



Council Chambers
28 November 2025

An Ordinary Meeting of Council will be held on Cammeraygal lands at the Council Chambers, North Sydney at 7.00pm on Monday 8 December 2025. The agenda is as follows.

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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**
Nil
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10. Reports to Council

- 10.1 Matters Outstanding to 17 November 2025
- 10.2 Extraordinary Meeting of Council - 19 January 2026
- 10.3 2025 Code of Meeting Practice - post-exhibition report
- 10.4 Draft Restricted Reserves Policy - post-exhibition report
- 10.5 Draft Use of Artificial Intelligence Policy
- 10.6 Embankment - Alfred Street North, Neutral Bay: reallocation of funding for critical works
- 10.7 Funding Rodent Control in North Sydney in the North Sydney Local Government Area
- 10.8 Traffic Committee meeting dates for 2026
- 10.9 1st Quarterly Commercial Property Portfolio Report FY2025/26
- 10.10 Open Space Schedule of Rates Contract - Tender 20/2025
- 10.11 Apprentice Training Provider - Tender 21/2025
- 10.12 Lease to Operate the North Sydney Olympic Pool Cafe and Gelato Bar - Tender 24/2025
- 10.13 North Sydney Olympic Pool Redevelopment Project Update
- 10.14 Proposed Extension of Lease to Cammeray Golf Club

11. Notices of Motion/Questions with Notice

- 11.1 Notice of Motion 27/25: Short term rental accommodation - Crs Keen and Carr
- 11.2 Notice of Motion 28/25: Review of Traffic Conditions on Young Street, Neutral Bay - Crs Keen and Carr
- 11.3 Notice of Motion 29/25: Neutral Bay Public School: parking issues - Crs Keen and Carr

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 8 DECEMBER 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 17 November 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 Matters Outstanding to 17 November 2025

Report of Ian Curry, Manager Governance

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 17 November 2025 Ordinary Meeting of Council.

Recommending:

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

10.2 Extraordinary Meeting of Council - 19 January 2026

Report of Ian Curry, Manager Governance

The purpose of this report is to schedule an Extraordinary Meeting of Council on 19 January 2026 to consider a report regarding a proposed special rate variation as a medium-term pathway towards restoring financial sustainability and service resilience.

An Extraordinary Meeting of Council is proposed for 19 January 2026 to consider a report regarding a proposed special rate variation.

Seats in the gallery will be allocated as a priority to those people who have made a request to address the Public Forum.

The attendance conditions will be advertised on Council's website well in advance of the meeting.

1.THAT an Extraordinary Meeting of Council be held at 7.00 pm on 19 January 2026 to consider a report regarding a proposed special rate variation.

2.THAT a Public Forum be held at 6.00 pm, prior to the Extraordinary Meeting.

3. THAT the conditions of attendance at this meeting be advertised on Council's website.

Recommending:

1.THAT an Extraordinary Meeting of Council be held at 7.00 pm on 19 January 2026 to consider a report regarding a proposed special rate variation.

2.THAT a Public Forum be held at 6.00 pm, prior to the Extraordinary Meeting.

3. THAT the conditions of attendance at this meeting be advertised on Council's website.

10.3 2025 Code of Meeting Practice - Post-exhibition report

Report of Ian Curry, Manager Governance

The purpose of this report is to advise Council of the feedback received during the public exhibition period for the 2025 Code of Meeting Practice.

Council resolved on 22 September 2025 to endorse the North Sydney Council Draft Code of Meeting Practice (based on the Model Code of Meeting Practice 2025) for public exhibition.

The revised Code included a number of mandatory and non-mandatory clauses.

There were no submissions received during the exhibition period.

Recommending:

1. **THAT** Council adopt the North Sydney Council Draft Code of Meeting Practice.
2. **THAT** a Public Forum commencing at 6.00pm be held prior and separate to each Council meeting.

10.4 Draft Restricted Reserves Policy - Post-exhibition report

Report of Aigul Utegenova, Chief Financial Officer

The purpose of this report is for Council to consider the adoption of the draft Restricted Reserves Policy after the finalisation of the public exhibition period.

The draft Restricted Reserves Policy was endorsed for public exhibition at the Council meeting of 27 October 2025.

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

One submission was received, containing 12 points. The details of the submission and the resulting amendments are presented in the report.

