



Council Chambers  
7 November 2025

An Ordinary Meeting of Council will be held on Cammeraygal lands at the Council Chambers, North Sydney at 7.00pm on Monday 17 November 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.

- 
- 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**  
Nil
-

## **10. Reports to Council**

- 10.1 North Sydney Council Annual Report 2024/25
- 10.2 Financial Statements for the Year Ended 30 June 2025
- 10.3 Quarterly Budget Review - September 2025
- 10.4 Investment and Loan Borrowings Report as at 31 October 2025
- 10.5 Hume Street Park Project and Kelly's Place Children's Centre relocation options
- 10.6 Draft Sports Facilities Plan of Management
- 10.7 Critical works - Wilson Road Reserve
- 10.8 Extension to the Supply of Carpark Access Control Equipment contract
- 10.9 New Lease on Council property: The Coal Loader Café
- 10.10 Proposed Settlement of Debt

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

- 11.1 Notice of Motion 25/25: Small Business Forum - Cr Santer
- 11.2 Notice of Motion 26/25: Support for Lifeline Connect - Cr Welch

## **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 17 NOVEMBER 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 27 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**

Nil

---

### 10.1 North Sydney Council Annual Report 2024/25

Report of Jenny Gracey, Corporate Planning Coordinator

The purpose of this report is to present the North Sydney Council Annual Report 2024-25 to Council for endorsement, together with the Audited Financial Statements for the year ended 30 June 2025.

The North Sydney Council Annual Report 2024-25 outlines Council's achievements and challenges in implementing the third year of its Delivery Program 2022-2026, contributing to the strategic outcomes outlined in the Community Strategic Plan - North Sydney's Vision 2040.

This is the final report against the Delivery Program 2022-2026. A new suite of Integrated Planning and Reporting documents including the Community Strategic Plan 2025-2035, Delivery Program 2025-2029 and Operational Plan 2025-2026, were adopted by Council and commenced on 1 July 2025.

Council is required to prepare and endorse an Annual Report within five months of the end of the financial year which is 30 November 2025.

**Recommending:**

- 1. THAT** Council endorse the North Sydney Council Annual Report 2024-25, which has been prepared in accordance with section 428 of the Local Government Act 1993.
- 2. THAT** the Chief Executive Officer be authorised to make minor administrative changes to the Annual Report if required.
- 3. THAT** a copy of the Annual Report be posted on Council's website and subsequent advice made to the Minister for Local Government as to the specific web address (URL).

### 10.2 Financial Statements for the Year Ended 30 June 2025

Report of Daniel Peacock, Assets and Taxation Accountant, and Lu Chen, Financial Controller

The purpose of this report is to present to Council the audited Annual Financial Statements following receipt of community submissions for the year ended 30 June 2025 in accordance with Section 419 of the Local Government Act.

At its meeting of 13 October 2025, Council endorsed the draft Annual Financial Statements and referred them for audit in Report 10.1, Financial Statements for the Year Ended 30 June 2025 (Report 10.1).

This report finalises the statutory process required in relation to the Financial Statements.

A representative from the Audit Office of New South Wales presented the report on the Conduct of the Audit at Council's meeting on 13 October 2025. With the audit now complete, the Statements are tabled.

**Recommending:**

- 1. THAT** the presentation of Annual Financial Statements for the year ended 30 June 2025, incorporating the General Purpose Financial Statements and the Special Schedules, be received and noted in accordance with section 419 of the Local Government Act 1993.
-

### 10.3 Quarterly Budget Review - September 2025

Report of Daniel Peacock, Assets and Taxation Accountant, and Lu Chen, Financial Controller

The purpose of this report is to present North Sydney Council's Quarterly Budget Review Statement (QBRS) for the quarter ended 30 June 2025, in accordance with the requirements of the Office of Local Government (OLG) Quarterly Budget Review Statement Guidelines (August 2025) and Clause 203 of the Local Government (General) Regulation 2021.

This report provides Council and the community with an update on Council's financial performance and position relative to the adopted 2025-26 Operational Plan and Budget, and to seek council resolution on variations that require on budget revision.

**OLG Quarterly Budget Review Statement Guidelines (August 2025).** OLG) has updated its guidelines and introduced a standardised reporting format for the Quarterly Budget Review in the August 2025 issue. This report has been prepared in accordance with the new guideline.

