



Council Chambers
15 May 2026

An Ordinary Meeting of Council will be held on Cammeraygal lands at the Council Chambers, North Sydney at 7.00pm on Monday 25 May 2026. The agenda is as follows.

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CHIEF EXECUTIVE OFFICER

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- 1. Opening of Meeting**
 - 2. Acknowledgement of Country**
 - 3. Apologies and applications for leaves of absence or attendance by audio-visual link by councillors**
 - 4. Confirmation of Minutes**
 - 5. Disclosures of Interests**
 - 6. Items by Exception**
 - 7. Mayoral Minutes**
 - 7.1 MM01: Vale Terence (Terry) Byrnes
 - 7.2 MM02: Bradfield Park South
 - 7.3 MM03: Access and Inclusion – urban design challenges for people with low vision and blindness
 - 7.4 MM04: Former Waverton Bowling Club
 - 8. Reports of Committees**
 - 8.1 Audit, Risk, and Improvement Committee Minutes - 20 March 2026
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9. Reports to Council

- 9.1 Quarterly Budget Review 3 - March 2026
- 9.2 Quarterly Review (January-March 2026) - Delivery Program 2025-2029 and Operational Plan 2025-2026
- 9.3 Investment and Loan Borrowings Report as at 30 April 2026
- 9.4 Critical Asset Compliance Works: 43-51 Ridge Street, North Sydney
- 9.5 Northern Beaches Network Review submission to Transport for NSW
- 9.6 Statewide Community Participation Plan
- 9.7 Development assessment performance to end Quarter 3 FY2025/26
- 9.8 3rd Quarterly Commercial Property Portfolio report FY2025/26

10. Notices of Motion/Questions with Notice

Nil

11. Matters of Urgency

Raised by Councillors

12. Closure of Meeting

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

MEETING OF COUNCIL TO BE HELD ON MONDAY 25 MAY 2026**1. OPENING MEETING****2. ACKNOWLEDGEMENT OF COUNTRY****3. APOLOGIES AND APPLICATIONS FOR LEAVES OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS****4. CONFIRMATION OF MINUTES**

THAT THE MINUTES of the Ordinary Council meeting held on 11 May 2026 be taken as read and confirmed.

5. DISCLOSURES OF INTEREST**6. ITEMS BY EXCEPTION****7. MINUTES OF THE MAYOR****7.1 MM01: Vale Terence (Terry) Byrnes**

Terry Byrnes was an architect, eminent town planner and long time North Sydney resident. He was a Fellow of both the Australian Institute of Architects and the Planning Institute of Australia. He sustained a career as a consultant in both disciplines during his professional career.

Early in his career Terry worked for the renowned architect, Minoru Yamasaki, whose work included the New York World Trade Centre. Following planning studies at Yale University, he co-founded and taught the inaugural planning course for the Department of Architecture at Hong Kong University.

In the early 1970s he joined George Smith to found Wellings Smith and Byrnes, a consultant practice in planning, architecture and urban design that became one of Sydney's largest multi-disciplinary firms.

In 1971 North Sydney Council imposed a moratorium on all new residential flat development and appointed Terry Byrnes to undertake a review of Council's planning controls and to prepare a new plan and code. The brief included a requirement that Terry encourage public participation in the preparation of the new plan. Terry

revolutionised community consultation by inviting 240 residents to assess planning issues for the development of the draft planning controls.

As a result of Terry's groundbreaking work on community participation in town planning, the Council then resolved to establish the Precinct System more formally. Initially there were 56 residential precincts and seven commercial precincts, many met in private homes, and all addressed strategic planning issues.

Since then, the Precinct System has not only been awarded and lauded, but copied both across the country and even in Japan. Today, there are precinct systems in Randwick, Waverley and Kiama and Manly residents still mourn the loss of their precinct system following amalgamation into Northern Beaches Council.

In more recent years, Terry has been an active and respected member of Milson (now Kirribilli) Precinct.

I therefore recommend:

- 1. THAT** Council acknowledge Terry Byrnes' contribution to North Sydney, particularly, his legacy of excellence in town planning and the vital role of community participation in planning.
- 2. THAT** Council write to Mr Byrnes' family expressing sincere condolences and gratitude for his contribution to our community.
- 3. THAT** Council commemorate Mr Byrnes' contribution by planting a tree with a commemorative plaque in a suitable location to be decided in consultation with Mr Byrnes' family.

