	2025
Investment fund	13,791	5,558
Massey park golf course	122	65
Victoria avenue childcare	124	236
Water for the community	392	392
Workers compensation	125	125
Information Systems	1,089	1,128
Commercial Waste	4,926	4,926
Majors Bay Reserve Synthetic	75	–
Total internal allocations	61,530	50,795

Internal restrictions over cash, cash equivalents and investments are those assets restricted by Council.

\$ '000	2026	2025
(c) Unrestricted and unallocated		
Unrestricted and unallocated cash, cash equivalents and investments	10,258	15,300

C1-4 Receivables

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Rates and annual charges	2,666	129	2,543	121
Interest and extra charges	248	88	240	73
User charges and fees	79	–	111	–
Accrued revenues				
– Interest on investments	2,617	–	3,149	–
Net investment in finance lease	–	–	–	–
Government grants and subsidies	576	–	200	–
Net GST receivable	1,035	–	660	–
Employee advances	9	–	9	–
General debtors	7,902	–	7,229	–
Infringements	1,876	–	1,399	–
Property leases	885	–	697	–
Road restorations	813	–	534	–
Total	18,706	217	16,771	194
Less: provision for impairment				
Rates and annual charges	–	(129)	–	(121)
Interest and extra charges	–	(88)	–	(73)
Other debtors	(6,589)	–	(5,758)	–
Total provision for impairment – receivables	(6,589)	(217)	(5,758)	(194)
Total net receivables	12,117	–	11,013	–

\$ '000	2026	2025
Movement in provision for impairment of receivables		
Balance at the beginning of the year	5,951	778
+ new provisions recognised during the year	911	5,230
– amounts already provided for and written back this year	(35)	(44)
– amounts provided for but recovered during the year	(22)	(13)
Balance at the end of the year	6,805	5,951

Material accounting policy information

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over 5 years past due, whichever occurs first.

C1-4 Receivables (continued)

None of the receivables that have been written off are subject to enforcement activity.

Where Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

C1-5 Inventories

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
(i) Inventories at cost				
Stores and materials	258	—	198	—
Total inventories at cost	258	—	198	—
Total inventories	258	—	198	—

Externally restricted assets

There are no restrictions applicable to the above assets.

Externally Restricted Assets

Externally restricted assets

There are no restrictions applicable to the above assets.

(a) Details for real estate development

C1-6 Contract assets and Contract cost assets

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Contract assets	427	—	1,850	—
Total contract assets and contract cost assets	427	—	1,850	—

C1-7 Non-current assets classified as held for sale

	2026 Current	2026 Non-current	2025 Current	2025 Non-current
\$ '000				
Properties	34,550	–	34,750	–
Total disposal groups held for sale	34,550	–	34,750	–
Total non-current assets classified as held for sale	34,550	–	34,750	–

Details of assets and disposal groups

Council resolved at its meeting of 17 June 2025 to commence an open market sale process for two properties being: 4-6 Beaconsfield Lane, Concord and 10 Thornleigh Avenue, Concord. 10 Thornleigh Avenue, Concord property sale was completed prior to 30 June 2026 and the settlement of 4-6 Beaconsfield to be completed before 30 June 2027. Council is also negotiating the sale of 63 Blaxland Road, Concord West, which is expected to be settled before 30 June 2027.

Material accounting policy information

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use and are measured at the lower of their carrying amount and fair value less costs to sell.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale.

C1-8 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2025			Asset movements during the reporting period										At 30 June 2026		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ⁽¹⁾	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Other Movements to P&L	Tfns from/to 'held for sale' category	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000																
Capital work in progress	86,999	–	86,999	1,651	15,891	–	–	(85,525)	(26)	(105)	–	–	–	18,885	–	18,885
Plant and equipment	11,854	(3,875)	7,979	–	1,646	(548)	(793)	–	–	–	–	–	–	12,275	(3,991)	8,284
Office equipment	937	(616)	321	–	451	–	(93)	68	–	–	–	–	–	1,455	(708)	747
Furniture and fittings	1,920	(1,032)	888	–	190	–	(109)	76	–	–	–	–	–	2,173	(1,128)	1,045
Land:																
– Operational land	244,542	–	244,542	–	12,537	–	–	–	–	–	(7,423)	(677)	2,408	251,387	–	251,387
– Community land	179,376	–	179,376	–	–	–	–	–	–	–	–	–	4,550	183,926	–	183,926
– Land under roads (pre 1/7/08)	1,259,900	–	1,259,900	–	–	–	–	–	–	–	–	–	60,561	1,320,461	–	1,320,461
– Land under roads (post 30/6/08)	21,927	–	21,927	–	–	–	–	–	–	–	–	–	1,054	22,981	–	22,981
Land improvements – depreciable	30,602	(2,527)	28,075	203	–	(65)	(737)	50	(1,003)	–	–	(12)	1,026	30,580	(3,043)	27,537
Infrastructure:																
– Buildings – non-specialised	294,307	(62,981)	231,326	4,983	9,616	–	(5,643)	83,283	(3,087)	–	(535)	–	11,618	399,248	(67,687)	331,561
– Buildings – specialised	16,353	(5,277)	11,076	190	–	–	(404)	–	3,087	–	–	(661)	–	20,213	(6,925)	13,288
– Other structures	214,557	(79,011)	135,546	1,357	7,539	(902)	(3,721)	780	1,082	14	–	(50)	1,069	230,207	(87,493)	142,714
– Roads	489,515	(141,393)	348,122	6,874	312	(2,011)	(5,190)	1,103	7	(28)	(92)	–	30,656	567,252	(187,499)	379,753
– Bridges	19,112	(6,236)	12,876	–	–	–	(169)	–	–	–	–	(5,383)	–	12,026	(4,702)	7,324
– Footpaths	96,696	(17,937)	78,759	1,775	676	(401)	(1,157)	153	–	–	–	(11,893)	–	106,733	(38,821)	67,912
– Stormwater drainage	169,633	(62,765)	106,868	784	75	(112)	(1,528)	5	(60)	–	–	(14,708)	–	160,731	(69,407)	91,324
– Swimming pools	17,114	(7,579)	9,535	358	28	–	(193)	–	–	–	–	–	346	18,020	(7,946)	10,074
Other assets:																
– Public Art	1,111	(210)	901	–	149	–	(16)	–	–	–	–	–	–	1,259	(225)	1,034
– Library books	7,972	(6,516)	1,456	–	513	–	(475)	–	–	–	–	–	–	8,485	(6,991)	1,494
– Other	2,125	(1,243)	882	–	24	–	(161)	7	–	–	–	–	–	2,157	(1,405)	752
Total infrastructure, property, plant and equipment	3,166,552	(399,198)	2,767,354	18,175	49,647	(4,039)	(20,389)	–	–	(119)	(8,050)	(33,384)	113,288	3,370,454	(487,971)	2,882,483

