



Council Chambers  
17 October 2025

An Ordinary Meeting of Council will be held on Cammeraygal lands at the Council Chambers, North Sydney at 7.00pm on Monday 27 October 2025. The agenda is as follows.

**THERESE COLE**  
**CHIEF EXECUTIVE OFFICER**

North Sydney Council is an Open Government Council. The records of Council are available for public viewing in accordance with this policy, with the only exception being made for certain confidential documents such as legal advice, matters required by legislation not to be divulged, and staff matters.

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- 1. Opening of Meeting**
  - 2. Acknowledgement of Country**
  - 3. Apologies and applications for leaves of absence or attendance by audio-visual link by councillors**
  - 4. Confirmation of Minutes**
  - 5. Disclosures of Interests**
  - 6. Public Forum**
  - 7. Items by Exception**
  - 8. Mayoral Minutes**  
Nil
  - 9. Reports of Committees**
    - 9.1 Audit, Risk, and Improvement Committee Minutes - 19 September 2025
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## **10. Reports to Council**

- 10.1 Matters Outstanding to 13 October 2025
- 10.2 Draft Long Term Financial Plan including Special Rate Variation options
- 10.3 Critical Asset Renewal Works
- 10.4 Investment and Loan Borrowings Report as at 30 September 2025
- 10.5 Council Christmas Closure 2025-26
- 10.6 Council partnership with DV Safe Phone - response to Council resolution
- 10.7 Swimming Pool Inspection Program - post-exhibition report
- 10.8 Pesticide Use Notification Plan - post-exhibition report
- 10.9 Financial Hardship Policy - post-exhibition report
- 10.10 Draft Restricted Reserves Policy
- 10.11 Western Harbour Tunnel Project - proposed location of air quality monitoring station for Cammeray
- 10.12 Green Schools Grants
- 10.13 North Sydney Bike Action Plan
- 10.14 Development Assessment Performance - 2025/26 Quarter 1
- 10.15 North Sydney Oval - Sunset Cinema and AFL Umpires VHAs
- 10.16 Grosvenor Plaza, Neutral Bay - Expressions of Interest Evaluation
- 10.17 North Sydney Olympic Pool Redevelopment Project Update

## **11. Notices of Motion/Questions with Notice**

Nil

## **12. Matters of Urgency**

Raised by Councillors

## **13 Closure of Meeting**

In the spirit of open, accessible, and transparent government, the Council meetings of North Sydney Council will be streamed live via Council's website. By speaking at a Council meeting, members of the public agree to being recorded and must ensure their speech to the Council is respectful and use appropriate language. A person who uses defamatory, discriminatory, or offensive language may be exposed to liability for which Council takes no responsibility. Any part of the meeting that is held in Closed Session will not be recorded.

**TO:** The Mayor Zoë Baker, and Councillors Antonini, Beregi, Carr, Holding, Hoy, Keen, Santer, Spenceley, and Welch

**MEETING OF COUNCIL TO BE HELD ON MONDAY 27 OCTOBER 2025**

**1. OPENING MEETING**

**2. ACKNOWLEDGEMENT OF COUNTRY**

**3. APOLOGIES AND APPLICATIONS FOR LEAVES OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS**

**4. CONFIRMATION OF MINUTES**

THAT THE MINUTES of the Ordinary Council meeting held on 13 October 2025 be taken as read and confirmed.

**5. DISCLOSURES OF INTEREST**

**6. PUBLIC FORUM**

**7. ITEMS BY EXCEPTION**

**8. MINUTES OF THE MAYOR**

Nil

**9. REPORTS OF COMMITTEES**

**9.1 Audit, Risk, and Improvement Committee Minutes - 19 September 2025**

Report of Ian Curry, Governance Manager

The purpose of this report is to enable Council to consider the Minutes of this Committee as required under the Audit, Risk, and Improvement Committee Terms of Reference.

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This report presents the decisions of the last meeting of the Audit, Risk, and Improvement Committee held on 19 September 2025 for Council adoption. The minutes are attached for information.

