



Sketch by renowned late local artist Peter Kingston

**North Sydney Local Government Area
Lavender Bay Precinct**

MINUTES

Thursday 29 May 2025

Starting at 7.00 pm

**McMahons Point Community Centre
165 Blues Point Road, McMahon's Point**

Chair: Robert Stitt KC Robert@StittQC.com.au
Secretary: Joan Street lavenderbayprecinct@gmail.com

1. WELCOME

The Chair welcomed 20 residents including residents from Euroka to Lavender Bay Precinct. Seven apologies were recorded.

2. MINUTES OF LAST MEETING

The minutes of the meeting held on 1 May were read and approved.

3. MATTERS ARISING

3.1 North Sydney Council's application for a rate increase: IPART decision

Precinct noted IPART rejected council's Special Rate Variation (SRV) application. It found council met two of the six criteria. IPART's decision means council can only increase its general income by the rate peg of 4.0% in 2025-26. This does not prevent council from making a new application for an SRV in future years.

3.2 Delivery Program and Operational Plan – submissions by 24 June

Council at its meeting on 26 May resolved that

- *the draft Delivery Program 2025-2029 and Operational Plan 2025-26 containing the Budget and Statement of Revenue Policy for 2025-2026 be endorsed for a period of public exhibition of not less than 28 days, from 27 May to 24 June 2025,*
- *to hold an extraordinary meeting on Monday 30 June 2025 for the purpose of adopting the draft Delivery Program 2025-2029 and Operational Plan containing the Budget and Statement of Revenue Policy for 2025-2026.*

Precinct noted the Delivery Program outlines strategic initiatives for the next four years and, the Operational Plan details a one-year schedule of activities, services, projects, and budgets.

The Local Government Act requires councils to have a long-term strategy (called its *resourcing strategy*) for the provision of the resources required to perform its functions (including implementing the strategies set out in the Community Strategic Plan). In addition, a council must have a four-year Delivery Program detailing the principal activities to be undertaken by the council to perform its functions.

Council's current *resourcing strategy* includes the Long-Term Financial Plan (LTFP) which IPART's decision rendered obsolete. Without a resourcing strategy, council cannot adopt a Delivery Program. As council cannot adopt a Delivery Program by 1 July, it cannot comply with the Local Government Act.

Council has included a budget for 2025-26 in a draft Operational Plan under which it can operate until a resourcing strategy is complete.

Lavender Bay Precinct resolved:

To advise Council (Councillors) and Executive (CEO), as Council cannot comply with the Local Government Act 1993, that it seeks the Minister's approval for an extension of one year to satisfactorily develop, following comprehensive community consultation, its new strategic planning including the Delivery Program.

FOR: 20 AGAINST: 0 Abstentions: 0
UNANIMOUS

Note:

Further details concerning this resolution are attached for information in Appendix A.

3.3 1 Henry Lawson Avenue, McMahons Point DA 410/2024

Precinct at its last meeting requested Council to withdraw the Development Application (DA) for 1 Henry Lawson Avenue. Precinct noted council advised "The request has been acknowledged by the mayor and forwarded to Planning".

Precinct further noted The Foreshore Parks & Reserves Plan of Management (2023) states: "*The last waterfront property between McMahons Point Ferry and Blues Point Reserve, this property has been a visual and physical obstruction separating Henry Lawson Reserve into two sections. The property has long been identified for open space acquisition, to facilitate the realisation of a continuous foreshore reserve. ... Development Applications will be required for early works (demolition) and for main works (new landscape works).*"

Hence the Reserve's Plan of Management requires two DAs - - one for demolition and one for main works.

Lavender Bay Precinct resolved:

To request Council (Councillors) and Executive (CEO, Director, Planning & Environment and Service Unit Manager Development Services) to prepare two Development Applications (DA) per the Foreshore Parks & Reserves Plan of Management (2023) i.e.

- i) a DA for demolition, and
- ii) then in consultation with the community, a DA to restore the area to parkland.

FOR: 20 AGAINST: 0 ABSTENTIONS:0
UNANIMOUS

3.4 North Sydney Olympic Pool

Precinct noted the information provided by council relating to the total cost to completion of the North Sydney Olympic Pool. Council did not provide information requested relating to variations as council regarded this information as "commercial in confidence".