Recommending:

1. **THAT** Council note the outcome of the public exhibition, including the submission received, and adopt the amended Restricted Reserves Policy as attached to this report.

10.5 Draft Use of Artificial Intelligence Policy

Report of Michael Beard, Chief Information Officer, and Ian Robertson, Service Unit Manager Corporate Governance

The purpose of this report is to present Council with a draft Use of Artificial Intelligence Policy for endorsement, to proceed to public exhibition until midnight 25 January 2026 to allow for extended feedback time over the holiday period.

There is a need for Council to consider the emergence of Artificial Intelligence and its increasing use in the workplace, both from the point of view of empowering and informing staff in its benefits, and in ensuring good governance practices are used.

The NSW Artificial Intelligence Ethics Policy, which applies to all NSW Government agencies, was used as a foundational reference in the development of the NSC AI policy. This policy is widely recognised as industry best practice, providing a principles-based framework that ensures the ethical, transparent, and accountable use of AI across government services. Policies from other local councils were also reviewed and considered.

The aim is to establish a clear, Council-wide position on governance principles related to artificial intelligence. This policy will be supported by operational policies which will be developed and updated as technology evolves, including a Use of Generative AI Policy, to guide practical implementation across the organisation.

Recommending:

1. **THAT** Council endorse the Draft Use of Artificial Intelligence Policy, to be placed on public exhibition for a minimum 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 Use of Artificial Intelligence Policy.
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10.6 Embankment - Alfred Street North, Neutral Bay: reallocation of funding for critical works

Report of Ashraf Doureih, Engineering Project Manager

The purpose of this report is to seek Council endorsement of the proposed reallocation of funding within the 2025-26 Capital Works program to undertake critical embankment works along Alfred Street North, Neutral Bay.

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 a sandstone embankment in Alfred Street North, Neutral Bay have been identified as requiring immediate attention.

An inspection of the embankment has been undertaken by an independent Structural Engineer.

After consideration, shotcrete will be applied to the critical section of the wall.

It is proposed to reallocate \$210,000 from the 2025/26 Footpath Renewal Program to fund the works in Alfred Street North, Neutral Bay.

Recommending:

- 1. THAT** Council note the contents of this report regarding works required in Alfred Street North, Neutral Bay and that these works are estimated to be in the order of \$210,000.
- 2. THAT** Council endorse the reallocation of \$210,000 from the Footpath Renewal Program within the 2025/26 Capital Works Program to address the critical works required in Alfred Street North, Neutral Bay.
- 3. THAT** Council's 2025-2026 budget be updated in the next quarterly budget review to reflect the changes outlined in this report.
- 4. THAT** Council note that reporting items for the Delivery Program 2025–2029 and Operational Plan 2025-2026 will be updated in the next quarterly progress report to reflect the changes outlined in this report.

10.7 Funding Rodent Control in the North Sydney Local Government Area

Report of Marcelo Occhiuzzi, Director Planning & Environment

The purpose of this report is to advise Council of ongoing efforts to manage rodent activity in North Sydney and the cost implications of doing so in the current financial context. There is a high likelihood of expenditure in 2025-26 being higher than last financial year and may result in budget overspend where savings cannot be identified in other areas.

Like many urban areas in Sydney, the North Sydney Local Government Area (LGA) is not immune from rodent activity.

Management of rodent activity is an ongoing high priority responsibility for Council given how entrenched rodents are in our urban environment.

Rodents tend to be more prolific, or at least noticeable, where reliable and regular sources of food can be found, including in and around our village and commercial centres, where rodent activity is more likely to occur.

Rodent activity has been minimal in our bushland areas.

Council conducts regular inspections of food-related businesses across the LGA as part of its food premises inspection program. Where rodent activity is found within a food

premises, Council is obliged to close the business until the issue is satisfactorily resolved.

Council has had a limited budget to deal with the ongoing problem of rodent management given its challenging financial position.

Last financial year (2024-25), Council spent \$152K in pest/vermin control, much of which (\$96K) related to rodent management. This year (end October), the amount spent on rodent control is already over \$100K and expected to be greater than last year's expenditure, and likely to be in excess of \$200K.

This report foreshadows this expenditure and brings this important budget expenditure to Council's attention.

Recommending:

1. THAT Council note this report and the significant likely variation of expenditure on vermin control, and in particular rodent management.