**Recommending:**

**1. THAT** the Minutes of the Audit, Risk, and Improvement Committee meeting held on 19 September 2025 be endorsed.

### **10.1 Matters Outstanding to 13 October 2025**

Report of Ian Curry, Governance Manager

The purpose of this report is to update Council regarding the status of resolutions arising from Mayoral Minutes, Notices of Motion, and Questions Without Notice.

Each month, a report is presented to Council on the status of resolutions arising from Mayoral Minutes, Notices of Motion, and Questions Without Notice.

The attached table has been updated to include resolutions up to the 13 October 2025 Ordinary Meeting of Council.

**Recommending:**

**1. THAT** the report be received.

### **10.2 Draft Long Term Financial Plan including Special Rate Variation options**

Report of Therese Cole, Chief Executive Officer

The purpose of this report is to seek Council endorsement of the Draft Long Term Financial Plan 2027 – 2036 including special rate variation options, for public consultation.

At present, North Sydney Council's financial position is unsustainable, and is facing several critical challenges:

- **Ongoing operating deficits:** Maintaining current service levels and meeting legislative obligations will continue to result in structural operating deficits.
- **Underfunded infrastructure renewal:** Over the next ten years, funding for infrastructure renewal is projected to meet only 69% of the minimum required investment, leading to further deterioration of community assets.
- **Escalating Infrastructure Backlog:** The current renewal backlog of \$157 million could increase substantially over the next decade, intensifying pressure on the operating budget as more reactive maintenance is required to ensure public safety.
- **No Funding for New Infrastructure:** Council lacks the financial capacity to invest in new infrastructure or provide co-contributions toward priority projects identified in the Development Contributions Plan.
- **Low Financial Resilience:** Council holds low levels of unrestricted cash and investments, leaving it vulnerable to financial shocks or unplanned expenses.

Responsible and sustainable fiscal management is a core responsibility of Council, including consideration of intergenerational equity.

An extensive review and redevelopment of Council's Long-Term Financial Plan has been undertaken which provides options to reduce the impact of rating increases and supports a medium-term response to current challenges.

Council's productivity and improvement efforts have been documented to demonstrate efforts to contain rating increases.

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Council has engaged Micromex research to undertake demographically selected and community opt-in research to inform desired service levels and infrastructure condition.

Three options are provided within the Draft Long-Term Financial Plan for the consideration of Council and the community, including:

- Option 1 – No change – Deteriorating Infrastructure
- Option 2 – Treading water - Restore renewal funding and address critical backlogs
- Option 3 – Eye to the future – Enhanced contribution to infrastructure investment and planning.

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 peg

All options are phased over a three-year period.

In addition to the Special Variation, an increase in the minimum rate for residential and business is also proposed to improve growth and equity outcomes.

**Recommending:**

**1. THAT** Council undertake community consultation on the proposed Special Variation options contained within this report from 29 October to 3 December 2025.

**2. THAT** Council place the Draft Long-Term Financial Plan on public exhibition from 29 October to 3 December 2025.

### 10.3 Critical Asset Renewal Works

Report of Jessica Choy Service Unit Manager Public Presentation, and Sergio Corona, Service Unit Manager Capital Projects & Asset Management

The purpose of this report is to seek Council approval for funds to be reallocated within the 2025/26 Capital Works program to undertake critical asset renewal works.

On 16 May 2025, IPART advised that Council's application for a Special Rate Variation had been refused in full. This decision required Council to address its liquidity through alternate measures, which included infrastructure renewal reductions. Council subsequently reduced its asset renewal expenditure by \$12.5 million.

The Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 reported to Council on 26 May 2025 noted that Council's Asset Management Plans had identified renewal works in the order of \$146 million required for infrastructure in poor condition (Grade 4) and very poor condition (Grade 5), and that there were currently no financial reserves available to fund the renewal of these assets.

The Draft Delivery Program and Operational Plan also noted that "project prioritisation may change in response to emerging infrastructure risks.... and that if this occurs, funding will need to be redirected accordingly".

Serious infrastructure failures have recently occurred at Elizabeth Plaza, Forsyth Park Community Centre, and Kirribilli Neighbourhood Centre, now requiring renewal.

11 heritage-style bus shelters have also been found to require immediate structural renewal and repair.

