

North Sydney Combined Precincts Committee (CPC)
Tuesday 21 October 2025
6.00pm start, Ros Crichton Pavilion

General Meeting Minutes

Voting Participants¹: JB (Anzac Park); MDS (Anzac Park); JB (Bay); AS (Bay); PE (Brightmore); CdB (Brightmore); KH (Euroka); SS (Euroka); SK (Harrison-Bennett); CC (Harrison-Bennett); LT (Holtermann); KB (Holtermann); RS (Lavender Bay); MB (Milson); GC (Neutral); CP (Neutral); SW (The Plateau); IG (Waverton); MT-J (Willoughby Bay); JH (Wollstonecraft)

Observer: LD (Anzac Park)

Council Staff: Service Unit Manager Strategic Planning (NM NSC); Community Engagement Specialist (SC NSC)

Apologies: TB (Hayes & Kurraba); JS (Lavender Bay); LS (Brightmore)

Co-convenor presiding: SM (Parks)

The meeting started at 6.00 pm

1. Acknowledgement of Country

SM (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.

2. Guest Speakers – Housing Delivery Authority and State Significant Developments (SSDs)
(NM NSC)

ATTACHMENT B – Presentation Slides

NM NSC's presentation included:

- a. What is State Significant Development?
- b. Housing Delivery Authority
- c. Key issues
- d. How to find SSDs
- e. Low & Mid-Rise housing update
- f. Resource challenges
- g. Keeping informed
- h. Questions

Q: What is the justification applicants are using for rezoning, and how is it being reviewed?

A: Applicants are often justifying rezonings by citing the housing crisis and outdated council strategies. The HDA processes many proposals rapidly leading to concern about thoroughness.

Q: What is being done to maintain heritage in the face of rapid planning and rezoning changes?

A: Interim heritage orders require strong evidence from qualified consultants. The council implements resolutions based on this advice and cannot proceed on weak evidence. The process is constrained by expertise, timing, and legal requirements.

¹ Limited to two voting representatives per active Precinct Committee.

Q: Who regulates the operation and quality of affordable housing developments?

A: There is no clear commitment or clarity yet on enforcement. Housing providers have regulatory frameworks for annual reporting, but the mechanisms to ensure ongoing compliance are unclear. Issues raised about monitoring and quality assurance.

Q: What measures or standards are in place to ensure the design and appearance of high-rise developments meet quality expectations?

A: State Design Review Panels involve experienced architects and designers, but assessments of quality remain partly subjective. There are comments on applying conditions to approvals to maintain standards, but enforcement is a challenge.

3. Minutes of 19 August 2025

MOTION: *The minutes of the general meeting held on 17 June 2025 were confirmed as read and correct.*

MOVED: JB (Bay)

SECONDED: MDS (Anzac Park)

PASSED

For	Against	Abstain
Anzac Park x 2 Bay x 2 Brightmore x 2 Euroka x 2 Harrison-Bennett x 2 Holtermann x 2 Lavender Bay x 1 Milson x 1 Neutral x 2 The Plateau x 1 Waverton x 1 Willoughby Bay x 2 Wollstonecraft x 1		
Total: 21	Total: 0	Total: 0

4. Council's Reply to Previous Minutes (Summary of Actions)

ATTACHMENT C

Taken as received

5. Co-convenors Report

ATTACHMENT D

SM (Parks) delivered the Co-convenors report talking to:

- Item 10.2 for Oct 27 Council is the draft long term financial plan
 - Option 1 assumes rating revenue increases by rate peg, cumulative 10.33%
 - Option 2 requires a Special Variation, cumulative 39.92% including rate peg
 - Option 3 requires a Special Variation, cumulative 54.18% including rate pegAll options are phased over a three-year period
- Item 10.16 is chosen EOI for Grosvenor Plaza – Coles, Arkadia
- CPC AGM is November 18
- Recommending 2026 meeting dates March, May, July, September and November. 1 less meeting and avoids Easter

6. Council Update (SC, NSC)

ATTACHMENT A

SC (NSC) presented:

a. Precinct related feedback from Let's Talk Survey

- The survey was completed by 605 residents as part of a demographically selected group of the LGA and 433 who opted in through the online survey
- Question about Precinct Committees included as part of the Customer Experience section of the survey. When asked if Council should reduce, maintain or improve the services the order for precincts was:
 1. Maintain
 2. Reduce
 3. Improve
- Precincts played a key role in informing the community of the survey with 14% of opt-in survey respondents listing the precincts as how they found out about the consultation

b. Precinct Border and name changes

- Euroka has split and merged with neighboring Precincts.
- Bradfield (previously inactive) has merged with Milson Precinct and as part of the merger they have changed their name to Kirribilli.

c. How do you want to hear from Council?

