



Minutes of the Council Meeting held at the  
Council Chambers, North Sydney  
at 7:00 PM on Monday 10 February 2025

## **1. Opening Meeting**

At the commencement of business (7.01pm) those present were: The Mayor, and Councillors Antonini, Beregi, Carr, Holding, Hoy, Keen, Santer, Spenceley, 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 Welch.

## **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 December 2024 be taken as read and confirmed.

The Motion was moved by Councillor and seconded by Councillor

The Motion was put and Carried.

### **1. RESOLVED:**

**THAT THE MINUTES** of the Council Meeting held on Monday 9 December 2024 be taken as read and confirmed.

## 6. Public Forum

The Motion was moved by Councillor Beregi and seconded by Councillor Welch:

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

- 10.1 Informing Strategies - planning for our next 10 years
- 10.2 Asset Management Strategy and Asset Management Plans
- 10.3 Proposed special rate variation for long term financial sustainability
- 11.1 Notice of Motion 1/25: Contamination of Long Bay, Cammeray - Crs Carr & Keen
- 11.3 Notice of Motion 3/25: Preventing net loss of housing units in development projects - Cr Welch
- 11.5 Notice of Motion 5/25: Special Rate Variation – request for transparency, analysis, and immediate financial reforms - Crs Carr & Keen

The Motion was put and Carried.

Voting was as follows:

### 2. RESOLVED:

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

- 10.1 Informing Strategies - planning for our next 10 years
- 10.2 Asset Management Strategy and Asset Management Plans
- 10.3 Proposed special rate variation for long term financial sustainability
- 11.1 Notice of Motion 1/25: Contamination of Long Bay, Cammeray - Crs Carr & Keen
- 11.3 Notice of Motion 3/25: Preventing net loss of housing units in development projects - Cr Welch
- 11.5 Notice of Motion 5/25: Special Rate Variation – request for transparency, analysis, and immediate financial reforms - Crs Carr & Keen

## 7. Items Considered by Exception

It was moved by Councillor and seconded by Councillor

**1. THAT** the Recommendations for the following Items be considered by exception:

- 9.1 Audit, Risk and Improvement Committee Minutes - 22 November 2024

The Motion was put and Carried.

### 6. RESOLVED:

**1. THAT** the Recommendations for the following Items be considered by exception:

## **8. Mayoral Minutes**

Nil

## **9. Reports of Committees**

### **9.1. Audit, Risk and Improvement Committee Minutes - 22 November 2024**

*This matter was considered by exception.*

#### **RESOLVED:**

**1. THAT** the Minutes of the Audit, Risk, and Improvement Committee meeting held on 22 November 2024 be endorsed.

### **9.2. Traffic Committee Minutes - 29 November 2024**

#### **RECOMMENDATION:**

**1. THAT** the Minutes of the Traffic Committee meeting dated 29 November 2024 be received.

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

The Motion was put and Carried.

#### **7. RESOLVED:**

**1. THAT** the Minutes of the Traffic Committee meeting dated 29 November 2024 be received.

Voting was as follows:

For/Against 7/3

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

Against: Councillor Carr, Councillor Keen, and Councillor Spenceley

Absent:

## **10. Reports to Council**

### **10.1. Informing Strategies - planning for our next 10 years**

#### **RECOMMENDATION:**

**1. THAT** Council adopts the following informing strategies:

- Open Space and Recreation Strategy
- Integrated Transport Strategy
- Social Inclusion Strategy

- Culture and Creativity Strategy
- Environment Strategy
- Economic Development Strategy
- Governance Strategy

**2. THAT** the informing strategies take precedence over all existing Council strategies and plans except where required by legislation, and will replace the following existing Council strategies:

- Economic Development Strategy 2016
- Transport Strategy 2017
- Open Space Provision Strategy 2009
- Environmental Sustainability Strategy 2021

**3. THAT** Council adopt the Housing Strategy Supplement, noting that it does not replace the existing North Sydney Local Housing Strategy.

**4. THAT** the Chief Executive Officer be authorised to make minor corrections and administrative amendments to the strategies, if required.

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

The Motion was put and Carried.