7.2 MM02: Bradfield Park South

By proclamations published in the NSW Government Gazette on 24 March 1935 and 24 February 1939, the Governor of NSW proclaimed that the lands known as Bradfield Park be vested in North Sydney Council on trust for public parks and recreation.

There is a long history of occupation of Bradfield Park South by the State Government and its various authorities - the construction of the Sydney Harbour Bridge, the Sydney Harbour Tunnel and ongoing Bridge maintenance works.

Land tenure within the Park is a complex arrangement of land ownership, encumbrances, tollway declarations and management arrangements.

In recent years, Bradfield Park South has been occupied (even acquired for construction purposes) by Transport for NSW (TfNSW). The impact of those works on the Park has been significant, continues and there is little certainty as to when TfNSW will undertake remediation of the contaminated land and return the Park to Council and the North Sydney community.

In late 2023 Council officers commenced discussions with representatives from TfNSW in relation to land tenure arrangements within the southern portion of Bradfield Park, south of Fitzroy Street, Milsons Point.

On Friday 22 May 2026, I met with representatives from Kirribilli Precinct, and a Joint Precinct Working Group on Bradfield Park South formed jointly with Lavender Precinct. They request support from Council for the following outcomes in relation to the Park:

- a committed timetable for the timely re-vesting of the Bradfield Park South land to North Sydney Council to be held on trust for public parks and recreation;
 - the removal of the works compounds from Bradfield Park South;
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- the implementation of maintenance arrangements for the Sydney Harbour Bridge that avoid further and on-going damage to Bradfield Park and which address significant public health and contamination issues that exist due to the current maintenance arrangements; and
- full remediation and rehabilitation of the entirety of Bradfield Park South at TfNSW's cost.

The above requested outcomes reflect Council's existing resolved position in respect of Bradfield Park and are supported by Council's *Community Strategic Plan 2025-2035*, and *Open Space and Recreation Strategy* adopted 10 February 2025, and are in the public interest.

I therefore recommend:

- 1. THAT** Council reconfirm its long-standing commitment to the re-vesting of all of the Bradfield Park South land into Council ownership, care and control.
- 2. THAT** Council, noting its fragile financial position, continue to pursue implementation of the Bradfield Park Masterplan, including seeking grant funding from the State Government.
- 3. THAT** Council seek an urgent meeting with the Minister for Transport to seek and discuss:
 - (a) the timetable for Transport for NSW (TfNSW) to re-vest the land in Council on trust for public parks and recreation;
 - (b) the timetable for TfNSW to complete occupation of the Park, removal of the works compounds, remediation and rehabilitation of the land;
 - (c) maintenance arrangements for the Sydney Harbour Bridge that protect Bradfield Park South from damage and public health risk from contamination; and
 - (d) the significance of the location to the NSW tourism economy and State Government support for implementation of the Bradfield Park Masterplan.

7.3 MM03: Access and Inclusion – urban design challenges for people with low vision and blindness

Council's Access and Inclusion Committee, when considering the design of recent Council projects, raised concerns in respect of urban design.

These concerns reflect the preliminary findings of research by UTS and Guide Dogs NSW/ACT that:

- *Accessibility depends on predictability and intuitive design.*
 - *Footpaths are fundamental but widely inaccessible due to poor maintenance and obstructions.*
 - *Crossings are the most stressful aspect of mobility; lack of tactile and auditory cues is critical.*
 - *Public transport is essential but inconsistent; floating bus stops and shared paths increase risk.*
 - *Urban design trends (flush intersections, shared zones) often compromise safety.*
 - *Council communication is a major barrier with websites and complaint processes often inaccessible.*
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- *Self-advocacy is strong but exhausting; systemic change is needed. (UTS/Guide Dogs NSW/ACT, 2025)*

There are significant challenges around flush crossings and Tactile Ground Surface Indicators (TGSIs). These challenges are summarised in a March 2025 article in New Planner (PIA) entitled *Equitable and inclusive planning policy and practice for neighbourhood walkability: listening to lived experience*, Thompson, Mesnage, and Moon as follows:

Flush crossings

Termed flush or seamless crossings, these are where the road and footpath meet at the same level. They are commonly found in shared spaces, in combination with continuous footpaths, and where there is a flush finish intersection. Such designs and footpath treatments significantly challenge the safe and independent mobility of people with low vision or blindness (in the survey over 80 per cent held high concerns about them). In part this is related to the removal of traditional environmental cues, most importantly the change of physical level from footpath to the road. Assumptions are made about how to designate the footpath end and commencement of a roadway with fast moving vehicles.