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-8 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2024			Asset movements during the reporting period									At 30 June 2025		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ⁽¹⁾	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Other Movements to P&L	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000															
Capital work in progress	52,891	–	52,891	1,512	37,938	–	–	(5,260)	–	(82)	–	–	86,999	–	86,999
Plant and equipment	11,669	(4,026)	7,643	–	2,367	(1,257)	(793)	–	19	–	–	–	11,854	(3,875)	7,979
Office equipment	917	(528)	389	10	12	–	(90)	–	–	–	–	–	937	(616)	321
Furniture and fittings	1,693	(932)	761	–	220	–	(99)	6	–	–	–	–	1,920	(1,032)	888
Land:															
– Operational land	218,464	–	218,464	–	–	–	–	–	–	–	–	26,078	244,542	–	244,542
– Community land	173,863	–	173,863	–	247	–	–	–	–	–	–	5,266	179,376	–	179,376
– Land under roads (pre 1/7/08)	1,217,222	–	1,217,222	–	–	–	–	–	–	–	–	42,678	1,259,900	–	1,259,900
– Land under roads (post 30/6/08)	22,084	–	22,084	–	–	(600)	–	–	–	–	–	443	21,927	–	21,927
Land improvements – depreciable	26,812	(2,646)	24,166	1,758	74	(401)	(735)	652	1,519	–	–	1,042	30,602	(2,527)	28,075
Infrastructure:															
– Buildings – non-specialised	276,874	(43,515)	233,359	2,192	2,502	(106)	(4,233)	623	26	–	(3,037)	–	294,307	(62,981)	231,326
– Buildings – specialised	13,634	(6,135)	7,499	2,433	–	–	(339)	76	–	–	–	1,407	16,353	(5,277)	11,076
– Other structures	203,510	(77,623)	125,887	8,672	584	(960)	(3,460)	1,764	(1,668)	–	–	4,727	214,557	(79,011)	135,546
– Roads	475,642	(128,970)	346,672	3,789	348	(1,508)	(5,043)	1,591	89	–	–	2,184	489,515	(141,393)	348,122
– Bridges	18,615	(6,021)	12,594	41	8	(7)	(165)	–	–	–	–	405	19,112	(6,236)	12,876
– Footpaths	94,687	(17,581)	77,106	1,061	41	(81)	(1,129)	319	12	–	–	1,430	96,696	(17,937)	78,759
– Stormwater drainage	169,684	(63,985)	105,699	669	175	(675)	(1,682)	84	–	–	–	2,598	169,633	(62,765)	106,868
– Swimming pools	16,231	(7,283)	8,948	472	–	–	(184)	132	3	–	–	164	17,114	(7,579)	9,535
Other assets:															
– Heritage collections	1,110	(194)	916	–	1	–	(16)	–	–	–	–	–	1,111	(210)	901
– Library books	7,474	(6,064)	1,410	–	500	–	(454)	–	–	–	–	–	7,972	(6,516)	1,456
– Other	1,794	(1,083)	711	–	315	–	(157)	13	–	–	–	–	2,125	(1,243)	882
Total infrastructure, property, plant and equipment	3,004,870	(366,586)	2,638,284	22,609	45,332	(5,595)	(18,579)	–	–	(82)	(3,037)	88,422	3,166,552	(399,198)	2,767,354

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-8 Infrastructure, property, plant and equipment (continued)

Material accounting policy information

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their carrying amount, net of their residual values, over their estimated useful lives as follows:

	Useful lives
Equipment, furniture and fittings	2-15
Land improvements	5-100
Infrastructure:	
– Buildings	15-90
– Roads, bridges and footpaths	15-200
– Stormwater drainage	80-120
– Other Structures Open space / recreational assets	5-80
– Other infrastructure	5-80
Other assets	5-20

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment are held at fair value. Comprehensive valuations are performed at least every 3-5 years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the IPPE revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against IPPE revaluation reserve to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

C1-9 Investment properties

\$ '000	2026	2025
Owned investment property		
Investment property on hand at fair value	16,857	16,793
Total owned investment property	16,857	16,793
Owned investment property		
At fair value		
Opening balance at 1 July	16,793	45,376
Disposals during year	–	–
Net gain/(loss) from fair value adjustments	64	6,167
Transferred to Assets Held for Sale	–	(34,750)
Closing balance at 30 June	16,857	16,793

Material accounting policy information

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income.

C1-10 Intangible assets

Intangible assets are as follows:

\$ '000	2026	2025
Software		
Opening values at 1 July		
Gross carrying amount	3,207	2,332
Accumulated amortisation	(729)	(758)
Net carrying amount – opening balance	2,478	1,574
Movements for the year		
Purchases	709	1,259
Amortisation charges	(577)	(355)
Gross carrying amount written off	(275)	(384)
Accumulated amortisation charges written off	275	384
Closing values at 30 June		
Gross carrying amount	3,643	3,207
Accumulated amortisation	(1,030)	(729)
Total software – net carrying amount	2,613	2,478
Other		
Rhodes Recreation Centre		
Movements for the year		
Purchases	448	–
Closing values at 30 June		
Gross carrying amount	448	–
Total Rhodes Recreation Centre – net carrying amount	448	–
Total intangible assets – net carrying amount	3,061	2,478

Material accounting policy information

IT development and software

Software development costs include only those costs directly attributable to the development phase (including external direct costs of materials and services, direct payroll, and payroll-related costs of employees' time spent on the project) and are only recognised following completion of technical feasibility, and where the Council has an intention and ability to use the asset.

Software is carried at cost and amortisation is calculated on a straight-line basis over periods generally ranging from three to five years.

C1-11 Other

C2 Leasing activities

C2-1 Council as a lessee

Council has leases over a range of assets including land and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below. Council has also leases for the asset class land, with Ardrill House and Transport NSW, (access to waterways). Information relating to the leases in place and associated balances and transactions is provided below.

Office and IT equipment

Leases for IT equipment are generally for low value assets, except for significant items such as photocopiers and servers. The leases are for between 2 and 5 years with no renewal option, the payments are fixed, however some of the leases include variable payments based on usage.

Land

Council leases land for a car park, and has a number of leases with Transport for NSW (Maritime) for access to the foreshore, so the community can access the waterways. These leases are classified as short term leases.

(a) Right of use assets

\$ '000	Office and IT Equipment	Total
2026		
Opening balance at 1 July	35	35
Additions to right-of-use assets	102	102
Depreciation charge	(26)	(26)
Balance at 30 June	111	111
2025		
Opening balance at 1 July	21	21
Additions to right-of-use assets	33	33
Depreciation charge	(19)	(19)
Balance at 30 June	35	35

(b) Lease liabilities

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Lease liabilities	30	81	14	21
Total lease liabilities	30	81	14	21

(c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2026					
Cash flows	30	73	8	111	111
2025					
Cash flows	14	21	—	35	35

continued on next page ...

Page 45 of 82

C2-1 Council as a lessee (continued)

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Total lease liabilities relating to unrestricted assets	30	81	14	21
Total lease liabilities	30	81	14	21

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2026	2025
Interest on lease liabilities	3	1
Depreciation of right of use assets	26	19
Expenses relating to short-term leases	43	39
Expenses relating to leases of low-value assets	241	109
	313	168

(e) Statement of Cash Flows

Total cash outflow for leases	283	147
	283	147

(f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land which are used for:

- recreational jetties
- boat ramp

The leases are with Transport for NSW, and generally have been in place for many years and require payments of a maximum amount of \$520 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Material accounting policy information

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

C2-2 Council as a lessor

Operating leases

Council leases out a number of properties and /or plant and equipment to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included in the Statement of Financial Position as:

continued on next page ...

Page 46 of 82

C2-2 Council as a lessor (continued)

- investment property – where the asset is held predominantly for rental or capital growth purposes (refer note C1-8)
- property, plant and equipment – where the rental is incidental, or the asset is held to meet Councils service delivery objective (refer note C1-7).

\$ '000	2026	2025
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(i) Assets held as investment property

Investment property operating leases comprise of commercial, community and residential arrangements.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below

Lease income (excluding variable lease payments not dependent on an index or rate)	240	264
Total income relating to operating leases for investment property assets	240	264

(ii) Operating lease expenses

Direct operating expenses that generated rental income	(8)	(24)
Total expenses relating to operating leases	(8)	(24)

Lease income (excluding variable lease payments not dependent on an index or rate)	4,436	4,141
Total income relating to operating leases for Council assets	4,436	4,141

(iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	6,787	5,228
1–2 years	5,556	2,719
2–3 years	3,974	2,093
3–4 years	3,344	1,857
4–5 years	1,902	1,172
> 5 years	8,613	5,325
Total undiscounted lease payments to be received	30,176	18,394

Material accounting policy information

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components, the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term for an operating lease and as finance income using amortised cost basis for finance leases.

C3 Liabilities of Council

C3-1 Payables

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Payables				
Prepaid rates	702	–	667	–
Goods and services – operating expenditure	4,511	–	3,350	–
Accrued expenses:				
– Salaries and wages	2,571	–	2,394	–
– Other expenditure accruals	7,259	–	11,152	–
Security bonds, deposits and retentions	14,420	–	14,008	–
Total payables	29,463	–	31,571	–
Total payables	29,463	–	31,571	–

Current payables not anticipated to be settled within the next twelve months

\$ '000	2026	2025
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	10,804	9,804
Total payables	10,804	9,804

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

\$ '000	Notes	2026 Non-current	2026 Current	2025 Non-current	2025 Current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	875	3,167	1,215	6,549
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	138	4,651	4,855	3,136
Total grants received in advance		1,013	7,818	6,070	9,685
User fees and charges received in advance:					
Income Received in advance					
User Fees and charges received in advance	(iii)	–	1,652	–	1,483
Other		–	–	–	–
Total user fees and charges received in advance		–	1,652	–	1,483
Total contract liabilities		1,013	9,470	6,070	11,168

Notes

(i) Council has received funding to construct assets including sporting facilities, bridges, library and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under

continued on next page ...