2. THAT Council note that budget adjustments will be made through Council's quarterly budget reporting process to address additional expenditure required to address ongoing rodent control issues.

10.8 Traffic Committee meeting dates for 2026

Report of Peita Rose, Governance Officer

The purpose of this report is to determine the North Sydney Traffic Committee meeting dates for 2026.

The meetings of the North Sydney Traffic Committee (NSTC) for 2026 are proposed to commence on 6 February 2026 and then to be held every eighth Friday after that, pending confirmation of the parliamentary sitting dates.

All NTSC meeting minutes/recommendations must be approved by Council.

The NTSC meetings will be held in Council Chambers at 10:00am on the determined dates.

Recommending:

1. THAT Council note that the North Sydney Traffic Committee will meet on 6 February 2026 and a further report will be submitted to that meeting to confirm the meeting dates for the rest of 2026.

10.9 1st Quarterly Commercial Property Portfolio Report FY2025/26

Report of Alistair White, Commercial Property Specialist

The purpose of this report is to provide an overview of the performance of Council's property portfolio and activities for the 1st quarter of financial year 2025/2026, covering the period from 1 July 2025 to 30 September 2025.

The budgeted income for Quarter 1 in the 2025/26 financial year, as adjusted in the September Quarterly Budget review process, is \$1,650,000. The income on accrual basis for Q1 in 2025/26 financial year is \$1,645,832, which is in line with the budget.

Council's Property Portfolio vacancy rate at the end of Q1 FY 2025/26 30 September 2025 was 6.90%, an increase from 5.64% at the end Q4 FY 2024/25 30 June 2025. This rise in the vacancy rate is due to new retail vacancies at: 11 Ernest Place, Crows Nest; 248 Miller Street, North Sydney; the Coal Loader Cafe, Waverton; and an office vacancy at 56 Alfred Street, Milsons Point.

Despite these premises becoming vacant in the quarter, new lease terms have been agreed in Q2 at the Council meeting of 13 October 2025 for 11 Ernest Place, Crows Nest and 56 Alfred Street, Milsons Point, and at the Council meeting of 17 November 2025 for The Coal Loader cafe, Waverton. Once these new leases complete, it is anticipated that the vacancy rate will decrease to 5.56% at the end of Q2 FY2025/26 31 December 2025.

The premises used as a restaurant at 41 Alfred Street South, Milsons Point are now vacant, and Council proposes to call a tender for a five-year lease with two five-year extension options. As the site is classified as community land, and any lease of community land exceeding five years must comply with section 47 of the Local Government Act, a tender is required, and a public notice must be issued for a minimum of 28 days to notify the community of the upcoming tender.

The confidential attachment to this report includes monetary information relating to property income including Outdoor Dining, leasing transactions, arrears data, and carpark income. 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 (LGA).

Recommending:

1. THAT the report be received.

2. 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:

(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.

3. THAT Council endorse the 28-day public notice, issued under section 47 of the Local Government Act, regarding the proposed tender for the restaurant at 41 Alfred Street South, Milsons Point, for a five-year lease term with two five-year extension options.

10.10 Open Space Schedule of Rates Contract - Tender 20/2025

Report of David Manson, Manager Parks & Reserves

The purpose of this report is to provide Council with an analysis of the outcome of the tender process for the Open Space Schedule of Rates Contract (20/2025), for the establishment of a panel of contractors to provide services for Council's open space. The current Open Space Schedule of Rates Contract has expired, and Council is required to publicly request tenders for providers interested in providing services for Council.

On 22 September 2025, Council sought tenders from appropriately qualified contractors for the Open Space Schedule of Rates Contract (20/2025).

15 submissions were received when the tender closed at 3pm 21 October 2025.

Following assessment for conformity against the specified criteria, a shortlist of contractors has been established to provide services for Council's open space. If Council wishes to discuss the report, the meeting should be closed to the public to do so, in accordance with:

(d)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter 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.

(d)(ii) commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council 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.

Recommending:

1. THAT Council accept the tenders from the shortlisted Tenderers for Tender 20/2025 noted within the confidential attachment to this report, to form a panel for horticultural, irrigation, tree, and turf services.

2. THAT Council authorise the Chief Executive Officer to take the necessary action to enter into Contracts for Tender 20/2025 with the shortlisted Tenderers noted within the confidential attachment to this report, to form a panel for horticultural, irrigation, tree, and turf services.

