

Summary of Actions Arising (SOA) Combined Precinct Committee 2025

This document is North Sydney Council's response to actions arising from Precinct Committee Minutes. On receipt of the minutes, actions are numbered and allocated to relevant Council Officers for response.

To effectively manage and provide clarity, all actions are allocated a status when reporting to Precinct Committees in response to their minutes. There are three categories:

- **Awaiting Response** - action allotted to Council Officer - response awaited.
- **Open/Ongoing** - action allocated to Council Officer, initial response provided. Matter ongoing and further response/update to be provided at later date.
- **Closed for Council** - Council either completed related works/tasks or has taken all reasonable steps within its power to resolve issue (for example when matter is beyond its jurisdiction). If the Precinct Committee feels Council can take further steps, they can request Council reopen action.
 - a) Sits outside of Council's jurisdiction
 - b) Response given by Council and awaiting Precinct's reply
 - c) Council has completed related works/tasks**Note:** These subcategories are only applied from 2025 onwards.

Questions or concerns re content of this document should be directed to precincts@northsydney.nsw.gov.au

Month	Item	Actions	Council's Reply	Status
February	2.a.	SC (NSC) to send out the presentation slides.	Slides distributed to Precincts	Closed for Council – c
	2.b.	JC (Milson) to send contact details of local resident to SC NSC to address the noise made by a recently installed pollution trap.	Issue resolved	Closed for Council - c
	2.c.	SC (NSC) to add suggestion of sign at McMahons Point to the SOA and get response from appropriate team.	Council will not be installing the sign but will continue consulting with the community on ways to improve the area	Closed for Council - b

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Month	Item	Actions	Council’s Reply	Status										
April	8.a.	MOTION: The Combined Precinct Committee (CPC) have significant concerns about North Sydney Council’s Operating Plans including: 1. Is prioritising visitation, and planning for +\$12mm loss an appropriate plan for this asset given the investment therein and the significant financial headwinds NSC is facing into? 2. Is it reasonable to plan for North Sydney rate payers to effectively fund construction and on-going losses for an asset that will be utilised by a Sydney-wide, and potentially international population? 3. Will North Sydney rate payers be ‘recognised’ in some manner in using the NSOP – given their public money has funded the redevelopment? 4. The NSOP facilities are diverse and complex – does NSC have the proven track record in operating such facilities? To use the Mayor’s expression, does this sit within the ‘bread & butter’ of Council operations? 5. How will NSC ensure the right balance of skills be in place at an operational and oversight level once the NSOP is eventually operational?	Council’s Manager Leisure and Aquatics presented to the CPC on Tuesday 17 June 2025. The presentation will be updated and recorded for distribution amongst Precincts later this year. The CPC’s request for NSC to consider options to recognise North Sydney rate payers preferentially has been noted. Further information of interest provided by Council in answering questions from Lavender Bay Precinct include: The revised construction contract sum is currently \$92.21m. The total project costs remain within the forecast costs to completion of \$122m, however Council is aware of further variations claims costed by Icon at \$5.1m that have not yet been submitted. The revised budget includes project management and design costs, technical equipment, furniture and fittings and funds to operationalize the facility. Project funding sources is as follows: <table><tr><th>Funding Source - \$122m budget</th><th>Amount, \$m</th></tr><tr><td>TCorp Loan - April 2022</td><td>31.00</td></tr><tr><td>TCorp Loan - July 2024</td><td>20.00</td></tr><tr><td>TCorp Loan - Approved not drawn</td><td>10.00</td></tr><tr><td>Federal Grant</td><td>10.00</td></tr></table>	Funding Source - \$122m budget	Amount, \$m	TCorp Loan - April 2022	31.00	TCorp Loan - July 2024	20.00	TCorp Loan - Approved not drawn	10.00	Federal Grant	10.00	Closed for Council - b
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		6. What governance and reporting plans have been contemplated for NSOP? CPC requests that a formal presentation from NSC relevant Executive(s) on the details of the NSOP Operating Plans – including details on NSOP Management Structures, reporting lines and processes and Governance oversight CPC also formally requests NSC consider options to recognise North Sydney rate payers preferentially, given the significant inconvenience, delays and costs of the project and the projected ongoing losses which are planned to be funded by North Sydney rate payers.	<table><tr><td>State Grant</td><td>5.00</td></tr><tr><td>Developer Contributions</td><td>5.70</td></tr><tr><td>Internal reserves, including borrowing from other reserves</td><td>40.30</td></tr><tr><td>TOTAL</td><td>122.00</td></tr></table> <table><tr><td colspan="2">Loan details / Outstanding principal as at 31 March</td><td>Amount, \$m</td></tr><tr><td colspan="2">TCorp Loan - April 2022</td><td>28.39</td></tr><tr><td colspan="2">TCorp Loan - July 2024</td><td>19.23</td></tr><tr><td colspan="2">TCorp Loan - Approved not drawn</td><td>10.00</td></tr><tr><td colspan="2">Total</td><td>57.62</td></tr></table> The current contract sum of \$92.2m is inclusive of all approved variations to date. We are unable to disclose Council’s position on variation claims that are yet to be agreed or under consideration as if this information was disclosed it may confer a commercial advantage to Icon in discussions associated related to variation claims on-foot. However, Council believes it has sufficient contingency to complete the pool.	State Grant	5.00	Developer Contributions	5.70	Internal reserves, including borrowing from other reserves	40.30	TOTAL	122.00	Loan details / Outstanding principal as at 31 March		Amount, \$m	TCorp Loan - April 2022		28.39	TCorp Loan - July 2024		19.23	TCorp Loan - Approved not drawn		10.00	Total		57.62	
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	8.b.	MOTION: Combined Precinct Committee (CPC) reaffirms it’s previous rejection of the proposal that a new park at Berrys Bay meets the requirements of E.157 as it is not in the immediate vicinity of Cammeray and urges Council to again reiterate this to Transport for NSW (TfNSW).	Council will continue to raise the concerns with TfNSW regarding addressing the conditions of the project. Council is still awaiting a response from TfNSW specifically regarding the audit of usable space and E.156. However, they did respond that Transport and	Open/ Ongoing																							

