



MINUTES

The Minutes of the Council meeting held at the
Council Chambers, North Sydney
at 7pm on Monday 8 December 2025



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1. Opening Meeting

At the commencement of business (7:00pm) those present were: The Mayor, and Councillors Antonini, Beregi, Carr, Holding, Hoy, Keen, Santer, and Welch.

The meeting was opened by the Mayor.

2. Acknowledgement of Country

RECOGNITION OF THE CAMMERAYGAL PEOPLE

We respectfully acknowledge the Traditional Custodians of the land and waters of North Sydney local government area, the Cammeraygal people.

The Acknowledgement of Country was read by Councillor Antonini.

3. Apologies and applications for leaves of absence or attendance by audio-visual link by councillors

It was moved by Councillor Holding and seconded by Councillor Keen:

1. THAT Council grant Leave of Absence to Councillor Spenceley.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

302. RESOLVED:

1. THAT Council grant Leave of Absence to Councillor Spenceley.

4. Confirmation of Minutes

THAT THE MINUTES of the Council Meeting held on Monday 17 November 2025 be taken as read and confirmed.

The Motion was moved by Councillor Welch and seconded by Councillor Antonini.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 8 / 1

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr,
Councillor Holding, Councillor Hoy, Councillor Santer, and Councillor Welch

Against: Councillor Keen

Absent: Nil

303. RESOLVED:

1. THAT the Minutes of the Council Meeting held on Monday 17 November 2025 be taken as read and confirmed.

5. Disclosures of Interest

The following Disclosures of Interest were made:

Re: 11.1	Notice of Motion 27/25: Short term rental accommodation - Crs Keen and Carr
Councillor Keen	Short term rental near the Councillor's residence (non-pecuniary, less than significant)

Re: 11.3	Notice of Motion 29/25: Neutral Bay Public School: parking issues - Crs Keen and Carr
Councillor Keen	Councillor is the Neutral Bay public school Council President (non-pecuniary, significant)

6. Public Forum

A Motion was moved by Councillor Beregi and seconded by Councillor Santer:

1. THAT the Public Forum be opened, and that the following item be considered as part of the Public Forum:

8.2	MM02: Affordable housing and rental affordability challenges
10.2	Extraordinary Meeting of Council - 19 January 2026
10.3	Code of Meeting Practice - post-exhibition report
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
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
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The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

304. RESOLVED:

1. THAT the Public Forum be opened, and that the following item be considered as part of the Public Forum:

8.2	MM02: Affordable housing and rental affordability challenges
10.2	Extraordinary Meeting of Council - 19 January 2026
10.3	Code of Meeting Practice - post-exhibition report
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
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

8. Mayoral Minutes

8.1. MM01: Cancellation of school bus services serving schools within the North Sydney LGA

On 18 September 2022, the NSW Legislative Council Portfolio Committee No. 6 - Transport published a report on their Inquiry into the Privatisation of Bus Services. The Chair of the Committee wrote in the Introduction to the report:

Public transport is a public good. Its value extends beyond its direct profitability, and goes to the heart of what we value in our society. The people of New South Wales deserve accessible, affordable and reliable public bus services. They have a right to expect that the NSW Government will deliver this public service not just to make a profit, but because it's the right thing for government to do – to empower community mobility and equity.

Nothing could be truer when considering the role of dedicated school bus services and the role they play in taking students from kindergarten to Year 12, to and from education. Such services are a public good and ought to be promoted and preserved.

In March this year, Council considered a Mayoral Minute in relation to the impacts of bus privatisation and the experience of our community: commuters queueing for hundreds of metres at Cammeray and Neutral Bay with children late to school, commuters late for work, and traffic congestion increasing as residents sought alternative travel arrangements. Council lobbied the Minister for Transport to address these issues and earlier this year additional services (from the Northern Beaches) were added to help ease this issue.

Yet, here we are at the end of the year and school bus services serving schools within the North Sydney LGA are not only under threat, but to be cancelled altogether from 8 December 2025.