Voting was as follows:

For/Against 7/3

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

Against: Councillor Carr, Councillor Keen, and Councillor Spenceley

Absent:

**3. RESOLVED:**

**1. THAT** Council adopts the following informing strategies:

- Open Space and Recreation Strategy
- Integrated Transport Strategy
- Social Inclusion Strategy
- Culture and Creativity Strategy
- Environment Strategy
- Economic Development Strategy
- Governance Strategy

**2. THAT** the informing strategies take precedence over all existing Council strategies and plans except where required by legislation, and will replace the following existing Council strategies:

- Economic Development Strategy 2016
- Transport Strategy 2017
- Open Space Provision Strategy 2009
- Environmental Sustainability Strategy 2021

**3. THAT** Council adopt the Housing Strategy Supplement, noting that it does not replace the existing North Sydney Local Housing Strategy.

**4. THAT** the Chief Executive Officer be authorised to make minor corrections and administrative amendments to the strategies, if required.

## 10.2. Asset Management Strategy and Asset Management Plans

### RECOMMENDATION:

1. **THAT** Council notes the responses received from the public exhibition of the Revised Asset Management Strategy
2. **THAT** Council adopt the Revised Asset Management Strategy.
3. **THAT** Council notes the suite of Asset Management Plans that have been developed for each of the classes of Assets outlined within the Asset Management Strategy; and
4. **THAT** the Council adopts the suite of Asset Management Plans that have been developed for each of the classes of Assets outlined within the Asset Management Strategy.
5. **THAT** Council note that Asset Management Plans are operational in nature and will be updated under delegation to the Chief Executive Officer on a regular basis.

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

The Motion was put and Carried.

Voting was as follows:

For/Against 7/3

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

Against: Councillor Carr, Councillor Keen, and Councillor Spenceley

Absent:

### 4. RESOLVED:

1. **THAT** Council notes the responses received from the public exhibition of the Revised Asset Management Strategy
2. **THAT** Council adopt the Revised Asset Management Strategy.
3. **THAT** Council notes the suite of Asset Management Plans that have been developed for each of the classes of Assets outlined within the Asset Management Strategy; and
4. **THAT** the Council adopts the suite of Asset Management Plans that have been developed for each of the classes of Assets outlined within the Asset Management Strategy.
5. **THAT** Council note that Asset Management Plans are operational in nature and will be updated under delegation to the Chief Executive Officer on a regular basis.

## 10.3. Proposed special rate variation for long term financial sustainability

### RECOMMENDATION:

#### 1. **THAT Council:**

1. receive and note the contents of the Special Rate Variation Community Feedback Report, which outlines the feedback received from the community consultation on the proposed Special Rate Variation (SRV), increase of minimum rates and changes to special levies.
2. note the NSW Parliament's Standing Committee on State Development 'Inquiry into the ability of local government to fund infrastructure and services 2024' recommended

changes to the local government rating system which would assist councils in addressing some of the cost pressures faced in delivering community services and infrastructure.

3. adopt a new rating structure to commence from 1 July 2025, which incorporates the current Infrastructure Levy, Environmental Levy, Crows Nest Mainstreet Levy, and Neutral Bay Mainstreet Levy into the ordinary rates.

4. note that the special variation to rates to IPART is consistent with Council's responsibilities under the Local Government Act 1993.

5. adopt Revised Option 2A of the Addendum to the 2022-2026 Delivery Program included within Attachment 6.

6. adopt the revised 2025-35 Long-Term Financial Plan (LTFP) and proceed with Revised Option 2A as a strategy to improve Council's financial strength and sustainability.

7. make an application to the Independent Pricing and Regulatory Tribunal (IPART) for a permanent Special Rate Variation (SRV), under Section 508A of the Local Government Act 1993 commencing on 1 July 2025. The SRV would permanently increase total ordinary rates over 2 years and remain in perpetuity, as follows:

a) a 45% increase for the 2025-26 financial year (inclusive of the 4% rate peg determined by IPART for the year).

b) a 29% increase for the 2026-27 financial year (inclusive of the forecast rate peg of 3.0% for that year)

c) the removal of the current Infrastructure, Environmental and Main Street levies, and the income incorporated into the ordinary rate.

8. make an application to the Independent Pricing and Regulatory Tribunal to set its minimum rates in accordance with Section 548(3) of the Local Government Act 1993, for residential rates, as follows:

a) \$1,200 for the 2025-26 financial year, and

b) \$1,548 for the 2026-27 financial year. The minimum rate will change by the rate peg from 2027/28.