Immediate make safe works have been undertaken or underway, however funding is required to enable the continued use of these assets by the community.

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Renewal works required are in the order of \$755k. It is proposed to redirect funds from the current allocation in the Operational Plan for repairs to the Council Chambers roof repairs.

**Recommending:**

- 1. THAT** Council note the contents of this report and critical infrastructure renewals now required and that these works are estimated to be in the order of \$755,000.
- 2. THAT** Council endorse the reallocation of \$755,000 from \$1,000,000 currently allocated to the repair of the Council Chambers roof listed within the 2025/26 Operational Plan.
- 3. THAT** Council note that \$755,000 will need to be allocated to 2026/27 Capital Works Program to enable the completion of the repairs to the Council Chambers roof.
- 4. THAT** Council note that the Operational Plan and Budget 2025-2026 will need to be adjusted to accommodate the critical infrastructure renewals noted in this report.

#### **10.4 Investment and Loan Borrowings Report as at 30 September 2025**

Report of Lu Chen, Acting Financial Officer

The purpose of this report is to provide details of the performance of Council's investments and loans for the month ending 30 September 2025.

All investments have been made in accordance with the Local Government Act and Regulations and Council's Financial Investments Policy.

For the month of September, the total investment portfolio (which includes Term Deposits, Floating Rate Notes and Bonds) provided a return of +0.31% (actual), or +3.86% p.a. (annualised), marginally outperforming the AusBond Bank Bill Index return of +0.29% (actual) or +3.62% p.a. (annualised).

Returns on investments exceeded the September YTD budget by \$244,746. This result includes fees paid to Council's investment advisers for the period.

**Recommending:**

- 1. THAT** the report on Investments held at 30 September 2025, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, and the information on Loan Borrowings, be received.

#### **10.5 Council Christmas Closure 2025-26**

Report of Kate Stewart, Acting Service Unit Manager Arts, Library, and Events, and Catrin Hobart, Executive Manager Corporate Affairs

The purpose of this report is to seek Council's approval for the closure of Council offices and facilities (excluding essential services) from 12pm on Wednesday 24 December until 9am on Monday 5 January, and reduced operational hours for Stanton Library.

Closure of Council facilities from 12pm on Wednesday 24 December 2025 until Monday 5 January 2026 is proposed. Stanton Library and essential services will remain operational.

Customer Service will be closed; however, calls will be directed to our out-of-hours service, and online self-service (excluding web chat) will remain available.

Stanton Library will be closed on the public holidays and will otherwise operate with reduced hours and only the minimum staff onsite to safely operate.

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The closure is consistent with usual practice in neighbouring Councils including Willoughby City Council, Lane Cove Council, Mosman Council and Ku-ring-gai Council. This closure aims to support employee wellbeing and manage employee leave by providing staff with the time to rest and recharge, while still providing community access to key services.

**Recommending:**

- 1. THAT** Council endorse the closure of Council offices and facilities (excluding Stanton Library and essential services) from 12pm Wednesday 24 December 2025 until 9am Monday 5 January 2026.
- 2. THAT** Council note reduced operating hours of Stanton Library as outlined in the report.
- 3. THAT** the community be actively informed of the closure through all available communication channels.

## **10.6 Council partnership with DV Safe Phone - response to Council resolution**

Report of Eric Poulos – Community Worker – Social Planner

The purpose of this report is to address a Council resolution of 28 July 2025 regarding the DV Safe Phone initiative and propose ways in which Council could be involved in this project.

DV Safe Phone collects, refurbishes, and distributes donated mobile phones (with SIM cards and chargers) to domestic violence (DV) survivors through a national network of trained support agencies.

Refurbished phones are an essential and private communication line that assists survivors of domestic violence to access emergency services, support networks, and rebuild their lives.

Many Councils across Australia act as collection points and supporters of the DV Safe Phone initiative, and the Australian Local Government Association (ALGA) endorses local government involvement.

Common locations at Councils for drop-off points include administrative buildings, libraries, and recycling or waste transfer stations.

As of 2025, the impact of the initiative has been significant, with 42,342 phones donated at over 1,200 phone drop-off locations. Over 15,000 mobile phones have been distributed to DV survivors through 514 agency partners.