From 8 December 2025, school bus routes 640w, 642w, 644w, 645w, 646w, 648w, 650w, 652w, 662w, 776w, and 792w to the following North Sydney schools will be discontinued:

- Anzac Park Public School
- Cammeray Public School
- Cammeraygal High School (Junior and Senior Campuses)
- Loreto - Kirribilli (Junior and Middle Schools)
- Marist Catholic College (La Valla and St Mary's Campuses)
- Monte Sant' Angelo Mercy College
- North Sydney Boys' High School
- North Sydney Girls' High School
- North Sydney Public School
- Shore School
- St Aloysius' College (Senior Campus)
- Wenona School

Transport for NSW and their operator, Busways, advise that these changes are required as part of "network simplification". Little notice has been given to affected schools and families who rely upon these dedicated school bus services, particularly primary school children. Indeed, there appears to have been no community consultation at all.

As a result of the privatisation of bus services in 2021, many local bus routes have been lost, reduced, or become increasingly unreliable. Too many routes have been cancelled or scrapped altogether. Those routes that operate are full, late or, too often, cancelled, or buses just never turn up. Many families prefer that primary school students, in particular, travel on school buses rather than the general bus network to promote independence, ensure students' safety, and their arrival at school on time.

Given the unreliability of the general privatised bus network and the volume of students travelling to, from and within the North Sydney Local Government Area, the cancellation of dedicated school bus services is likely to have a significant adverse impact on students travelling to and from school, increase demand for space on existing bus services and congestion on local roads as families use alternative transport.

It does not appear that any consultation with affected communities or modelling has been undertaken to adjust the general bus network to meet the increased demand from high school students, let alone those travelling to primary schools.

I therefore recommend:

1. THAT Council write to the Minister for Transport seeking a review of the decision to cancel dedicated school bus services on routes 640w, 642w, 644w, 645w, 646w, 648w, 650w, 652w, 662w, 776w, and 792w, and reinstatement of those services in time for the commencement of the 2026 school year.

The Motion was moved by The Mayor.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

305. RESOLVED:

1. THAT Council write to the Minister for Transport seeking a review of the decision to cancel dedicated school bus services on routes 640w, 642w, 644w, 645w, 646w, 648w, 650w, 652w, 662w, 776w, and 792w, and reinstatement of those services in time for the commencement of the 2026 school year.

Public Forum

8.2. MM02: Affordable housing and rental affordability challenges

North Sydney Council was, and continues to be, a pioneer of affordable housing in local government in this State. In 1984, Council started the affordable housing program with the aim of protecting existing affordable housing and replacing affordable housing stock that has been lost. Yet since the affordable housing program began, at least 2,400 affordable bed spaces have been lost.

Over the course of the last four decades, through contribution of land, the collection of affordable housing levies and partnerships with the State Government, and community housing providers, Council has delivered 23 properties containing 131 tenancies across North Sydney, St Leonards, Kirribilli, Waverton, McMahons Point, Cremorne, Crows Nest, Neutral Bay, and Cammeray. These properties include partial ownership of a nursing home and two services offering emergency accommodation to youth. Nevertheless, Council alone cannot ever meet the need nor even replace the lost affordable housing stock.

That said, Council remains committed to the affordable housing program and has resolved to undertake a review of Council landholdings and identify whether there is land that has potential for affordable housing provision in partnership with a community housing provider. On 20 November 2025, Senator the Hon Jenny McAllister, Minister for Disability, and the National Disability Insurance Scheme officially opened Council's newest affordable housing project on Miller Street, Cammeray. The development, delivered through a partnership with Link Wentworth Community Housing, provides high-quality accommodation for vulnerable residents. The redevelopment replaces an old Council-owned six-room boarding house with 12 modern studio units, communal living spaces, shared laundry facilities, storage, and outdoor areas. Several units are dedicated to meeting specific community needs including women at risk of or experiencing homelessness and those leaving domestic and family violence. Three of the units are fully accessible.