Page 48 of 82

C3-2 Contract Liabilities (continued)

Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) Prepaid rates and membership fees and other payments received in advance that are yet to satisfy performance obligation.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2026	2025
Grants and contributions received in advance:		
Capital grants (to construct Council controlled assets)	4,042	9,246
Operating grants (received prior to performance obligation being satisfied)	4,789	7,992
Total revenue recognised that was included in the contract liability balance at the beginning of the period	8,831	17,238

Significant changes in contract liabilities

Funding from State and Commonwealth governments relates to contract obligations that have yet to be met. The majority of the contract liabilities relate to funding for Regional Cycleway, Charles Heath Reserve, Majors Bay Reserve and Howley Park Reserve

C3-3 Borrowings

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Loans – secured	863	11,035	826	11,898
Total borrowings	863	11,035	826	11,898

(a) Changes in liabilities arising from financing activities

\$ '000	2025		Non-cash movements				2026
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	12,724	(826)	–	–	–	–	11,898
Lease liability (Note C2-1)	35	76	–	–	–	–	111
Total liabilities from financing activities	12,759	(750)	–	–	–	–	12,009

\$ '000	2024		Non-cash movements				2025
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	13,516	(792)	–	–	–	–	12,724
Lease liability (Note C2-1)	21	14	–	–	–	–	35
Total liabilities from financing activities	13,537	(778)	–	–	–	–	12,759

(b) Financing arrangements

\$ '000	2026	2025
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Page 49 of 82

C3-3 Borrowings (continued)

\$ '000	2026	2025
Total facilities		
Total financing facilities available to Council at the reporting date are:		
Bank overdraft facilities ¹	500	500
Credit cards/purchase cards	2,150	2,150
Total financing arrangements	2,650	2,650
Drawn facilities		
Financing facilities drawn down at the reporting date are:		
Undrawn facilities		
Undrawn financing facilities available to Council at the reporting date are:		
– Bank overdraft facilities	500	500
– Credit cards/purchase cards	2,150	127
Total undrawn financing arrangements	2,650	627

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

Additional financing arrangements information

Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

Material accounting policy information

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

C3-4 Employee benefit provisions

\$ '000	2026 Current	2026 Non-current	2025 Current	2025 Non-current
Annual leave	3,724	–	3,552	–
Sick leave	160	–	144	–
Long service leave	6,870	849	6,358	786
Total employee benefit provisions	10,754	849	10,054	786

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2026	2025
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	9,819	9,188
	9,819	9,188

Description of and movements in provisions

\$ '000	ELE provisions			
	Annual leave	Sick leave	Long service leave	Total
2026				
At beginning of year	3,552	144	7,144	10,840
Additional provisions	3,920	16	1,631	5,567
Amounts used (payments)	(3,748)	–	(1,056)	(4,804)
Total ELE provisions at end of year	3,724	160	7,719	11,603
2025				
At beginning of year	3,101	137	6,479	9,717
Additional provisions	3,348	7	1,576	4,931
Amounts used (payments)	(2,897)	–	(911)	(3,808)
Total ELE provisions at end of year	3,552	144	7,144	10,840

Material accounting policy information

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

C3-5 Provisions

\$ '000	2026 Current	2026 Non-Current	2025 Current	2025 Non-Current
Other provisions				
Workers compensation On Costs	231	18	201	16
Sub-total – other provisions	231	18	201	16

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Page 51 of 82

C3-5 Provisions (continued)

Total provisions	231	18	201	16
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\$ '000	2026 Current	2026 Non-Current	2025 Current	2025 Non-Current
Total provisions relating to unrestricted assets	231	18	201	16
Total provisions	231	18	201	16

Current provisions not anticipated to be settled within the next twelve months

The following provisions, even though classified as current, are not expected to be settled in the next 12 months.

Description of and movements in provisions

\$ '000	Other provisions	
	Workers Comp On-Cost	Total
2026		
At beginning of year	217	217
Other	32	32
Total other provisions at end of year	249	249
2025		
At beginning of year	203	203
Other	14	14
Total other provisions at end of year	217	217

Nature and purpose of provisions

Workers Compensation On Costs

Workers Compensation On Cost is an accrued expense associated with the future payment in service of accrued employee leave entitlements.

Material accounting policy information

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation Surplus

The infrastructure, property, plant and equipment (IPPE) revaluation surplus is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Risks and accounting uncertainties

D1-1 Risks relating to financial instruments held

Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by the Councillors.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

\$ '000	Carrying value 2026	Carrying value 2025	Fair value 2026	Fair value 2025
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	21,114	26,602	–	24,596
Receivables	12,117	11,013	–	10,899
Investments				
– Debt securities at amortised cost	166,550	182,300	–	185,741
Total financial assets	199,781	219,915	–	221,236
Financial liabilities				
Payables	29,463	31,571	–	29,267
Loans/advances	11,898	12,724	–	9,105
Total financial liabilities	41,361	44,295	–	38,372

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings and measure at amortised cost investments** – are based upon estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) **at fair value through profit and loss** or (ii) **at fair value through other comprehensive income** – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

The risks associated with the financial instruments held are:

- Market risk – interest rate risk – the risk that movements in interest rates could affect returns
- liquidity risk – the risk that Council will not be able to pay its debts as and when they fall due.
- credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument, resulting in a financial loss to the Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers before placing any cash and investments.

(a) Market risk – interest rate and price risk

\$ '000	2026	2025
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Page 54 of 82

D1-1 Risks relating to financial instruments held (continued)

\$ '000	2026	2025
The impact on the result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	1,940	2,069
Impact of a 10% movement in price of investments		
– Equity / Income Statement	870	772

(b) Credit risk

Council's major receivables comprise rates, annual charges, user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk other than Council has significant credit risk exposures in its local area given the nature of Council activities.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance. The balances of receivables that remain within initial trade terms (as detailed in the table) are considered to be of high credit quality.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

D1-1 Risks relating to financial instruments held (continued)

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2026				
Gross carrying amount	–	2,642	153	2,795
2025				
Gross carrying amount	–	2,523	141	2,664

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	0 - 30 days	Overdue debts 31 - 60 days	61 - 90 days	> 91 days	Total
2026						
Gross carrying amount	13,141	1,753	963	480	218	16,555
Expected loss rate (%)	0.00%	0.23%	0.02%	0.02%	6.03%	0.11%
ECL provision	–	4	–	–	13	17
2025						
Gross carrying amount	8,127	1,280	475	335	5,934	16,151
Expected loss rate (%)	0.00%	0.02%	0.08%	0.18%	0.43%	0.17%
ECL provision	–	–	–	1	26	27

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Page 56 of 82

D1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cash flows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2026							
Payables	0.00%	14,420	—	—	—	14,420	29,463
Borrowings	4.45%	863	901	4,019	6,115	11,898	11,898
Total financial liabilities		15,283	901	4,019	6,115	26,318	41,361
2025							
Payables	0.00%	14,008	—	—	—	14,008	31,571
Borrowings	4.45%	826	863	3,850	7,185	12,724	12,724
Total financial liabilities		14,834	863	3,850	7,185	26,732	44,295

D2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property
- Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The table below shows the assigned level for each asset and liability held at fair value by Council:

		Fair value measurement hierarchy					
\$ '000	Notes	Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2026	2025	2026	2025	2026	2025
Recurring fair value measurements							
Investment property	C1-9						
Investment properties		16,857	16,793	–	–	16,857	16,793
Total investment property		16,857	16,793	–	–	16,857	16,793
Infrastructure, property, plant and equipment							
	C1-8						
Plant and equipment		–	–	8,284	7,979	8,284	7,979
Office equipment		–	–	747	321	747	321
Furniture and fittings		–	–	1,045	888	1,045	888
Operational land		251,387	244,542	–	–	251,387	244,542
Community land		–	–	183,926	179,376	183,926	179,376
Land under roads		–	–	1,343,442	1,281,827	1,343,442	1,281,827
Land improvements – depreciable		–	–	27,537	28,075	27,537	28,075
Buildings (specialised and non-specialised)		–	–	344,849	242,402	344,849	242,402
Other structures		–	–	142,714	135,546	142,714	135,546
Roads, bridges, footpaths		–	–	454,989	439,757	454,989	439,757
Swimming Pools		–	–	10,074	9,535	10,074	9,535
Stormwater drainage		–	–	91,324	106,868	91,324	106,868
Public Art		–	–	1,034	901	1,034	901
Library books		–	–	1,494	1,456	1,494	1,456
Other		–	–	752	882	752	882
Total infrastructure, property, plant and equipment		251,387	244,542	2,612,211	2,435,813	2,863,598	2,680,355
Non-current assets classified as held for sale							
	C1-7						
Properties held for sale		34,550	34,750	–	–	34,550	34,750
Total NCA's classified as held for sale		34,550	34,750	–	–	34,550	34,750

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value

continued on next page ...