Tactile Ground Surface Indicators (TGSIs)

TGSIs are generally installed to denote the end of one use and the start of another, with the assumption that they will be sufficient to alert the pedestrian. This is widely accepted in practice and policy (for example, Australian Standard 1428.4.1; US Access Board) despite the lived experience of people who are blind or have low vision. For them, tactiles on their own are extremely challenging to detect and need to be accompanied by some form of gradient change between footpath and roadway, such as compliant, aligned kerb ramps. Where there is no physical indication of such a change, a guide dog or cane user will generally walk onto the road unaware. In a busy, noisy and crowded urban environment, it is mentally demanding for blind or low vision pedestrians to detect the tactiles underfoot to safely cross a road when there are no other physical indications to warn of potential hazard.

Guide Dogs NSW/ACT have undertaken a number of surveys and research in relation to urban design and the visually impaired. Ms Jennifer Moon, Guide Dogs NSW/ACT Social Change Advocate, recently met with Council's Director Open Space and Infrastructure to discuss the significant safety risks associated with the use of flush transitions between footpaths and roadways where the change in environment is not detectable and the practical barriers to changing the urban design approach. They identified that amendments to the Australian Standards are required so that councils may implement footpath crossings that meet the needs of all pedestrians including the visually impaired.

Subsequently, Ms Moon wrote to me seeking support for the establishment of a technical working group with representation from multiple councils to address these issues at their source through amendments to the relevant Australian Standards, specifically AS 1428.4.1, Clause 2.5.

Ms Moon advised:

My initial discussions with Standards Australia have been encouraging; however, the principal challenge will be identifying an amendment that is both technically effective and practically achievable. This will require collaboration between

technical specialists and subject matter experts with both lived and professional experience to ensure any revision delivers functional safety while supporting practical urban design outcomes.

I believe North Sydney Council is particularly well placed to take a proactive and influential leadership role in this space. These issues are becoming increasingly well documented not only across NSW, but nationally, and there is a clear opportunity to contribute to meaningful and lasting change.

I therefore recommend:

- 1. THAT** Council establish a technical working group with representation from multiple councils (with technical specialists and subject matter experts with both lived and professional experience) to address amendments to the relevant Australian Standards, specifically AS 1428.4.1, Clause 2.5, to ensure a revised Standard that delivers functional safety while supporting practical urban design outcomes.
- 2. THAT** Ms Moon be invited to participate in the working group.

7.4 MM04: Former Waverton Bowling Club

Background

For many decades the Waverton Bowling Club site was vested in the Crown and dedicated for the purpose of public recreation. The Waverton Bowling Club site, at approximately sqm, adjoins other Crown reserves known as Waverton Park which make up a large continuous area of open space in Waverton.

The Waverton Bowling Club operated from 1952 until 2019 at the site. When the Club went into liquidation in 2019, the lease reverted to the Crown. North Sydney Council subsequently sought to become the Crown Reserve Manager and have the land incorporated into the surrounding parklands at Waverton Park.

In 2019 and 2020, the Minister administering the *Crown Land Management Act 2016* (the Minister) granted three licences over the Waverton Bowling Club site to Council for the purposes of access and site investigation in relation to site risk assessments and reviews of the Waverton Bowling Club site.

On 30 April 2020 and 6 November 2020, the NSW Aboriginal Land Council lodged two Aboriginal land claims under the *Aboriginal Land Rights Act 1983* (ALR Act) for Waverton Bowling Club site. The Minister found that the Claimed Land was not 'claimable Crown land' and refused the Land Claims. The NSW Aboriginal Land Council appealed against that decision to the Land and Environment Court.

