



MINUTES

The Minutes of the Council meeting held at the
Council Chambers, North Sydney
at 7pm on Monday 23 February 2026



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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.

All Councillors, with the exception of Councillor Spenceley, were present for the Public Forum at 6:00pm.

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 Keen.

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

Nil

4. Confirmation of Minutes

THAT THE MINUTES of the Council Meeting held on Monday 9 February 2026 be taken as read and confirmed.

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

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

21. RESOLVED:

1. **THAT** the Minutes of the Council Meeting held on Monday 9 February 2026 be taken as read and confirmed.

5. Disclosures of Interest

The following Disclosures of Interest were made:

Re: 8.1	Traffic Committee Minutes - 6 February 2026
Councillor Santer	Close residential proximity to West Street carpark (non-pecuniary, less than significant)

Re: 9.4	2026 Australian Local Government Association Annual Conference (National General Assembly)
Councillor Keen	Former Sydney Harbour Trust Director. Currently on the Sydney Harbour Foundation Board. (non-pecuniary, significant)

Councillor Spenceley joined the meeting at 7:02pm.

6. Items Considered by Exception

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

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

8.1	Traffic Committee Minutes - 6 February 2026
9.2	Investment and Loan Borrowings Report as at 31 January 2026
9.3	Code of Conduct Statistics 2024/25
9.7	287 Miller Street Cammeray - joint Community Housing project - project completion and transfer arrangements
9.9	North Sydney Olympic Pool Redevelopment Project Update

The Motion was put and **Carried**.

Voting was as follows:

For/Against 10 / 0

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

Against: Nil

Absent: Nil

22. RESOLVED:

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

8.1	Traffic Committee Minutes - 6 February 2026
9.2	Investment and Loan Borrowings Report as at 31 January 2026
9.3	Code of Conduct Statistics 2024/25
9.7	287 Miller Street Cammeray - joint Community Housing project - project completion and transfer arrangements
9.9	North Sydney Olympic Pool Redevelopment Project Update

7. Mayoral Minutes

7.1. MM01: Chief Executive Officer's Performance Review 2025

This item was deferred to the end of the meeting in case the matter needed to be discussed in Confidential Session.

8. Reports of Committees

8.1. Traffic Committee Minutes - 6 February 2026

AUTHOR: Peita Rose, Governance Officer

PURPOSE

This report presents the Minutes of the last meeting of the Traffic Committee held on 6 February 2026 for Council adoption.

EXECUTIVE SUMMARY

- The Traffic Committee met on 6 February 2026. The Minutes are attached for information.
- The agenda to the Traffic Committee meeting can be viewed at <https://www.northsydney.nsw.gov.au/homepage/82/traffic-committee>.

RECOMMENDATION:

1. THAT the Minutes of the Traffic Committee meeting dated 6 February 2026 be received.

This item was dealt with by exception (see above).

23. RESOLVED:

1. THAT the Minutes of the Traffic Committee meeting dated 6 February 2026 be received.

8.2. Audit, Risk, and Improvement Committee Minutes - 21 November 2025

AUTHOR: Ian Curry, Acting Service Unit Manager Corporate Governance

PURPOSE

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

EXECUTIVE SUMMARY

- This report presents the decisions of the last meeting of the Audit, Risk, and Improvement Committee held on 21 November 2025 for Council adoption. The minutes are attached for information.

RECOMMENDATION:

1.THAT the Minutes of the Audit, Risk, and Improvement Committee meeting held on 21 November 2025 be endorsed.

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 / 1

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

Against: Councillor Keen

Absent: Nil

24. RESOLVED:

1.THAT the Minutes of the Audit, Risk, and Improvement Committee meeting held on 21 November 2025 be endorsed.