Page 58 of 82

D2-1 Fair value measurement (continued)

measurements.

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Investment property

Investment property comprises land and /or buildings that are principally held for long-term rental yields, capital gains, or both, that is not occupied by Council. Full revaluations are carried out every three years by a member of the Australian Property Institute with an appropriate index utilised each year in between the full revaluations.

On an annual basis, Council reviews relevant indices in between the full revaluations, as a potential indicator to assess whether assets are not at fair value. A comprehensive revaluation of investment properties was undertaken by APV Valuers and Asset Management, for the year ending 30th June 2024.

All investment property valuations are included in level 2 of the fair value hierarchy.

Infrastructure, property, plant and equipment (IPPE)

Council's non-current assets are revalued at a minimum, every five years. Council engages external, independent, qualified valuers to determine the fair value of land, buildings, other structures, infrastructure and major plant to undertake this work. In addition, annual reviews are undertaken to determine whether the carrying amount of the asset is materially different from the existing fair values. If any variation is considered material, a revaluation is undertaken either by comprehensive revaluation or by applying an interim revaluation utilising appropriate indices.

Changes in fair values with Level 2 and 3 inputs are analysed at the end of each reporting period and discussed between the relevant department heads, valuation firm, audit committee and auditors, where considered necessary.

Plant & Equipment, Office equipment and Furniture & Fittings

Plant & Equipment, Office Equipment and Furniture & Fittings assets are recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items.

These asset categories include:

- Plant & Fleet
- Major Plant Items – tractors, street sweepers, tippers, rollers, and back hoes.
- Minor Plant and Equipment Items – generators, mowers, weed harvester, trailers, chainsaws, and power hand tools
- Fleet Vehicles – trucks, commercial vehicles and passenger vehicles
- Office Equipment – communications equipment and photocopiers
- Furniture & Fittings – work stations, storage cabinets, tables and chairs

The unobservable level 3 inputs used include:

- Straight line pattern of consumption
- Useful life
- Residual value where applicable

Council reviews the value of these assets based on the gross replacement cost of similar assets.

There has been no change in the valuation process during the reporting period.

Land (Operational, Community, Land under roads and Land Improvements)

A comprehensive valuation of Operational land was undertaken by APV Pty Ltd as at 30 June 2025

Operational Land has been valued at market value, having regard to the "highest and best use", after identifying all elements that would be taken into account by buyers and sellers in settling the price, including but not limited to:

- The land's description and/or dimensions;
- Planning and other constraints on development; and
- The potential for alternative use.

continued on next page ...

Page 59 of 82

D2-1 Fair value measurement (continued)

Level 2 inputs were used to value land held in freehold title and those with special use, which are restricted under the zoning objectives. Sale prices of comparable land parcels in close proximity were adjusted for differences in key attributes such as size and configuration. The most significant inputs into this valuation approach are price per square metre.

Community land valuations are based on the Valuer General's most recent valuation of land provided for rating purposes, as at Base Date 01/07/2024. The Valuer General's valuations reflect the restricted use of Community Land.

Land Under Roads is valued based the latest Valuer General's Valuation of Base Date of 1/07/2024. A discounted municipal average of \$311.948 per square meter representing a discount of 90% of Municipal Average of Land Values reflects the restricted nature of Land Under Roads. The 90% discounting method relates to the Englobo valuation methodology.

Land Improvements – Depreciable

This asset class comprises land improvements such as gardens, mulched areas, streetscaping and landscaping. These assets may be located on parks, reserves and also within road reserves. Land Improvements were valued using the cost approach in collaboration between APV Valuers and Asset Management and Council's experienced engineering staff, as at 30/06/2022.

The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimates of patterns of consumption, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets were all classified as having been valued using Level 3 valuation inputs. Valuation techniques remained the same for this reporting period.

Using the above valuations, as the base, Council applied the index, ABS - Series 3109 - Other heavy and civil engineering construction Australia, as at 30/06/2025.

Buildings

A comprehensive valuation of Buildings was undertaken by Scott Fullarton Valuations Pty Ltd, Director Scott Fullarton, FAPI, Certified Practising Valuer, API Membership No 67557 as at 30 June 2022 using the cost approach.

The Gross Value of each building is obtained by applying a unit rate to a structure or a square metre rate to a building, based on its current replacement cost, which is the lowest cost of replacing the economic benefits of the existing asset using modern technology. While all buildings were physically inspected, inputs such as estimates of patterns of consumption, asset condition and useful life required extensive professional judgement.

The key unobservable input is the rate per square metre which has been benchmarked to construction costs of similar properties across the industry.

This asset class is categorised as level 3 as some of the inputs used in the valuation of these assets require significant professional judgment and are unobservable. Valuation techniques remained the same for this reporting period. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed by staff during the 2024-25 financial year to account for inflation, Council applied the ABS index, "3020 Non-residential building construction NSW" to determine the valuation.

Other Structures

This asset class comprises sea wall, marine structures, retaining walls, playground equipment, sports field lighting, shade shelters, fencing, and other structures which did not meet the definition of a building.

Other Structures were valued using the cost approach in collaboration between APV Valuers and Asset Management and Council's experienced engineering staff, in 2021/22.

The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimates of patterns of consumption, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets were all classified as having been valued using Level 3 valuation inputs. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed by staff during the 2024-25 financial year to account for inflation, Council applied the ABS index, "3109 -Other heavy and civil engineering construction Australia, to determine the valuation.

Roads, Bridges and Footpaths

continued on next page ...

Page 60 of 82

D2-1 Fair value measurement (continued)

The road carriageway is defined as the trafficable portion of a road, between, but not including the kerb and gutter. This asset class includes Footpaths, Kerb and Gutter, Roundabouts, Speed humps, Traffic calming devices, Street Furniture, Bus Shelters and Guard rail fencing.

Council's roads are componentised into surface and pavement and further separated into segments for inspection and valuation. Footpaths and Kerb and Gutter are segmented to match the adjacent road segment where possible. The cost approach was utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimated pattern of consumption, asset condition and useful life, requiring extensive professional judgement, impacted significantly on the final determination of fair value.

This asset class is categorised as Level 3 as some of the above mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed by staff during the 2024-25 financial year to account for inflation. In relation to the footpath category assets, Council has applied the ABS index, "3109 -Other heavy and civil engineering construction Australia, to determine the valuation as at 30 June 2025.

With respect to the Roads and Bridges asset categories, ABS index, "3101 -Road and bridge construction New South Wales, has been applied to determine the valuation as at 30 June 2025.

Swimming Pools

Assets within this class comprise Cabarita Swimming Centre and Drummoyne Swimming Centre. The pools were valued by Scott Fullarton Valuations Pty Ltd, Director Scott Fullarton, FAPI, Certified Practising Valuer, API Membership No 67557 as at 30 June 2022 using the cost approach.

The Gross Value of each building is obtained by applying a unit rate to a structure or a square metre rate to a building, based on its current replacement cost, which is the lowest cost of replacing the economic benefits of the existing asset using modern technology. While the swimming centres were physically inspected, inputs such as estimates of patterns of consumption, asset condition and useful life required extensive professional judgement.

The key unobservable input is the rate per square metre which has been benchmarked to construction costs of similar properties across the industry.

This asset class is categorised as level 3 as some of the inputs used in the valuation of these assets require significant professional judgment and are unobservable. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed by staff during the 2024-25 financial year to account for inflation, Council applied the ABS index, "3109 -Other heavy and civil engineering construction Australia, to determine the valuation.