Given Council's ongoing commitment to addressing domestic and family violence and its continued participation in the Lower North Shore Domestic and Family Violence Network, it is recommended that Council become a partner with DV Safe Phone and set up collection points at Stanton Library, Council's Administrative Building, and The Coal Loader.

It is further recommended that Council encourage the public to donate phones or funds by using Council's communication and social media channels to spread the word.

**Recommending:**

- 1. THAT** Council become a collection partner for DV Safe Phones and encourage the public to donate phones or funds to the initiative.
  - 2. THAT** Council establish Stanton Library, Council's Administrative Building, and The Coal Loader as DV Safe mobile phone collection points.
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**3. THAT** Council provide information through communication and social media channels to the public about DV Safe Phone and their services, such as volunteer opportunities, fundraising, and awareness raising.

**4. THAT** Council continue its ongoing participation in the Lower North Shore Domestic and Family Violence Network and support opportunities to collaborate with organisations to strengthen support for victim-survivors and identify and address service gaps.

### **10.7 Swimming Pool Inspection Program - post-exhibition report**

Report of Jad Davis, Executive Compliance Officer

The purpose of this report is to advise Council of the results of the public exhibition process regarding the draft Swimming Pool Inspection Program, and to recommend adoption of the Program.

The Swimming Pool Inspection Program specifies how Council conducts mandatory inspections of swimming pools located on private property.

The Program, introduced in 2013, has remained unchanged and needs to be updated to reflect current regulatory requirements and operational practices.

On 28 July 2025, Council considered the review of the draft Swimming Pool Inspection Program and resolved to endorse it for the purpose of placing it on public exhibition and consultation for 28 days.

The public exhibition and consultation period was open for 28 days from 22 August 2025 until 19 September 2025. Two submissions were received.

**Recommending:**

**1. THAT** Council adopt the Swimming Pool Inspection Program, as attached to this report.

### **10.8 Pesticide Use Notification Plan - post-exhibition report**

Report of David Manson, Manager Parks and Reserves

The purpose of this report is to present the 2025 Pesticide Use Notification Plan (PUNP), developed to ensure compliance with legislation, and to seek Council's endorsement of the Plan.

The draft 2025 Pesticide Use Notification Plan was presented to Council on 23 June 2025 and subsequently placed on public exhibition for a period of 28 days in accordance with Council's Community Consultation Policy.

One submission was received, which was responded to directly.

**Recommending:**

**1. THAT** Council note the community consultation that has occurred in relation to the North Sydney Council Pesticide Use Notification Plan (2025).

**2. THAT** Council endorse the North Sydney Council Pesticide Notification Plan (2025) attached to this report, to come into effect on 1 November 2025.

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### **10.9 Financial Hardship Policy - post-exhibition report**

Report of Ian Robertson, Service Unit Manager Corporate Governance

The purpose of this report is for Council to consider the adoption of the Draft Financial Hardship Policy after the finalisation of the public exhibition period.

The Draft Financial Hardship Policy was endorsed for public exhibition at the Council meeting of 11 August 2025.

Council resolved to review the results of the public exhibition period to consider any submissions received to adopt the amended policy.

The draft policy was placed on public exhibition for 28 days, closing on 24 September 2025. No submissions were received.

**Recommending:**

**1. THAT** Council note the results of the public exhibition and adopt the Financial Hardship Policy as attached to this report.

### **10.10 Draft Restricted Reserves Policy**

Report of Aigul Utegenova, Chief Financial Officer

The Draft Restricted Reserves Policy is presented to Council for endorsement, to proceed to public exhibition for a period of 28 days.

This policy establishes a structured framework for the classification, use, and management of restricted reserves to enhance financial decision-making, transparency, and control.

It supports long-term financial planning by aligning reserve balances with strategic priorities and future obligations.

**Recommending:**

**1. THAT** Council endorse the Draft Restricted Funds Policy, to be placed on public exhibition for a period of 28 days calling for submissions.

**2. THAT** a further report be provided to Council following the conclusion of the public exhibition period, for the purpose of considering any submissions received, and to adopt the amended Restricted Funds Policy.