In those proceedings, the Minister argued that the Waverton Bowling Club site was likely to be needed for the essential public purpose of open space on the basis that Council had identified a desire to obtain and use site as open space and had taken steps towards this end such as requesting to be made the Crown Reserve Manager and carrying out community consultation in relation to the future use of the land. It was argued that this showed a pathway towards the State Government requiring the land for open space.

The Land and Environment Court held that, even though Council expressed a desire to use the site for open space, this did not translate into a likelihood that the State Government would give the site to Council as open space. The Court considered evidence that the State Government was only in the very early stages of determining the appropriate use of the site and had not ruled out other potential uses of land such

as Club, hospitality, commercial and sporting uses. The Court held that any actions of Council could not be viewed as part of the State Government's assessment on the future use of the land. That is, the Court held that the site was not essential for public recreation

In November 2022, the Land and Environment Court upheld the Land Claim for the former Waverton Bowling Club site and ordered that the land be transferred to the Metropolitan Local Aboriginal Land Council (MLALC) as freehold land.

Following the Land and Environment Court decision, Council called on the State Government to acquire the land from the MLALC, at market value, and dedicate it for public open space. That lobbying continues.

I have written no less than eight times since January 2023 seeking to meet with the Chair of the MLALC to discuss their future plans for the site. Unfortunately, to date, I have yet to secure a meeting.

Future of Waverton Bowling Club site

The Waverton Bowling Club site, together with Waverton Park, is currently zoned RE1 Public Recreation under North Sydney Local Environmental Plan 2013 reflecting the recent uses and the location of the site within the Waverton parklands. The objectives of the zone are to:

- *enable land to be used for public open space or recreational purposes.*
- *provide a range of recreational settings and activities and compatible land uses.*
- *protect and enhance the natural environment for recreational purposes.*
- *ensure sufficient public recreation areas are available for the benefit and use of residents of, and visitors to, North Sydney.*

The following uses are currently permitted on the site:

Permitted without consent

Environmental protection works

Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Community facilities; Environmental facilities; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Roads; Water recreation structures

Residential uses are prohibited under the current zone.

In February 2026, the Sydney Morning Herald reported that in order to pursue any future development of the site the MLALC has been seeking to resolve any potential native title interests through the Federal Court. This process has taken the MLALC more than two years.

There is a special planning pathway for land owned by a Local Aboriginal Land Council (LALC).

In 2022 the State Government introduced a new Aboriginal land planning proposal pathway which provides for specific steps for to rezone or develop community-owned land. The process is administered by the State Government, and councils have no role as consent authority.

In summary, the process under Chapter 3 of the *State Environmental Planning Policy (Planning Systems) 2021* (the SEPP) requires an LALC, such as the MLALC, to prepare Development Delivery Plan for the subject land to be approved by the Minister for Planning and Public Spaces.

A Development Delivery Plan must set out:

- the general objectives of the Aboriginal Land Council for the land, and
- the nature of development proposed for the land, and
- the basis on which the development is proposed, having regard to applicable economic, social and environmental factors, and
- strategies, actions and a program for achieving the objectives for the land, and
- contain other matters that the Minister thinks appropriate.

Once a Development Delivery Plan is approved, an LALC may lodge a formal planning proposal to rezone the land. The rezoning application is then assessed by an independent planning panel (and not by a council). If supported, it may proceed to a Gateway Determination and follow the usual course including public exhibition allowing councils, government agencies such as Transport for NSW and the community to provide feedback.

I understand that there is currently no formal application to re-zone or develop the site.

Waverton Precinct considered the site and future use at the April 2026 Precinct Meeting and, I am informed, overwhelmingly supported retention of the existing zoning for public recreation.

Given the documented deficit of public open space for the existing North Sydney local government area, the planned housing targets of 5,900 new dwellings by 2029, the impacts of the State Government's Low to Midrise housing reforms and significantly increased density under the Accelerated TOD Precinct at Crows Nest (approximately 4,800 new dwellings), it has long been Council's position to preserve and maintain existing public open space and wherever possible seek to expand public open space.