9. Reports to Council

9.1. Quarterly Budget Review 2 - December 2025

AUTHOR: Lu Chen, Financial Controller

PURPOSE

The purpose of this report is to present North Sydney Council's Quarterly Budget Review Statement (QBRs) for the quarter ended *December 2025*, in accordance with the requirements

of the Office of Local Government (OLG) Quarterly Budget Review Statement Guidelines (August 2025) and Clause 203 of the Local Government (General) Regulation 2021.

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

EXECUTIVE SUMMARY

- **OLG Quarterly Budget Review Statement Guidelines (August 2025).** OLG has updated its guidelines and introduced a standardised reporting format for the Quarterly Budget Review in the August 2025 issue. This report has been prepared in accordance with the new guideline.
- **Decrease in Operating Deficit (before Capital Grants and Contributions):** The deficit decreased by \$0.80m to \$5.60m.

The reduction in the Deficit primary relates to the following factors:

- \$1.1m higher than budgeted interest income, driven by higher than anticipated interest rates, delays in capital expenditure associated with the North Sydney Olympic Pool project and other capital works. \$0.4m of interest income is restricted, primarily within Development Contributions reserves, meaning it cannot be used for general operations.
- \$0.58m in additional operating grants received, or agreed to be received, by Council during the current financial year.

These improvements are expected to be partially offset by:

- \$1m lower-than-budgeted user charges, particularly from hoarding fees which is offset by \$140k higher than budget of the income received from the New Year ticketing.
 - \$68k increase in interest expense associated with the new loan received in November 2025, adjusted to reflect the final interest rate.
- **Operating results (before Capital Grants and Contributions) excluding Domestic Waste Services:** Domestic Waste Services income is restricted to the provision of Domestic Waste Services only. Any surplus generated at year-end cannot be used to fund other operational or capital purposes.

To assess Council's underlying operational performance, the Domestic Waste Services surplus is excluded. After excluding Domestic Waste Services from the General Fund, the Operating Deficit (before Capital Grants and Contributions) is \$7.67m.

- **Increase in Operating and Capital grants:** Operating and Capital Grants increased by \$0.45m due to new grants Council has received since the adoption of the original budget.
- **No material change in Capital Budget:** No material change to the overall capital program, with minor net adjustments of \$0.24m.
- **Borrowings:** A \$10m loan was drawn down in November 2025 to fund the North Sydney Olympic Pool project, as budgeted.
- **Cash and Investment and externally restricted funds:** Cash, cash equivalents and investments are forecast at \$125.75m, representing an increase of \$0.43m compared to the September projection. This balance comprises \$88.41m in externally restricted funds, \$29.50m in internally restricted funds, and \$7.84m in unrestricted funds – which does not meet policy targets for liquidity.

RECOMMENDATION:

1. **THAT** Council adopt the Quarterly Budget Review Statement 2 - December 2025 report in accordance with clause 203 of the Local Government (General) Regulation 2021.
2. **THAT** Council endorse the budget adjustments in this report.

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

The Motion was put and **Carried**.

Voting was as follows:

For/Against 8 / 2

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

25. RESOLVED:

1. **THAT** Council adopt the Quarterly Budget Review Statement 2 - December 2025 report in accordance with clause 203 of the Local Government (General) Regulation 2021.
2. **THAT** Council endorse the budget adjustments in this report.

9.2. Investment and Loan Borrowings Report as at 31 January 2026

AUTHOR: Lu Chen, Financial Controller

PURPOSE

The purpose of this report is to provide details of the performance of Council’s investments and loans for the months ending 31 January 2026.

EXECUTIVE SUMMARY

- All investments have been made in accordance with the Local Government Act and Regulations and Council's Financial Investments Policy.
- For the month of January, the total investment portfolio (which includes Term Deposits, Floating Rate Notes and Bonds) provided a return of +0.34% (actual), or +4.11% p.a. (annualised), outperforming the AusBond Bank Bill Index return of +0.30% (actual) or +3.64% p.a. (annualised).
- Returns on investments exceeded the January YTD budget by \$450,425. This result includes fees paid to Council's investment advisers for the period.