Stormwater Drainage

The Stormwater Drainage asset class consists of basins, pits and pipes, gross pollutant traps, open channels and culverts. The valuation for this asset class was performed by the Council's internal engineering team. The gross value of the infrastructure assets are determined using rates stipulated in contracts with third party suppliers, which is a key observable input.

Stormwater Drainage assets were last externally valued as at 30 June 2021. The valuations also included assessment of the overall useful life of each type of asset and the subsequent determination of the remaining useful life of each asset.

This asset class is categorised as Level 3 as some of the above mentioned inputs used in the valuation of these assets require significant professional judgement and are therefore unobservable. Valuation techniques remained the same for this reporting period.

A fair value assessment was performed by staff during the 2024-25 financial year to account for inflation, Council applied the ABS index, "3109 -Other heavy and civil engineering construction Australia, to determine the valuation.

Other Assets – Library Books'

Assets included in this asset category consist of library books, Ebooks, Online journals, magazines, CDs and DVDs which are recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items. There are no major variances between the fair value and carrying amount of these assets. Therefore these assets are disclosed at fair value in the notes.

continued on next page ...

Page 61 of 82

D2-1 Fair value measurement (continued)

Whilst these assets are recognised at cost with supporting supplier invoices (observable input), the remaining significant inputs (useful life, pattern of consumption, and asset condition) are unobservable and therefore categorised as level 3.

Valuation techniques remained the same for this reporting period.

Fair value measurements using significant unobservable inputs (level 3)

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

\$ '000	Fair value (30/6/26) 2026	Valuation technique/s	Unobservable inputs
Investment properties			
Investment Property	16,857	Review of market conditions by an Independent Qualified Valuer (Market approach)	Estimated rental value (/m2) Rental yield (per annum)
Infrastructure, property, plant and equipment			
Plant & Equip, Office Equipment, Furn & Fittings	10,076	Cost used to approximate fair value (Cost approach)	Gross Replacement Useful Life Residual Value Remaining Useful Life
Operational Land	251,387	Qualified Valuer (Cost approach)	Price per square metre
Community Land	183,926	Land Values obtained from NSW Valuer General (Cost approach)	Land Value, Land Area
Land under Roads	1,343,442	Municipal average m2 rate of properties land values as determined by the NSW Valuer General. A 90% discount rate is applied to reflect the restricted nature of LUR (Cost approach)	Land Value, Land Area
Land Improvements - Depreciable	27,537	Cost used to approximate fair value (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life
Buildings	344,849	Qualified Valuer (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life
Other structures	142,714	Cost used to approximate fair value (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life
Roads bridges footpaths	454,989	Unit rates per m2 or length (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life
Swimming pools	10,074	Qualified Valuer (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life
Stormwater drainage	91,324	Unit rates per m2 or length (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life
Other assets -Library Books -Public Art -Other and Work In Progress	3,280	Cost used to approximate fair value (Cost approach)	Gross Replacement Useful Life Asset Condition Remaining Useful Life

Non-current assets classified as 'held for sale'

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Page 62 of 82

D2-1 Fair value measurement (continued)

\$ '000	Fair value (30/6/26) 2026	Valuation technique/s	Unobservable inputs
Non-current assets classified as 'held for sale'	34,550	Review of market conditions by an Independent Qualified Valuer (Market approach)	Estimated rental value (/m2) Rental yield (per annum)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Plant & Equip, Office Equipment, Furn & Fittings		Operational Land		Community Land		Land under Roads	
	2026	2025	2026	2025	2026	2025	2026	2025
Opening balance	9,188	8,793	244,542	218,464	179,376	173,863	1,281,827	1,239,306
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	144	25	(7,423)	—	—	—	—	—
Purchases (GBV)	2,287	2,609	12,537	—	—	247	—	—
Disposals (WDV)	(548)	(1,257)	—	—	—	—	—	(600)
Depreciation and impairment	(995)	(982)	—	—	—	—	—	—
Revaluations	—	—	1,731	26,078	4,550	5,266	61,615	43,121
Closing balance	10,076	9,188	251,387	244,542	183,926	179,376	1,343,442	1,281,827

\$ '000	Land Improvements - Depreciable		Buildings		Other structures		Roads bridges footpaths	
	2026	2025	2026	2025	2026	2025	2026	2025
Opening balance	28,075	24,166	242,402	240,858	135,546	125,887	439,757	436,372
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	(953)	2,171	82,748	725	1,876	96	1,143	2,011
Purchases (GBV)	203	1,832	14,789	7,127	8,896	9,256	9,637	5,288
Disposals (WDV)	(65)	(401)	—	(106)	(902)	(960)	(2,412)	(1,596)
Depreciation and impairment	(737)	(735)	(6,047)	(4,572)	(3,721)	(3,460)	(6,516)	(6,337)
Revaluations	1,014	1,042	10,957	(1,630)	1,019	4,727	13,380	4,019
Closing balance	27,537	28,075	344,849	242,402	142,714	135,546	454,989	439,757

\$ '000	Swimming pools		Stormwater drainage		Other assets		Investment Property	
	2026	2025	2026	2025	2026	2025	2026	2025
Opening balance	9,535	8,948	106,868	105,699	3,239	3,037	16,793	45,376
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	—	135	(55)	84	7	13	—	(34,750)
Purchases (GBV)	386	472	859	844	686	816	—	—
Disposals (WDV)	—	—	(112)	(675)	—	—	—	—
Depreciation and impairment	(193)	(184)	(1,528)	(1,682)	(652)	(627)	—	—
Revaluations	346	164	(14,708)	2,598	—	—	64	6,167
Closing balance	10,074	9,535	91,324	106,868	3,280	3,239	16,857	16,793

\$ '000	Assets classified as 'held for sale'		Total	
	2026	2025	2026	2025

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Page 63 of 82

D2-1 Fair value measurement (continued)

\$ '000	Assets classified as 'held for sale'		Total	
	2026	2025	2026	2025
Opening balance	34,750	–	2,731,898	2,630,769
Transfers from/(to) another asset class	8,050	34,750	85,537	5,260
Purchases (GBV)	–	–	50,280	28,491
Disposals (WDV)	(8,250)	–	(12,289)	(5,595)
Depreciation and impairment	–	–	(20,389)	(18,579)
Revaluations	–	–	79,968	91,552
Closing balance	34,550	34,750	2,915,005	2,731,898

Highest and best use

The following non-financial assets of Council are being utilised at other than their highest and best use:

Car Parks

Land could be redeveloped.

All other non-financial assets are considered to be utilised for their highest and best use.

D3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under Active Super – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB 119 *Employee Benefits* for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formula and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% of salary
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 9.5% from 1 July 2025 of salaries to these members' accumulation accounts in line with current level of SG contributions, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20.0 million per annum for 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June. Given the funding position of the Fund as at 30 June 2024, it was recommended to cease these past service contributions effective 1 January 2025.

The adequacy of contributions is assessed at each actuarial investigation which will be conducted annually, the next of which is due effective 30 June 2025.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

There is no provision for allocation of any surplus which may be present at the date of withdrawal of an employer.

continued on next page ...

Page 65 of 82

D3-1 Contingencies (continued)

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2025 was \$166,581.70. The last valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2024.

The amount of additional contributions included in the total employer contribution advised above is \$48,802.74
Council's expected contribution to the plan for the next annual reporting period is \$23,766.24

The estimated employer reserves financial position for the Pooled Employers at 30 June 2025 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,197.6	
Past Service Liabilities	2,092.0	105.0%
Vested Benefits	2,130.4	103.2%

* excluding other accumulation accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to the Council is estimated to be 0.52% as at 30 June 2025.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.0% per annum
Salary inflation	3.5% per annum
Increase in CPI	2.5% per annum

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review will be completed by December 2025.

(ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30 June this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

(iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

(iv) Other guarantees

Council has provided no other guarantees other than those listed above.

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Page 66 of 82

D3-1 Contingencies (continued)

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

ASSETS NOT RECOGNISED

(i) Contingent Assets

A number of Court proceedings were either finalised or remained in progress as at 30 June 2025.

Council may be awarded costs in relation to some or all of these cases and accordingly, at year end, a potential asset exists. Due to limited information available relating to the status of these cases, Council is unable to determine the value of costs that may be awarded in its favour.