I therefore recommend:

- 1. THAT** Council reiterate its commitment to retention of the existing RE1 Public Recreation zone applying to the former Waverton Bowling Club site.
- 2. THAT** Council continue to advocate for the acquisition of the site by the State Government for the purpose of public open space and recreation.
- 3. THAT** Council continue to write to the MLALC seeking a meeting to discuss the future of the site and opportunities to collaborate on the provision of public recreation.
- 4. THAT** Council monitor any applications in respect of development or rezoning of the site and advise Waverton Precinct of any such applications.

8. REPORTS OF COMMITTEES

8.1 Audit, Risk, and Improvement Committee Minutes - 20 March 2026

Report of Ian Curry, Manager Governance

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.

This report presents the decisions of the last meeting of the Audit, Risk, and Improvement Committee held on 20 March 2026 for Council adoption. The minutes are attached for information.

Recommending:

1.THAT the Minutes of the Audit, Risk, and Improvement Committee meeting held on 20 March 2026 be endorsed.

9. REPORTS TO COUNCIL

9.1 Quarterly Budget Review 3 - March 2026

Report of Lu Chen, Financial Controller, and Aigul Utegenova, Chief Financial Officer
The purpose of this report is to present North Sydney Council's Quarterly Budget Review Statement (QBRs) for the quarter ended March 2026, 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 adjustments that require on budget revision.

The QBR 3 budget review results in an overall net favourable adjustment of \$2.9m.

The overall improvement is largely attributable to transactions benefiting external reserves and not operational funding (\$2.4m), including higher developer contributions and additional Transport for NSW contributions, together with increased developer contribution related investment income resulting from higher cash balances and interest rates. A non-cash adjustment relating to the reduction in depreciation for NSOP of \$1.1m has also contributed to the improvement.

The General Fund position has deteriorated by \$0.6m, primarily due to reduced advertising income and the removal of NSOP income. This has been partially offset by reductions in expenses.

The proposed changes to the budget result in a net operating deficit before Capital Grants and Contributions of \$3.80m. After excluding Domestic Waste Services from the General Fund, the Operating Deficit is \$6.69m. Taking into account principal loan repayments of \$0.6m and required interest transfers of \$3.67m to external reserves, this results in a deficit of \$10.96m in available annual infrastructure renewal funding based upon a minimum benchmark of 100% depreciation.

- **Income** is \$1.03m lower, primarily due to the removal of NSOP-related revenue (user charges and tenancy income) and reduced advertising income. This is partially offset by stronger interest and investment income, and improved performance in selected fees (e.g. hoarding permits and inspections).
- **Expenses** are \$3.95m lower, largely reflecting the delayed reopening of NSOP, which has reduced employee costs and depreciation. Additional savings arise from workforce adjustments, with some costs reallocated to contractors.
- The net outcome reflects timing impacts rather than structural changes, with NSOP-related delays being the primary driver across both income and expenditure.

Increase in capital grants and contributions: Capital grants increased by \$0.07m, with corresponding increase in capital expenditure \$0.05m, as the some of the additional funding relates to existing capital projects. Developer contributions increased by \$1.06m, reflecting actual receipts and current trends. These contributions are restricted and can only be applied to their designated purposes.

Cash and investment and externally restricted funds: Cash, cash equivalents and investments are forecast at \$130.13m, representing an increase of \$4.38m compared to the December projection. This balance comprises \$92.72m in externally restricted funds, \$29.47m in internally restricted funds, and \$7.93m in unrestricted funds – which does not meet policy targets for liquidity.

Council continues to implement productivity and financial improvement measures, including managing staffing levels and deferring non-essential expenditure. While the current year position is considered manageable, emerging risks such as fuel price volatility and ongoing economic uncertainty may place additional pressure on future budgets.

Recommending:

1. THAT Council adopt the Quarterly Budget Review Statement 3 – March 2026 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 Quarterly Review (January-March 2026) - Delivery Program 2025-2029 and Operational Plan 2025-2026

Report of Jenny Gracey, Corporate Planning Coordinator

This quarterly progress report outlines Council's performance for the third quarter of the 2025–2026 reporting year (January – March 2026) in delivering the *Delivery Program 2025–2029* and the *Operational Plan 2025–2026*, and, as the third report aligned to the new *Community Strategic Plan 2025–2035* and its eight Informing Strategies, provides a clear overview of how Council is meeting its commitments and progressing toward North Sydney's long term goals.