A week later, on 27 November 2025, I attended the Australian Local Government Association (ALGA) Local Government Housing Forum at Parliament House, Canberra. The forum hosted more than 100 mayors from around Australia to discuss how local government is delivering (and may expand) affordable housing. The Forum was addressed by the Minister for Regional Development, Local Government and Territories, the Hon. Kristy McBain, and Minister for Housing, Homelessness and Cities, the Hon. Clare O'Neil. In addition, we heard from Community Housing Providers, mayors and officers from councils across the nation and Mr Nicholas Dowie, Treasury Acting First Assistant Secretary, Housing Supply and Cities Division.

The Forum reinforced the importance of social and affordable housing in response to the housing crisis. In particular, that governments at all levels have a role to play if Australia is to meet the challenge before us. Australia, when compared to other equivalent nations, has not invested enough in social and affordable housing over the last four decades or more. Equivalent nations have levels of government housing at approximately 10% of supply or higher.

ALGA and, peak body, Australian Community Housing, launched a *Guide for Local Councils: The Delivery of Affordable Housing* (<https://alga.com.au/wp-content/uploads/2025/11/Guide-for-Local-Councils-Delivering-Affordable-Housing-FINAL.pdf>) at the forum. Led by Australian Community Housing and supported by ALGA, the Guide aims to build capability and partnerships between local government and Community Housing Providers. It recognises that, while councils are not required to provide affordable housing, they may seek to play a meaningful role where it aligns with community priorities and capacity.

Indeed, one of the speakers at the forum, Andrew McAnulty from Link Wentworth Community Housing cited the 40-year partnership between North Sydney Council and Link Wentworth and the recent Cammeray site as an excellent case study for others to consider.

Continued loss of affordable housing to luxury apartments

However, existing affordable housing continues to be threatened by private development pressure. There is significant tension between the State Government's response to the housing crisis via increased private supply and the reality that the Mid Rise housing reforms, the SEPP (Housing) 30% height and floor space bonuses, and the State Significant

Development regime are fuelling the loss of existing affordable housing to provide luxury apartments. This is not an issue exclusive to the North Sydney LGA. For example, on 23 November 2025 the Sydney Morning Herald reported on “Paddington residents fight plan to bulldoze ‘genuinely affordable’ units for luxury apartment block” (Megan Gorrey, SMH, 23 November 2025) detailing a proposal to demolish 27 studio apartments on Oxford Street for an eight-storey block of 40 luxury units. There are numerous other examples, such as the proposal to demolish 80 studio and one-bedroom apartments on Macleay Street, Potts Point to be replaced with 34 luxury apartments.

These developments typically provide a small percentage of affordable housing for 15 years (and not in perpetuity) in order to access increased height and density available under the State Government housing reforms. On 29 October 2025, Anne Davies wrote about the affordable housing bonuses:

Work for Shelter NSW done by Cameron Murray, chief economist at Fresh Economic Thinking, and Peter Phibbs, professor emeritus at the University of Sydney, found that the proportion of the bonus value which ends up with the renter is between 21% and 92%, depending on where the property is located.

This means that between 8% and 79% of the extra value – by way of extra floors, enhanced views and more units – is retained by the developer. Less conservative assumptions estimate the benefit to property developers at between 34% and 83%. Murray and Phibbs looked at projects using the IAH policy in nine different suburbs. Higher value suburbs such as Edgecliff, Crows Nest and North Sydney delivered a greater benefit to developers.

Further proof that the policy is advantageous to developers can be found in the number of developers now applying for the density bonus. Almost every development being lodged as state significant development (SSD) includes an application for affordable housing, which means either developers have discovered their altruistic streak or there is money to be made. (“Beachside apartments deemed ‘affordable’ cost \$1,000 a week. Is the NSW policy helping renters or developers?”, Guardian, 29 October 2025)

On 22 September 2025, Council considered three SSD applications at 5 and 15 Blue Street, North Sydney and 1-13, 17-19 Mackenzie Street, and 211 Blues Point Road, Lavender Bay. These projects are in addition to another Housing Delivery Authority fast tracked SSD application, SSD-86797708, which proposes demolition of five existing residential flat buildings and construction of a 20-storey building providing approximately 140 apartments, including the provision of 3% affordable housing in perpetuity at 64 and 66 Lavender Street and 3, 5, and 7 Middlemiss Street, Lavender Bay.