RECOMMENDATION:

1. THAT the report on investments held at 31 January 2026, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, and the information on Loan Borrowings, be received.

This item was dealt with by exception (see page 5).

26. RESOLVED:

1. THAT the report on investments held at 31 January 2026, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, and the information on Loan Borrowings, be received.

9.3. Code of Conduct Statistics 2024/25

AUTHOR: Ian Curry, Acting Service Unit Manager Corporate Governance

PURPOSE

To report on the Code of Conduct complaints for the period 1 September 2024 to 31 August 2025, as required by the Office of Local Government (OLG).

EXECUTIVE SUMMARY

- In accordance with Council's *Code of Conduct - Councillors and Staff*, Council's Complaints Coordinator must report on a range of complaints statistics to Council and to the Office of Local Government by 31 December, for the period to the end of September.
- There were two Code of Conduct complaints received in the 2024-25 financial year.

RECOMMENDATION:

1. THAT Council receive the Code of Conduct Statistics Report and note that it has been provided to the Office of Local Government in accordance with Clause 11.2 of the *Procedures for the Administration of The Model Code of Conduct for Local Councils in NSW, 2020*.

This item was dealt with by exception (see page 5).

27. RESOLVED:

1. THAT Council receive the Code of Conduct Statistics Report and note that it has been provided to the Office of Local Government in accordance with Clause 11.2 of the *Procedures for the Administration of The Model Code of Conduct for Local Councils in NSW, 2020*.

9.4. 2026 Australian Local Government Association Annual Conference (National General Assembly)

AUTHOR: Ian Curry, Acting Service Unit Manager Corporate Governance

PURPOSE

The purpose of this report is to provide Councillors the opportunity to submit any proposed Motions for the 2026 Australian Local Government Association (ALGA) National General Assembly.

EXECUTIVE SUMMARY

- This year's Australian Local Government Association (ALGA) National General Assembly (NGA) will be held in Canberra from 23 to 26 June 2026.
- The theme for this year's NGA will be *Stronger together: resilient. productive. united*. ALGA is seeking motions that align with this theme and identify opportunities for new federal programs and policies that will support councils to build stronger communities.
- The motions passed at the NGA inform ALGA's strategic direction and national advocacy objectives. ALGA takes resolutions to Ministers, MPs, and decision-makers in Canberra and around the country through Ministerial meetings, forums, budget submissions, and advocacy campaigns.

RECOMMENDATION:

1.THAT Council propose Motions for submission to the National General Assembly, noting the need to be approved by Council before the deadline of 27 February 2026.

2.THAT the Motion from Councillor Welch entitled Long-term funding for the CSIRO, be submitted to National General Assembly.

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

1. THAT the proposed Motions from the Mayor, Councillor Welch and Councillor Santer be split into two parts (1 & 3, and 2 & 4) for voting purposes.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 10 / 0

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

Against: Nil

Absent: Nil

28. RESOLVED:

1. THAT the proposed Motions from the Mayor, Councillor Welch and Councillor Santer be split into two parts (1 & 3, and 2 & 4) for voting purposes.

Parts 1 & 3

1. THAT the Motion from Councillor Welch entitled Long-term funding for the CSIRO be submitted to the National General Assembly.

3. THAT the Motion from Councillor Santer entitled Federal Government funding of neighbourhood power schemes be submitted to the National General Assembly.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 8 / 2

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

Against: Councillor Carr and Councillor Keen

Absent: Nil

29. RESOLVED:

1. THAT the Motion from Councillor Welch entitled Long-term funding for the CSIRO be submitted to the National General Assembly.

3. THAT the Motion from Councillor Santer entitled Federal Government funding of neighbourhood power schemes be submitted to the National General Assembly.

Parts 2 & 4

2. THAT the Motion from Councillor Welch regarding National program funding to reduce out of hospital cardiac arrests be submitted to the National General Assembly.

4. THAT the Motion from the Mayor entitled Protection of Commonwealth lands be submitted to the National General Assembly.