The *Delivery Program 2025-2029 and Operational Plan 2025-2026* were adopted by Council on 30 June 2025 and commenced on 1 July 2025.

Of the 125 total projects scheduled in the *Operational Plan 2025-26*, 31 (25%) projects are completed, 85 (68%) projects are on track, and six (5%) are delayed. No projects were identified as not progressing, or discontinued, and three projects were not scheduled to commence this quarter.

The *Delivery Program 2025-2029 and Operational Plan 2025-2026* include annual service delivery targets across Council. This is the third quarterly report on service performance indicators aligned with the eight Informing Strategies.

During the 2025–2026 reporting year, 60 service performance indicators were monitored, with 49 (82%) meeting or exceeding target, eight (13%) performing within acceptable limits but below target, and two (3%) indicators are at risk. There was one indicator that was unable to be tracked in Quarter 3.

Recommending:

1. THAT Council receive and note the Quarterly Review (January – March 2026) of the *Delivery Program 2025–2029 and Operational Plan 2025–2026*.

9.3 Investment and Loan Borrowings Report as at 30 April 2026

Report of Lu Chen, Financial Controller, and Aigul Utegenova, Chief Financial Officer

The purpose of this report is to provide details of the performance of Council's investments and loans for the month ending 30 April 2026.

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

For the month of April, the total investment portfolio (which includes Term Deposits and Bonds) provided a return of +0.35% (actual), or +4.31% p.a. (annualised), outperforming the AusBond Bank Bill Index return of +0.34% (actual) or +4.24% p.a. (annualised).

Returns on investments exceeded the April YTD budget by \$285,902. This result includes fees paid to Council's investment advisers for the period.

Recommending:

1. THAT the report on investments held at 30 April 2026, prepared in accordance with clause 212 of the Local Government (General) Regulation 2021, and the information on Loan Borrowings, be received.

9.4 Critical Asset Compliance Works: 43-51 Ridge Street, North Sydney

Report of Gary Parsons, Director Open Space & Infrastructure, and Olena Tulubinska, Director Corporate Services

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

On 16 May 2025, IPART advised that Council's application for a Special Rate Variation had been refused in full. This decision required Council to address its liquidity through alternate measures, which included infrastructure renewal reductions. Council subsequently reduced its asset renewal expenditure by \$12.5 million, with no allocations for unplanned works.

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

Urgent works are now required at the Council-owned property at 43-51 Ridge Street North Sydney to ensure fire compliance and the effective operation of the fire services at this property.

It is proposed to reallocate \$65,000 from the McMahons Point Community Centre asset renewal project to fund these works, noting that these funds will be required to be reimbursed in the 2026-27 financial year.

Recommending:

1. THAT Council note the contents of this report in relation to the critical works required at the Council-owned property at 43–51 Ridge Street, North Sydney.

2. THAT Council endorse the reallocation of \$65,000 from the McMahons Point Community Centre asset renewal project to fund these works, noting that these funds will be required to be reimbursed in the 2026-27 financial year.

9.5 Northern Beaches Network Review submission to Transport for NSW

Report of Beth Robrahn, Team Leader Transport, and Eoin Cunningham, Service Unit Manager Traffic & Transport Operations

This report seeks Council's endorsement of the draft submission to the NSW Government in response to the Northern Beaches Network Review.

In September 2023, the NSW Government cancelled the Beaches Link tunnel project, aimed at providing an underground motorway connection from the Northern Beaches to the Warringah Freeway.

On 24 March 2026, Transport for NSW (TfNSW) opened consultation on the Northern Beaches Network Review. The aim of the review is to look at how TfNSW can improve travel in and around the Northern Beaches, with a focus on practical proposals that can be delivered in the short to medium term.

The first step of the review is to seek stakeholder comments on the main roads and public transport routes that connect the Northern Beaches to major centres such as North Sydney, Chatswood, Macquarie Park, and the Sydney CBD.

The draft submission requests that the review avoid increasing private vehicle capacity on the network and instead provide traffic calming to protect local streets from short-cut routes, prioritise public and active transport, improve safety and accessibility, and deliver infrastructure that supports sustainable travel.