9. make an application to the Independent Pricing and Regulatory Tribunal to set its minimum rates in accordance with Section 548(3) of the Local Government Act 1993, for business rates, as follows:

a) \$1,400 for the 2025-26 financial year, and

b) \$1,806 for the 2026-27 financial year. The minimum rate will change by the rate peg from 2027/28.

10. approve the pursuit of opportunities to generate revenue through advertising as appropriate.

11. approve a loan of \$10 million for a term of 10 years to fund the North Sydney Olympic Pool project.

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

The Motion was put and Carried.

Voting was as follows:

For/Against 7/3

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

Against: Councillor Carr, Councillor Keen, and Councillor Spenceley

Absent:

## **5. RESOLVED:**

### **1. THAT Council:**

1. receive and note the contents of the Special Rate Variation Community Feedback Report, which outlines the feedback received from the community consultation on the proposed Special Rate Variation (SRV), increase of minimum rates and changes to special levies.
2. note the NSW Parliament's Standing Committee on State Development 'Inquiry into the ability of local government to fund infrastructure and services 2024' recommended changes to the local government rating system which would assist councils in addressing some of the cost pressures faced in delivering community services and infrastructure.
3. adopt a new rating structure to commence from 1 July 2025, which incorporates the current Infrastructure Levy, Environmental Levy, Crows Nest Mainstreet Levy, and Neutral Bay Mainstreet Levy into the ordinary rates.
4. note that the special variation to rates to IPART is consistent with Council's responsibilities under the Local Government Act 1993.
5. adopt Revised Option 2A of the Addendum to the 2022-2026 Delivery Program included within Attachment 6.
6. adopt the revised 2025-35 Long-Term Financial Plan (LTFP) and proceed with Revised Option 2A as a strategy to improve Council's financial strength and sustainability.
7. make an application to the Independent Pricing and Regulatory Tribunal (IPART) for a permanent Special Rate Variation (SRV), under Section 508A of the Local Government Act 1993 commencing on 1 July 2025. The SRV would permanently increase total ordinary rates over 2 years and remain in perpetuity, as follows:
  - a) a 45% increase for the 2025-26 financial year (inclusive of the 4% rate peg determined by IPART for the year).
  - b) a 29% increase for the 2026-27 financial year (inclusive of the forecast rate peg of 3.0% for that year)
  - c) the removal of the current Infrastructure, Environmental and Main Street levies, and the income incorporated into the ordinary rate.
8. make an application to the Independent Pricing and Regulatory Tribunal to set its minimum rates in accordance with Section 548(3) of the Local Government Act 1993, for residential rates, as follows:
  - a) \$1,200 for the 2025-26 financial year, and
  - b) \$1,548 for the 2026-27 financial year. The minimum rate will change by the rate peg from 2027/28.
9. make an application to the Independent Pricing and Regulatory Tribunal to set its minimum rates in accordance with Section 548(3) of the Local Government Act 1993, for business rates, as follows:
  - a) \$1,400 for the 2025-26 financial year, and
  - b) \$1,806 for the 2026-27 financial year. The minimum rate will change by the rate peg from 2027/28.
10. approve the pursuit of opportunities to generate revenue through advertising as appropriate.



11. approve a loan of \$10 million for a term of 10 years to fund the North Sydney Olympic Pool project.

## **11. Notices of Motion**

### **11.1. Notice of Motion 1/25: Contamination of Long Bay, Cammeray - Crs Carr & Keen**

- 1. THAT** North Sydney Council conduct a comprehensive review of the source of contamination in Long Bay Cammeray focusing on:
  - a. the discharge of milky slurry sediment from a 200mm polyethylene pipe located at the head of Long Bay Cammeray;
  - b. the identification of the asset owner and the discharge material; and
  - c. the identification of the licensing agreement (if any) under the Protection of the Environment Operations Act 1997.
- 2. THAT** Council defer any investigation into “Acid Sulphate Soil” as the cause of the issue until item 1 above has been investigated by Council as follows:
  - a. the collation of information about the discharge from:
    - i. Sydney Water Corporation, regarding pumped outflows from the Northside Storage Tunnel – particularly the “Decline Tunnel” from the Tunks Park access portal;
    - ii. Sydney Water, regarding works at the western end of Tunks park during 2024; and
    - iii. the Environmental Protection Authority (EPA), regarding water quality testing in the bay.
- 3. THAT** Council assess the impact of the contamination.
- 4. THAT** Council consider repairing or removing the 200mm polyethylene pipe and terminating its discharge.
- 5. THAT** a report be presented to Council within three months of this Notice of Motion, detailing findings and recommendations to improve the water quality in Long Bay Cammeray.
- 6. THAT** Council ensure compliance with State Government legislation to ensure all waste is disposed of in accordance with the relevant state laws.