Councillor Keen declared an interest in this item and left the meeting at 7:26pm.

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 Santer, Councillor Spenceley, and Councillor Welch

Against: Nil

Absent: Nil

30. RESOLVED:

2. THAT the Motion from Councillor Welch regarding National program funding to reduce out of hospital cardiac arrests be submitted to the National General Assembly.

4. THAT the Motion from the Mayor entitled Protection of Commonwealth lands be submitted to the National General Assembly.

Councillor Keen returned to the meeting at 7:27pm.

9.5. North Sydney Development Control Plan 2025: Electrification of Residential Development - post-exhibition report

AUTHOR: Jack Li, Strategic Planner

PURPOSE

The purpose of this report is to address the issues raised in submissions to the public exhibition of the draft amendment to the *North Sydney Development Control Plan 2025* which seeks to discourage gas connections and gas appliances in new residential developments for environmental, health, and economic reasons. The report seeks Council's resolution to adopt the amendment.

EXECUTIVE SUMMARY

- At its meeting of 25 August 2025, Council resolved to support placing a draft amendment to the *North Sydney Development Control (NSDCP) 2025* on public exhibition. The purpose of the draft DCP amendment is to discourage gas connections and gas appliances in new residential development for environmental, health, and economic reasons.
- The draft DCP amendment was placed on public exhibition from 16 October 2025 to 14 November 2025 inclusive.
- 16 submissions (Attachment 1 to this report) were received from the community, energy providers, and development industry groups.
- Having considered to the matters raised in the submissions, it is recommended that Council adopt the draft DCP amendment as exhibited (Attachment 2).

RECOMMENDATION:

1. THAT Council note the submissions received during the exhibition of the draft amendment to the *North Sydney Development Control Plan 2025*.

2. **THAT** Council adopt the exhibited draft amendment to the *North Sydney Development Control Plan 2025*, pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 and Clause 14(1) of the Environmental Planning and Assessment Regulation 2021.
3. **THAT** Council authorise the Chief Executive Officer to make minor modifications to any numerical, typographical, interpretation, and formatting errors, if required, in the finalisation of the draft DCP amendment.
4. **THAT** Council give public notice of the decision to adopt the amendment to the North Sydney Development Control Plan 2025 on Council's website within 28 days in accordance with Clause 14(2) of the Environmental Planning and Assessment Regulation 2021.
5. **THAT** in accordance with Clause 20(1) of the Environmental Planning and Assessment Regulation 2021, a copy of the amendment to the North Sydney Development Control Plan 2025, along with this Council report and resolution, be forwarded to the Secretary of the Department of Planning, Housing and Infrastructure.
6. **THAT** all persons who made a submission be notified of Council's decision.

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

- Dr Ben Ewald (Doctors for the Environment Australia)

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

1. **THAT** Council note the submissions received during the exhibition of the draft amendment to the *North Sydney Development Control Plan 2025*.
2. **THAT** Council adopt the exhibited draft amendment to the *North Sydney Development Control Plan 2025*, pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 and Clause 14(1) of the Environmental Planning and Assessment Regulation 2021.
3. **THAT** Council authorise the Chief Executive Officer to make minor modifications to any numerical, typographical, interpretation, and formatting errors, if required, in the finalisation of the draft DCP amendment.
4. **THAT** Council give public notice of the decision to adopt the amendment to the North Sydney Development Control Plan 2025 on Council's website within 28 days in accordance with Clause 14(2) of the Environmental Planning and Assessment Regulation 2021.
5. **THAT** in accordance with Clause 20(1) of the Environmental Planning and Assessment Regulation 2021, a copy of the amendment to the North Sydney Development Control Plan 2025, along with this Council report and resolution, be forwarded to the Secretary of the Department of Planning, Housing and Infrastructure.
6. **THAT** all persons who made a submission be notified of Council's decision.
7. **THAT** future amendments to the DCP be explored to expand the application of this policy to alterations and additions to residential development, and non-residential development.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 8 / 2