The five existing modest apartment blocks that will be demolished for this development will see the loss of 32 affordable units. In return, the developer is offering 3% affordable housing (three-four units).

This loss is happening throughout the North Sydney LGA. For example, three interwar residential flat buildings were demolished at 147 Kurraba Road, Neutral Bay and 24 luxury apartments were built in replacement. Those interwar flats were amongst the most

affordable rental properties in that precinct. Since they were demolished there has been a noticeable loss of children playing in the park opposite the site, as families have been forced out to rent elsewhere.

This, of course, is in the context of a rental affordability crisis.

Rental affordability

The fact is that renters are vulnerable to redevelopment. This is particularly acute in areas like the North Sydney LGA where land values are high and where the affordable housing bonuses currently available are delivering greater benefit to developers (than in other locations).

On 28 October 2025, the City of Sydney hosted the Secure Housing for Renters Roundtable about the housing rental affordability crisis. Over 40 representatives from housing providers, community and peak organisations, NSW Government agencies, renters, and members of the City's Housing for All Advisory Panel met to discuss this challenge and how meet it. Following the Roundtable, a Joint Letter to the Premier was prepared that called on the State Government to:

- urgently review the Housing SEPP and Guidelines, particularly the viability yield and test and contribution payable, in order to protect existing low-rental housing and other diverse housing such as boarding houses.
- improve the security of tenure for renters and boarding house residents and their rights to improved amenity and living standards as a result of changes to the Boarding Houses Act.
- implement existing local affordable rental housing schemes in any State Significant Developments
- enable a pathway for time-limited affordable housing to be delivered in perpetuity
- amend the NSW Affordable Housing Ministerial Guidelines definitions to mandate the use of income-based rent for Affordable Housing in a standard definition.

These are common sense approaches to address rental affordability.

Council strategies

On 10 February 2025, Council adopted a suite of eight informing strategies that reflect community priorities following detailed, once in a generation, community engagement on the *Next 10 Years*.

Council's *Housing Strategy* includes Strategic Direction 1: Support the delivery of affordable and diverse housing. The Strategy also includes a provision that Council will "manage strategic land use planning in the LGA including advocacy, stakeholder management, and preparation of land use policies, strategies, plans and controls."

We know that there is strong evidence demonstrating that socially connected and diverse communities have less mental illness and cognitive decline, and are safer, more vibrant and interesting places to live, study and work. The North Sydney LGA is often perceived as a place with little diversity. Yet, 40% of our community was born overseas, for 25% of us English is a second language, 37% of our community live in single-person households, and 52% of

dwellings are rented. The socioeconomic profile extends from some of the most disadvantaged to the most educated and affluent people in the nation.

In an increasingly polarised world, social inclusion is vital to building resilient, strong, prosperous, and vibrant communities.

There is no doubting that there is a national housing and rental affordability crisis. The causes are complex, and every level of government must collaborate to address these issues.

I therefore recommend:

- 1. THAT** Council reiterate its commitment to affordable and social housing.
- 2. THAT** Council write to the Minister for Planning and Public Spaces seeking an urgent review of density bonuses under the Housing SEPP to ensure that the uplift provided is in the public interest and consistent with the social impact aims required for State Significant Development and the intent of the Housing SEPP and the Government's broader affordable housing strategy.
- 3. THAT** Council staff prepare submissions on the four Lavender Bay State Significant Development applications and include concerns in relation to the loss of affordable housing as a result of the proposed developments, the inadequacy of the proposed affordable housing provision at 3%, submit that any consent require affordable housing in perpetuity and the value of the affordable housing provision to be 50% of the value of the uplift in development potential for additional height and floor space above the existing local planning controls.
- 4. THAT** Council write to the Premier, Minister for Housing, Minister for Planning and Public Spaces in relation to rental affordability issues and call on the State Government to:
 - (a) urgently review the Housing SEPP and Guidelines, particularly the viability yield and test and contribution payable, in order to protect existing low-rental housing and other diverse housing such as boarding houses;
 - (b) improve the security of tenure for renters and boarding house residents and their rights to improved amenity and living standards as a result of changes to the Boarding Houses Act;
 - (c) implement existing local affordable rental housing schemes in any State Significant Developments;
 - (d) enable a pathway for time-limited affordable housing to be delivered in perpetuity; and
 - (e) amend the NSW Affordable Housing Ministerial Guidelines definitions to mandate the use of income-based rent for Affordable Housing in a standard definition.