3. THAT Council authorise the Chief Executive Officer to negotiate a variance in the annual adjustment of the rates within the Open Space Schedule of Rates Tender 20/2025 in the event of unforeseen circumstances that may arise requiring the adjustment of accepted rates.

4. THAT. Council authorise the Chief Executive Office to enter into extension options in accordance with the contract conditions noted within the in the tender documents for Tender 20/2025 Open Space Schedule of Rates Contract.

5. 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)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter 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.

(d)(ii) commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council 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.

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.

10.11 Apprentice Training Provider - Tender 21/2025

Report of David Manson, Manager Parks & Reserves

The purpose of this report is to provide Council with an analysis of the tender outcomes for Tender (21/2025) for the establishment of a panel of appropriately qualified and experienced organisations to provide Horticultural Apprentices to North Sydney Council.

The current Apprentice Training Provider contract has expired, and Council is required to publicly request tenders for providers interested in providing services for Council. Council sought tenders from appropriately qualified contractors for the Apprentice Training Provider contract on 22 September 2025.

Five submissions were received when the tender closed at 3pm 22 October 2025.

Following assessment against the specified criteria, a shortlist of four contractors has been established, to provide Apprentice Training Services to Council.

If Council wishes to discuss the report, the meeting should be closed to the public to do so, in accordance with:

(d)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter 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.

(d)(ii) commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council 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.

Recommending:

1. THAT Council accept the four shortlisted tenderers for (Tender 21/2025 Apprentice Training Provider Contract) as noted within the confidential attachment of this report. To form a panel for the provision of Horticultural Apprentices to Council.

2. THAT Council authorise the Chief Executive Officer to take any necessary action to implement the decision including entering into contracts with the acceptance of Tender submission for 21/2025 Apprentice Training Provider Contract.

3. THAT Council authorise the Chief Executive Officer to negotiate a variance in the annual adjustment of the rates within the Apprentice Training Provider Contract (21/2025) in the event of unforeseen circumstances that may arise requiring the adjustment of accepted rates.

4. THAT. Council authorise the Chief Executive Office to enter into extension options in accordance with the contract conditions noted within the in the tender documents for Tender 21/2025 Apprentice Training Provider Contract.

5. 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)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter 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.

(d)(ii) commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council 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.

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.

10.12 Lease to Operate the North Sydney Olympic Pool Cafe and Gelato Bar - Tender 24/2025

Report of Duncan Rennie, Service Unit Manager Leisure and Aquatics

The purpose of this report is to provide Council with the assessment and recommendation of Tender 24-2025 - Lease to Operate North Sydney Olympic Pool (NSOP) Café and Gelato Bar.

Tenders were called and received until 3pm Thursday 4 November 2025 for the submission of tenders for the lease to operate the NSOP Café and Gelato Bar. When the tender period closed, only two submissions had been received.

Tenders were subsequently assessed in accordance with Council's Procurement Policy and s55 of the Local Government Act (1993). With only two submissions received, the uncertainty surrounding the Café and Gelato Bar's financial capacity, and the matters detailed in the confidential attachment to this report, it is not possible to reliably determine suitability or accept either tender submission.

It is proposed to operate the Café and Gelato Bar in-house by the NSOP operations team for an initial 12-month period, in order to establish a clear understanding of its operational performance and commercial value, thereby providing an informed basis for any future tender for the lease.

Recommending:

1. THAT, under the Local Government (General) Regulation 2021 – Reg 178 (Acceptance of tender submissions) Council, after considering the submissions for the proposed contract under tender 24-2025, decline to accept any of the tender submissions and carry out the requirements of the proposed contract itself.

2. THAT Council endorse the NSOP Café and Gelato Bar being operated in-house by the NSOP operations team for an initial 12-month period, in order to establish a clear understanding of its operational performance and commercial value, thereby providing an informed basis for any future tender for the lease to operate the NSOP Café and Gelato Bar.

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)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter 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.

(d)(ii) commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council 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.

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.

10.13 North Sydney Olympic Pool Redevelopment Project Update

Report of Gary Parsons, Director Open Space & Infrastructure

The purpose of this report is to provide Council with an update on the North Sydney Olympic Pool Redevelopment Project.