**Increase in Operating Deficit (before Capital Grants and Contributions):** The deficit increased by \$3.618 million to \$6.397 million.

Council set budget improvement targets of \$6.0 million in the original budget, comprising a \$2.0 million increase in income and \$4.0 million in operating expenditure savings, expected to be achieved through service reviews/reductions and efficiency measures. Following an extensive review and community consultation on potential service reductions, the target savings have been revised to \$3.707 million. This reduction in savings has resulted in a deterioration of the net operating result by \$2.293 million.

In addition, following a review of the original budget for the commercial property portfolio, it was noted that occupancy rates have deteriorated and Council will not be able to achieve the budgeted results. A further reduction of \$0.639 million is therefore proposed to the Other Revenue line to reflect the revised budget expectations.

The reduction in the net result is offset by a \$0.5 million increase in parking revenue, reflecting a \$1 million decrease in parking station income and a corresponding \$0.5 million increase in parking meter income.

Among other minor adjustments, \$48,000 has been added to the materials and services budget to support the upgrade of the Procure-to-Pay system to a new version, following advice from the provider (Civica) that the current system is being discontinued.

**Decrease in Operating Surplus (including Capital Grants and Contributions, excluding depreciation):** The result decreased by \$2.839 million, bringing the total to \$39.287 million.

**Increase in Operating and Capital grants:** Operating and Capital Grants increased by **\$0.916 million** due to new grants Council has received since the adoption of the original budget.

**Increase in Capital Budget:** The capital budget has increased by \$7.588 million, primarily due to carry-forwards from the prior year for projects that commenced but were not completed, as well as new projects funded by recently secured grants. Several transfers were also made between capital budgets to address critical renewal works.

---

**Borrowings:** A \$10 million loan has been approved by TCorp and is scheduled to be drawn down in November 2025 to fund the North Sydney Olympic Pool project, as budgeted. No changes are proposed to this budget item.

**Cash and Investment and externally restricted funds:** Total cash and investments are budgeted at \$118.727 million. Projected cash balances are \$125.320 million, reflecting higher-than-expected carryover from the previous year. Externally unrestricted funds were originally budgeted at \$37.243 million and are now revised to \$36.844 million. This change reflects one-off income items that improved last year's final results, offset by adjustments included in this Quarterly Budget Review.

**Recommending:**

**1. THAT** Council adopt the Quarterly Budget Review Statement – September 2025 report in accordance with clause 203 of the Local Government (General) Regulation 2021.

**2. THAT** Council endorse the budget variations in this report.

#### **10.4 Investment and Loan Borrowings Report as at 31 October 2025**

Report of Lu Chen, Financial Controller

The purpose of this report is to provide details of the performance of Council's investments and loans for the month ending 31 October 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 October, the total investment portfolio (which includes Term Deposits, Floating Rate Notes and Bonds) provided a return of +0.33% (actual), or +3.94% p.a. (annualised), outperforming the AusBond Bank Bill Index return of +0.30% (actual) or +3.55% p.a. (annualised).

Returns on investments exceeded the October YTD budget by \$395,315. This result includes fees paid to Council's investment advisers for the period.

**Recommending:**

**1. THAT** the report on Investments held at 31 October 2025, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, and the information on Loan Borrowings, be received.

#### **10.5 Hume Street Park Project and Kelly's Place Children's Centre relocation options**

Report of Marcelo Occhiuzzi, Director Planning and Environment

The purpose of this report is to recommend progression of the Hume Street Park expansion project and outline various relocation options that have been explored for the Kellys Place Children's Centre.

In 2008, Council adopted the *Open Space Provision Strategy* which identified a deficit of Open Space in St Leonards and Crows Nest.

In 2012, the *St Leonards and Crows Nest Precinct 1 Planning Study* was undertaken to manage growth and ensure adequate infrastructure to support expected increases in population for the precinct.

---

The study acknowledged the significant lack of open space and signalled the beginning of the commitment to the Hume Street Park expansion project. This project evolved into a detailed concept plan and was adopted by Council in 2015.

In 2020, the NSW Government adopted the *St Leonard's and Crows Nest 2036 Plan* which increased growth expectations in the precinct.

Stage 1 of the Hume Street Park Expansion project was delivered in 2022, creating 1,200sqm of new public space and created the first stage of a critical link between Hume Street Park, Willoughby Road, and the new Metro portal on Clarke Street.