3.5 Noise disturbance from modified cars and motorbikes

Precinct noted recording number plates of offending vehicles by residents appeared to be effective - recently members of a noisy motorbike party who had come to watch VIVID from the bottom of Blues Point Road, covered up their number plates with their gloves!

In addition, North Sydney Police requested residents to continue reporting number plates and/or description of offending vehicles (eg "white Falcon") particularly on busy nights so that, where possible, North Sydney Police could send patrols.

Residents were requested to advise the Secretary of any suggested high level contact they may have within the EPA, NSW Police and Transport for NSW.

3.6 Turning circle at the end of Blues Point Road

Precinct noted council's response and reasons a turning circle at the end of Blues Point Road was not supported.

3.7 Draft Community Engagement Strategy

Residents were requested to submit their views (details below) to council by 11 June

URL: [REDACTED]

Email [REDACTED] or

Council's form [REDACTED]
[REDACTED]

3.8 Better management of share bikes

Precinct welcomed council's participation in a trial on managed docking systems aimed at addressing the littering and safety issues associated with these bikes.

Residents were advised to report issues to Lime on [REDACTED] and to Council [REDACTED]

4. PARKING AT THE END OF BLUES POINT ROAD

Parking is difficult at the end of Blues Point Road as many cars appear to be parked permanently day and night.

Lavender Bay Precinct resolved:

To request the Traffic Committee to consider

- i) Restricting parking in this area to 2 hours, Monday to Sunday, day and night
- ii) Excluding resident parking permits from this area.

FOR: 20 AGAINST: 0 ABSTENTIONS:0

UNANIMOUS

5. PROPOSAL: ESTABLISH A DESIGN REFERENCE GROUP

Precinct noted in response to its request to establish a Lavender Bay Design Reference Group council had advised "*Request acknowledged by Mayor and forwarded to Open Space and Infrastructure who have responded with requests to form a committee need to be sent to a Councillor to raise at a Council meeting. Council has recently reviewed it's committees and proposed a number of STAR committees.*"

Precinct agreed to defer further consideration of this proposal pending discussion on the proposed Masterplan for Henry Lawson and Blues Point Reserves.

6. DEVELOPMENT APPLICATIONS

6.1 24 East Crescent Street McMahon's Point 2060

DA82/2025/1

Demolition and earthworks to northern boundary and construct new access stairs and a pathway between 24 and 26 East Crescent Street.

Noted

6.2 78 Bank Street North Sydney 2060

DA91/2025/1

Alterations and additions to existing dwelling, new rear balcony and pergola, landscaping and ancillary works.

Noted

6.3 2/101 Union Street MCMAHONS POINT 2060

DA 103/2005/1

Change of use from Commercial to residential including alterations and additions.

Noted

6.4 7 Victoria Street McMahon's Point 2060

DA105/2025/1

Alterations and additions to existing dwelling including construction of a new lower ground level, reconfiguration of internal layout and rear extension of ground floor and first floor to the south, fenestration changes, landscaping and associated works.

Noted

6.5 30B Lavender Street, Lavender Bay NSW 2060

Modification application to approved development for alterations and additions including first floor extension to east elevation

Noted

7. GENERAL BUSINESS

7.1 Motorised bicycles

Precinct noted the intrinsic safety issues associated with these unlicensed vehicles including absence of

- registration,
- compulsory third-party insurance,
- means of identification etc.

Lavender Bay Precinct resolved

To enquire from Council what actions it was taking to lobby the NSW State Government on safety issues relating to these motorised bicycles.