### **10.11 Western Harbour Tunnel Project - proposed location of air quality monitoring station for Cammeray**

Report of Fiona Mulcahy, Team Leader Environmental Health

The purpose of this report is to inform Council about the process carried out by the Western Harbour Tunnel Project's Air Quality Community Consultative Committee to select a preferred location for an air quality monitoring station. This selection is required by the project approval conditions before Transport for NSW seeks Council's approval as the landowner.

The Western Harbour Tunnel (WHT) road project was approved by the NSW Government in January 2021.

One of the conditions of the WHT approval is that two air monitoring stations must be installed at suitable locations near the Cammeray ventilation outlet at least 12 months prior to the operation of the road. One is already installed adjacent to the Cammeray Croquet Club.

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An Air Quality Community Consultative Committee (AQCCC) was established in early 2025, as required by Condition E2 of the WHT approval and is required to provide input and advice on the location of air quality monitoring stations and related issues. The AQCCC includes representatives from Transport for NSW (TfNSW), Inner West Council, North Sydney Council, local community members, independent experts, the Environmental Protection Authority, and the tunnel operator. Council staff attend in an advisory capacity only.

The AQCCC's role is a consultative one, and it does not have regulatory or decision-making powers.

The AQCCC considered various sites to accommodate the required air quality monitoring station. The Committee preferred a site at Bellevue Street adjacent to the freeway in Cammeray as it is technically suitable and appears to have community support, despite the loss of four short-stay parking spaces.

The site selection process included technical, planning, constructability, and community impact criteria, with community feedback actively sought and incorporated.

Air quality monitoring is required to operate for a minimum of two years post-the project's opening to traffic, as per Conditions E26 and E27 of the approval.

Condition E27 requires that the location of the monitoring stations must be informed by the AQCCC and subject to landowner's and occupier's agreement.

**Recommending:**

**1. THAT** the report be noted.

**2. THAT** Council note that staff are currently working through the details of the implications of the use of the Bellevue Street site including the loss of parking, potential leasing arrangements, function of the road and other matters with Transport for NSW, and that a further report will be brought back to Council with such details and with recommendations as to the issue of landowner's agreement.

## 10.12 Green Schools Grants

Report of Natalia Londono, Community Capacity Building Officer

This report seeks Council endorsement for the funding recommendations of the *Green Schools Grants* program for the 2025/2026 period.

North Sydney Council provides access to financial support to North Sydney-based preschools, childcare centres, primary, and high schools seeking to implement environmental initiatives on plastic waste, energy, water, climate change, biodiversity. The provision of grants is a mechanism to achieve the objectives identified in Council's *Environment Strategy* and its *Community Strategic Plan*, with applications assessed against these objectives and plans.

The *Green Schools Grants* program was advertised through Council communication channels in conjunction with the Creative and Small Grants programs.

The program has a budget allocation of \$15,000 to support sustainable school's projects.

Nine applications were received. This report seeks endorsement for the allocation of funding for seven grant projects to the total value of \$15,000.

All successful grant recipients will be required to sign a funding agreement, achieve defined performance outcomes, and complete an acquittal process.

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**Recommending:**

**1. THAT** Council endorse the recommended funding allocations for the 2025/26 Green Schools Grants program as per Attachment 1 to this report.

**10.13 North Sydney Bike Action Plan**

Report of Jasmine Wong, Transport Engineer, and Beth Robrahn, Team Leader Transport

The purpose of this report is to present the North Sydney Bike Action Plan 2025-2045 to Council for adoption.

The development of the North Sydney Bike Action Plan 2025-2045 (the Plan) is a key delivery item of Council's Integrated Transport Strategy (ITS).

The Plan identifies the proposed networks and actions to assist in the provision of safe active transport options for the community of North Sydney, in alignment with Council's ITS and Community Strategic Plan Outcome 4 – "A connected LGA where safe, active and sustainable travel is preferred."

The Plan has been prepared with input from background research, and community and stakeholder engagement.

Public exhibition and consultation occurred between 15 April and 26 May 2025 (42 days).

The majority of the comments from the community were supportive of the Plan. All feedback received was documented, considered, and incorporated into the final plan where possible.