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

The Motion was put and

#### **8. RESOLVED:**

- 1. THAT** a report be submitted to Council regarding the source of contamination in Long Bay Cammeray focusing on:
  - a. the discharge of milky slurry sediment from a 200mm polyethylene pipe located at the head of Long Bay Cammeray;
  - b. the identification of the asset owner and the discharge material; and
  - c. the identification of the licensing agreement (if any) under the Protection of the Environment Operations Act 1997.

**2. THAT** Council defer any investigation into “Acid Sulphate Soil” as the cause of the issue until item 1 above has been investigated by Council as follows:

- a. the collation of information about the discharge from:
  - i. Sydney Water Corporation, regarding pumped outflows from the Northside Storage Tunnel – particularly the “Decline Tunnel” from the Tunks Park access portal;
  - ii. Sydney Water, regarding works at the western end of Tunks park during 2024; and
  - iii. the Environmental Protection Authority (EPA), regarding water quality testing in the bay.

**3. THAT** Council assess the impact of the contamination.

**4. THAT** Council consider repairing or removing the 200mm polyethylene pipe and terminating its discharge.

**5. THAT** a report in relation to the contamination be presented to Council within three months of this Notice of Motion, detailing findings and recommendations to improve the water quality in Long Bay Cammeray.

**6. THAT** Council ensure compliance with State Government legislation to ensure all waste is disposed of in accordance with the relevant state laws.

## **12. Notice of Motion 2/25: North Sydney Parkrun - Crs Carr & Keen**

**1. THAT** North Sydney Council:

- i recognises the success of North Sydney Parkrun since its inception in 2018, supporting fitness, and fostering community involvement through volunteering.
- ii acknowledges the ongoing contribution of North Sydney Council to the success of the Parkrun.
- iii install simple directional signage in and around St Leonard’s Park to further promote it to the community as a free, inclusive, and regular five-kilometre run/walk which provides opportunities for fitness, social interaction, and participation in volunteering, thereby enhancing the parkrun experience and further supporting community engagement and navigation of the parkrun course.
- iv note, that in addition to local resident participation, the North Sydney Parkrun attracts many intrastate, interstate, and overseas participants each weekend
- v note that a few local Councils both in Sydney and across Australia have installed parkrun signage to promote the partnership with Council, and to raise awareness about the benefits of participation.

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

An Amendment was moved by Councillor Holding and seconded by Councillor Beregi:

**1. THAT** Council prepare a report analysing the extent of usage of St Leonards Park by community groups, fitness groups and other users, including but not limited to ParkRun.

**2. THAT** the report include the impacts on the park through the increasing usage, park maintenance, other users and surrounding residents.

**3. THAT** the report include the cost of the signage and other support proposed by the original notice of motion.

The Amendment 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:

The Amendment became the Motion.

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:

#### **9. RESOLVED:**

- 1. THAT** Council prepare a report analysing the extent of usage of St Leonards Park by community groups, fitness groups and other users, including but not limited to ParkRun.
- 2. THAT** the report include the impacts on the park through the increasing usage, park maintenance, other users and surrounding residents.
- 3. THAT** the report include the cost of the signage and other support proposed by the original notice of motion.

### **11.3. Notice of Motion 3/25: Preventing net loss of housing units in development projects - Cr Welch**

**1. THAT** North Sydney Council resolves to:

- i. investigate the introduction of a policy or planning control to ensure that developers cannot redevelop properties with fewer residential units than were originally demolished.
- ii. request Council staff to prepare a report outlining the legal and procedural steps required to implement this policy, including necessary amendments to planning controls, consultation requirements, and alignment with the Environmental Planning and Assessment Act 1979 (NSW).
- iii. advocate to the State Government for legislative support to ensure consistency in such policies across local government areas, preventing a net loss of housing stock in redevelopment projects.