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

Against: Councillor Carr and Councillor Keen

Absent: Nil

31. RESOLVED:

- 1. THAT** Council note the submissions received during the exhibition of the draft amendment to the *North Sydney Development Control Plan 2025*.
- 2. THAT** Council adopt the exhibited draft amendment to the *North Sydney Development Control Plan 2025*, pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 and Clause 14(1) of the Environmental Planning and Assessment Regulation 2021.
- 3. THAT** Council authorise the Chief Executive Officer to make minor modifications to any numerical, typographical, interpretation, and formatting errors, if required, in the finalisation of the draft DCP amendment.
- 4. THAT** Council give public notice of the decision to adopt the amendment to the North Sydney Development Control Plan 2025 on Council's website within 28 days in accordance with Clause 14(2) of the Environmental Planning and Assessment Regulation 2021.
- 5. THAT** in accordance with Clause 20(1) of the Environmental Planning and Assessment Regulation 2021, a copy of the amendment to the North Sydney Development Control Plan 2025, along with this Council report and resolution, be forwarded to the Secretary of the Department of Planning, Housing and Infrastructure.
- 6. THAT** all persons who made a submission be notified of Council's decision.
- 7. THAT** future amendments to the DCP be explored to expand the application of this policy to alterations and additions to residential development, and non-residential development.

9.6. Council submission - draft 'A New Approach to Strategic Planning': Discussion Paper, Sydney Plan, and Statewide Industrial Lands Policy

AUTHOR: Stephanie Lum, Team Leader Policy

PURPOSE

The purpose of this report is to provide an overview of the NSW Department of Planning, Housing and Infrastructure's (DPHI) draft *A New Approach to Strategic Planning: Discussion Paper, Sydney Plan, and Statewide Industrial Lands Policy*, and to discuss the key issues and implications for North Sydney Council as the basis for Council's submission.

EXECUTIVE SUMMARY

On 10 December 2025, the DPHI released three strategic planning documents for community consultation, namely a draft *A New Approach to Strategic Planning: Discussion Paper, Sydney Plan, and Statewide Industrial Lands Policy*.

This report provides an overview of the strategic planning documents, discusses the key issues and implications for North Sydney Council, and makes recommendations on how they could be improved and be more effective. Whilst many of the exhibited documents' aspirations and objectives are supported, the following concerns and observations have been identified:

1. The Plan fails to provide clear policy positions, spatial detail and directions to assist planning at the local level. This is somewhat the product of the removal of the District

Planning level of strategic guidance that characterises the current hierarchy of regional plans.

2. There is a lack of guidance on how actions are to be achieved and what outcomes should be delivered, including performance indicators, reporting, and measurable targets.
3. The Plans fails to provide any vision or certainty regarding future infrastructure provision which is critical for councils to better plan and prepare for additional housing and jobs.
4. The inclusion of long-term council-based housing targets and centre specific jobs targets is required as the most transparent way to express the degree of growth that needs to be planned for and for Council to undertake meaningful strategic planning. However, any targets should be contingent upon satisfactory arrangements being in place, such as the State Government providing new and upgraded infrastructure, and providing councils with greater flexibility with regards to the collection and expenditure of local infrastructure contributions.
5. Dwelling and employment targets should be determined based on capacity, rather than actual delivery, which Council does not play a role in.
6. The ad hoc nature of Housing Delivery Authority (HDA) facilitated concurrent rezonings via State Significant Development (SSD) processes that are contrary to the policy positions established by adopted State and local governments in their strategic plans, conflicts with the planned housing growth advocated for in the draft Sydney Plan. The Plan misses the opportunity to provide criteria for growth that could provide some transparency for assessing concurrent rezonings and planning proposals.
7. The absence of a District Plan highlights the lack of place specific guidance to assist with the assessment of planning proposals and SSD and the relative ease which is likely to be provided to demonstrate consistency with the Plan and strategic merit, particularly when it is primarily focused on the delivery of housing and jobs in the absence of critical considerations, such as social and environmental planning, local character, heritage and good urban design.
8. The State Government needs to take the lead in increasing the amount of affordable housing, such as providing more social housing units and amending planning controls to mandate the delivery of affordable housing in perpetuity within appropriate built forms.
9. Policy reforms associated with the Crows Nest TOD rezoning, permitting build-to-rent (BTR) housing in the E2 Commercial Centre zone, and the introduction of the HDA and SSD Pathway have resulted in a significant reduction of commercial capacity which conflicts with the Plan's objective for jobs growth.
10. The employment targets for the North Sydney CBD have been combined with the Sydney CBD. Separate and clearly defined employment projections, targets, and vision are required for the North Sydney CBD to ensure that planning measures support its economic growth, recognising its distinct function from the Sydney CBD.