Recent NSW Government Housing Reforms including the *Crows Nest Transport Oriented Development* (TOD) have increased growth expectations for Crows Nest further, with a total of 5,800 planned dwellings in the North Sydney Local Government Area alone, and 11,000 new dwellings across the three effected local government areas.

The new Housing Delivery Authority's (HDA) operations aim to accelerate this growth and have to date, been responsible for an additional approximately 800 dwellings including growth above TOD projections.

In addition, the State Government's *Low to Mid Rise Housing* planning changes have created the potential for an additional 500 new dwellings in and around the precinct. The housing crisis and resultant NSW Government planning responses are placing further pressure on local infrastructure, particularly given open space was already considered inadequate in 2008.

It is critical that Council progress all opportunities to increase open space to support the accelerated population growth, with Hume Street Park being the most impactful opportunity within the short to medium term.

The NSW Government has indicated that it is making \$520M available as grant funding for infrastructure to support growth identified in TOD areas, including Crows Nest.

Stage 2 of the Hume Street Park expansion project would include the closure of Hume Street between Clarke Street and the southern side of the Indoor Sports Centre, pedestrianisation of the road space, and providing park/plaza space on the area currently occupied by the Kelly's Place Children's Centre.

The realisation of stage 2 of the project will create an additional (approximately) 2,000 sqm of public space to embellish the existing stage 1 works and, importantly, create a high-amenity pedestrian link between Willoughby Road and the Crows Nest Metro portal.

Since the adoption of the Hume Street Park expansion project in 2015, Council has sought to identify alternate locations for Kelly's Place Children's Services, and in 2021 it was offered Forsyth Park Community Centre, however this was not accepted as it was not considered to meet their needs. This property is no longer available as it is leased to the Cameragal Montessori school.

More recently, further investigation has been undertaken, including exploring other Council-owned sites, along with one other private property under construction. A review of these sites has determined that short-term alternatives are feasible.

The Kelly's Place Children's Services lease expires on 31 December 2025. This report recommends that this lease be extended by 12 months. It is important that Council determine a clear path forward to ensure certainty for both the families of Kelly's Place and the growing population of Crows Nest.

---

**Recommending:**

- 1. THAT** Council acknowledge the inadequate provision of open space identified in 2008 within the precinct and that this deficit is, and will continue to increasingly be, accelerated by the speed and scale of population growth expected in St Leonards and Crows Nest.
- 2. THAT** Council acknowledge the availability of \$520M in grant funding for infrastructure to support growth identified in TOD areas, including Crows Nest and the importance of this funding considering Council's financial capacity.
- 3. THAT** Council extend the lease for the Kelly's Place Children's Centre for a further period of 12 months, and during this time, work with Kelly's Place management and Committee to explore all other opportunities for continued operations including but not limited to relocation to private property, consideration of smaller operations and smaller premises.
- 4. THAT** Council, in preparing the Masterplan for the Holtermann precinct in Crows Nest, consider the childcare needs and availability in the local area.
- 5. THAT** Council make immediate representations to the Department of Planning, Housing and Infrastructure to request that it fund, manage, and deliver the Stage 2 Hume Street Park expansion project in collaboration with Council and if successful, authorise the Chief Executive Officer to enter into relevant contracts with the NSW Government for the and delivery of this project.

## **10.6 Draft Sports Facilities Plan of Management**

Report of Megan White, Landscape Planner/Architect

The purpose of this report is to commence the processes mandated by the Crown Land Management Act 2016 (CLM Act) to facilitate the future public exhibition of Council's new draft Sports Facilities Plan of Management.

Section 3.23(6) & (7) of the CLM Act requires that all NSW councils adopt new Plans of Management (PoMs) for all reserves for which they are the appointed Crown Land Manager. The new PoMs must meet both the requirements of the CLM Act and the Local Government Act 1993 (LG Act).

As part of the preparation of a PoM, Council must attest that it has considered Native Title Manager advice in relation to the draft PoM. Council must also refer the draft PoM to the Department of Planning, Housing and Infrastructure– Crown Lands (Crown Lands) for review, consent to place on public exhibition, and approval to adopt.