E People and relationships

E1 Related party disclosures

E1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2026	2025
Compensation:		
Short-term benefits	2,050	1,987
Other long-term benefits	264	22
Total	2,314	2,009

E1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2026	2025
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The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:

Mayoral fee	51	47
Councillors' fees	209	188
Other Councillors' expenses (including Mayor)	40	64
Total	300	299

E2 Other relationships

E2-1 Audit fees

\$ '000	2026	2025
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During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

Auditors of the Council - NSW Auditor-General:

(i) Audit and other assurance services

Audit and review of financial statements

	131	128
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Remuneration for audit and other assurance services	131	128
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Total fees paid or payable to the NSW Auditor-General	131	128
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Non NSW Auditor-General audit firms

(i) Audit and other assurance services

Other audit and assurance services

	6	3
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Remuneration for audit and other assurance services	6	3
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Total remuneration of non NSW Auditor-General audit firms	6	3
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Total audit fees	137	131
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F Other matters

F1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

\$ '000	2026	2025
Net operating result from Income Statement	24,867	70,078
Add / (less) non-cash items:		
Depreciation and amortisation	20,992	18,953
(Gain) / loss on disposal of assets	5,254	3,684
Non-cash capital grants and contributions	(8,847)	(3,324)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investment property	(64)	(6,167)
Movements in operating assets and liabilities and other cash items:		
(Increase) / decrease of receivables	(1,958)	(6,455)
Increase / (decrease) in provision for impairment of receivables	854	5,174
(Increase) / decrease of inventories	(60)	102
(Increase) / decrease of other current assets	(1,798)	811
(Increase) / decrease of contract asset	1,423	(911)
Increase / (decrease) in payables	1,161	2,779
Increase / (decrease) in other accrued expenses payable	(3,716)	3,789
Increase / (decrease) in other liabilities	447	1,715
Increase / (decrease) in contract liabilities	(6,755)	3,688
Increase / (decrease) in employee benefit provision	763	1,123
Increase / (decrease) in other provisions	32	14
Net cash flows from operating activities	32,595	95,053

F2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2026	2025
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Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:

Property, plant and equipment

Buildings	1,032	1,588
Plant and equipment	636	–
Recreational projects	1,871	780
Roads, bridges and footpaths	5,378	1,298
Stormwater drainage	93	226
Seawalls	266	188
Other	396	592
Total commitments	9,672	4,672

These expenditures are payable as follows:

Within the next year	9,672	4,672
Total payable	9,672	4,672

Sources for funding of capital commitments:

Section 7.11 and 64 funds/reserves	2,996	2,483
Unexpended grants	2,397	706
Externally restricted reserves	71	2
Internally restricted reserves	4,208	1,481
Total sources of funding	9,672	4,672

Details of capital commitments

Capital expenditure commitments relate to projects budgeted for in 2024-25 but which had not been completed by June 30. The unexpended budget amount has been carried forward to 2025-26 to enable these projects to be completed.

F3-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

F4 Statement of developer contributions

F4-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2025	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2026	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
Roads	2,871	–	–	–	–	–	–	2,871	–
Open space	16,402	1,379	–	–	350	(9,142)	–	8,989	–
Community facilities	2,675	374	–	–	94	(772)	–	2,371	–
Community infrastructure	2,115	1,511	–	–	201	(1,120)	–	2,707	–
Administration	683	57	–	–	16	(24)	–	732	–
Active Transport	(1,647)	116	–	–	30	(43)	–	(1,544)	–
Public Domain	13,148	1,103	–	–	513	(6,135)	–	8,629	–
S7.11 contributions – under a plan	36,247	4,540	–	–	1,204	(17,236)	–	24,755	–
S7.12 levies – under a plan	3,378	1,995	–	–	147	(1,318)	–	4,202	–
Total S7.11 and S7.12 revenue under plans	39,625	6,535	–	–	1,351	(18,554)	–	28,957	–
S7.4 planning agreements	10,530	–	8,277	–	488	(5,724)	–	5,294	–
SEPP Affordable housing agreements	54,200	3,646	–	–	1,929	(11,201)	–	48,574	–
Total contributions	104,355	10,181	8,277	–	3,768	(35,479)	–	82,825	–

Under the *Environmental Planning and Assessment Act 1979*, local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

F4-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2025	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2026	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
S7.11 contributions – under a plan									
Contribution Plan - Canada Bay									
Open Space	9,293	879	–	–	117	(8,793)	–	1,496	–
Community facilities	2,632	239	–	–	31	(324)	–	2,578	–
Community infrastructure	2,108	1,511	–	–	201	(1,120)	–	2,700	–
Administration	359	30	–	–	4	(7)	–	386	–
Active Transport	(2,073)	74	–	–	10	(16)	–	(2,005)	–
Total	12,319	2,733	–	–	363	(10,260)	–	5,155	–

continued on next page ...

Page 74 of 82

F4-2 Developer contributions by plan (continued)

	Opening balance at 1 July 2025	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2026	Cumulative balance of internal borrowings (to)/from
\$ '000		Cash	Non-cash Land	Non-cash Other					
CONTRIBUTION PLAN - Concord area (Rhodes)									
Roads	2,871	-	-	-	-	-	-	2,871	-
Open space	7,107	500	-	-	233	(328)	-	7,512	-
Community facilities	40	135	-	-	63	(446)	-	(208)	-
Administration	324	27	-	-	12	(17)	-	346	-
Traffic facilities	415	42	-	-	20	(27)	-	450	-
Public Domain	13,148	1,103	-	-	513	(6,135)	-	8,629	-
Total	23,905	1,807	-	-	841	(6,953)	-	19,600	-
CONTRIBUTION PLAN - Concord area (Strathfield triangle)									
Open space	2	-	-	-	-	(21)	-	(19)	-
Community facilities	1	-	-	-	-	-	-	1	-
Public Domain	7	-	-	-	-	-	-	7	-
Land Acquisition	11	-	-	-	-	-	-	11	-
Total	21	-	-	-	-	(21)	-	-	-
CONTRIBUTION PLAN - Breakfast point community enhancement									
Community facilities	2	-	-	-	-	(2)	-	-	-
Active Transport	-	-	-	-	-	-	-	-	-
Total	2	-	-	-	-	(2)	-	-	-

S7.12 Levies – under a plan

CONTRIBUTION PLAN									
Other	3,378	1,995	-	-	147	(1,318)	-	4,202	-
Total	3,378	1,995	-	-	147	(1,318)	-	4,202	-

F4-3 S7.4 planning agreements

S7.4 planning agreements									
Strathfield triangle	610	-	-	-	9	(619)	-	-	-
Rhodes general	6,672	-	-	-	165	(5,042)	-	1,795	-
Canada Bay general	2,237	-	8,277	-	275	(63)	-	2,449	-
Breakfast Point	1,011	-	-	-	39	-	-	1,050	-
Total	10,530	-	8,277	-	488	(5,724)	-	5,294	-

City of Canada Bay Council | Notes to the Financial Statements 30 June 2026

	Opening balance at 1 July 2025	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2026	Cumulative balance of internal borrowings (to)/from
\$ '000		Cash	Non-cash Land	Non-cash Other					
F4-4 SEPP Affordable housing									
SEPP Affordable housing agreements									
SEPP Affordable housing agreements	54,200	3,646	—	—	1,929	(11,201)	—	48,574	—
Total	54,200	3,646	—	—	1,929	(11,201)	—	48,574	—

End of the audited financial statements

City of Canada Bay Council**General Purpose Financial Statements**

for the year ended 30 June 2026

Independent Auditor's Reports:

On the Financial Statements (Sect 417 [2])

Independent Auditor's Report**Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).**

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Page 78 of 82

City of Canada Bay Council

General Purpose Financial Statements

for the year ended 30 June 2026

Independent Auditor's Reports: (continued)

On the Financial Statements (Sect 417 [3])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

Statement of performance measures (unaudited)

Statement of performance measures – consolidated results (unaudited)

