

North Sydney Combined Precincts Committee (CPC)
Tuesday 18 February 2025
6.00pm start, Ros Crichton Pavilion

General Meeting Minutes

Voting Participants¹: MDS (Anzac Park); SW (Anzac Park); AA (Bay); JB (Bay); PE (Brightmore); LS (Brightmore); KH (Euroka); RS (Lavender Bay); JS (Lavender Bay); JC (Milson); MB (Milson); SM (Parks); CB (Neutral); SW (The Plateau); LT (Willoughby Bay)

Also present: Council staff – CEO (TC NSC); Community Engagement Specialist (SC NSC); Administrative Support Officer (SL NSC)

In attendance (Observers): JB (Anzac Park/Co-Convenor)

Apologies: MdS (Harrison-Bennett); CC (Harrison-Bennett); SK (Harrison-Bennett); KB (The Plateau); TB (Hayes & Kurraba); LT (Holterman); KB (Holterman); AK (Neutral); IG (Waverton);

Co-convenor presiding: SM (CPC Co-Convenor/Parks)

The meeting started at 6.00 pm

- **Acknowledgement of Country**

SM (CPC Co-Convenor/Parks) opened the meeting by acknowledging the traditional custodians of the land on which the meeting was held and welcoming all attendees to the meeting.

- **Guest Speakers – addressing/clarifying elements of the Special Rate Variation (SRV) that now sits with the Independent Pricing and Regulatory Tribunal (IPART)**

ATTACHMENT A – Presentation Slides

TC NSC presented on the SRV with the presentation covered the following topics:

- i. Clear Strategic Direction
- ii. The rating system
- iii. The proposal
- iv. The \$544 million breakdown
- v. Importance of financial strength
- vi. Financial strength - \$112M over 10 years
- vii. Property Sales
- viii. Borrowings
- ix. Council Infrastructure
- x. Poor and Very Poor condition
- xi. Maintenance Renewal and Upgrade
- xii. What is condition rating?
- xiii. Next Steps

LS: (Brightmore) – Q: How are you going with the Honor Board (for schools who provide voluntary rates)

A: The Mayor's office is handling that, I don't think there have been any responses.

¹ Limited to two voting representatives per active Precinct Committee.

MB (Milson) – Q: Can the council legally change the structure of the levies that were originally put in place?
A: We're essentially taking away the levies and putting up the rates to include the same revenue, but the legal framework is up to IPART to determine.

CB (Neutral) - Q: Who were the consultants on this project?
A: Morrison Low conducted the independent report that to go with the special rate variation.

CB (Neutral) - Q: How can you justify a 51% increase in rates for the 75% of residential properties that are units, terraces, and cities when they are likely the poorest part of the community?
A: It is not my assessment, the independent report by Morrison Low has made their assessment based on the figures. If you have concerns, you can submit them to IPART.

JB (Anzac Park) – Q: Was there much consultation regarding the new projects and rate increases?
A: Many of these projects have previously been consulted on but left on the shelf as they were not budgeted. That's what IPART will be looking at. There is a chance that IPART don't provide for X, Y or Z but we think that they are all important.

MB (Milson) – Q: What are the assumptions in the council's financial modelling and the program to pay down debt?
A: The council aims to maintain a stable financial position while addressing immediate needs and long-term priorities through a combination of revenue generation, asset management, and strategic borrowing.

LT (Willoughby Bay) – Q: Is the pool what killed Council
A: The message from projects like the NSOP project to Local Government is that we are not big project builders. Moving forward we will get external project managers for large scale projects (eg. Hume Street Park)

MB (Milson) – Q: Rebuilding Council's reserves is essential, but looking at some of these new projects I am worried Council will make the same mistakes as with the pool.
A: We need designs and plans for projects to be 'shovel ready'. If we don't have 'shovel ready' projects we will miss out on grant money to fund such projects.

JB (Bay) - Q: What is the basis of the evaluation of property/assets based on? perceived rather than existing assets?
A: The value for commercial property is based on what we can sell them for in the current market.

RS (Lavender Bay) – Q: Who decides the priorities of the projects?
A: The Councillors. Council provides information to all Councillors for them to make a decision. All Councillors can put forward a Notice of Motion to alter plans and priorities set out by the Council. They are also aware that if they want to add something, something else needs to be taken out

JS (Lavender Bay) – Q: What are the rules and regulations around borrowing from NSW Treasury and the low interest loans they offer?
A: Those are called TCorp loans, and they are actually competitive with what the banks are offering and not as low interest as has been mentioned. It would also depend on the project we would be taking the loan out for (eg. Affordable Housing).