The following person spoke to this item as part of the Public Forum:

- Meredith Trevallyn-Jones (local resident)

The Motion was moved by The Mayor.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

306. RESOLVED:

1. THAT Council reiterate its commitment to affordable and social housing.

2. THAT Council write to the Minister for Planning and Public Spaces seeking an urgent review of density bonuses under the Housing SEPP to ensure that the uplift provided is in the public interest and consistent with the social impact aims required for State Significant Development and the intent of the Housing SEPP and the Government's broader affordable housing strategy.

3. THAT Council staff prepare submissions on the four Lavender Bay State Significant Development applications and include concerns in relation to the loss of affordable housing as a result of the proposed developments, the inadequacy of the proposed affordable housing provision at 3%, submit that any consent require affordable housing in perpetuity and the value of the affordable housing provision to be 50% of the value of the uplift in development potential for additional height and floor space above the existing local planning controls.

4. THAT Council write to the Premier, Minister for Housing, Minister for Planning and Public Spaces in relation to rental affordability issues and call on the State Government to:

- (a) urgently review the Housing SEPP and Guidelines, particularly the viability yield and test and contribution payable, in order to protect existing low-rental housing and other diverse housing such as boarding houses;
- (b) improve the security of tenure for renters and boarding house residents and their rights to improved amenity and living standards as a result of changes to the Boarding Houses Act;
- (c) implement existing local affordable rental housing schemes in any State Significant Developments;
- (d) enable a pathway for time-limited affordable housing to be delivered in perpetuity; and
- (e) amend the NSW Affordable Housing Ministerial Guidelines definitions to mandate the use of income-based rent for Affordable Housing in a standard definition.

10.2. Extraordinary Meeting of Council - 19 January 2026

This item was brought forward as part of the Public Forum (see page 6)

AUTHOR: Ian Curry, Manager Governance

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

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.

The following person spoke to this item as part of the Public Forum:

- Davie Macdonald (local resident)

The Motion was moved by Councillor Beregi and seconded by Councillor Antonini.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

307. RESOLVED:

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

This item was brought forward as part of the Public Forum (see page 6)

AUTHOR: Ian Curry, Manager Governance

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

The following person spoke to this item as part of the Public Forum:

- Davie Macdonald (local resident)

The Motion was moved by Councillor Beregi and seconded by Councillor Santer.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 7 / 2

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Holding, Councillor Hoy, Councillor Santer, and Councillor Welch

Against: Councillor Carr and Councillor Keen

Absent: Nil

308. RESOLVED:

- 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.

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

This item was brought forward as part of the Public Forum (see page 6)

AUTHOR: Duncan Rennie, Service Unit Manager Leisure & Aquatics

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

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.

The following person spoke to this item as part of the Public Forum:

- Davie Macdonald (local resident)

It was moved by the Mayor and seconded by Councillor Antonini:

1. THAT the item be deferred to the end of the meeting, to be discussed in confidential session due to commercial in confidence details.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

309. RESOLVED:

1. THAT the item be deferred to the end of the meeting, to be discussed in confidential session due to commercial in confidence details.

10.13. North Sydney Olympic Pool Redevelopment Project Update

This item was brought forward as part of the Public Forum (see page 6)

AUTHOR: Gary Parsons, Director Open Space & Infrastructure

PURPOSE

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

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

The following person spoke to this item as part of the Public Forum:

- Davie Macdonald (local resident)

The Motion was moved by Councillor Beregi and seconded by Councillor Santer.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

310. RESOLVED:

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.

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

This item was brought forward as part of the Public Forum (see page 6)

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.