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		We request the audit of usable space prior to works commencing. CPC requests to know how they plan to comply to E.156 with correspondence sent to the relevant ministers and TfNSW.	the WHT and WFU projects will comply with all its conditions of approval. TfNSW have offered to attend and present project updates with specific information about the progress of the Tree Replacement Strategy at Combined Precinct Committee.	
	8.c.	MOTION: Continuing to restate its position the Combined Precinct Committee (CPC) requests a representative on the Tree Planting Working Group with North Sydney Council and Transport for NSW (TfNSW). Furthermore, minutes of the meeting should be published no later than one week after the meeting is held.	Response from Transport for NSW: <i>Thank you for your interest in Transport for NSW and North Sydney Council's Tree Replacement Working Group.</i> <i>The team has spoken at length about having a community representative in the Tree Replacement Working group. Transport and Council agree community involvement in the tree replacement program would be highly valuable and agree community input into where and what is planted in the North Sydney LGA is essential to the program's success.</i> <i>As Transport for NSW and North Sydney Council are currently in the early planning process, assessing internal needs, processes and capabilities, it is not appropriate at this point to begin this community involvement.</i> <i>When we are ready to commence detailed design and it becomes appropriate to invite a community representative/s, we will determine the ideal format for this so that we make the most effective use of the member/s' time and input. This may be in the form of a sub-group or dedicated meetings within the main group.</i>	Closed for Council - a

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			<i>We will likely run an Expression of Interest (EOI) process to select a suitable candidate/s.</i> <i>Please know, we are also planning to run targeted community consultation throughout the planting process once more detailed planning has been achieved. This has been an intention and commitment right from the very outset of the working group.</i> <i>We commit to providing community notes from the meetings soon after the meetings have been held, to be made available on the dedicated tree replacement page.</i> <i>Currently as much of the discussion cover internal issues, the content can only be a summary, however, we will increase the details in these notes where possible.</i> <i>We will reach out to the community, including the Combined Precinct Committee, when we have more information.</i>	
	8.d.	MOTION: To advise Council not to proceed with the consideration of the proposed Strategic Plan until the IPART decision is known and then to revisit the issue with the community.	The Community Strategic Plan (CSP) defines North Sydney's ten-year goals and provides strategic directions outlining how Council will collaborate with the community, state agencies, non-government organisations, the private sector, and other stakeholders to achieve them. The specific actions Council will take deliver the outcomes of the CSP is subject to funding. These actions are detailed in the draft Delivery Program and Operational Plan. Following Council's unsuccessful application for a Special Rate Variation (SRV) in 2025-2026 a Revised Draft Delivery Program 2025-2029 and Draft Operational Plan 2025-2026 has been placed on public	Closed for Council - b

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			exhibition. It is open for feedback until Tuesday 24 June 2025.	
June	2	MOTION: CPC requests that Council releases the NSOP Strategic Plan to the CPC, redacting any sensitive commercial-in-confidence information.	The decision was made not to share the NSOP Strategic Business plan with the CPC as it is a confidential, internal facing document and not for external distribution.	Closed for Council - b
	7.a.i	Motion: That CPC urge Council to urgently liaise with TfNSW Management not the TfNSW Comms staff to assess why this (tree loss due to water buildup from WFU & WHT Projects) is happening and agree on appropriate remediation by TfNSW Project Teams to avoid further tree loss in that area.	Issue raised with TfNSW and awaiting response.	Awaiting Response
	7.a.ii	Motion: That CPC advise Council to seek the Minister's approval for an extension of six months to satisfactorily develop, following comprehensive community consultation, its new strategic planning including the Delivery Program.	The Co-Convenor sent a letter to the Mayor on June 18 with the Mayor replying on June 20. The Mayor did not accept the CPC recommendation to apply for a deferral and pointed out that the work had already been prepared. The Mayor in reply stated that "These documents have not been prepared in isolation – it follows a careful, widely community consulted and strategic approach that began last year with the Next 10 Years consultation, was followed with consultation on eight informing strategies, the Community Strategic Plan and the resourcing strategy (including the SRV consultation).	Closed for Council - b

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			Further financial modelling is required together with community consultation on the levels of service, expected standard of assets, appetite for asset sales, etc – crucially, the revised Operational Plan includes funds to undertake this work. Adoption is important to ensure that work continues.”	
August	7.a.i	Motion: The CPC requests that NSC require Transport for NSW provide its plan for compliance with Condition E.157, and the return of usable open space to the community.	Motion shared with Councillors and Council's Traffic & Transport team. Council will continue to participate at the Tree Replacement Working Group to ensure the best outcome for the community. TfNSW have offered to attend and present project updates with specific information about the progress of the Tree Replacement Strategy at Combined Precinct Committee.	Open/ Ongoing