JB (Anzac Park) – Q: Why is Council paying for the fit out of the gelato bar and the gym?
A: We will be operating the gym, that is why we are fitting it out. There was no interest in the market to fit out the Gelato Bar so we will fit it out and then go back to the market to find an operator.

JB (Anzac Park) – Q: Concerned that the procurement team aren't getting the best value as I know from my working experience that contractors charge a lot more for things when it's for a government entity

A: That is always a challenge and a hard problem to solve. We are looking at things like working on joint contracts at a regional level with other Councils to try overcome this issue.

JB (Anzac Park) – Q: Concerned about the efficiency and productivity of the organisation

A: There are projects underway to address this from process mapping across Council. Currently we have 250 processes mapped of 2,000 to help improve processes. We are potentially teaming up with Strathfield Council to undertake a review on our systems as well as shared internal audits with NSROC partners and service reviews

RS (Lavender Bay) – C: On behalf of our Precinct, thank you for the work Council has undertaken on McMahons Point Wharf. We suggest putting a sign telling people not to go down and dig it up as this is already happening.

ACTION: SC NSC to send out the presentation slides.

ACTION: JC (Milson) to send contact details of local resident to SC NSC to address the noise made by a recently installed pollution trap.

ACTION: SC NSC to add suggestion of sign at McMahons Point to the SOA and get response from appropriate team.

- **Minutes of 19 November 2025**

ATTACHMENT B

MOTION: *The minutes of the general meeting held on 19 November 2025 were confirmed as read and correct.*

CARRIED UNANIMOUSLY

For	Against	Abstain
Anzac Park x 2		
Bay x 2		
Brightmore x 2		
Euroka x 1		
Lavender Bay x 2		
Milson x 2		
Neutral x 1		
Parks x 1		
The Plateau x 1		
Willoughby Bay x 1		
Total: 15	Total: 0	Total: 0

- **Council's Reply to Previous Minutes (Summary of Actions)**

ATTACHMENT C

- Taken as read

- **Co-convenors Report**

- Responses received from TfNSW at 3pm 18 February to raft of questions asked in 2024

- **Council Update (SC, NSC)**

ATTACHMENT A

SC (NSC) advised:

- Precinct Policy review**

- Presented proposed changes to the Precinct System Policy
- Will look to review and propose changes to:
 - [Precinct Committee guidelines](#)
 - [Code of Conduct – Precinct Office Bearers and Members](#)
- Feedback and input welcome

JC (Lavender Bay) - Q: Can the SOA precinct meet the standard of providing agendas 7 days before meetings and minutes 7 days after?

AA (Bay) - Q: Are students eligible to vote on the committee, as many precincts do not involve students directly?

A: Yes, they are.

ii. Balls Head Reserve State Heritage nomination

- Comment on Balls Head Reserve via the feedback form below by 13 April 2025. NSW Heritage Council will review feedback and inform of any decisions made.
<https://www.haveyoursay.nsw.gov.au/ballshead>

iii. Further information on Parking meter project

- Reasons for tender
- Tender process
- Opportunities to Council
- Budget
- Parking Revenue

MB (Milson) – Q: What is the decision-making process for parking fees, and is there potential for dynamic rates based on location and time?

A: The parking team focuses on turnover parking to encourage people not to stay all day, and the council considers the impact of state government projects on parking availability.

iv. Upcoming works around Neutral Bay

v. Current/upcoming consultations (taken as read)

- [Community Transport Review](#) – closes 2 March 2025 (reopened from 2024 engagement)
- [Traffic & Parking Surveys](#):
- West Street, North Sydney: Proposed parking restrictions - closes 4 March 2025
- [NSW Government Housing Reforms](#) - information only
- [Installation of electric vehicle charging stations in Council car parks](#) – information only
- [North Sydney Council Special Rate Variation \(SRV\)](#) - information only
- [Mapping Queer North Sydney](#) – ongoing

- **General Business**

- a. **Proposed Motions** - Nil

- b. **Discussion Items**

- i. **NSOP Operating Plan** – MB (Milson)

ATTACHMENT D

- Deferred to next meeting with Motion to be provided by Milson Precinct for consideration.

9. Other Items – Nil

10. NEXT MEETING - Tuesday 15 April 2025

Meeting closed at 8.05pm