The outcome of the proposed amendments is a change in the Cost Benefit Ratio from 1.4 to 2.0.

**Recommending:**

**1. THAT** Council note the outcome of the community consultation undertaken on the draft North Sydney Bike Action Plan 2025-2045.

**2. THAT** Council adopt the North Sydney Bike Action Plan 2025-2045 (Attachment 1 to this report), prepared in response to the Integrated Transport Strategy adopted by Council on 10 February 2025.

**10.14 Development Assessment Performance - 2025/26 Quarter 1**

Report of Marcelo Occhiuzzi, Director Planning and Environment

This report provides an overview and analysis of Council's development assessment performance for quarter 1 of the 2025/26 year as measured by the NSW Government's Planning League Table.

In July 2024, the Minister for Planning and Public Spaces issued a Ministerial Order of Expectations requiring all NSW Councils to meet certain development assessment targets.

For North Sydney Council, this included an expectation that in 2024/25, development applications be determined, on average, within 115 days and that in subsequent years, this target timeframe would be systematically reduced.

Council received a letter from the Minister for Planning and Public Spaces on 6 March 2025 stating that North Sydney Council was not currently meeting the set targets, and that a Council-endorsed "action plan along with an associated program to swiftly

improve performance” was to be submitted within 28 days of that letter. That action plan was considered and endorsed by Council on 24 March 2025.

The Minister subsequently responded on 14 May 2025, acknowledging Council’s commitment to process improvements, and advised that Council’s progress would be further reviewed in three months (mid-August 2025).

Council’s development assessment performance since January 2025 has improved markedly and is now comfortably in compliance with the 105-day target for Quarter 1 of 2025/26.

Lodgement times for DAs are also subject to a performance target which, this financial year, is seven days (down from 14 in 2024/25). It is pleasing to report that Council is currently tracking at six days, and also in compliance with this component of the Minister’s expectations.

**Recommending:**

1. **THAT** this report be noted.

### **10.15 North Sydney Oval - Sunset Cinema and AFL Umpires VHAs**

Report of Philippa Cochran, Coordinator Aquatic Operations

This report advises Council of the commercial terms for Venue Hire Agreements (VHAs) that have been negotiated between Council and MMR Entertainment Pty Ltd t/a Sunset Cinema and AFL (NSW/ACT) Commission Limited for the use of North Sydney Oval and seeks authorisation for the Chief Executive Officer to finalise and execute VHAs with these organisations.

MMR Entertainment Pty Ltd (Sunset Cinema) and AFL (NSW/ACT) Commission (AFL Umpires) are long-term users of North Sydney Oval.

Agreements with Sunset Cinema and AFL Umpires have been reviewed resulting in moderate increases to Council and other mutual benefits to both parties.

Terms for a five-year Licence has been agreed between Council and the AFL Umpires and the final year of an existing agreement with Sunset Cinema. Upon expiry of this agreement, North Sydney Oval management will look to secure a three-year agreement for outdoor cinema from 2026-29.

Should Council wish to discuss this report it is noted that the attached confidential document includes commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. Further, release of the information would, on balance be contrary to the public interest as publication of all tendered amounts would discourage potential tenderers from submitting commercial information in future and would affect Council’s ability to obtain value for money services. As such should this matter be discussed it should be considered in closed session.

**Recommending:**

1. **THAT** Council note the contents of this report in relation to the development of a new Venue Hire Agreements with AFL (NSW/ACT) Commission Limited for the use of North Sydney Oval.

2. **THAT** Council note the contents of this report in relation to the adjustments to the final year of the Licence with MMR Entertainment Pty Ltd t/a Sunset Cinema for the use of North Sydney Oval.

**3. THAT** Council authorise the Chief Executive Officer to finalise and execute the adjustments to the one-year VHA with Sunset Cinema for the 2025–26 season; and a five-year VHA with AFL (NSW/ACT) Commission Limited for the 2025–29 seasons, based on the terms outlined in the confidential attachment to this report.