The Motion was moved by Councillor Welch 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:

Absent:

**9. RESOLVED:**

**1. THAT** North Sydney Council resolves to:

- i. investigate the introduction of a policy or planning control to ensure that developers cannot redevelop properties with fewer residential units than were originally demolished.
- ii. request Council staff to prepare a report outlining the legal and procedural steps required to implement this policy, including necessary amendments to planning controls, consultation requirements, and alignment with the Environmental Planning and Assessment Act 1979 (NSW).
- iii. advocate to the State Government for legislative support to ensure consistency in such policies across local government areas, preventing a net loss of housing stock in redevelopment projects.

#### **11.4. Notice of Motion 4/25: Proposed night works for the construction of Sydney Harbour Bridge bike ramp by Transport for NSW - Crs Carr & Keen**

##### **1. THAT Council:**

- i. recognises that the proposed night works for the construction of the bike ramp, combined with ongoing noise from the Warringah Freeway construction, places an unreasonable burden on the well-being and quality of life of residents in Milsons Point and neighbouring suburbs.
- ii. writes to Transport for NSW (TfNSW) to oppose the proposed extended hours of night work and requests TfNSW to clearly demonstrate that the proposed benefits to the community are tangible and agreed upon by the affected residents.
- iii. sends letters of complaint to the following individuals and offices, objecting to the proposed extended hours of work and highlighting the inadequate and flawed community consultation process undertaken by TfNSW:
  - a. Minister for Transport, the Honourable Jo Haylen
  - b. Premier of NSW, the Honourable Chris Minns
  - c. Minister for Roads, the Honourable John Graham
  - d. NSW Member for North Sydney, the Honourable Felicity Wilson
- iv. requests that the relevant Ministers require TfNSW to engage transparently and meaningfully with the community, ensuring all voices are heard and accurately represented.

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

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:

Absent:

##### **10. RESOLVED:**

**1. THAT** Council acknowledges that Transport for NSW is not proceeding with the proposed night works for the construction of the Sydney Harbour Bridge bike ramp, however:

- i. recognises that the proposed night works for the construction of the bike ramp, combined with ongoing noise from the Warringah Freeway construction, places an unreasonable burden on the well-being and quality of life of residents in Milsons Point and neighbouring suburbs.

- ii. writes to Transport for NSW (TfNSW) to oppose the proposed extended hours of night work and requests TfNSW to clearly demonstrate that the proposed benefits to the community are tangible and agreed upon by the affected residents.
- iii. sends letters of complaint to the following individuals and offices, objecting to the proposed extended hours of work and highlighting the inadequate and flawed community consultation process undertaken by TfNSW:
  - a. Minister for Transport, the Honourable Jo Haylen
  - b. Premier of NSW, the Honourable Chris Minns
  - c. Minister for Roads, the Honourable John Graham
  - d. NSW Member for North Sydney, the Honourable Felicity Wilson
- iv. requests that the relevant Ministers require TfNSW to engage transparently and meaningfully with the community, ensuring all voices are heard and accurately represented.

**11.5. Notice of Motion 5/25: Special Rate Variation – request for transparency, analysis, and immediate financial reforms  
- Crs Carr & Keen**

**1. THAT Council:**

- i. withdraw the current Special Rate Variation (SRV) proposal and redirect efforts toward immediate expense reduction and financial reform strategies.
- ii. acknowledge the need for transparency regarding the financial implications of the SRV and the timeline of its development, particularly in light of the April 2023 baseline report and the subsequent budget discrepancies revealed in the 2024/25 financial year.
- iii. direct an immediate review of financial policies and initiatives, halting non-essential expenditures for the second half of the financial year (January–June 2025), to address the financial challenges outlined without waiting for the SRV implementation.
- iv. undertake a comprehensive review of the SRV justification, with a focus on the following:
  - inclusion of omitted critical comparisons (e.g., City of Sydney and Parramatta rates);
  - clarification of discrepancies between forecast deficits and actual cash surpluses over the next 10 years, as outlined in the SRV document; and
  - evaluation of alternative revenue sources, such as potential asset sales, government grants, and efficiency programs.
- v. commit to structural reforms and efficiency programs that address escalating operational and wage costs without placing an undue financial burden on the community.

The Mayor ruled the Notice of Motion was ruled as out of order as it is in conflict with the resolution for item 10.3.

**12. Matters of Urgency**

Nil

### **13. Closure**

The meeting closed at 11.06 pm.