Significant progress is continuing across the site, with works transitioning from construction to the testing and commissioning phase. Council's consultant team and operational staff are now in the process of reviewing operation and maintenance manuals and witness testing.

The program has experienced further slippage and Council's Contractor (Icon) are advising of a forecast date for Practical Completion of 5 January 2026. The revised contractual date for Practical Completion for the project is 19 July 2024, and the Superintendent is currently assessing an Extension of Time claim for two days for inclement weather.

Due to program slippage, Council is required to extend key consultants until 30 January 2026, at a total cost of \$404,948 (excl GST).

Council's consultant Programmer is suggesting that Practical Completion (PC) is more likely to occur in mid-February 2026.

The number of quality matters across the project has risen from 82 to 109 since the last report to Council.

The revised construction contract sum is currently \$92.52m, and whilst project expenditure currently remains within the \$122m budget developed in February 2024, there are a significant number of variations that are either under assessment or that have not been agreed, along with variation claims that are known and yet to be submitted, and further variations to be advised. These variations and the required extension of consultancies and insurance will place pressure on the allocated budget for this project.

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 authorise the Chief Executive Officer to extend the agreement with Brewster Hjorth Architects Pty Ltd for Design Services to 30 January 2026 at a cost of \$206,692.20 (excl GST) for the North Sydney Olympic Pool redevelopment using the extenuating circumstances provisions within s55(3)(i) of the Local Government Act 1993.
- 5. THAT** Council authorise the Chief Executive Officer to extend the agreement with the APP Group Pty Ltd for Project Management resources to 30 January 2026 at a cost of \$160,416 (excl GST) for the North Sydney Olympic Pool redevelopment using the extenuating circumstances provisions within s55(3)(i) of the Local Government Act 1993.
- 6. THAT** Council authorise the Chief Executive Officer to extend the agreement with the CPM Pty Ltd for Programming services to 30 January 2026 at a cost of \$9,440 (excl GST) for the North Sydney Olympic Pool redevelopment using the extenuating circumstances provisions within s55(3)(i) of the Local Government Act 1993.
- 7. THAT** Council authorise the Chief Executive Officer to extend the agreement with the Blue Stone Management for Quantity Surveying Services to 30 January 2026 at a cost of \$28,400 (excl GST) for the North Sydney Olympic Pool redevelopment using the extenuating circumstances provisions within s55(3)(i) of the Local Government Act 1993.
- 8. THAT** Council note the extension of Contract Works Insurance for the redevelopment of North Sydney Olympic Pool to 28 February 2026, at a cost of \$204,538 (excl GST).
- 9. THAT** Council note that current total project costs remain within the Forecast Cost to Completion Budget of \$122m developed in February 2024, however there are a significant number of variation claims that are still to be agreed and others that are yet to be submitted.

10.14 Proposed Extension of Lease to Cammeray Golf Club

Report of Gary Parsons, Director Open Space & Infrastructure

This report advises Council of a proposal to extend a lease with Cammeray Golf Club Ltd and seeks authorisation for Council's Chief Executive Officer to enter into discussions with Cammeray Golf Club Limited for the extension of that lease.

On 4 November 1988, North Sydney Council was appointed Trustee for The Cammeray and Green Park Reserve Park Trust (No.100158). Council subsequently granted a lease to Cammeray Golf Club Limited (ACN 000 968 870) for a period of 20 years, commencing 1 June 2006.

Given the impending lease termination date, it is prudent that Council considers the future of the lease and provide instructions to the Chief Executive Officer.

At its meeting of 25 August 2025, Council considered a report that advised of an approach from Transport for NSW (TfNSW) to extend lease over Cammeray Golf Course, for the purpose of constructing the Warringah Freeway Upgrade, until 30 September 2029.

Given the uncertainty regarding the quantum and nature of the land that will be returned to Council following the completion of the WFU, along with other priorities and resourcing constraints, it is recommended to extend the lease to Cammeray Golf Club Ltd in line with the expiry of TfNSW's construction lease.

Recommending:

1. THAT Council note the contents of this report in relation to the lease for certain parcels of land to Cammeray Golf Club Limited (ACN 000 968 870); and the termination date within the lease, which is 31 May 2026.

2. THAT Council authorise the Chief Executive Officer to enter into a Deed of Agreement extend the lease for certain parcels of land to Cammeray Golf Club Limited (ACN 000 968 870) until the 30 September 2029 under the provisions of the current lease between Council and Cammeray Golf Club Limited.