Recommending:

1. THAT Council endorse the draft submission attached to this report as a formal submission to the NSW Government in response to the Northern Beaches Network Review.

9.6 Statewide Community Participation Plan

Report of Isobella Lucic, Team Leader Assessments, Ben Boyd, Executive Strategic Planner, and Sam Clark, Engagement Specialist

The purpose of this report is to provide an overview of the Draft Statewide Community Participation Plan exhibited by the Department of Planning, Housing, and Infrastructure, and seek the endorsement of a Council submission.

The Draft Statewide Community Participation Plan (CPP) is a proposal to standardise the notification requirements for planning related matters across NSW. It is being publicly exhibited between 8 April until 3 June 2026. It proposes a single statewide framework to replace over 100 Local Community Participation Plans, including Council's existing provisions within its Community Engagement Strategy.

The intent to improve consistency, proportionality, and efficiency in community participation across NSW is broadly supported, however, significant concerns with the draft CPP are identified in this report.

The draft CPP adopts a largely standardised approach that does not adequately reflect differences between high density metropolitan, suburban, and regional environments. Key concerns span statutory planning, strategic planning, and community engagement, particularly the proposal to reduce notification requirements.

The draft CPP shifts significant responsibility to Council's statutory functions at lodgement stage of applications to determine compliance with planning controls without corresponding system/legislative reform.

There is insufficient detail regarding transitional arrangements, implementation pathways, and integration with existing statutory process.

A detailed submission has been prepared and attached to this report outlining specific technical issues and recommended amendments.

It is recommended that Council endorse the submission which seeks to raise issues and to influence a more workable, context-sensitive framework that maintains community confidence in the planning system.

Recommending:

- 1. THAT** Council note the exhibition of the Draft Statewide Community Participation Plan by the Department of Planning, Housing and Infrastructure.
- 2. THAT** Council endorse the submission (Attachment 4 to this report), raising key technical issues across statutory, strategic planning, and community engagement, and advocate for amendments to address identified shortcomings.

9.7 Development assessment performance to end Quarter 3 FY2025/26

Report of Stephen Beattie, Service Unit Manager Development Services

This report provides an overview and analysis of Council's development assessment performance to the end of quarter 3 of the 2025/26 financial year, as measured by the NSW Government's Planning League Table.

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

For North Sydney Council, this included an expectation that in 2024/25, development applications be determined, on average, within 115 days, with the target timeframe to be systematically reduced in subsequent years. The target for 2025/26 is 105 days and this will reduce to 95 days in 2026/27.

Council's performance exceeds the current 105-day target to the end of Q3 of the 2025/26 financial year, being 82 days.

Lodgement times for Development Assessments (DAs) are also subject to a performance target which, this financial year, is seven days. Council is currently tracking at five days, thus also well in compliance with this component of the Minister's expectations.

Recommending:

- 1. THAT** this report be noted.

9.8 3rd Quarterly Commercial Property Portfolio report FY2025/26

Report of Risha Joseph, Senior Property Officer, and Aigul Utegenova, Chief Financial Officer

The purpose of this report is to provide an overview of the performance of Council's property portfolio and activities for the 3rd quarter of FY2025/26, covering the period from 1 January 2026 to 31 March 2026.

The budgeted year-to-date income as at Q3 FY2025/26 is \$4,652,854. Actual year-to-date income on an accrual basis as at Q3 FY2025/26 is \$4,475,022, which is slightly below Council's forecast, mostly due to vacancies.

Council's Property Portfolio vacancy rate as at 31 March 2026 (Q3 FY2025/26) was 7.5%, comparing to 6.46% as at 31 December 2025 (Q2 FY2025/26).

The confidential attachment to this report includes monetary information relating to property income, including outdoor dining, leasing transactions, arrears data, and car park 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 in accordance with section 10A(2)(d)(ii) of the Local Government Act.

Recommending:

1. THAT the report be received.

2. THAT Council approve the write-off of outstanding balances in the amounts of \$44,528.64 and \$150,864.90, with details disclosed in the confidential attachment to this report.

3. 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.

10. NOTICES OF MOTION

11. MATTERS OF URGENCY

Nil

12. CLOSURE