The new draft Sports Facilities PoM is the sixth Crown land PoM to be prepared for North Sydney. When adopted, it will supersede Council's Sportsgrounds PoM (2017). It is recommended that Council note the draft Sports Facilities PoM (Attachment 1 to this report), along with the Native Title Manager advice (Attachment 2), and resolve that the draft PoM be referred to Crown Lands for its approval to publicly exhibit and adopt the draft PoM.

Following the review and receipt of consent from Crown Lands, the draft Sports Facilities PoM will be reported to Council for endorsement prior to being placed on public exhibition.

---



**Recommending:**

- 1. THAT** Council endorse the draft Sports Facilities Plan of Management (PoM) for the purpose of referral to Crown Lands for review, and to request consent to place on public exhibition and approval for Crown Lands to adopt.
- 2. THAT** Council attest that it has considered Native Title Manager advice in relation to the draft Sports Facilities PoM.
- 3. THAT** following the review and receipt of consent from Crown Lands, the draft Sports Facilities PoM is reported to Council for endorsement to place on general public exhibition as per Section 38 of the Local Government Act 1993.

**10.7 Critical Works - Wilson Road Reserve**

Report of Sergio Corona, Service Unit Maaer Capital Projects & Asset Management  
This report advises Council of the proposed reallocation of funding within the 2025-26 Capital Works program to undertake critical works within the Road Reserve at Wilson Street, Cammeray.

Council's *Delivery Program 2025–2029* and *Operational Plan 2025-2026* note that “project prioritisation may change in response to emerging infrastructure risks, and that if this occurs, funding will need to be redirected accordingly”.

Critical works to the sandstone embankment within the Wilson Street Road Reserve, which backs onto a residential property at 24 Arkland Street Cammeray have been identified, due to damage to the property and an active safety risk.

It is proposed that \$110,000 be reallocated from the 2025/26 kerb and gutter renewal program to fund these works.

**Recommending:**

- 1. THAT** Council note the contents of this report regarding critical works required within the Road Reserve at Wilson Street, Cammeray and that these works are estimated to be in the order of \$110,000.
- 2. THAT** Council endorse the reallocation of \$110,000 from the Kerb and Gutter renewal program within the 2025/26 Capital Works Program to address the critical works required within the Road Reserve at Wilson Street.
- 3. THAT** Council's adopted budget be updated in the next quarterly budget review to reflect the changes outlined in this report.
- 4. THAT** reporting items for the *Delivery Program 2025–2029* and *Operational Plan 2025-2026* be updated in the next quarterly progress report to reflect the changes outlined in this report.

**10.8 Extension to the Supply of Carpark Access Control Equipment contract**

Report of Mia Stubis, Team Leader Paid Parking

This report seeks Council approval for a 12-month extension of Contract 28/2017 for the Supply of Licence Plate Recognition (LPR) Based Carpark Access Control Equipment and Digital Signage within Council's off-street carparks.

Council currently operates six paid car parks with access control and payment systems (Parking Infrastructure) managed under an external contract, which is due to expire on 23 March 2026.

---

The existing parking infrastructure within Council's car parks, which was installed in 2017, was previously funded through Council's Plant Reserve. The Plant Reserve does not currently have sufficient funds to cover the purchase of new parking infrastructure and as well as meeting commitments within the 2025/26 financial year.

Operational assessments confirm the existing infrastructure remains functional and within acceptable performance limits and is expected to do so for the next 12 months. The incumbent contractor has advised that they could maintain the existing Parking Infrastructure at current operational efficiency for this period under the existing contract terms and conditions.

**Recommending:**

- 1. THAT** Council note the contents of this report in relation to the replacement of parking infrastructure within Council's off-street carparks.
- 2. THAT** Council authorise the CEO to extend Contract 12-2017 for the Supply and Maintenance of Licence Plate Recognition, Access Control, Payment Equipment and Digital Signage with Ticketless Parking Pty Ltd for a period of 12 months.
- 3. THAT** Council note that the draft budget for the 2026-27 financial year will include an allocation for the replacement of licence plate recognition, access control, payment equipment, and digital signage within Council's off-street car parks.

## **10.9 New Lease on Council Property: The Coal Loader Cafe**

Report of Alistair White, Commercial Property Specialist

The purpose of this report is to seek Council's endorsement to enter a proposed new lease for The Coal Loader Cafe, 2 Balls Head Drive, Waverton, on the terms and conditions contained in this report.

Council has received a lease proposal for The Coal Loader Cafe, 2 Balls Head Drive, Waverton which requires a rental incentive to be considered.