FOR: 20

AGAINST: 0

ABSTENTIONS:0

UNANIMOUS

8. DATE OF NEXT MEETINGS

Thursday 26 June 2025



Robert Stitt KC

Chair, Lavender Bay Precinct

2 June 2025

North Sydney Council requires extension of time to comply with the Local Government Act 1993

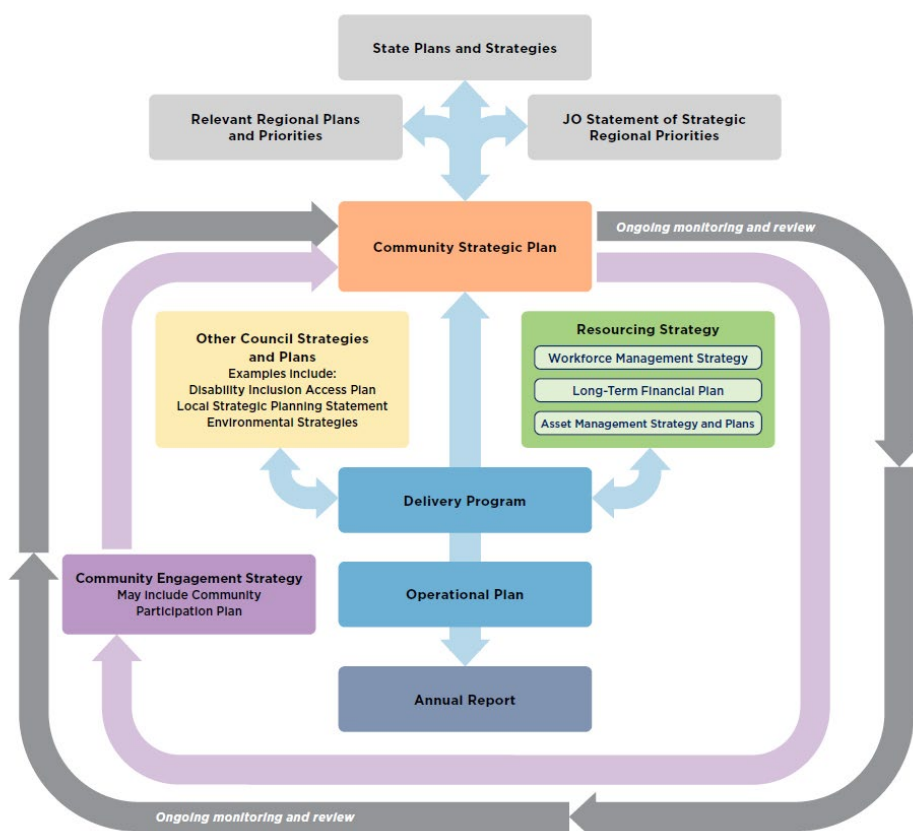


Fig 1: The Integrated Planning and Reporting (IP&R) framework, source NSW Office of Local Government

North Sydney Council (NSC) is unable to comply with the Local Government Act 1993 because of the recent rejection by IPART of their Statutory Rate Variation (SRV) application.

Under Chapter 13 - Part 2 Strategic Planning councils are required to complete by 30 June/1 July, following an election, a community strategic plan, delivery program and operational plan. Supporting this strategic planning is a required long-term resourcing strategy. For example, the delivery program details activities to be undertaken to perform functions within the resources available under the resourcing strategy.

However, council doesn't have a resourcing strategy as IPART's decision rendered council's Long-Term Financial Plan (LTFP) obsolete. NSC is now in the process of developing a new LTFP and has indicated¹ consultation with the community is to take place between July and December 2025.

IPART's recent report included recommendations that Council should:

- Complete a service level review with the community in support of the new and future budgets.
- Engage with its community to develop a robust financial strategy that meets the needs of its community and its long-term financial sustainability.
- Fully explore alternatives to proposed rate increases in the Long-Term Financial Plan (LTFP).
- Be reasonable when increasing OLG performance ratios and reserve levels.

¹ Council Paper 10.12. Draft 2025-29 Delivery Program and 2025-26 Operational Plan, 26 May 2025

- Demonstrate that the community is aware of the need for and purpose of a proposed SV and that the impact on ratepayers is reasonable.
- Present clear strategies for achieving productivity and cost savings that are proportionately adequate for a metropolitan council.