11. Whilst the draft Plan mentions focusing housing development within a close (30-minute) public transport journey from key centres and destinations, it does not go beyond this to specify an objective of a 30-minute city where services such as health and education facilities, and other population serving activities, are located in centres to support households' access to these facilities. Investment in delivery of quality public transport and connected active transport infrastructure is critical to supporting the aspiration of a 30-minute city.
12. The need to increase public open space and improve connections to existing open space is particularly challenging in the North Sydney Local Government Area (LGA) where land values are high, and there is generally little to no availability of undeveloped land. Funding and collaboration support from the State Government is required to assist Council in increasing the provision and quality of public open space for both passive and active recreation. Models beyond the traditional acquisition of ever increasingly expensive land to create open space, needs to be explored.
13. No information is provided on the research undertaken to justify the establishment of the three industrial land categories of State, regional, and locally significant. There is concern with Council's potentially limited influence in managing and planning regionally significant industrial land, especially if it is subjected to requests for rezoning.
14. In recognition of the tight timeframes for completing actions within the Plan, it is recommended that councils be provided a degree of flexibility and support from the State Government to assist with implementation.

The recommended amendments to the strategic documents discussed in this report will inform Council's submission to the DPHI.

Once finalised, the *Sydney Plan* will replace the *Greater Sydney Region Plan – A Metropolis of Three Cities* (2018) and associated district plans, including the *North District Plan*.

RECOMMENDATION:

1. THAT Council endorse the contents of this report to form a submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) on the draft *A New Approach to Strategic Planning: Discussion Paper, Sydney Plan, and Statewide Industrial Lands Policy*.

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

The Motion was put and **Carried**.

Voting was as follows:

For/Against 10 / 0

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

Against: Nil

Absent: Nil

32. RESOLVED:

1. THAT Council endorse the contents of this report to form a submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) on the draft *A New Approach to Strategic Planning: Discussion Paper, Sydney Plan, and Statewide Industrial Lands Policy*.

9.7. 287 Miller Street Cammeray - joint Community Housing project - project completion and transfer arrangements

AUTHOR: Risha Joseph, Senior Property Officer

PURPOSE:

The purpose of this report is to provide Council with an update on the progress of the community housing development at 287 Miller Street Cammeray, and to seek approval for the Chief Executive Officer to be granted delegated authority to execute and finalise all necessary legal instruments associated with the project.