The Coal Loader Cafe, 2 Balls Head Drive, Waverton comprises a ground floor cafe, with two external seating areas and a storage room. The premises are leased to provide a cafe amenity at the Coal Loader Centre for Sustainability and to provide income as part of Council's commercial property portfolio, this in turn helps to diversify and spread the risk of Council's revenue streams.

The confidential attachments to this report include monetary information relating to property income, as well as leasing transactions. 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 competitor of the Council. Further, release of the information would, on balance, be contrary to the public interest as it would affect Council's ability to obtain value for money services.

If Council wishes to discuss the report, the meeting should be closed to the public to do in accordance with Section 10A(2)(a) of the Local Government Act.

**Recommending:**

- 1. THAT** Council resolves to enter the proposed lease over The Coal Loader Cafe, 2 Balls Head Drive, Waverton on the terms and conditions detailed in the confidential report.
  - 2. THAT** Council authorise the Chief Executive Officer (or their delegate) to sign all necessary legal documents in relation to this matter.
-

**3. 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*
- (ii) confer a commercial advantage on a competitor of the Council. It is further noted that the release of this information would, on balance, be contrary to the public interest as it would affect Council's ability to obtain value for money services.*

## 10.10 Proposed Settlement of Debt

Report of Aigul Utegenova, Chief Financial Officer

The purpose of this report is to make a recommendation in relation to debt write-off related to commercial property held by Council.

Debtor under Master Occupant Id: 00233952-1 is a long-standing tenant of Council who has recently experienced financial challenges due to a combination of reduced trading conditions and nearby construction impacts.

The tenant has notified Council of their intention to sell the business and assign the existing lease to a prospective buyer. Council officers are working with the tenant to facilitate an appropriate outcome that protects Council's commercial interests while supporting business continuity.

Further details regarding the financial arrangements and proposed resolution are contained in the accompanying confidential report, Should Council wish to discuss this report it is noted that the attached confidential document includes information about the personal circumstances of a resident or ratepayer 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 update regarding the Debtor 00233952-1 and the tenant's intention to sell the business and assign the lease to a prospective purchaser.

**2. THAT** Council consider the recommended settlement arrangement contained within the confidential report, including conditions and timeframes for resolution.

**3. 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:

- (b) the personal hardship of any resident or ratepayer*

**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.

## **11. NOTICES OF MOTION**

### **11.1 Notice of Motion 25/25: Small Business Forum - Cr Santer**

**1. THAT** Council host a small business forum to consider the opportunities and challenges for small business in the North Sydney LGA.

**2. THAT** Council invite The Hon. Janelle Saffin, MP Minister for Small Business and the Small Business Commissioner to address the forum.

#### **Background**

Outcome 5 of Council's *Community Strategic Plan 2025-2035* and Strategic Direction 2 of the *Economic Development Strategy* adopted 10 February 2025 provides that Council "cultivate a diverse, inclusive, connected and resilient business environment". Cultivating a connected and resilient business environment, of course, includes providing opportunities for small business to discuss and learn about the opportunities and challenges of small business and how local and State governments may be able to support them.

### **11.2 Notice of Motion 26/25: Support for Lifeline Connect - Cr Welch**

**1. THAT** North Sydney Council join the Lifeline Connect marketing campaign by:

- a. provision of signage on community digital screens, footbridges, and notice boards;
- b. promotion to Council community centres and facilities;
- c. inclusion of campaign on Council website and socials;
- d. usage of campaign on Council email signature banner; and
- e. collaboration in the form of the North Sydney logo, along with the Hornsby and Willoughby City Council logos.

#### **Background**

Lifeline Connect is a free, walk-in, face-to-face community mental health support service. Individuals are heard by the Lifeline-trained Supporters and linked to any additional supports they may need.

At Lifeline Connect, no concern is too big nor too small. Connecting dots to help individuals find their way, it is a safe space to share concerns, feel valued, and explore options. Individuals are supported in a non-judgemental and caring environment. Uniquely the service is also a gateway to alternate services, where Connectors explore and facilitate referrals with individuals.

The no-wrong-door policy that Lifeline Connect offers is a vital service in the community, promoting social inclusion and community connection. There is no need to make an appointment, and no GP referral is required.

## **12. MATTERS OF URGENCY**

Nil

---

**13. CLOSURE**