11. NOTICES OF MOTION

11.1 Notice of Motion 27/25: Short term rental accommodation - Crs Keen and Carr

1. THAT Council:

- 1) Undertakes a review to determine the impact of short-term rental accommodation has on rental affordability and availability, in the North Sydney LGA.
- 2) Recognises the precedent set by Byron Shire Council, which successfully reduced the cap for non-hosted properties from 180 days to 60 days per 365-day period in most parts of its LGA, with only limited precinct exemptions.
 - o Notes that this reform was driven by concern over housing stress and lack of long-term rental supply.
 - o Notes also that the NSW Government supported the planning proposal and incorporated it into its Short-Term Rental Accommodation (STRA) framework.
- 3) Recognises that the City of Sydney, following their own review of rental availability and cost, is now investigating reducing its own non-hosted short term Rental Accommodation from 180 days to 60 days per year, as a measure to release more housing stock into the long-term rental market.
- 4) A report is prepared for review by Council with a planning amendment and suggests options for managing Short Term Rental Accommodation taking into consideration the following:
 - a. investigate the feasibility of reducing the allowable exempt-development cap (or impose a new cap) on non-hosted STRA within the North Sydney LGA, drawing on the Byron model and the emerging City of Sydney initiative.
 - b. identifies potential precincts or zones (if any) within North Sydney where a reduced cap might be flexible (for instance, areas of commercial or tourist relevance), while protecting primarily residential zones from over-commercialisation utilizing the Short Term Rental Accommodation pathway
 - c. acknowledge the practical challenges in enforcement reported by Council's Building Compliance team of a low rate of complaints, and difficulties proving unauthorised use and investigates ways to strengthen the monitoring and enforcement mechanisms.

- 5) requests a report back to Council within six months on a draft policy, including cost-estimates for implementation, enforcement, and any possible legal or planning risks.

Background

- Short-term rental accommodation refers to a property which is rented for a short period of time. It is generally available for rent through platforms such as Airbnb or Stayz.
- Short-term rentals can remove housing stock from the long-term rental market. Limiting short-term rental accommodation, helps make more properties available for permanent residents, particularly in high-demand Local Government Areas.
- While Short-term rentals are regulated through NSW planning, fair trading and strata laws, Councils such as Byron Bay and Brunswick Heads already implemented controls on some precincts with high demand, on short term rental accommodation and now allows a maximum of 60 days per year (reduced from 180 day per calendar year) and is aimed at encouraging homes to be returned to the long-term rental market.

The City of Sydney is considering similar changes to short term rentals. Following a study undertaken by the City of Sydney Council on the impact of short-term rental accommodation has, on rental affordability and availability, and tourist accommodation, is now considering a number of options to address this issue.

Permitting non-hosted STRA without stronger controls risks undermining the character and amenity of residential neighbourhoods. Under the current NSW-wide Short Term Rental Accommodation planning framework (Housing SEPP), there is a state cap of 180 days for non-hosted Short Term Rental Accommodation in the Greater Sydney region. All Short-Term Rental Accommodation dwellings must be registered on the NSW STRA Register, and that local councils can access this data for compliance and monitoring.

The NSW Short Term Rental Accommodation Register and statewide planning framework already provide tools (registration, fire safety, code of conduct) that Council can leverage for oversight.

The North Sydney LEP currently prohibits non-hosted Airbnb-style letting classified as “tourist and visitor accommodation” without development consent. Council’s Building Compliance team reports a low rate of complaints, and difficulties in monitoring proving unauthorised use. An updated mechanism of monitoring compliance is needed.

Director of Planning and Environment Comment

It is acknowledged that STRA directly affects both rental availability and affordability. The Byron Shire Council initiative to introduce further controls on STRA took some years to achieve the policy amendments referenced in the Motion, including background research and representations. As far back as 2019, the Minister issued a Direction that allowed Byron Shire Council to prepare a Planning Proposal that could reduce the number of days that non-hosted STRA may be carried out in parts of the LGA. The Department of Planning, Housing and Infrastructure has described the outcome as “a balanced response to Byron Shire’s unique housing challenges” acknowledging Byron Shire’s specific housing circumstances.