The following people spoke to this item as part of the Public Forum:

- Ineke Walker (local resident)
- Michael Crosby – *remotely* (Head of Public Policy AirBNB Australia & New Zealand)

A Motion was moved by Councillor Keen and seconded by Councillor Carr:

1. THAT the subject matter of the Notice of Motion be referred to Council's budget process for consideration in the 2026/2027 financial year.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

311. RESOLVED:

1. THAT the subject matter of the Notice of Motion be referred to Council's budget process for consideration in the 2026/2027 financial year.

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

This item was brought forward as part of the Public Forum (see page 6)

1. THAT Council:

- 1) undertake a comprehensive review of current traffic conditions on Young Street, Neutral Bay, including but not limited to:
 - o traffic volume and flow patterns during peak and off-peak periods;
 - o pedestrian activity and crossing safety;
 - o 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.
 - o impacts on residential amenity, including noise, congestion, and parking pressure;
 - o 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.

The following people spoke to this item as part of the Public Forum:

- Glen Curyer (on behalf of Neutral Precinct)
- Lesley Sommerville (on behalf of Brightmore Precinct)

A Motion was moved by Councillor Keen and seconded by Councillor Carr:

1. THAT Council, following completion of the Young Street Plaza works and the right-hand turn restrictions from Grosvenor Lane to Young Street:

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.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

312. RESOLVED:

1. THAT Council, following completion of the Young Street Plaza works and the right-hand turn restrictions from Grosvenor Lane to Young Street:

- 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.

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

This item was brought forward as part of the Public Forum (see page 6)

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:
 - special-purpose parking permits (e.g., “Essential Service” or “Community Service” permits);
 - allocated time-limited exemptions for school staff within nearby residential parking zones; and
 - designated staff parking spaces where feasible and lawful.
- 4) prepare a report for Councillors outlining:
 - current parking conditions around Neutral Bay Public School;
 - the impact of ongoing construction works in the area on staff parking availability;
 - the number of staff requiring all-day parking;
 - feasible models for permit allocation;
 - any regulatory, safety, or traffic-flow considerations and
 - feedback from the school leadership.

The following person spoke to this item as part of the Public Forum:

- Joann Sayers – *remotely* (Principal, Neutral Bay Public School)

The Motion was moved by Councillor Carr and seconded by Councillor Hoy.

Councillor Keen left the meeting at 9:00pm due to a non-pecuniary, significant interest in this item.

The Motion was put and **Lost**.

Voting was as follows:

For/Against 1 / 7

For: Councillor Carr
Against: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Holding, Councillor Hoy, Councillor Santer and Councillor Welch
Absent: Councillor Keen

Councillor Keen returned to the meeting at 9:01pm.

7. Items Considered by Exception

It was moved by Councillor Beregi and seconded by Councillor Holding:

1. THAT the Recommendations for the following Items be adopted:

10.1	Matters Outstanding to 17 November 2025
10.8	Traffic Committee meeting dates for 2026
10.10	Open Space Schedule of Rates contract - Tender 20/2025
10.11	Apprentice Training Provider - Tender 21/2025
10.14	Proposed Extension of Lease to Cammeray Golf Club
10.15	Supplementary report - North Sydney Olympic Pool Redevelopment Project

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

313. RESOLVED:

1.THAT the Recommendations for the following Items be adopted:

10.1	Matters Outstanding to 17 November 2025
10.8	Traffic Committee meeting dates for 2026
10.10	Open Space Schedule of Rates contract - Tender 20/2025
10.11	Apprentice Training Provider - Tender 21/2025

10.14	Proposed Extension of Lease to Cammeray Golf Club
10.15	Supplementary report - North Sydney Olympic Pool Redevelopment Project

9. Reports of Committees

Nil

10. Reports to Council

10.1. Matters Outstanding to 17 November 2025

AUTHOR: Ian Curry, Manager Governance

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

1. THAT the report be received.

This item was dealt with by exception (see page 22).