\$ '000	Amounts 2026	Indicator 2026	2025	Indicators 2024	2023	Benchmark
1. Operating performance ratio						
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	6,730	4.93%	4.75%	2.28%	(1.52)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	136,463					
2. Own source operating revenue ratio						
Total continuing operating revenue excluding all grants and contributions ¹	127,084	79.09%	62.45%	60.92%	66.13%	> 60.00%
Total continuing operating revenue	160,679					
3. Unrestricted current ratio						
Current assets less all external restrictions	121,377	4.02x	3.28x	4.02x	4.14x	> 1.50x
Current liabilities less specific purpose liabilities	30,188					
4. Debt service cover ratio						
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	28,277	20.10x	18.33x	11.44x	7.08x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	1,407					
5. Rates and annual charges outstanding percentage						
Rates and annual charges outstanding	2,914	3.70%	3.72%	3.99%	4.05%	< 5.00%
Rates and annual charges collectable	78,654					
6. Cash expense cover ratio						
Current year's cash and cash equivalents plus all term deposits	150,114	14.87 months	18.35 months	15.95 months	13.00 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities	10,092					

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

Additional Council disclosures (unaudited)

Financial review

Key financial figures of Council over the past 5 years

\$ '000	2026	2025	2024	2023	2022
Inflows:					
Rates and annual charges revenue	75,543	71,585	67,310	60,193	58,678
User charges revenue	29,564	28,590	21,446	17,675	16,706
Interest and investment revenue (losses)	9,166	9,385	7,413	4,214	1,366
Grants income – operating and capital	15,138	12,525	17,490	24,987	53,969
Total income from continuing operations	160,765	201,080	179,904	145,340	148,510
Sale proceeds from IPPE	9,225	1,910	841	5,562	4,011
New loan borrowings and advances	–	–	–	–	15,000
Outflows:					
Employee benefits and on-cost expenses	56,118	51,227	45,409	41,352	37,065
Borrowing costs	555	588	633	699	84
Materials and contracts expenses	45,121	44,171	42,229	38,562	35,267
Total expenses from continuing operations	135,898	131,002	117,041	104,687	94,582
Total cash purchases of IPPE	61,046	64,534	43,344	60,683	87,684
Total loan repayments (incl. leases)	852	811	1,206	1,381	745
Operating surplus/(deficit) (excl. capital income)	651	3,407	2,182	2,433	(1,367)
Financial position figures					
Current assets	181,103	189,002	155,613	109,927	120,846
Current liabilities	50,811	53,834	43,589	48,728	54,034
Net current assets	130,292	135,168	112,024	61,199	66,812
Available working capital (Unrestricted net current assets)	35,101	34,618	10,083	9,917	9,050
Cash and investments – unrestricted	10,258	15,300	10,076	9,358	5,067
Cash and investments – internal restrictions	61,530	50,795	48,218	45,832	46,291
Cash and investments – total	187,664	208,902	178,543	149,356	152,174
Total borrowings outstanding (loans, advances and finance leases)	11,898	12,724	13,516	14,690	16,030
Total value of IPPE (excl. land and earthworks)	1,591,699	1,460,807	1,373,237	1,286,991	1,192,896
Total accumulated depreciation	487,971	399,198	366,586	352,820	337,480
Indicative remaining useful life (as a % of GBV)	69%	73%	73%	73%	72%

Source: published audited financial statements of Council (current year and prior year)

Council information and contact details

Principal place of business:

1A Marlborough Street
Drummoyne NSW 2047

Contact details**Mailing Address:**

Locked Bag 1470
Drummoyne NSW 1470

Telephone: 02 9911 6555

Opening hours:

8:30am - 4:30pm
Monday to Friday

Internet: www.canadabay.nsw.gov.au

Email: council@canadabay.nsw.gov.au

Officers**Acting General Manager**

Greig Schuettrumpf

Responsible Accounting Officer

Jourdan Di Leo

Public Officer

Robyn Winn

Auditors

Audit Office of New South Wales
Level 19, Darling Park Tower 2
201 Sussex Street, Sydney NSW 2000
GPO Box 12, Sydney NSW 2001
audit.nsw.gov.au

Elected members**Mayor**

Michael Megna

Councillors

Cr Sylvia Alafaci
Cr. Anthony Bazouni
Cr Maria Cirillo
Cr. Andrew Ferguson
Cr. Charles Jago
Cr David Mansford
Cr Mas Meuross
Cr Hugo Robinson

Other information

ABN: 79 130 029 350

City of Canada Bay Council

SPECIAL SCHEDULES
for the year ended 30 June 2026



City of Canada Bay Council

Special Schedules

for the year ended 30 June 2026

Contents	Page
Special Schedules:	
Permissible income for general rates	3
Report on infrastructure assets as at 30 June 2026	5

City of Canada Bay Council | Permissible income for general rates | for the year ended 30 June 2026

City of Canada Bay Council

Permissible income for general rates

\$ '000	Notes	Calculation 2025/26	Calculation 2026/27
Notional general income calculation ¹			
Last year notional general income yield	a	52,689	55,684
Plus or minus adjustments ²	b	520	372
Notional general income	c = a + b	53,209	56,056
Permissible income calculation			
Percentage increase	d	4.69%	4.58%
Plus percentage increase amount ³	f = d x (c + e)	2,495	2,567
Sub-total	g = (c + e + f)	55,704	58,623
Plus (or minus) last year's carry forward total	h	14	25
Less valuation objections claimed in the previous year	i	(55)	(46)
Sub-total	j = (h + i)	(41)	(21)
Total permissible income	k = g + j	55,663	58,602
Less notional general income yield	l	55,684	58,603
Catch-up or (excess) result	m = k - l	(21)	-
Plus income lost due to valuation objections claimed ⁴	n	46	8
Less unused catch-up greater than 10 years ⁵	o	-	-
Carry forward to next year ⁶	p = m + n + o	25	8

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts or the rate peg balance amounts will be deducted if they are not caught up within ten years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for when setting the rates in a future year.
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Permissible income for general rates

Permissible income for general rates: PLUS PDF inserted here

Council needs to uplift custom PDF here - please uplift via "PLUS PDF" choice in the Home/TOC screen?

City of Canada Bay Council | Report on infrastructure assets as at 30 June 2026

City of Canada Bay Council

Report on infrastructure assets as at 30 June 2026

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring the agreed level of service set by Council	2025/26 Required maintenance ^a	2025/26 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Asset condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Childcare Centres	–	–	364	248	11,999	19,051	0.0%	31.9%	68.1%	0.0%	0.0%
	Community Centres	–	–	1,261	1,196	50,031	66,207	26.5%	39.1%	34.4%	0.0%	0.0%
	Council Offices/Administration Centres	569	569	1,074	1,134	16,964	26,607	13.3%	12.6%	69.8%	0.0%	4.3%
	Leased/Commercial	300	300	441	451	50,787	59,471	54.6%	24.6%	18.8%	2.0%	0.0%
	Leisure Centre	–	–	1,438	1,549	121,916	130,103	90.2%	0.0%	9.8%	0.0%	0.0%
	Operational	137	137	324	379	12,653	20,104	0.5%	34.0%	62.9%	2.5%	0.1%
	Parks	1,648	1,648	1,469	1,183	74,703	90,093	66.2%	15.4%	11.1%	7.3%	0.0%
	Public Toilets	239	239	713	626	5,796	7,825	30.2%	30.4%	27.2%	12.2%	0.0%
	Sub-total	2,893	2,893	7,084	6,766	344,849	419,461	55.6%	17.4%	24.6%	2.2%	0.2%
Other structures	Marine – Structures	–	–	43	89	6,781	7,914	51.7%	40.0%	8.3%	0.0%	0.0%
	Marine – Sea Walls	9,488	9,488	87	72	48,639	111,643	4.7%	7.9%	45.0%	29.6%	12.8%
	Parks – Civil/Landscaping	146	146	3,730	3,749	30,249	39,972	34.1%	30.8%	32.9%	1.9%	0.4%
	Parks – Furniture / Monuments etc	227	227	–	–	29,780	38,522	37.0%	33.2%	25.7%	3.8%	0.3%
	Parks – Playgrounds	5	5	175	107	4,830	5,158	77.2%	0.5%	21.6%	0.8%	0.0%
	Parks – Playing Fields etc	1	1	3,682	3,713	19,264	22,295	54.3%	34.3%	11.2%	0.3%	0.0%
	Parks – Playing Courts	8	8	–	2	3,171	4,703	13.7%	27.2%	58.9%	0.3%	0.0%
	Sub-total	9,875	9,875	7,717	7,732	142,714	230,207	23.4%	20.0%	34.9%	15.3%	6.4%
Roads	Roads	–	–	–	–	–	–	0.0%	0.0%	0.0%	0.0%	0.0%
	Sealed Roads Surface	1,686	1,686	4,097	4,918	62,957	107,968	14.0%	28.9%	46.5%	9.7%	0.9%
	Road Pavement	1,254	1,254	–	–	144,705	219,822	5.3%	66.3%	24.7%	3.4%	0.4%
	Bridges	290	290	–	–	7,325	12,026	18.7%	35.2%	37.7%	3.0%	5.4%
	Footpaths/Cycleways	222	222	1,805	2,323	67,911	106,733	12.0%	41.1%	45.5%	1.3%	0.1%
	Kerb and Gutter	139	139	127	51	65,914	120,816	1.0%	21.4%	76.7%	0.9%	0.0%
	Roadside Assets	82	82	1,625	1,340	5,941	8,610	28.6%	34.5%	31.7%	4.2%	1.2%
	Traffic Facilities	55	55	186	197	15,607	22,413	9.7%	70.0%	18.6%	1.8%	0.1%
	Road Structures	21	21	24	9	7,151	10,145	40.2%	21.6%	36.5%	1.6%	0.0%
	Road Subbase	–	–	–	–	–	–	0.0%	0.0%	0.0%	0.0%	0.0%
	Road Formation	–	–	–	–	77,478	77,478	100.0%	0.0%	0.0%	0.0%	0.0%
	Other road assets (incl. bulk earth works)	–	–	–	–	–	–	0.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	3,749	3,749	7,864	8,838	454,989	686,011	18.8%	39.6%	38.0%	3.2%	0.4%