EXECUTIVE SUMMARY

- On 23 September 2019, Council considered a report to address affordable housing needs with Link Wentworth Housing in relation to a project to redevelop 287 Miller Street, Cammeray. Council received progressive reports between 2019 and 2023 in relation to the revised design, updated cost estimates, and clarification of the funding required to determine Council's ownership share. Council resolved to maintain its original contribution of \$3,089,831 from the Affordable Housing Reserve, securing a 33% share and authorising the Chief Executive Officer to finalise the Development Management Agreement (DMA) with Link Wentworth Housing.
- The DMA (dated 8/01/2024), sets out the roles, responsibilities, financial contributions, ownership shares, and future lease arrangements between North Sydney Council and Link Wentworth Housing for the delivery of the project at 287 Miller Street, Cammeray. It confirms that Link Wentworth Housing was appointed to manage and construct the works, and that upon completion the Landlords will grant, and the Tenant will accept, a lease in accordance with the agreed terms.
- The project reached Practical Completion on 6 November 2025, satisfying all construction obligations under the DMA and complying with the 24-month sunset clause. Council's contribution of \$3,089,831 (plus GST) was paid to Link Wentworth Housing in two instalments, 80% during construction and the final 20% after completion.
- Practical Completion has triggered several mandatory post-delivery actions, including securing approvals for funding from Housing Australia and the NSW Department of Communities and Justice, and finalising the transfer documentation required to implement the new ownership structure and lease arrangements.

- To affect the transfer of Council's and Link Wentworth Housing's respective interests, Council must now grant consent to a series of dealings. These include the execution of the Deed of Transfer relating to the transfer of shares, commencement, and subsequent assignment of the new 49-year lease, and approval of any associated leasehold mortgage.
- Council approval is also required to delegate authority to the Chief Executive Officer to execute all necessary documentation to finalise these dealings.

RECOMMENDATION:

1. THAT Council note the completion of the community housing project at 287 Miller Street, Cammeray.

2. THAT Council:

- (a) approve the execution of the Deed of Transfer required under Clause 12 of the Development Management Agreement to give effect to the revised ownership shares between North Sydney Council (33%) and Link Wentworth Housing (67%) and authorise the amendment of the Certificate of Title accordingly.
- (b) formally approve the 49-year Lease which commenced on 7 November 2025, as deemed granted under Clause 13 of the Development Management Agreement.
- (c) as joint Landlord, grant consent to the assignment of the Lease from Link Wentworth Housing Limited to Link Wentworth Cammeray Limited and approve the execution of the Deed of Consent and Assignment of Lease.
- (d) grant consent to the subsequent transfer of Link Wentworth Housing's 67% ownership share to Link Wentworth Cammeray Limited.
- (e) note that following the transfer of the shares in (d), above, Link Wentworth Cammeray and NSC will be registered on title as tenants in common and Council grant consent to the new lease between NSC and Link Wentworth Cammeray as Landlords and Link Wentworth Cammeray as Lessee.
- (f) grant consent, as Landlord, to the registration of a leasehold mortgage by Link Wentworth Cammeray for the purposes of securing funding from Housing Australia and the NSW Department of Communities and Justice.
- (g) That Council grant delegated authority to the Chief Executive Officer to negotiate, finalise, and execute all legal instruments necessary to give effect to the transfer and the completion of all associated dealings, and to apply the common seal where required.

This item was dealt with by exception (see page 5).

33. RESOLVED:

1. THAT Council note the completion of the community housing project at 287 Miller Street, Cammeray.

2. THAT Council:

- (a) approve the execution of the Deed of Transfer required under Clause 12 of the Development Management Agreement to give effect to the revised ownership shares between North Sydney Council (33%) and Link Wentworth Housing (67%) and authorise the amendment of the Certificate of Title accordingly.
- (b) formally approve the 49-year Lease which commenced on 7 November 2025, as deemed granted under Clause 13 of the Development Management Agreement.

- (c) as joint Landlord, grant consent to the assignment of the Lease from Link Wentworth Housing Limited to Link Wentworth Cammeray Limited and approve the execution of the Deed of Consent and Assignment of Lease.
- (d) grant consent to the subsequent transfer of Link Wentworth Housing's 67% ownership share to Link Wentworth Cammeray Limited.
- (e) note that following the transfer of the shares in (d), above, Link Wentworth Cammeray and NSC will be registered on title as tenants in common and Council grant consent to the new lease between NSC and Link Wentworth Cammeray as Landlords and Link Wentworth Cammeray as Lessee.
- (f) grant consent, as Landlord, to the registration of a leasehold mortgage by Link Wentworth Cammeray for the purposes of securing funding from Housing Australia and the NSW Department of Communities and Justice.
- (g) That Council grant delegated authority to the Chief Executive Officer to negotiate, finalise, and execute all legal instruments necessary to give effect to the transfer and the completion of all associated dealings, and to apply the common seal where required.