314. RESOLVED:

1. THAT the report be received.

10.2. Extraordinary Meeting of Council - 19 January 2026

This item was moved forward as part of the Public Forum (see pages 13 - 14)

10.3. 2025 Code of Meeting Practice - post-exhibition report

This item was moved forward as part of the Public Forum (see page 15)

10.4. Draft Restricted Reserves Policy - post-exhibition report

AUTHOR: Aigul Utegenova, Chief Financial Officer

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

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.

The Motion was moved by Councillor Beregi and seconded by Councillor Antonini.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

315. RESOLVED:

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

AUTHOR: Michael Beard, Chief Information Officer

PURPOSE:

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

The Motion was moved by Councillor Hoy and seconded by Councillor Keen.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

316. RESOLVED:

- 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.

10.6. Embankment - Alfred Street North, Neutral Bay: reallocation of funding for critical works

AUTHOR: Ashraf Doureihi, Engineering Project Manager

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

The Motion was moved by Councillor Beregi and seconded by Councillor Santer.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

317. RESOLVED:

- 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

AUTHOR: Marcelo Occhiuzzi, Director Planning and Environment

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

A Motion was moved by Councillor Antonini and seconded by Councillor Santer:

- 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.
- 3. THAT** Council prepare a report on its current use of poisons for pest management in the LGA, including SGARs and 1080 poison, and detailing alternatives for Council to consider in order to minimise and eventually phase out their use.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer, and Councillor Welch

Against: Nil

Absent: Nil

318. RESOLVED:

- 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.
- 3. THAT** Council prepare a report on its current use of poisons for pest management in the LGA, including SGARs and 1080 poison, and detailing alternatives for Council to consider in order to minimise and eventually phase out their use.

10.8. Traffic Committee meeting dates for 2026

AUTHOR: Peita Rose, Governance Officer

PURPOSE

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

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

This item was dealt with by exception (see page 22).

319. RESOLVED:

- 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

AUTHOR: Alistair White, Commercial Property Specialist

PURPOSE

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.

EXECUTIVE SUMMARY

- 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).

RECOMMENDATION:

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.

The Motion was moved by Councillor Santer and seconded by Councillor Carr.

An Amendment was moved by Councillor Carr and seconded by Councillor Keen:

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 two-year lease term with two x two-year extension options.

The Amendment was put and **Lost**.

Voting was as follows:

For/Against 2 / 7

For: Councillor Carr and Councillor Keen

Against: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Holding, Councillor Hoy, Councillor Santer, and Councillor Welch

Absent: Nil

The Motion was put and **Carried**.

Voting was as follows:

For/Against 7 / 2

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Holding, Councillor Hoy, Councillor Santer, and Councillor Welch

Against: Councillor Carr and Councillor Keen

Absent: Nil

320. RESOLVED:

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

AUTHOR: David Manson, Manager Parks & Reserves

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

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.

This item was dealt with by exception (see pages 24 - 25).

321. RESOLVED:

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.

The Panel of Suppliers for Contract 20/2025 is as follows:

Horticultural Services

Civilscape

Green by Nature

GJs

Waratah

Irrigation Services

Green by Nature

GJs
Jaddfe (Watermatic)
Total Water
Tree Services
Aura
Plateau Trees
Tree Link
Tree Serve
Turf Services
Civilscape
Green By Nature
Solutions Plus
Waratah

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

AUTHOR: David Manson, Manager Parks & Reserves

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

This item was dealt with by exception (see pages 24 - 25).

322. RESOLVED:

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.

The Panel of suppliers for Contract 21/2025 is as follows:

Apprenticeship Careers

Australian Training Company

WorkPac Pty Ltd

Zeal Futures Pty Ltd

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

This item was moved forward as part of the Public Forum (see page 6) and subsequently deferred to the to the end of the meeting, to be discussed in confidential session due to commercial in confidence details (see page 17).

10.13. North Sydney Olympic Pool Redevelopment Project Update

This item was moved forward as part of the Public Forum (see pages 17 - 20)

10.14. Proposed Extension of Lease to Cammeray Golf Club

AUTHOR: Gary Parsons, Director Open Space & Infrastructure

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

- 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.