Council has stated² that key actions to be taken in response to SRV determination are:

1. Reduction in strategic operational funding. For example, previous operational budget reduced by Year 1 - \$2.27million; Year 2 - \$7.26 million; Year 3 - \$7.62 million; Year 4 - \$7.20 million.
2. Targeted financial repair program - Council aims to identify \$6 million in operational savings through a combination of cost reductions, productivity gains, lower service levels, and increased non-rates revenue.
3. Reduction in infrastructure renewal program - Council will reduce infrastructure renewal expenditure by \$12.5 million in 2025–26.
4. Property review to address capital and infrastructure pressures - Council will consider strategic divestment opportunities.
5. Borrowings from Externally Restricted Reserves - Council will seek approval for a temporary \$10 million loan from the Domestic Waste Reserve.
6. Additional External Loan Funding - external borrowing will be approached cautiously and strategically.
7. New financial modelling and community engagement.

During the first half of 2025–26, Council will undertake comprehensive engagement with the community to inform new financial modelling. This engagement will focus on understanding and aligning financial sustainability with community expectations across five key areas:

- 1) Expected levels of service delivery
- 2) Acceptable condition standards for infrastructure
- 3) Responsiveness to future needs through strategic initiatives
- 4) Community willingness to pay for these outcomes
- 5) Strengthening financial sustainability

Council has stated: *This new financial modelling will support the development of a clear and long-term strategy to improve Council's financial strength and resilience. Based on the outcomes of community engagement and financial modelling, Council will consider submitting a revised application for an SRV and an increase to minimum rates.*

Therefore, Council requires additional time to consult on and develop a LTFP in support of a delivery program and operational plan.

Lavender Bay Precinct resolved

To advise Council (Councillors) and Executive (CEO), as Council cannot comply with the Local Government Act 1993, that it seeks the Minister's approval for an extension of one year to satisfactorily develop, following comprehensive community consultation, its new strategic planning including the Delivery Program.

FOR:	20	AGAINST:	0	Abstentions:	0	UNANIMOUS
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² 10.12. Draft 2025-29 Delivery Program and 2025-26 Operational Plan. Agenda NSC 26 May 2025

Local Government Act 1993 – Relevant extracts

Chapter 13 - Part 2 Strategic planning

402 Community strategic plan

- 1) Each local government area must have a community strategic plan that has been developed and endorsed by the council. A community strategic plan is a plan that identifies the main priorities and aspirations for the future of the local government area covering a period of at least 10 years from when the plan is endorsed.
- 2) A community strategic plan is to establish strategic objectives together with strategies for achieving those objectives.
- 3) Following an ordinary election of councillors, the council must review the community strategic plan before 30 June following the election. The council may endorse the existing plan, or develop or endorse a new community strategic plan, as appropriate, to ensure that the area has a community strategic plan covering at least the next 10 years.

402A Community engagement strategy

A council must establish and implement a strategy (called its **community engagement strategy**) for engagement with the local community when developing its plans, policies and programs and for the purpose of determining its activities (other than routine administrative matters).

403 Resourcing strategy

A council must have a long-term strategy (called its **resourcing strategy**) for the provision of the resources required to perform its functions (including implementing the strategies set out in the community strategic plan).

404 Delivery program

- 1) A council must have a program (called its delivery program) detailing the principal activities to be undertaken by the council to perform its functions (including implementing the strategies set out in the community strategic plan) within the resources available under the resourcing strategy.
- 2) The council must establish a new delivery program after each ordinary election of councillors to cover the principal activities of the council for the 4-year period commencing on 1 July following the election.

405 Operational plan

A council must have a plan (called its **operational plan**) that is adopted before the beginning of each year and details the activities to be engaged in by the council during the year as part of the delivery program covering that year.

406 Integrated planning and reporting guidelines

- 1) The regulations may make provision for or with respect to integrated planning and reporting guidelines (referred to in this Chapter as **the guidelines**) to be complied with by councils.
- 2) Without limiting subsection (1), the regulations may impose requirements in connection with the preparation, development, consultation on and review of, and the contents of, the community strategic plan, resourcing strategy, delivery program, operational plan, community engagement strategy, annual report and environment reporting of a council.

Local Government (General) Regulation 2021 – relevant extract

196A Integrated planning and reporting guidelines—the Act, s 406

A council must comply with the integrated planning and reporting guidelines in the document entitled *Integrated Planning and Reporting Guidelines for Local Government in NSW*, published on the website of the Department, as in force from time to time.