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Page 5 of 9

City of Canada Bay Council

Report on infrastructure assets as at 30 June 2026 (continued)

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2025/26 Required maintenance ^a	2025/26 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Asset condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Stormwater drainage	Drainage Reticulation	7,860	7,860	489	712	88,005	156,428	10.9%	40.6%	28.3%	10.2%	10.0%
	Environmental Quality Devices	27	27	—	—	3,319	4,303	79.6%	7.9%	9.2%	2.5%	0.8%
	Sub-total	7,887	7,887	489	712	91,324	160,731	12.7%	39.7%	27.8%	10.0%	9.8%
Open space / recreational assets	Swimming pools	—	—	337	442	10,074	18,020	0.8%	0.5%	98.7%	0.0%	0.0%
	Sub-total	—	—	337	442	10,074	18,020	0.8%	0.5%	98.7%	0.0%	0.0%
Land Improvements	Parks-Playgrounds	90	90	—	—	8,310	9,379	78.0%	14.3%	3.9%	3.8%	0.0%
	Parks-Playing Fields etc.	—	—	—	—	12,876	13,922	82.9%	11.5%	5.6%	0.0%	0.0%
	Parks-Civil/Landscaping	10	10	—	—	3,584	4,511	1.6%	96.2%	1.4%	0.8%	0.0%
	Parks-Playing Courts	—	—	—	—	—	—	0.0%	0.0%	0.0%	0.0%	0.0%
	Parks	—	—	—	—	2,767	2,768	100.0%	0.0%	0.0%	0.0%	0.0%
	Other	—	—	—	—	—	—	0.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	100	100	—	—	27,537	30,580	71.0%	23.8%	3.9%	1.3%	0.0%
	Total – all assets	24,504	24,504	23,491	24,490	1,071,487	1,545,010	29.7%	29.9%	32.9%	5.3%	2.2%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

City of Canada Bay Council | Report on infrastructure assets as at 30 June 2026

City of Canada Bay Council

Report on infrastructure assets as at 30 June 2026

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2026	Indicator 2026	2025	Indicators 2024	2023	Benchmark
Buildings and infrastructure renewals ratio						
Asset renewals ¹	17,972					
Depreciation, amortisation and impairment	18,005	99.82%	124.26%	85.12%	89.06%	> 100.00%
Infrastructure backlog ratio						
Estimated cost to bring assets to a satisfactory standard	24,504					
Net carrying amount of infrastructure assets	1,090,372	2.25%	2.19%	2.02%	2.35%	< 2.00%
Asset maintenance ratio						
Actual asset maintenance	24,490					
Required asset maintenance	23,491	104.25%	101.68%	97.19%	99.43%	> 100.00%
Cost to bring assets to agreed service level						
Estimated cost to bring assets to an agreed service level set by Council	24,504					
Gross replacement cost	1,545,010	1.59%	1.70%	1.55%	1.71%	

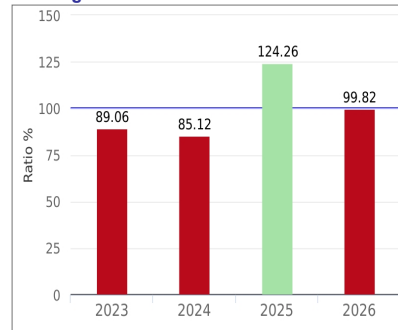
(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

City of Canada Bay Council

Report on infrastructure assets as at 30 June 2026

Buildings and infrastructure renewals ratio



Buildings and infrastructure renewals ratio

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

Commentary on result

25/26 ratio 99.82%

Renewal expenditure for the year totalled \$17.97 million, which was marginally below the benchmark. Over the past four years, Council has achieved an average renewal expenditure ratio of 99.6%, slightly below the benchmark of 100%

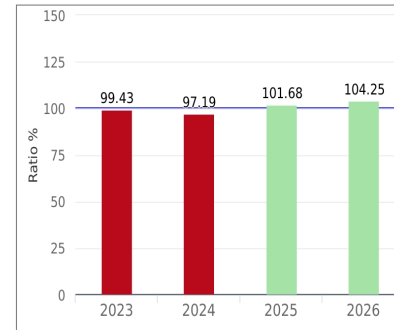
Benchmark: — > 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

Asset maintenance ratio



Asset maintenance ratio

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.

Commentary on result

25/26 ratio 104.25%

The required asset maintenance target is aligned to the adopted annual budget. Benchmark has been achieved.

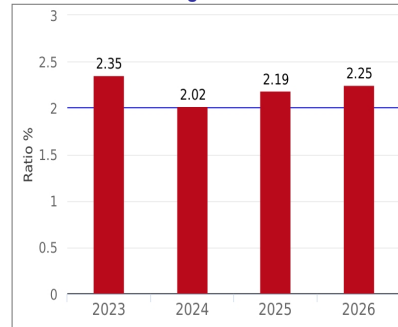
Benchmark: — > 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

Infrastructure backlog ratio



Infrastructure backlog ratio

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

Commentary on result

25/26 ratio 2.25%

Ratio is marginally up on the 2024-25 result, reflecting reassessed asset conditions in particular relating to stormwater and footpaths, where the estimated cost to bring to satisfactory condition increased by a combined \$1.6M.

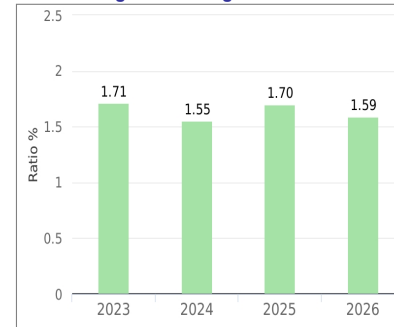
Benchmark: — < 2.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

Cost to bring assets to agreed service level



Cost to bring assets to agreed service level

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

Commentary on result

25/26 ratio 1.59%

City of Canada Bay Council

Report on infrastructure assets as at 30 June 2026

Infrastructure asset performance indicators (by fund)

\$ '000	General fund		Benchmark
	2026	2025	
Buildings and infrastructure renewals ratio			
Asset renewals ¹			
Depreciation, amortisation and impairment	99.82%	124.26%	> 100.00%
Infrastructure backlog ratio			
Estimated cost to bring assets to a satisfactory standard			
Net carrying amount of infrastructure assets	2.25%	2.19%	< 2.00%
Asset maintenance ratio			
Actual asset maintenance			
Required asset maintenance	104.25%	101.68%	> 100.00%
Cost to bring assets to agreed service level			
Estimated cost to bring assets to an agreed service level set by Council			
Gross replacement cost	1.59%	1.70%	

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.