In 2023, the City of Sydney Council commissioned a report indicating that, under existing regulations, short-term rentals were more profitable than long-term rentals. In October 2025, the Council resolved to investigate matters similar to those raised in

the current Notice of Motion. This investigation is a long-term pursuit that has required and continues to require significant levels of resourcing.

Although there is little doubt that the work proposed in the Motion would be beneficial and worthwhile, it would require significant resourcing that the relevant Council Service Unit cannot currently provide within its existing staffing and financial constraints. Over the past six - nine months in particular, planning staff, while also exercising financial austerity, have been required to make representations and provide detailed feedback within limited timeframes on a substantial number of State Significant Development (SSD) applications. There are currently 22 active SSD applications within the North Sydney LGA. These applications are largely driven by the Housing Delivery Authority and require immediate, focused attention from multiple staff members to ensure that local community perspectives are properly represented to State authorities.

Since resources have been diverted to this urgent and ongoing work, several projects have had to be delayed, including the heritage listing of pubs, development of the affordable housing contributions scheme, and others.

Council staff can certainly monitor the progress of the City of Sydney to determine levels of applicability to the North Sydney context.

11.2 Notice of Motion 28/25: Review of Traffic conditions on Young Street, Neutral Bay - Crs Keen and Carr

1. THAT Council:

- 1) Undertake a comprehensive review of current traffic conditions on Young Street, Neutral Bay, including but not limited to:
 - traffic volume and flow patterns during peak and off-peak periods;
 - pedestrian activity and crossing safety;
 - the total impact on traffic and the safety of pedestrians, bicycle riders, and drivers following the introduction of the bike path on Grosvenor Street, traffic changes on Grosvenor Lane, and the Young street Plaza changes.
 - impacts on residential amenity, including noise, congestion, and parking pressure;
 - the adequacy of current signage, line-marking, and traffic-calming measures.
 - 2) Consult with local residents and affected stakeholders, including schools, businesses, and community organisations in the vicinity, to gather feedback on safety concerns and the lived experience of the changed traffic conditions on Governor Street.
 - 3) Prepare a report summarising:
 - a. findings of the traffic safety review;
 - b. identified safety risks or operational deficiencies;
 - c. options for remediation or improvement, such as speed-reduction strategies, upgraded signage, pedestrian safety enhancements, or changes to traffic flow; and
 - d. recommended actions, including cost estimates and implementation timelines.
 - 4) Refer the findings to the Local Traffic Committee for consideration and advice.
 - 5) Report back to Council with recommendations for adoption at the earliest practical meeting.
-

Background

Council has implemented significant traffic changes on Young Street and particularly the intersection of Grosvenor Street and Young Streets.

The following changes have occurred in the area in recent months:

- a. removal of the roundabout on Grosvenor Street and Young Street to accommodate the bike path along Grosvenor Street;
- b. Grosvenor Lane left turn only on Young Street; and
- c. Young Street Plaza construction to allow one lane traffic turning on to Military Road.

These changes in totality have had a significant impact on traffic flow and are a serious safety concern for all users including bicycle riders, drivers, and pedestrians. The changes have also increased traffic congestion throughout the day and the whole area has become so congested and dangerous that a wholistic review of traffic needs to be undertaken to ensure safety for bikes, cars, and pedestrians.

11.3 Notice of Motion 29/25: Neutral Bay Public School: parking issues**- Crs Keen and Carr****1. THAT Council:**

- 1) investigate parking permit arrangements for staff of Neutral Bay Public School, noting the significant limitations on all-day parking in the surrounding area.
- 2) Engage with Neutral Bay Public School Executive to understand staff needs and jointly identify parking solutions that support school operations while maintaining balanced access for local residents.
- 3) Consider mechanisms used by other NSW councils to support public schools in high-demand parking precincts, including but not limited to:
 - o special-purpose parking permits (e.g., “Essential Service” or “Community Service” permits);
 - o allocated time-limited exemptions for school staff within nearby residential parking zones; and
 - o designated staff parking spaces where feasible and lawful.
- 4) Prepare a report for Councillors outlining:
 - o current parking conditions around Neutral Bay Public School;
 - o the impact of ongoing construction works in the area on staff parking availability;
 - o the number of staff requiring all-day parking;
 - o feasible models for permit allocation;
 - o any regulatory, safety, or traffic-flow considerations and
 - o feedback from the school leadership.

12. MATTERS OF URGENCY

Nil

13. CLOSURE