9.8. 2nd 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 2nd quarter of financial year 2025-26, covering the period from 1 October 2025 to 31 December 2025.

EXECUTIVE SUMMARY

- The budgeted year to date income as at Quarter 2 in the 2025-26 financial year, is \$3,119,524. The income on accrual basis for year to date as at Q2 in 2025-26 financial year is \$2,977,935, which is 5% below budget.
- Council's Property Portfolio vacancy rate at the end of Q2 FY 2025-26 31 December 2025 is 6.46%, a decrease from 6.90% at the end of Q1 FY 2025-26 30 September 2025.
- 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.

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

1. **THAT** the meeting move into Closed Session to consider item 9.8.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 10 / 0

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

Against: Nil

Absent: Nil

34. RESOLVED:

1. **THAT** the meeting move into Closed Session to consider item 9.8.

9.9. North Sydney Olympic Pool Redevelopment Project Update

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

- Construction works across the facility are now substantially complete. Council's Contractor is now focused on the testing and commissioning to achieve an Occupation Certificate, in addition to the rectification of defects for Practical Completion and project handover.
- A formal request for inspection has been submitted to NSW Fire and Rescue. It is expected that this inspection will occur towards the end of February 2026, which will enable the Occupation Certificate to be issued for the facility.

- A definitive date for Practical Completion is undetermined as Icon is yet to make application for Practical Completion. However, given onsite activities it is anticipated this will occur in March 2026 and therefore key consultancies and Council's Work Insurance Policy will need to be extended into March 2026.
- Council's Contractor has submitted a total of 701 variation claims over the course of the project. There are 116 outstanding and or unresolved variation claims as of 6 February 2026, with a submitted value of \$10,506,563. The submitted value is not necessarily the value that will be paid by Council for these variations. It should be noted that further variation claims may be submitted.
- The revised construction contract sum at 31 January is \$93.60m, and whilst the 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 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 key consultants on the North Sydney Olympic Pool redevelopment into March 2026 as required, using the "extenuating circumstances" provisions under s55(3)(i) of the Local Government Act (1993).
- 5. THAT** Council note that Council's Works Insurance Policy for the redevelopment of the North Sydney Olympic Pool may need to be extended into March 2026.
- 6. THAT** Council note that extensions of key consultants and insurances on the North Sydney Olympic Pool redevelopment will be reported to the Council meeting on 23 March 2026, should this be required.

This item was dealt with by exception (see page 5).

35. 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 key consultants on the North Sydney Olympic Pool redevelopment into March 2026 as required, using the “extenuating circumstances” provisions under s55(3)(i) of the Local Government Act (1993).

5. THAT Council note that Council’s Works Insurance Policy for the redevelopment of the North Sydney Olympic Pool may need to be extended into March 2026.

6. THAT Council note that extensions of key consultants and insurances on the North Sydney Olympic Pool redevelopment will be reported to the Council meeting on 23 March 2026, should this be required.

Closed Session

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

1. THAT item 7.1 also be considered in the Closed Session with item 9.8.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 10 / 0

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

Against: Nil

Absent: Nil

The meeting moved into Closed Session at 7:57pm.

Open Council resumed at 8:01pm.

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

9.8. 2nd Quarterly Commercial Property Portfolio report FY2025/26

36. 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.

7.1. MM01: Chief Executive Officer's Performance Review 2025

37. RESOLVED:

1. THAT the recommendations in the confidential Mayoral Minute be adopted.

10. Notices of Motion

Nil

11. Matters of Urgency

Nil

12. Closure

The Meeting concluded at 8:02pm.