**4. THAT** Council resolves that the identified attachment to this report is to be treated as confidential in accordance with section 11(3) of the Local Government Act for the following reason under section 10A(2) of the Local Government Act:

*(d) commercial information of a confidential nature that would, if disclosed*

*(i) prejudice the commercial position of the person who supplied it*

It is further noted that release of this information would, on balance be contrary to the public interest as publication of all tendered amounts would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services.

### **10.16 Grosvenor Plaza, Neutral Bay - Expressions of Interest Evaluation**

Report of Ian Robertson, Service Unit Manager Corporate Governance

The purpose of this report is to provide Council with the analysis and recommendations arising from the evaluation of the Expressions of Interest (EOI) process for Grosvenor Plaza, Neutral Bay, and to seek endorsement of the proposed next steps in the procurement process.

An invitation for "Expressions of Interest" was called and received until 4.00pm on 21 February 2025 for the submission of responses for the delivery of Grosvenor Plaza as outlined in the Neutral Bay Village Planning Study endorsed by Council on 27 May 2024. This included suitable replacement underground public parking for land generally described as the Grosvenor Lane carpark in Neutral Bay and ancillary adjacent areas.

Should Council wish to discuss this report it is noted that the attached confidential document includes information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Further, release of the information would on balance be contrary to the public interest as publication of all tendered amounts would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services. As such should this matter be discussed it should be considered in closed session.

#### **Recommending:**

**1. THAT** Council note the outcomes of the Expression of Interest (EOI) process.

**2. THAT** Council endorse to proceed with the request for tender as outlined in this report.

**3. THAT** Council invite Ethos Urban/Arkadia and Coles/Titanium, being the two highest scoring respondents, to participate in a selective Request for Tender process in accordance with Section 55 of the Local Government Act 1993 (NSW).

**4. THAT** Council delegate authority to the Chief Executive Officer to finalise and issue the Request for Tender documentation, manage the tender process, and report back to Council with a recommendation on the preferred respondent for endorsement.

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**5. THAT** Council resolve that the identified attachment to this report is to be treated as confidential in accordance with section 11(3) of the Local Government Act for the following reason under section 10A(2) of the Local Government Act:

*(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

It is further noted that the release of this information would, on balance, be contrary to the public interest as publication of all tendered documents would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services.

### **10.17 North Sydney Olympic Pool Redevelopment Project Update**

Report of Gary Parsons, Director Open Space and Infrastructure

This report provides Council with an update on the North Sydney Olympic Pool Redevelopment Project.

Notwithstanding program delays due to inclement weather, high levels of activity are occurring across the site as the project transitions from construction to fit out and commissioning.

The contractual date for Practical Completion for the project is 14 July 2024. Icon recently provided an updated program indicating 4 December 2025 as their forecast date for Practical Completion (handover). This will necessitate further extension of key consultants to the completion of the project.

The revised construction contract sum is currently \$92.50m, which includes 39 variations totalling -\$17,708, that have been agreed and closed since the last report to Council.

The total project commitments remain within the forecast costs to completion of \$122m. It should be noted that this forecast was provided to Council in February 2024, with an anticipated date for project completion of December 2024. A significant number of variations remain either under assessment or yet to be submitted. This along with the required extension of key consultants and works insurance will place further pressure on this budget.

#### **Recommending:**

**1. THAT** the meeting be closed to the public in accordance with Section 10A (2):

*(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would be, on balance, contrary to the public interest as it would affect Council's ability to obtain value for money services.*

**2. THAT** the confidential report and related attachments be treated as confidential and remain confidential unless Council determines otherwise.

**3. THAT** Council note the contents of this report in relation to the redevelopment of the North Sydney Olympic Pool.

**4. THAT** Council note that current financial commitments for the North Sydney Olympic Pool redevelopment remain within the forecast cost to completion of \$122m, however there are a significant number of variation claims that are still to be submitted.

**5.THAT** Council note that Icon Pty Ltd have advised that due to inclement weather the forecast date for Practical Completion of the North Sydney Olympic Pool project is now anticipated to be 4 December 2025, which will require Council to further extend key consultants and work insurance.

**11. NOTICES OF MOTION**

Nil

**12. MATTERS OF URGENCY**

Nil

**13. CLOSURE**