- Show of hands indicated that eNewsletters and email were the best forms for Council to communicate with Precincts.

Q: Can anyone in a precinct subscribe to council e-newsletters?

A: Yes, anyone in the precinct can subscribe via the council's e-newsletter page.

d. Precinct minutes & action items

- If a "member of the public" has brought up something and it is not coming from the Precinct, please encourage them to write directly to Council so they may get a response directly. This also means that if Council have follow up questions we know who to contact.
- If the Action item is something damaged that Council need to fix (eg sign, footpath) please make sure a photo is included and correct address provided.
- Anything that is urgent encourage the member of the Public to contact Council immediately instead of waiting for the Minutes and Action items.
- If Precinct is commenting on a DA, please do this separately either by writing directly to Council@ (and Cc'ing precincts@) or filing in the online form DA/PP Submission Form.
- While Council can advocate on behalf of your precinct to other Government Departments (like TfNSW, Ausgrid, etc.), it's often more effective for precincts to contact those Departments directly, as enquiries from the public tend to carry more weight.
- Please provide background correspondence to Action items if they are not in the Minutes.

e. Finance records in minutes

- Thank you to those who are including financial details in their meeting minutes (opening balance, breakdown of expenditure, and closing balance, along with a copy of the relevant bank statement.)
- These practices support strong governance and financial transparency
- If you require guidance on how to implement this reporting, please contact precincts@northsydney.nsw.gov.au

f. Promotion & Printing

- Please consider other forms of promoting your Precincts as Council can no longer commit to printing flyers with the large printer being removed.

g. MOU

- Please ensure you have returned a signed copy of the Memorandum of Understanding to precincts@

h. Current engagements

- [Financial Statements 2024/25](#) – closes 23 October
- [Draft Code of Meeting Practice 2025](#) – closes 27 October
- [Traffic & Parking Survey: Parraween & Winnie St - Proposed raised pedestrian crossings](#) – closes 31 October
- [Disability Inclusion Action Plan 2026-2030](#) - closes 2 November
- [Brightmore Drainage Reserve – Draft Plan of Management](#) – closes 4 November
- [Draft DCP Amendment Electrification Stage 1](#) – closes 14 November
- [New development application notification signs trial](#) – closes June 2026
- [Mapping Queer North Sydney](#) - ongoing

7. General Business

a. Support for Council Motion 11.1 moved on 13 October – Bay/CPC Infrastructure Subcommittee

ATTACHMENT E

MOTION:

That the CPC supports the council motion 11.1 moved on 13 October to write to the state government requesting that public buses be integrated into the Western Harbour Tunnel and supports the proposal made by the CPC Infrastructure Subcommittee to integrate buses into the WHT when it opens in 2028

MOVED: GC (Neutral)

SECONDED: MDS (Anzac Park)

PASSED

For	Against	Abstain
Anzac Park x 2 Bay x 2 Brightmore x 2 Euroka x 2 Harrison-Bennett x 2 Lavender Bay x 1 Milson x 1 Neutral x 2 The Plateau x 1 Waverton x 1 Willoughby Bay x 2 Wollstonecraft x 1		Holtermann x 2
Total: 19	Total: 0	Total: 2

8. Discussion items

a. What processes do each Precinct use to attract and retain diverse members of the community to Precinct meetings. – Anzac Park

PRECINCT ACTION: MDS (Anzac Park) to look at forming a subcommittee and present a motion in the future.

9. Other Items –

a. Disclaimer on booking sheet around liability - Holtermann

ACTION: SC NSC to investigate and resolve issue or provide clarity

10. NEXT MEETING - Tuesday 18 November 2025

Meeting closed at 8.00pm