This item was dealt with by exception (see pages 24 - 25).

323. RESOLVED:

- 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.

10.15. Supplementary report - North Sydney Olympic Pool Redevelopment Project

AUTHOR: Gary Parsons, Director Open Space & Infrastructure

PURPOSE

This report provides supplementary information to item 10.13 (North Sydney Olympic Pool Redevelopment Project), in relation to the potential requirement to extend key consultancies on the NSOP redevelopment project.

EXECUTIVE SUMMARY

- Council's contractor advised of a forecast date for Practical Completion (PC) of 5 January 2026. This date was principally contingent on the issuance of an Occupation Certificate (OC) before the Christmas / New Year period.
- Council's project team recently became aware that an OC is not likely to be issued before the Christmas / New Year period, placing a January PC date at large, and requiring the potential extension of key consultants up to 28 February 2026.

- It is noted that there will be no formal meeting of Council up to 28 February 2026 due to the Christmas recess period, which would result in a delay in the formal extension of consultants should this be required.
- Providing authorisation to Council's Chief Executive Officer to extend consultancies up to 28 February 2026 will allow Council to respond to this eventuality.

RECOMMENDATION:

- 1. THAT** Council note the contents of this supplementary paper regarding the potential requirement to extend key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during the Council recess period.
- 2. THAT** Council authorise the Chief Executive Officer to extend key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during the Council recess period, using the "extenuating circumstances" provisions under s55(3)(i) of the Local Government Act (1993).
- 3. THAT** Council note any extensions of key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during the Council recess period will be reported as part of the next North Sydney Redevelopment Project Update report.

This item was dealt with by exception (see pages 24 - 25).

324. RESOLVED:

- 1. THAT** Council note the contents of this supplementary paper regarding the potential requirement to extend key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during the Council recess period.
- 2. THAT** Council authorise the Chief Executive Officer to extend key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during the Council recess period, using the "extenuating circumstances" provisions under s55(3)(i) of the Local Government Act (1993).
- 3. THAT** Council note any extensions of key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during the Council recess period will be reported as part of the next North Sydney Redevelopment Project Update report.

11. Notices of Motion

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

This item was moved forward as part of the Public Forum (see pages 18 - 19)

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

This item was moved forward as part of the Public Forum (see pages 19 - 21)

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

This item was moved forward as part of the Public Forum (see pages 21 - 22)

Closed Session

A Motion was moved by Councillor Beregi and seconded by Councillor Antonini:

1. THAT Council move in to Closed Session to consider item 10.12 due to commercial in confidence details.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer and Councillor Welch

Against: Nil

Absent: Nil

325. RESOLVED:

1. THAT Council move in to Closed Session to consider item 10.12 due to commercial in confidence details.

The meeting moved in to Closed Session at 9:20pm.

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

AUTHOR: Duncan Rennie, Service Unit Manager Leisure & Aquatics

PURPOSE

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.

EXECUTIVE SUMMARY

- 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.

RECOMMENDATION:

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.

The Motion was moved by Councillor Holding and seconded by Councillor Antonini.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 7 / 2

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Holding, Councillor Hoy, Councillor Santer and Councillor Welch

Against: Councillor Carr and Councillor Keen

Absent: Nil

Open Council resumed at 9:23pm.

The Mayor advised that Council had made the following resolution in Closed Session:

326. RESOLVED:

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.

12. Matters of Urgency

Nil

13. Closure

It was moved by the Mayor and seconded by Councillor Beregi:

1. THAT Council extend a vote of thanks and deep gratitude to every member of Council staff, with best wishes to them and their families for a wonderful Christmas and New Year.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 9 / 0

For: Councillor Antonini, Councillor Baker, Councillor Beregi, Councillor Carr, Councillor Holding, Councillor Hoy, Councillor Keen, Councillor Santer and Councillor Welch

Against: Nil

Absent: Nil

327. RESOLVED:

1. THAT Council extend a vote of thanks and deep gratitude to every member of Council staff, with best wishes to them and their families for a wonderful Christmas and New Year.

The Meeting concluded at 9:27pm.